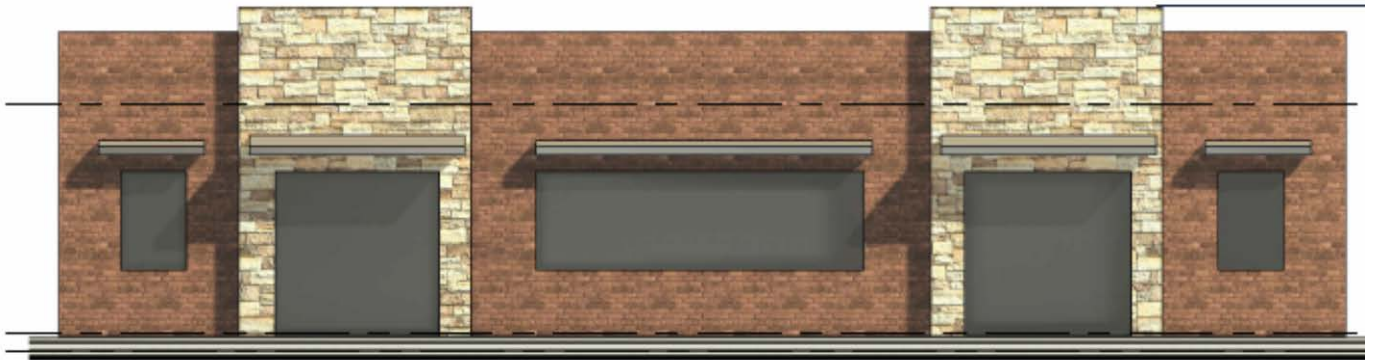


**GAINES**

# Gaines Real Estate Company

A Licensed Real Estate Broker  
Investment Real Estate Marketing and Management

## PRELEASING NOW! OFFICE/RETAIL



### Leasing Information:

Space Available:

A) 1,500 sqft

B) 1,500 sqft

Lease Terms: 3-5 years

Lease Rate: \$28 plus NNNs

### Property Information:

- Up to 3,000 sqft available
- Ideal for Retail or Office
- High Visibility with three road frontage
- Convenient Access and parking
- Combined daily traffic along Davis St/Main over 22,000 vpd

