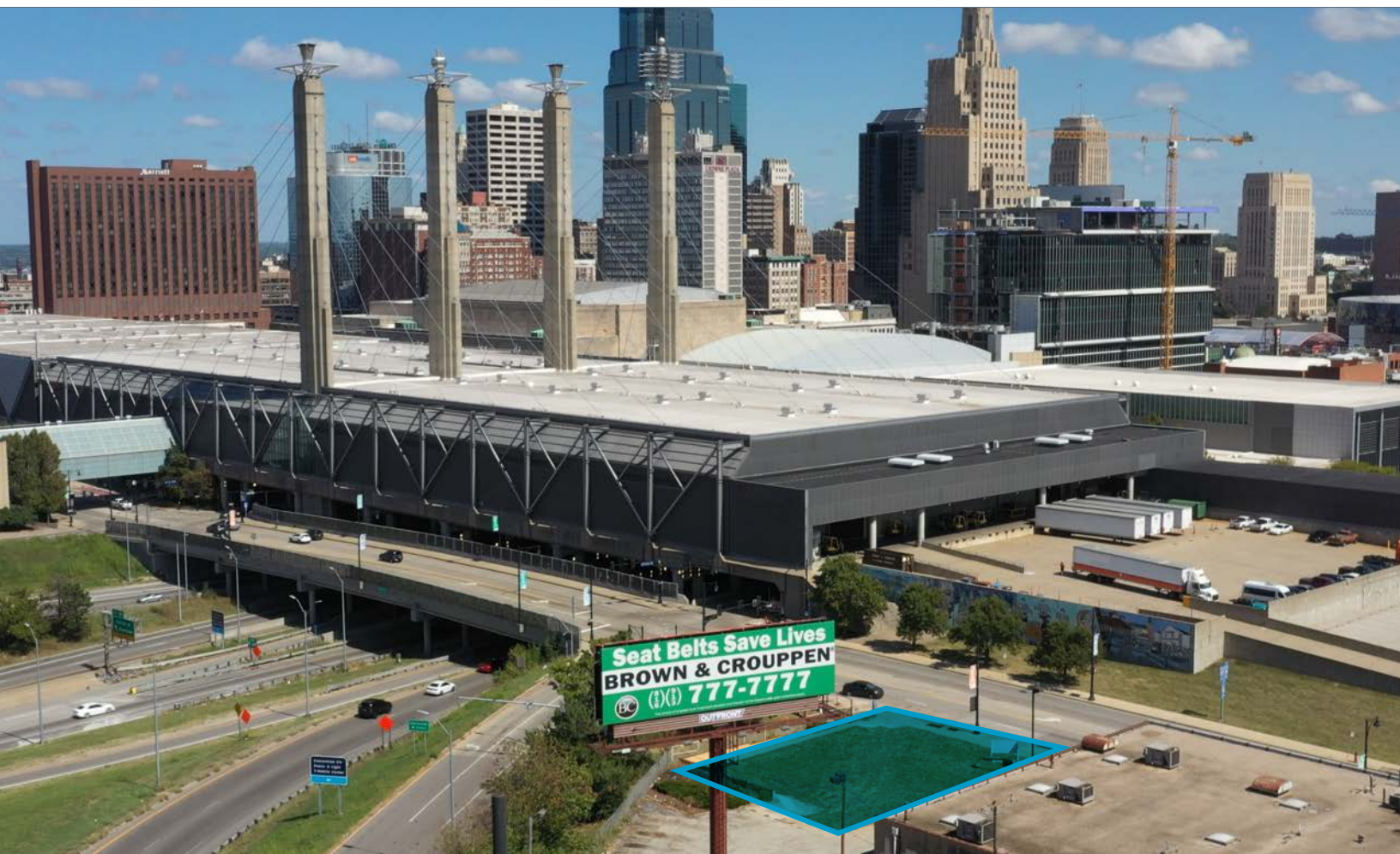


PAD SITE FOR LEASE OR SALE



