

Demographic Summary Report

The Fresh Market

1001 E Southlake Blvd, Southlake, TX 76092

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **20,852 SF** Rent/SF/Yr: **-**
 Year Built: **2015**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	5,331		60,742		138,441	
2024 Estimate	5,086		57,961		130,888	
2020 Census	5,135		58,604		129,697	
Growth 2024 - 2029	4.82%		4.80%		5.77%	
Growth 2020 - 2024	-0.95%		-1.10%		0.92%	
2024 Population by Hispanic Origin	438		8,604		16,890	
2024 Population	5,086		57,961		130,888	
White	3,661	71.98%	39,465	68.09%	94,960	72.55%
Black	86	1.69%	2,097	3.62%	4,150	3.17%
Am. Indian & Alaskan	10	0.20%	246	0.42%	513	0.39%
Asian	699	13.74%	6,531	11.27%	11,855	9.06%
Hawaiian & Pacific Island	2	0.04%	37	0.06%	101	0.08%
Other	628	12.35%	9,585	16.54%	19,309	14.75%
U.S. Armed Forces	0		0		45	
Households						
2029 Projection	1,599		20,872		49,057	
2024 Estimate	1,524		19,901		46,350	
2020 Census	1,540		20,166		46,027	
Growth 2024 - 2029	4.92%		4.88%		5.84%	
Growth 2020 - 2024	-1.04%		-1.31%		0.70%	
Owner Occupied	1,446	94.88%	15,189	76.32%	36,498	78.74%
Renter Occupied	77	5.05%	4,712	23.68%	9,852	21.26%
2024 Households by HH Income						
Income: <\$25,000	86	5.65%	1,083	5.44%	2,553	5.51%
Income: \$25,000 - \$50,000	30	1.97%	1,800	9.04%	3,885	8.38%
Income: \$50,000 - \$75,000	28	1.84%	2,387	11.99%	4,766	10.28%
Income: \$75,000 - \$100,000	79	5.19%	1,842	9.26%	4,314	9.31%
Income: \$100,000 - \$125,000	25	1.64%	1,556	7.82%	4,197	9.06%
Income: \$125,000 - \$150,000	45	2.95%	1,089	5.47%	3,256	7.02%
Income: \$150,000 - \$200,000	168	11.03%	2,172	10.91%	6,296	13.58%
Income: \$200,000+	1,062	69.73%	7,972	40.06%	17,082	36.86%
2024 Avg Household Income	\$248,426		\$179,287		\$176,259	
2024 Med Household Income	\$256,591		\$154,454		\$151,616	



Demographic Detail Report

The Fresh Market

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2020 Census	5,135	58,604	129,697
Growth 2024 - 2029	4.82%	4.80%	5.77%
Growth 2020 - 2024	-0.95%	-1.10%	0.92%

2024 Population by Age	5,086	57,961	130,888
Age 0 - 4	203 3.99%	2,696 4.65%	5,885 4.50%
Age 5 - 9	319 6.27%	3,378 5.83%	7,191 5.49%
Age 10 - 14	466 9.16%	4,532 7.82%	9,440 7.21%
Age 15 - 19	512 10.07%	4,893 8.44%	10,270 7.85%
Age 20 - 24	389 7.65%	4,036 6.96%	8,578 6.55%
Age 25 - 29	205 4.03%	2,967 5.12%	6,364 4.86%
Age 30 - 34	122 2.40%	2,551 4.40%	5,582 4.26%
Age 35 - 39	185 3.64%	2,906 5.01%	6,473 4.95%
Age 40 - 44	321 6.31%	3,732 6.44%	8,107 6.19%
Age 45 - 49	398 7.83%	4,223 7.29%	9,200 7.03%
Age 50 - 54	450 8.85%	4,505 7.77%	10,131 7.74%
Age 55 - 59	456 8.97%	4,517 7.79%	10,543 8.05%
Age 60 - 64	396 7.79%	4,251 7.33%	10,179 7.78%
Age 65 - 69	273 5.37%	3,396 5.86%	8,387 6.41%
Age 70 - 74	182 3.58%	2,369 4.09%	6,100 4.66%
Age 75 - 79	116 2.28%	1,553 2.68%	4,175 3.19%
Age 80 - 84	57 1.12%	853 1.47%	2,406 1.84%
Age 85+	35 0.69%	603 1.04%	1,877 1.43%
Age 65+	663 13.04%	8,774 15.14%	22,945 17.53%
Median Age	42.20	41.40	43.50
Average Age	38.60	39.30	40.90