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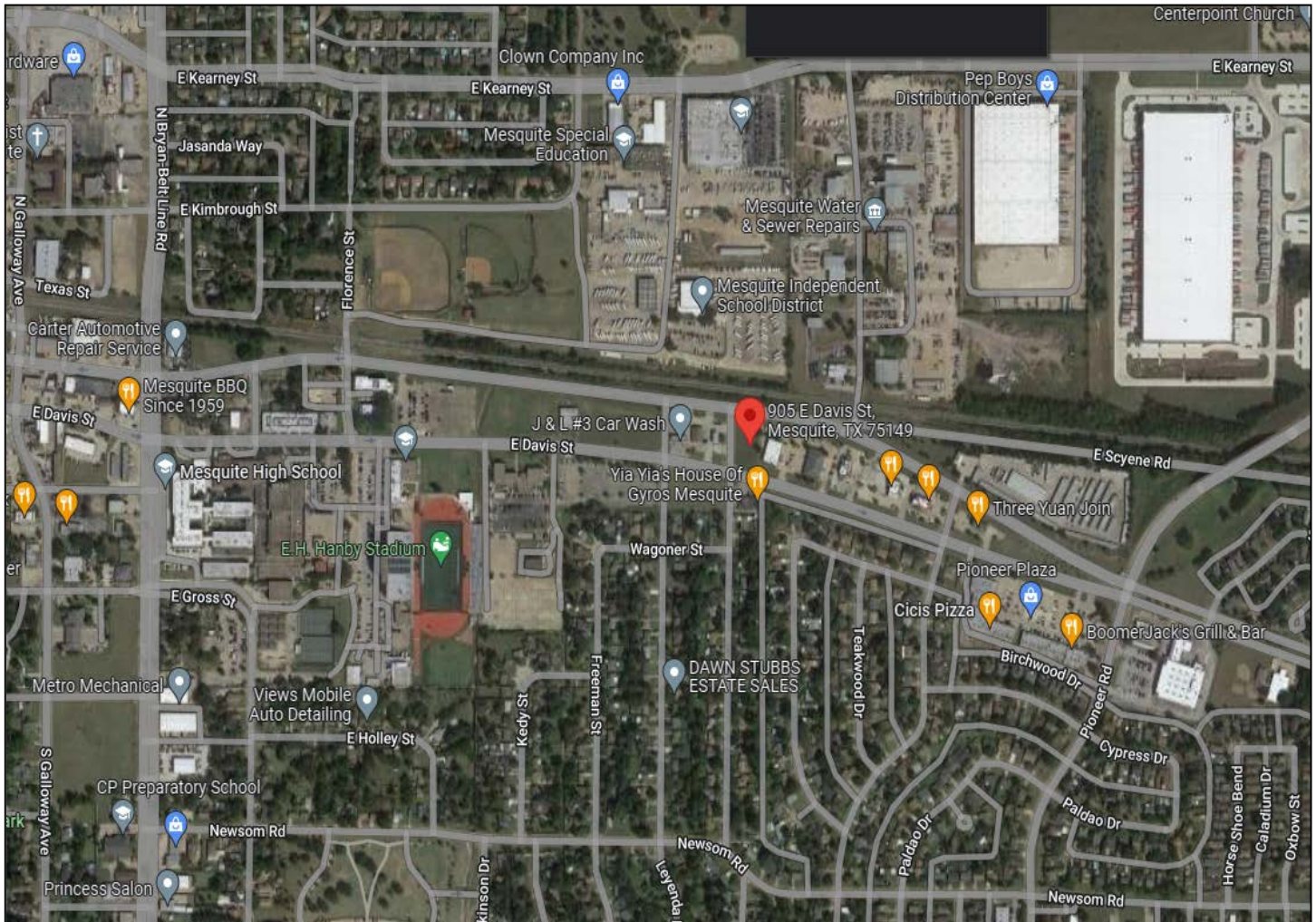
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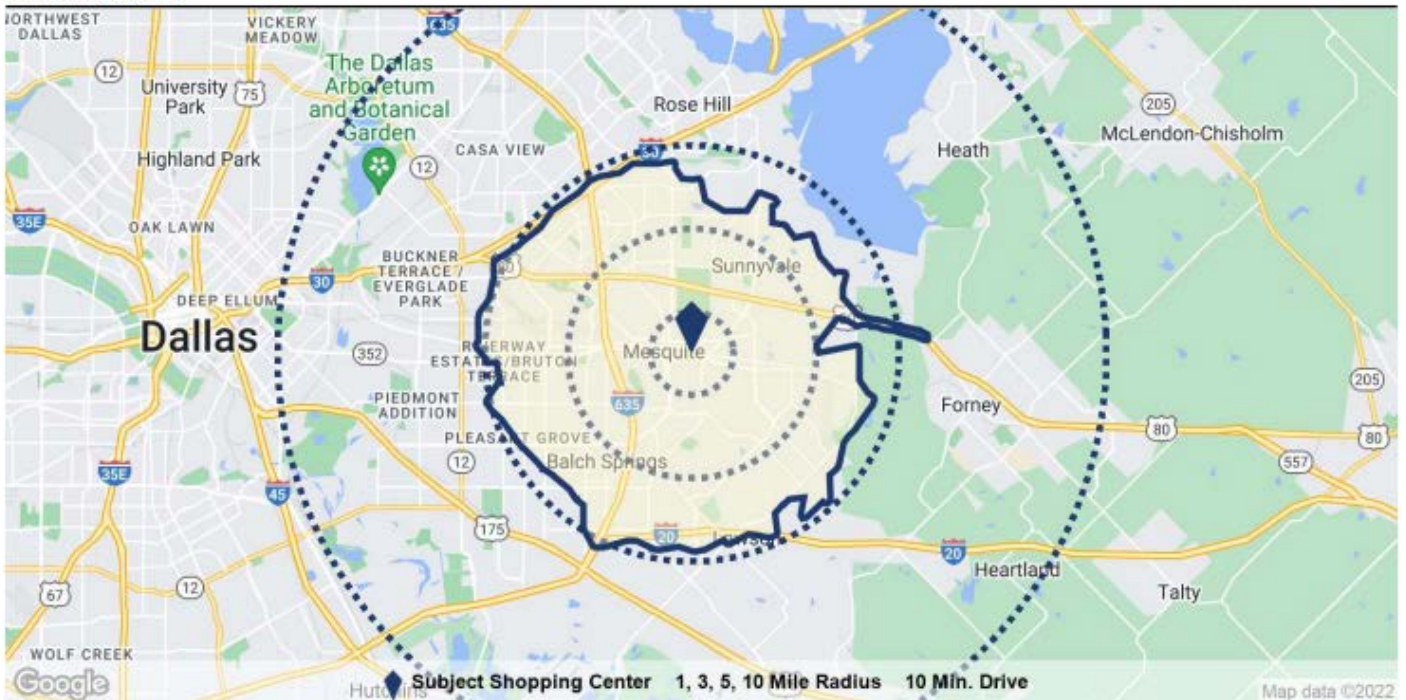
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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	12,607	77,039	214,420	714,025	199,558
5 Yr Growth	-0.4%	-0.6%	0.9%	4.4%	2.1%
Median Age	35	34	33	34	32
5 Yr Forecast	36	35	35	35	34
White / Black / Hispanic	70% / 20% / 29%	66% / 25% / 34%	67% / 25% / 44%	71% / 22% / 45%	67% / 26% / 42%
5 Yr Forecast	69% / 20% / 31%	65% / 25% / 35%	67% / 25% / 45%	70% / 23% / 46%	67% / 26% / 44%
Employment	4,961	24,606	58,560	160,931	97,339
Buying Power	\$278.5M	\$1.6B	\$3.9B	\$13.5B	\$3.6B
5 Yr Growth	0.3%	0.1%	1.7%	6.6%	3.1%
College Graduates	14.6%	16.1%	13.3%	16.8%	18.8%
<b>Household</b>					
Households	4,241	25,264	69,882	235,070	65,345
5 Yr Growth	-0.4%	-0.6%	0.9%	4.0%	2.1%
Median Household Income	\$65,658	\$64,548	\$55,812	\$57,639	\$55,356
5 Yr Forecast	\$66,138	\$64,992	\$56,228	\$59,073	\$55,896
Average Household Income	\$77,049	\$79,056	\$69,057	\$76,103	\$69,992
5 Yr Forecast	\$77,428	\$79,775	\$69,651	\$78,180	\$70,989
% High Income (>\$75K)	42%	41%	33%	36%	34%
<b>Housing</b>					
Median Home Value	\$154,076	\$171,050	\$155,038	\$177,522	\$147,632
Median Year Built	1981	1985	1984	1980	1984
Owner / Renter Occupied	79% / 21%	71% / 29%	63% / 37%	63% / 37%	63% / 37%