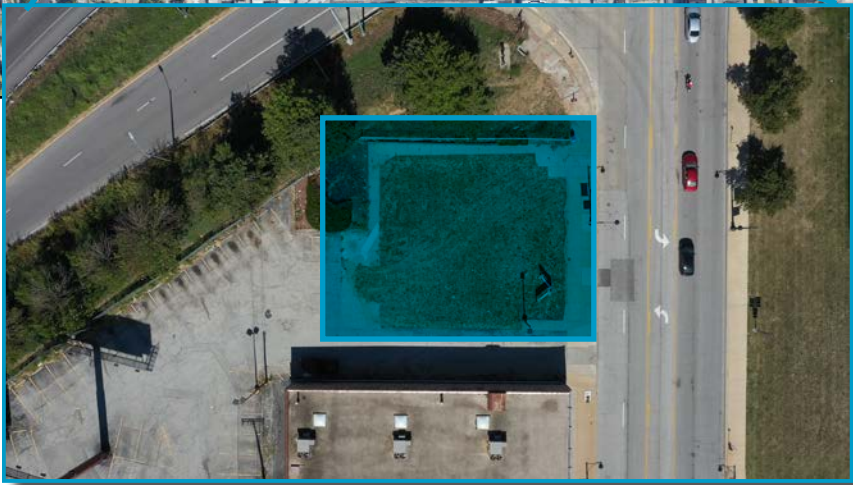
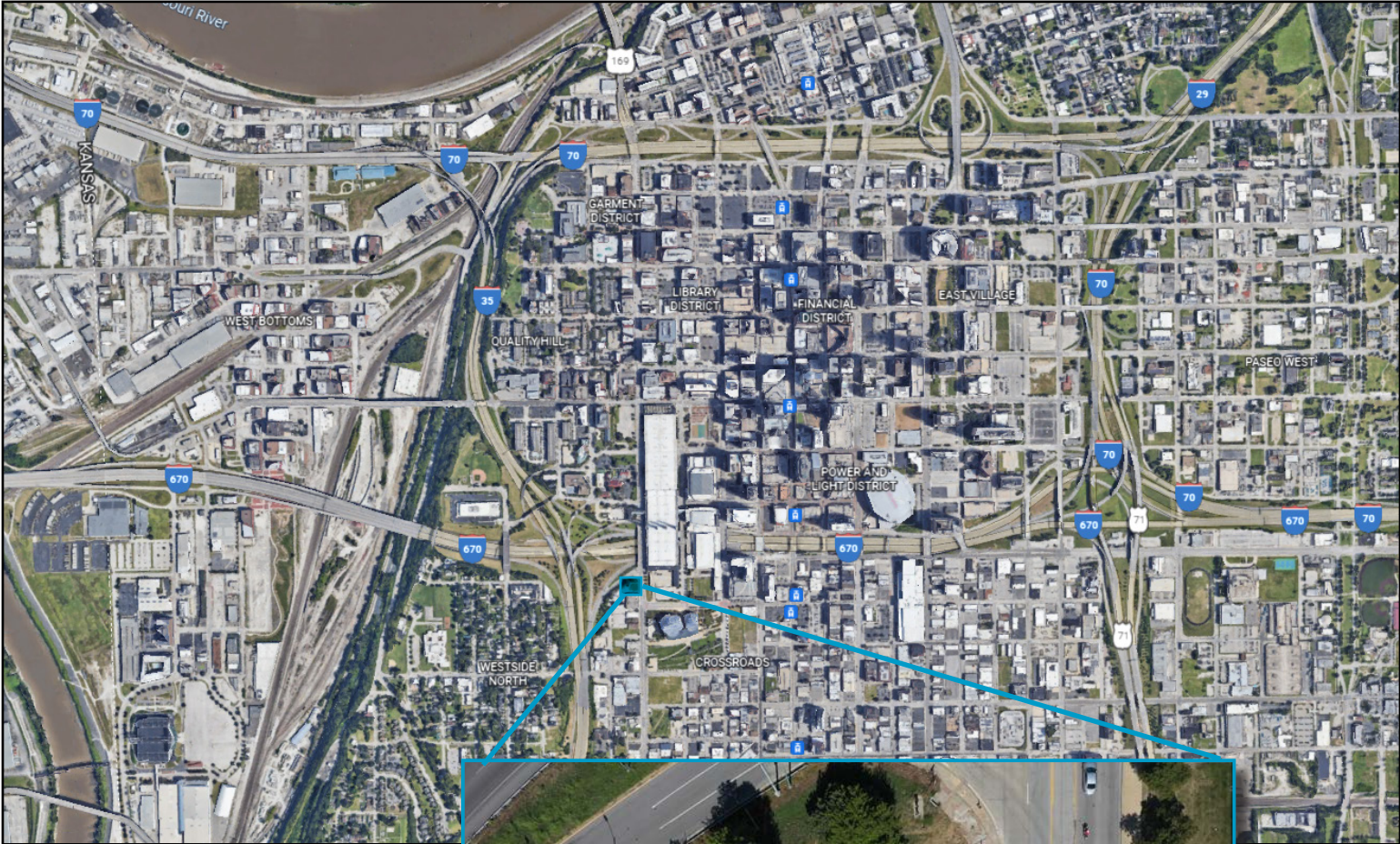
SITE HIGHLIGHTS