Demographic Detail Report

The Fresh Market 1001 E Southlake Blvd, Southlake, TX 76092						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	5,086		57,961		130,888	
White	3,661	71.98%	39,465	68.09%	94,960	72.55%
Black	86	1.69%	2,097	3.62%	4,150	3.17%
Am. Indian & Alaskan	10	0.20%	246	0.42%	513	0.39%
Asian	699	13.74%	6,531	11.27%	11,855	9.06%
Hawaiian & Pacific Island	2	0.04%	37	0.06%	101	0.08%
Other	628	12.35%	9,585	16.54%	19,309	14.75%
Population by Hispanic Origin	5,086		57,961		130,888	
Non-Hispanic Origin	4,649	91.41%	49,357	85.16%	113,997	87.10%
Hispanic Origin	437	8.59%	8,604	14.84%	16,891	12.90%
2024 Median Age, Male	41.90		40.60		42.80	
2024 Average Age, Male	38.50		38.80		40.30	
2024 Median Age, Female	42.40		42.10		44.10	
2024 Average Age, Female	38.60		39.80		41.40	
2024 Population by Occupation Classification	3,994		46,372		106,316	
Civilian Employed	2,592	64.90%	31,038	66.93%	70,558	66.37%
Civilian Unemployed	35	0.88%	1,053	2.27%	2,166	2.04%
Civilian Non-Labor Force	1,367	34.23%	14,281	30.80%	33,551	31.56%
Armed Forces	0	0.00%	0	0.00%	41	0.04%
Households by Marital Status						
Married	1,301		13,437		31,688	
Married No Children	614		7,143		18,174	
Married w/Children	686		6,294		13,513	
2024 Population by Education	3,286		40,706		95,166	
Some High School, No Diploma	43	1.31%	1,371	3.37%	2,793	2.93%
High School Grad (Incl Equivalency)	316	9.62%	4,198	10.31%	9,677	10.17%
Some College, No Degree	488	14.85%	8,055	19.79%	20,384	21.42%
Associate Degree	91	2.77%	2,279	5.60%	5,643	5.93%
Bachelor Degree	1,240	37.74%	15,362	37.74%	35,321	37.12%
Advanced Degree	1,108	33.72%	9,441	23.19%	21,348	22.43%



Demographic Detail Report

The Fresh Market						
1001 E Southlake Blvd, Southlake, TX 76092						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	5,081		58,784		132,930	
Real Estate & Finance	287	5.65%	4,229	7.19%	9,578	7.21%
Professional & Management	2,371	46.66%	23,514	40.00%	52,131	39.22%
Public Administration	54	1.06%	531	0.90%	1,275	0.96%
Education & Health	426	8.38%	5,241	8.92%	12,654	9.52%
Services	82	1.61%	2,811	4.78%	6,254	4.70%
Information	63	1.24%	939	1.60%	2,139	1.61%
Sales	626	12.32%	6,449	10.97%	15,306	11.51%
Transportation	13	0.26%	46	0.08%	142	0.11%
Retail	190	3.74%	3,070	5.22%	6,239	4.69%
Wholesale	134	2.64%	1,505	2.56%	3,310	2.49%
Manufacturing	317	6.24%	2,808	4.78%	6,988	5.26%
Production	159	3.13%	2,554	4.34%	5,447	4.10%
Construction	1	0.02%	598	1.02%	1,921	1.45%
Utilities	212	4.17%	2,816	4.79%	6,005	4.52%
Agriculture & Mining	75	1.48%	421	0.72%	999	0.75%
Farming, Fishing, Forestry	0	0.00%	28	0.05%	106	0.08%
Other Services	71	1.40%	1,224	2.08%	2,436	1.83%
2024 Worker Travel Time to Job	1,858		24,660		56,462	
<30 Minutes	963	51.83%	15,341	62.21%	34,189	60.55%
30-60 Minutes	820	44.13%	8,437	34.21%	19,960	35.35%
60+ Minutes	75	4.04%	882	3.58%	2,313	4.10%
2020 Households by HH Size	1,540		20,165		46,027	
1-Person Households	84	5.45%	3,162	15.68%	7,624	16.56%
2-Person Households	415	26.95%	6,477	32.12%	15,861	34.46%
3-Person Households	322	20.91%	3,679	18.24%	7,995	17.37%
4-Person Households	426	27.66%	4,054	20.10%	8,799	19.12%
5-Person Households	197	12.79%	1,798	8.92%	3,765	8.18%
6-Person Households	65	4.22%	660	3.27%	1,312	2.85%
7 or more Person Households	31	2.01%	335	1.66%	671	1.46%
2024 Average Household Size	3.30		2.90		2.80	
Households						
2029 Projection	1,599		20,872		49,057	
2024 Estimate	1,524		19,901		46,350	
2020 Census	1,540		20,166		46,027	
Growth 2024 - 2029	4.92%		4.88%		5.84%	
Growth 2020 - 2024	-1.04%		-1.31%		0.70%	



