

Traffic Count Report

Chase Bank Bldg

3200 Broadway Blvd, Garland, TX 75043

Building Type: **Class B Office**
 Class: **B**
 RBA: **102,795 SF**
 Typical Floor: **13,750 SF**
 Total Available: **30,006 SF**
 % Leased: **70.81%**
 Rent/SF/Yr: **\$15.50**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Broadway Blvd	Wm A Taylor Ave	0.03 SE	2004	36,820	ADT	.09
2 E Centerville Rd	E Kingsley Rd	0.06 NE	2004	25,040	ADT	.19
3 E Centerville Rd	Southern Dr	0.06 SW	2004	19,500	ADT	.20
4 Broadway Blvd	E Centerville Rd	0.06 SE	2004	28,960	ADT	.23
5 Broadway Blvd	Colonel Dr	0.05 SE	2004	40,990	ADT	.28
6 Dairy Rd	Broadway Manor	0.09 N	2004	4,120	ADT	.34
7 Dairy Rd	Broadway Manor	0.01 S	2004	3,950	ADT	.43
8 Colonel Dr	Colonial Dr	0.08 NE	2004	3,070	ADT	.53
9 Broadway Blvd	Merrimac Trl	0.02 SE	2004	31,940	ADT	.60
10 E Kingsley Rd	Gardenia Dr	0.07 E	2004	6,300	ADT	.61

Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	14,714		118,749		291,152	
2006 Estimate	14,594		116,179		285,828	
2000 Census	14,854		113,940		281,572	
Growth 2006 - 2011	0.82%		2.21%		1.86%	
Growth 2000 - 2006	-1.75%		1.96%		1.51%	
2006 Population by Hispanic Origin	6,161		44,845		98,168	
2006 Population By Race	14,594		116,179		285,828	
White	8,985	61.57%	68,160	58.67%	172,541	60.37%
Black or African American	1,733	11.87%	18,978	16.34%	41,390	14.48%
American Indian and Alaska Native	94	0.64%	666	0.57%	1,850	0.65%
Asian	201	1.38%	3,444	2.96%	13,960	4.88%
Native Hawaiian and Pacific Islander	15	0.10%	117	0.10%	287	0.10%
Other Race	3,048	20.89%	20,861	17.96%	46,387	16.23%
Two or More Races	519	3.56%	3,952	3.40%	9,412	3.29%
Households						
2011 Projection	4,593		39,835		98,974	
2006 Estimate	4,612		39,412		98,254	
2000 Census	4,798		39,394		98,671	
Growth 2006 - 2011	-0.41%		1.07%		0.73%	
Growth 2000 - 2006	-3.88%		0.05%		-0.42%	
Owner Occupied	3,025	65.59%	23,686	60.10%	61,776	62.87%
Renter Occupied	1,586	34.39%	15,726	39.90%	36,478	37.13%
2006 Households by HH Income	4,612		39,413		98,254	
Income Less Than \$15,000	342	7.42%	3,812	9.67%	8,413	8.56%
Income: \$15,000 - \$24,999	463	10.04%	3,986	10.11%	9,361	9.53%
Income: \$25,000 - \$34,999	727	15.76%	5,146	13.06%	12,077	12.29%
Income: \$35,000 - \$49,999	784	17.00%	7,271	18.45%	18,217	18.54%
Income: \$50,000 - \$74,999	973	21.10%	8,478	21.51%	21,597	21.98%
Income: \$75,000 - \$99,999	583	12.64%	4,721	11.98%	12,840	13.07%
Income: \$100,000 - \$149,999	508	11.01%	4,175	10.59%	11,221	11.42%
Income: \$150,000 - \$249,999	188	4.08%	1,427	3.62%	3,649	3.71%
Income: \$250,000 - \$499,999	34	0.74%	294	0.75%	673	0.68%
Income: \$500,000 or more	10	0.22%	103	0.26%	206	0.21%
2006 Avg Household Income	\$63,620		\$62,233		\$63,754	
2006 Med Household Income	\$49,809		\$48,951		\$51,226	
2006 Per Capita Income	\$20,454		\$21,430		\$22,152	