- **0.26 Acres Development Site available with multiple use options**
- Ideal for office, retail, or medical use
- Convenient access to I-35 and I-670
- Previously developed lot providing utilities on-site
- Close proximity to banks, convention center, restaurants, apartments, and hotels

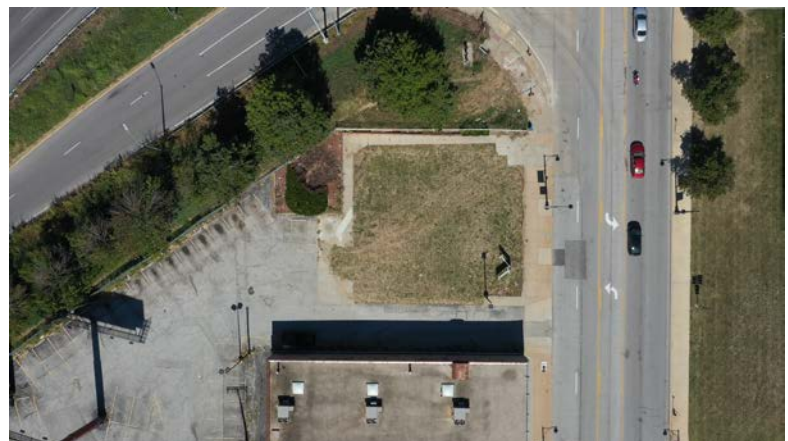
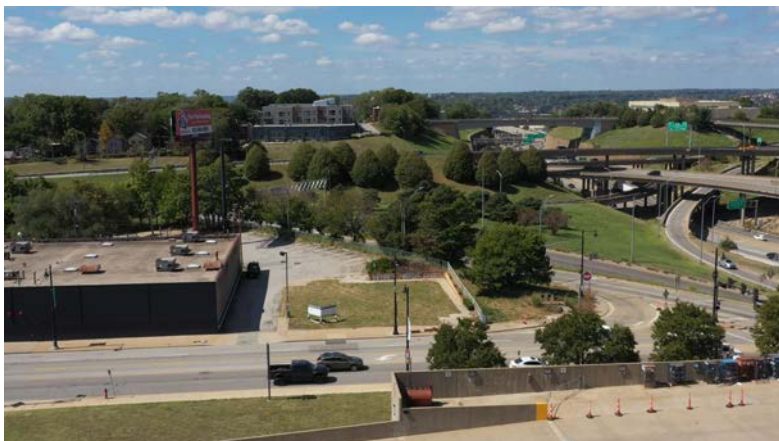
LEASING CONTACTS