Demographic Detail Report

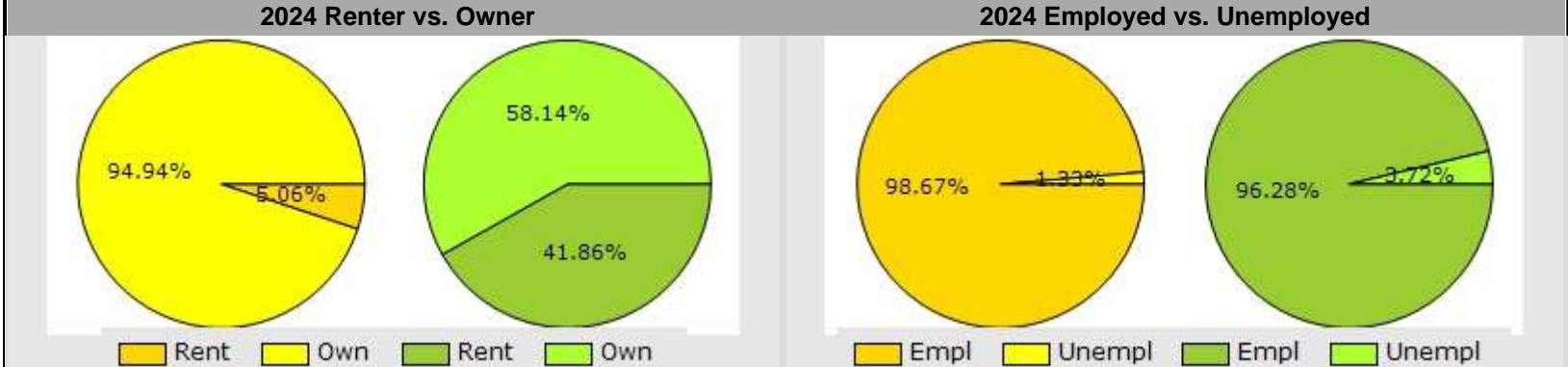
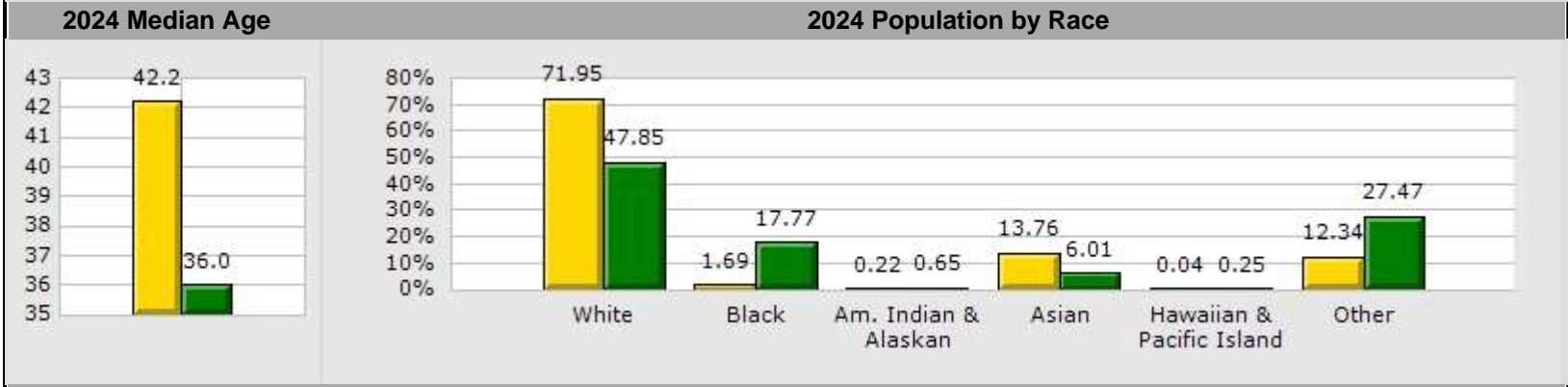
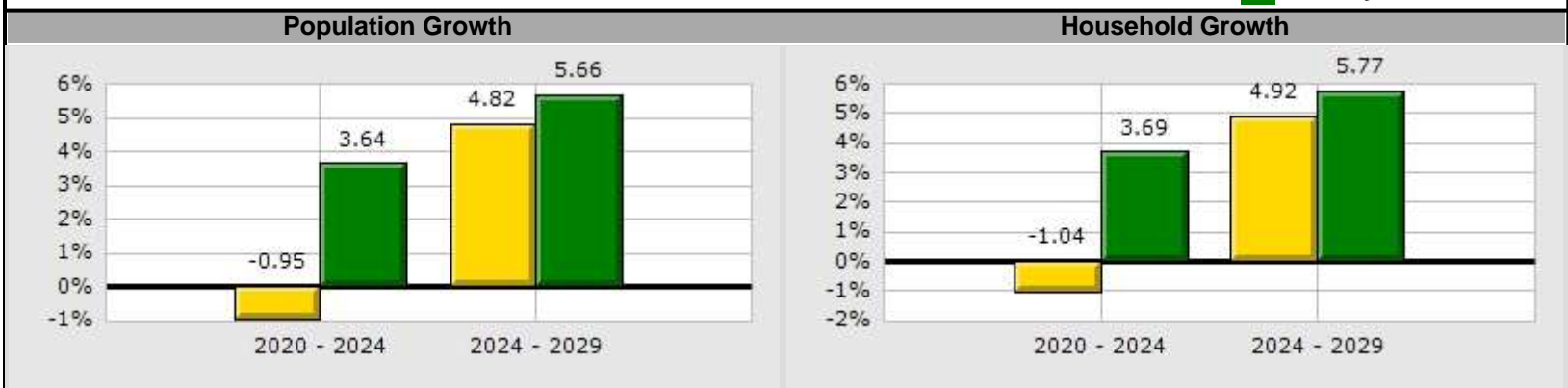
The Fresh Market						
1001 E Southlake Blvd, Southlake, TX 76092						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	1,523		19,901		46,349	
<\$25,000	86	5.65%	1,083	5.44%	2,553	5.51%
\$25,000 - \$50,000	30	1.97%	1,800	9.04%	3,885	8.38%
\$50,000 - \$75,000	28	1.84%	2,387	11.99%	4,766	10.28%
\$75,000 - \$100,000	79	5.19%	1,842	9.26%	4,314	9.31%
\$100,000 - \$125,000	25	1.64%	1,556	7.82%	4,197	9.06%
\$125,000 - \$150,000	45	2.95%	1,089	5.47%	3,256	7.02%
\$150,000 - \$200,000	168	11.03%	2,172	10.91%	6,296	13.58%
\$200,000+	1,062	69.73%	7,972	40.06%	17,082	36.86%
2024 Avg Household Income	\$248,426		\$179,287		\$176,259	
2024 Med Household Income	\$256,591		\$154,454		\$151,616	
2024 Occupied Housing	1,523		19,901		46,350	
Owner Occupied	1,446	94.94%	15,189	76.32%	36,498	78.74%
Renter Occupied	77	5.06%	4,712	23.68%	9,852	21.26%
2020 Housing Units	1,627		20,837		48,828	
1 Unit	1,582	97.23%	17,208	82.58%	41,628	85.25%
