

Traffic Count Report

Brookhollow Riverside

2505 N State Highway 360, Grand Prairie, TX 75050

Building Type: **Class A Office**
 Class: **A**
 RBA: **118,131 SF**
 Typical Floor: **15,601 SF**
 Total Available: **34,982 SF**
 % Leased: **83.64%**
 Rent/SF/Yr: **\$19.50**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Post N Paddock St	N State Highway 360	0.03 E	2004	3,570	ADT	.12
2 Post and Paddock Ln	N State Highway 360	0.04 W	2004	12,640	ADT	.18
3 Service Dr	W North Carrier Pky	0.22 S	2000	17,413	ADT	.22
4 N State Highway 360	W North Carrier Pky	0.22 S	2000	14,451	ADT	.22
5 Post and Paddock Ln	Paddock Way Dr	0.06 W	2004	14,640	ADT	.28
6 109th St	Avenue T	0.11 S	2004	2,290	ADT	.31
7 109th St	Avenue S	0.07 S	2004	2,190	ADT	.36
8 Carrier Pky	N State Highway 360	0.06 W	2004	21,350	ADT	.45
9 Carrier Pky	N State Highway 360	0.01 E	2001	28,640	ADT	.45
10 Post N Paddock St	Post and Paddock Ln	0.14 W	2001	8,089	ADT	.46

Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	11,413		64,345		215,206	
2006 Estimate	9,272		59,394		206,767	
2000 Census	6,636		54,049		199,589	
Growth 2006 - 2011	23.09%		8.34%		4.08%	
Growth 2000 - 2006	39.72%		9.89%		3.60%	
2006 Population by Hispanic Origin	1,442		11,592		69,585	
2006 Population By Race	9,272		59,394		206,767	
White	5,766	62.19%	35,854	60.37%	120,016	58.04%
Black or African American	1,817	19.60%	11,026	18.56%	28,569	13.82%
American Indian and Alaska Native	49	0.53%	337	0.57%	1,470	0.71%
Asian	732	7.89%	4,473	7.53%	12,377	5.99%
Native Hawaiian and Pacific Islander	4	0.04%	140	0.24%	962	0.47%
Other Race	530	5.72%	5,240	8.82%	35,254	17.05%
Two or More Races	377	4.07%	2,324	3.91%	8,119	3.93%
Households						
2011 Projection	6,063		32,663		89,931	
2006 Estimate	4,963		30,247		86,398	
2000 Census	3,593		27,694		83,598	
Growth 2006 - 2011	22.17%		7.99%		4.09%	
Growth 2000 - 2006	38.13%		9.22%		3.35%	
Owner Occupied	517	10.42%	7,649	25.29%	30,046	34.78%
Renter Occupied	4,446	89.58%	22,598	74.71%	56,352	65.22%
2006 Households by HH Income	4,964		30,247		86,397	
Income Less Than \$15,000	217	4.37%	2,294	7.58%	9,013	10.43%
Income: \$15,000 - \$24,999	392	7.90%	2,889	9.55%	9,562	11.07%
Income: \$25,000 - \$34,999	606	12.21%	4,665	15.42%	12,324	14.26%
Income: \$35,000 - \$49,999	1,030	20.75%	6,368	21.05%	17,468	20.22%
Income: \$50,000 - \$74,999	1,150	23.17%	6,373	21.07%	18,360	21.25%
Income: \$75,000 - \$99,999	639	12.87%	3,377	11.16%	9,180	10.63%
Income: \$100,000 - \$149,999	554	11.16%	2,822	9.33%	7,519	8.70%
Income: \$150,000 - \$249,999	257	5.18%	1,063	3.51%	2,306	2.67%
Income: \$250,000 - \$499,999	96	1.93%	301	1.00%	521	0.60%
Income: \$500,000 or more	23	0.46%	95	0.31%	144	0.17%
2006 Avg Household Income	\$72,951		\$62,172		\$56,991	
2006 Med Household Income	\$54,108		\$47,068		\$45,562	
2006 Per Capita Income	\$39,052		\$31,715		\$23,948	