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11,326 SF / 0.26 ACRES

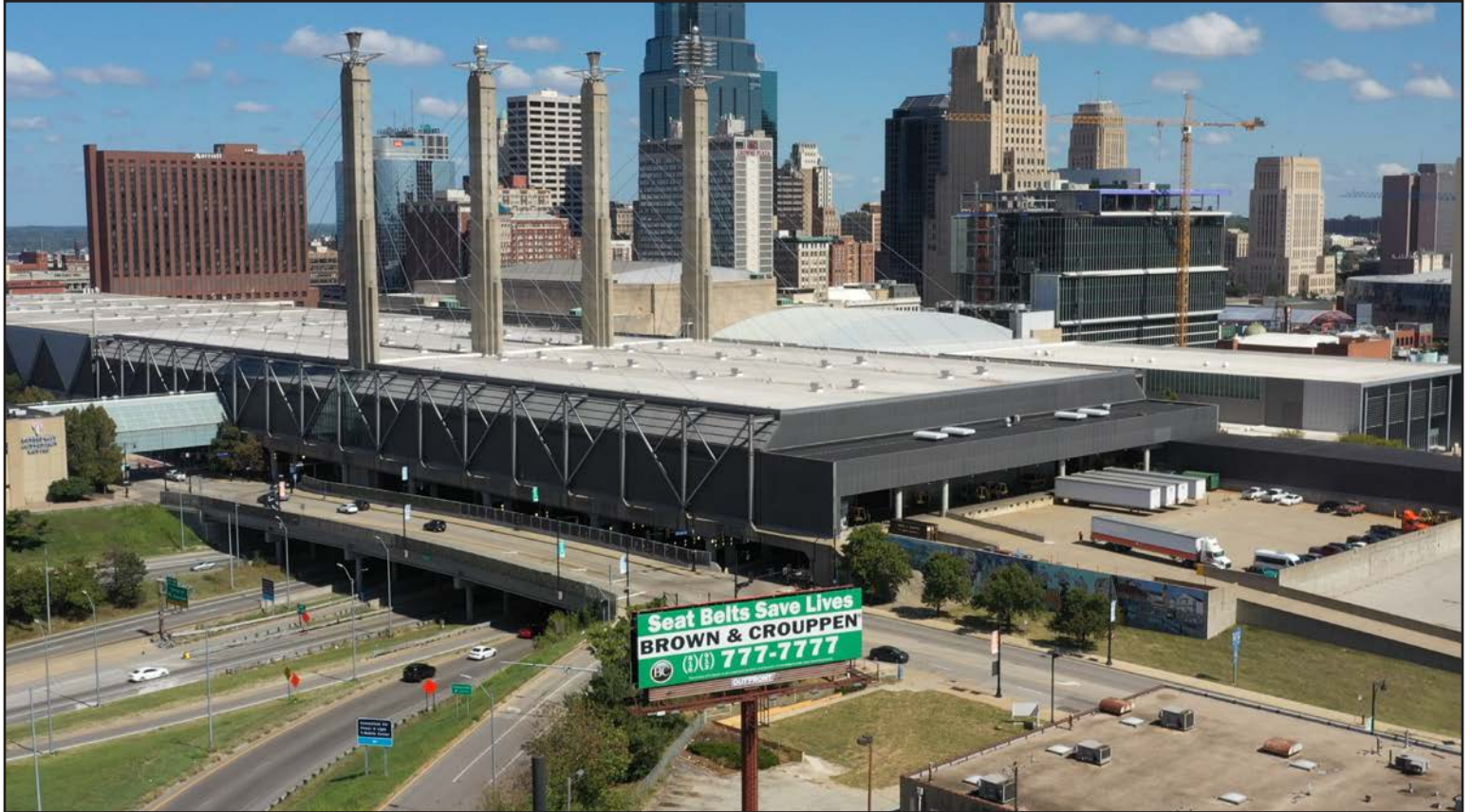


PAD SITE AT 1600 BROADWAY DEMOGRAPHIC REPORT



Radius	1 Mile		5 Mile		10 Mile	
Population						
2026 Projection	12,599		245,044		740,586	
2021 Estimate	11,846		238,627		710,632	
2010 Census	8,907		221,638		674,288	
Growth 2021 - 2026	6.36%		2.69%		4.22%	
Growth 2010 - 2021	33.00%		7.67%		5.39%	
2021 Population by Hispanic Origin						
2021 Population						
White	8,741	73.79%	136,039	57.01%	490,169	68.98%
Black	2,123	17.92%	80,283	33.64%	163,686	23.03%
Am. Indian & Alaskan	118	1.00%	2,708	1.13%	5,940	0.84%
Asian	435	3.67%	11,066	4.64%	24,184	3.40%
Hawaiian & Pacific Island	15	0.13%	509	0.21%	2,604	0.37%
Other	413	3.49%	8,022	3.36%	24,048	3.38%
U.S. Armed Forces	6		115		449	
Households						
2026 Projection	7,637		102,706		311,864	
2021 Estimate	7,113		99,688		299,102	
2010 Census	4,976		91,727		283,867	
Growth 2021 - 2026	7.37%		3.03%		4.27%	
Growth 2010 - 2021	42.95%		8.68%		5.37%	
Owner Occupied	1,606	22.58%	42,021	42.15%	171,094	57.20%
Renter Occupied	5,507	77.42%	57,667	57.85%	128,007	42.80%
2021 Households by HH Income						
Income: <\$25,000	1,521	21.38%	32,155	32.26%	69,074	23.09%
Income: \$25,000 - \$50,000	1,314	18.47%	25,462	25.54%	73,252	24.49%
Income: \$50,000 - \$75,000	1,552	21.82%	16,727	16.78%	54,885	18.35%
Income: \$75,000 - \$100,000	936	13.16%	9,152	9.18%	36,302	12.14%
Income: \$100,000 - \$125,000	672	9.45%	6,069	6.09%	24,308	8.13%
Income: \$125,000 - \$150,000	256	3.60%	3,615	3.63%	13,462	4.50%
Income: \$150,000 - \$200,000	469	6.59%	3,148	3.16%	13,389	4.48%
Income: \$200,000+	393	5.53%	3,361	3.37%	14,430	4.82%
2021 Avg Household Income						
2021 Med Household Income						
	\$78,657		\$59,879		\$72,407	
	\$59,167		\$41,993		\$52,938	

PAD SITE FOR LEASE OR SALE



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