2 - 4 Units	44	2.70%	730	3.50%	1,277	2.62%
5 - 19 Units	1	0.06%	2,230	10.70%	3,257	6.67%
20+ Units	0	0.00%	669	3.21%	2,666	5.46%
2024 Housing Value	1,446		15,188		36,497	
<\$100,000	3	0.21%	100	0.66%	201	0.55%
\$100,000 - \$200,000	0	0.00%	65	0.43%	246	0.67%
\$200,000 - \$300,000	7	0.48%	1,014	6.68%	2,026	5.55%
\$300,000 - \$400,000	11	0.76%	2,044	13.46%	5,537	15.17%
\$400,000 - \$500,000	76	5.26%	1,739	11.45%	7,427	20.35%
\$500,000 - \$1,000,000	1,001	69.23%	7,679	50.56%	16,774	45.96%
\$1,000,000+	348	24.07%	2,547	16.77%	4,286	11.74%
2024 Median Home Value	\$812,687		\$671,376		\$583,805	
2024 Housing Units by Yr Built	1,626		21,332		49,729	
Built 2010+	233	14.33%	2,514	11.79%	7,994	16.08%
Built 2000 - 2010	192	11.81%	2,856	13.39%	9,008	18.11%
Built 1990 - 1999	931	57.26%	7,500	35.16%	14,077	28.31%
Built 1980 - 1989	186	11.44%	5,150	24.14%	11,317	22.76%
Built 1970 - 1979	18	1.11%	2,421	11.35%	4,895	9.84%
Built 1960 - 1969	1	0.06%	497	2.33%	1,267	2.55%
Built 1950 - 1959	0	0.00%	160	0.75%	601	1.21%
Built <1949	65	4.00%	234	1.10%	570	1.15%
2024 Median Year Built	1995		1992		1993	