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2022 Households by HH Income</b>	<b>4,241</b>		<b>25,266</b>		<b>69,884</b>		<b>65,345</b>	
<\$25,000	581	13.70%	3,666	14.51%	11,600	16.60%	11,154	17.07%
\$25,000 - \$50,000	1,008	23.77%	5,739	22.71%	19,433	27.81%	17,972	27.50%
\$50,000 - \$75,000	884	20.84%	5,413	21.42%	15,828	22.65%	14,134	21.63%
\$75,000 - \$100,000	662	15.61%	3,252	12.87%	8,825	12.63%	8,145	12.46%
\$100,000 - \$125,000	615	14.50%	2,964	11.73%	5,737	8.21%	5,052	7.73%
\$125,000 - \$150,000	177	4.17%	1,982	7.84%	3,985	5.70%	4,266	6.53%
\$150,000 - \$200,000	186	4.39%	1,444	5.72%	2,972	4.25%	3,177	4.86%
\$200,000+	128	3.02%	806	3.19%	1,504	2.15%	1,445	2.21%
<b>2022 Avg Household Income</b>	<b>\$77,049</b>		<b>\$79,056</b>		<b>\$69,057</b>		<b>\$69,992</b>	
<b>2022 Med Household Income</b>	<b>\$65,658</b>		<b>\$64,548</b>		<b>\$55,812</b>		<b>\$55,356</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$135M</b>		<b>\$803.2M</b>		<b>\$2B</b>		<b>\$1.6B</b>	
<b>Total Apparel</b>	<b>\$7.3M</b>	<b>5.37%</b>	<b>\$45.3M</b>	<b>5.64%</b>	<b>\$119.9M</b>	<b>5.89%</b>	<b>\$105M</b>	<b>6.74%</b>
Women's Apparel	\$2.8M	2.05%	\$17.1M	2.13%	\$44M	2.16%	\$39.5M	2.54%
Men's Apparel	\$1.4M	1.04%	\$8.8M	1.09%	\$22.9M	1.13%	\$20.7M	1.33%
Girl's Apparel	\$537.6K	0.40%	\$3.5M	0.43%	\$9.6M	0.47%	\$9.5M	0.61%
Boy's Apparel	\$417.4K	0.31%	\$2.7M	0.33%	\$7.3M	0.36%	\$6.4M	0.41%
Infant Apparel	\$391.5K	0.29%	\$2.4M	0.30%	\$6.7M	0.33%	\$5.4M	0.35%
Footwear	\$1.7M	1.28%	\$10.9M	1.36%	\$29.4M	1.44%	\$23.5M	1.51%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$19.4M</b>	<b>14.39%</b>	<b>\$114.4M</b>	<b>14.25%</b>	<b>\$287.6M</b>	<b>14.12%</b>	<b>\$225.5M</b>	<b>14.47%</b>
Entertainment	\$2.7M	1.97%	\$15.4M	1.92%	\$39M	1.91%	\$20.7M	1.33%
Audio & Visual Equipment/Service	\$4.6M	3.40%	\$27.4M	3.42%	\$71.9M	3.53%	\$61.6M	3.95%
Reading Materials	\$196.3K	0.15%	\$1.1M	0.13%	\$2.3M	0.11%	\$3.3M	0.21%
Pets, Toys, & Hobbies	\$3.1M	2.28%	\$17.8M	2.22%	\$43M	2.11%	\$32.6M	2.09%
Personal Items	\$8.9M	6.60%	\$52.7M	6.56%	\$131.4M	6.45%	\$107.3M	6.89%