The Fresh Market
1001 E Southlake Blvd, Southlake, TX 76092

Type: **Retail/Freestanding (Community Ctr)**
County: **Tarrant**

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

The Fresh Market 1001 E Southlake Blvd, Southlake, TX 76092				
Type: Retail/Freestanding (Community Ctr) County: Tarrant				
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-0.95%		3.64%	
Growth 2024 - 2029	4.82%		5.66%	
Empl	2,592	98.67%	1,134,600	96.28%
Unempl	35	1.33%	43,839	3.72%
2024 Population by Race				
	5,088		2,187,374	
White	3,661	71.95%	1,046,568	47.85%
Black	86	1.69%	388,729	17.77%
Am. Indian & Alaskan	11	0.22%	14,206	0.65%
Asian	700	13.76%	131,438	6.01%
Hawaiian & Pacific Island	2	0.04%	5,540	0.25%
Other	628	12.34%	600,893	27.47%
Household Growth				
Growth 2020 - 2024	-1.04%		3.69%	
Growth 2024 - 2029	4.92%		5.77%	
Renter Occupied	77	5.06%	330,195	41.86%
Owner Occupied	1,446	94.94%	458,629	58.14%
2024 Households by Household Income				
	1,523		788,824	
Income <\$25K	86	5.65%	106,785	13.54%
Income \$25K - \$50K	30	1.97%	161,711	20.50%
Income \$50K - \$75K	28	1.84%	137,775	17.47%
Income \$75K - \$100K	79	5.19%	109,266	13.85%
Income \$100K - \$125K	25	1.64%	80,126	10.16%
Income \$125K - \$150K	45	2.95%	56,213	7.13%
Income \$150K - \$200K	168	11.03%	61,495	7.80%
Income \$200K+	1,062	69.73%	75,453	9.57%
2024 Med Household Inc	\$256,591		\$72,720	
2024 Median Age	42.20		36.00	

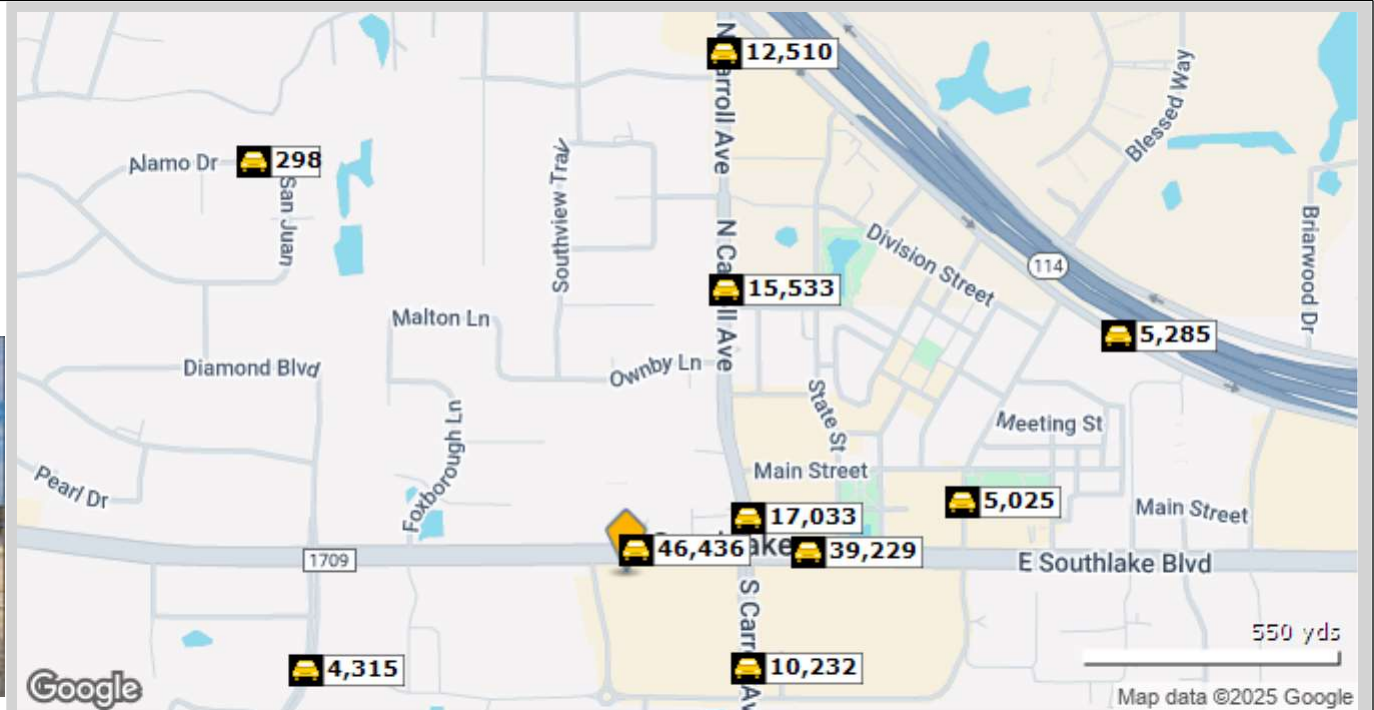


Traffic Count Report

The Fresh Market

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 Secondary: **Freestanding**
 GLA: **20,852 SF**
 Year Built: **2015**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Southlake Blvd	N Carroll Ave	0.14 E	2022	46,436	MPSI	.04
2 N Carroll Ave	E Southlake Blvd	0.04 S	2022	17,033	MPSI	.17
3 S Carroll Ave	Westmont Dr	0.17 S	2022	10,232	MPSI	.19
4 E Southlake Blvd	State St	0.04 E	2022	39,229	MPSI	.23
5 N Carroll Ave	Federal Way	0.02 S	2022	15,533	MPSI	.38
6 Byron Nelson Pkwy	Zena Rucker Rd	0.05 N	2022	4,315	MPSI	.41
7 Central Ave	Main St	0.04 N	2022	5,025	MPSI	.43
8 N Carroll Ave	Lakewood Dr	0.03 S	2022	12,510	MPSI	.66
9 E Northwest Pkwy	N Kimball Ave	0.53 E	2022	5,285	MPSI	.69
10 Alamo Dr	San Juan	0.03 E	2018	298	MPSI	.69



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% Leased: **100%**
Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,605	10,509	7
Retail & Wholesale Trade	187	1,951	10
Hospitality & Food Service	75	1,863	25
Real Estate, Renting, Leasing	83	834	10
Finance & Insurance	206	765	4
Information	23	191	8
Scientific & Technology Services	168	773	5
Management of Companies	10	30	3
Health Care & Social Assistance	555	2,004	4
Educational Services	27	309	11
Public Administration & Sales	27	362	13
Arts, Entertainment, Recreation	22	167	8
Utilities & Waste Management	41	276	7
Construction	53	255	5
Manufacturing	19	153	8
Agriculture, Mining, Fishing	1	7	7
Other Services	108	569	5