<b>Total Food and Alcohol</b>	<b>\$35.4M</b>	<b>26.22%</b>	<b>\$212.9M</b>	<b>26.51%</b>	<b>\$554.8M</b>	<b>27.24%</b>	<b>\$434.8M</b>	<b>27.91%</b>
Food At Home	\$19.2M	14.18%	\$114.6M	14.27%	\$304.9M	14.97%	\$249.1M	15.99%
Food Away From Home	\$14.2M	10.54%	\$86M	10.70%	\$218.8M	10.74%	\$161.4M	10.36%
Alcoholic Beverages	\$2M	1.50%	\$12.3M	1.53%	\$31.1M	1.53%	\$24.2M	1.56%

<b>Total Household</b>	<b>\$21.1M</b>	<b>15.60%</b>	<b>\$125.4M</b>	<b>15.61%</b>	<b>\$311.4M</b>	<b>15.29%</b>	<b>\$207.2M</b>	<b>13.30%</b>
House Maintenance & Repair	\$5.8M	4.26%	\$31M	3.86%	\$76.2M	3.74%	\$41.9M	2.69%
Household Equip & Furnishings	\$7.7M	5.73%	\$47.6M	5.92%	\$119.9M	5.89%	\$85.7M	5.50%
Household Operations	\$5.7M	4.24%	\$35.1M	4.37%	\$87.6M	4.30%	\$62.3M	4.00%
Housing Costs	\$1.8M	1.36%	\$11.8M	1.46%	\$27.7M	1.36%	\$17.4M	1.11%

All information is deemed to be correct, however Broker takes no responsibility for inaccurate information.

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Gaines Real Estate Company</b>	<b>475170</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Andrew Gaines</b>	<b>631345</b>	<b>andrew@gainesrealestate.com</b>	<b>214-637-1515</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date