

Demographic Summary Report

The Fresh Market

1001 E Southlake Blvd, Southlake, TX 76092

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **20,852 SF**
 Year Built: **2015**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



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	1,523	19,901	46,349
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

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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

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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%

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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%

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<\$25,000	86 5.65%	1,083 5.44%	2,553 5.51%
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\$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

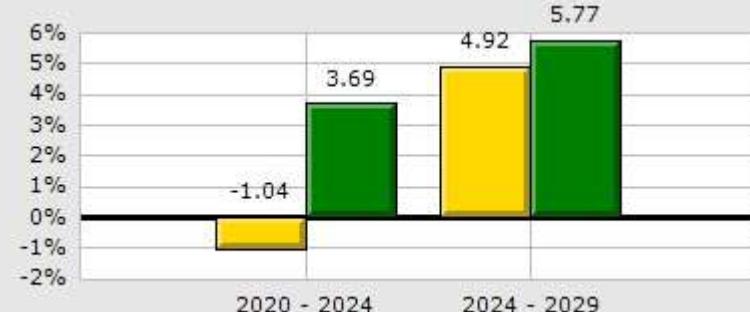
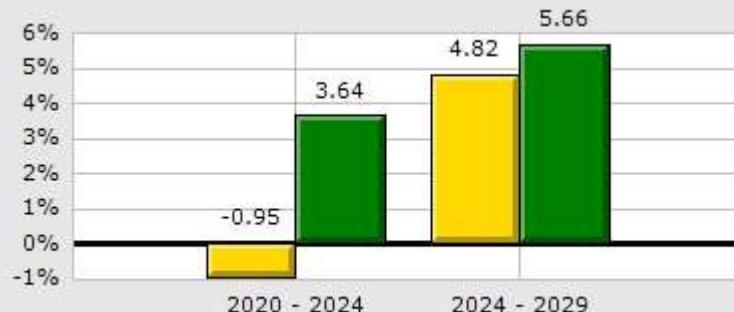
The Fresh Market

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Type: Retail/Freestanding (Community Ctr)
County: Tarrant1 Mile
County

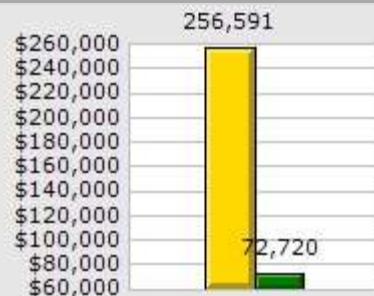
Population Growth

Household Growth



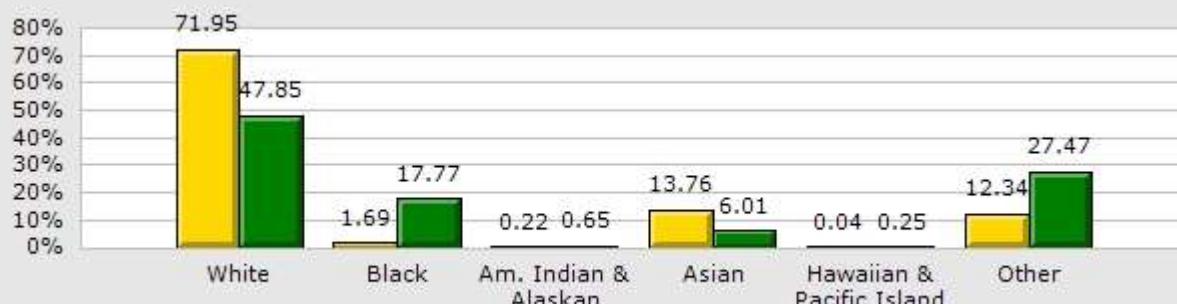
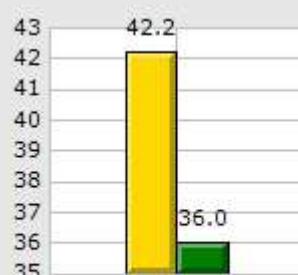
2024 Med Household Inc

2024 Households by Household Income



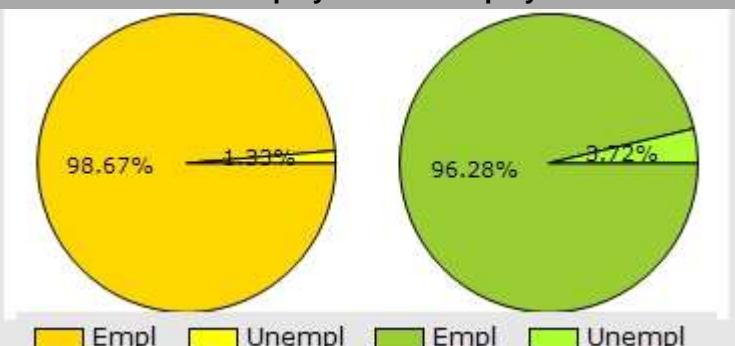
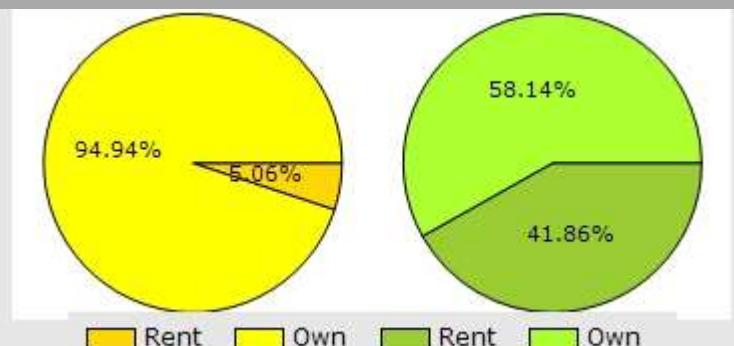
2024 Median Age

2024 Population by Race



2024 Renter vs. Owner

2024 Employed vs. Unemployed



The Fresh Market

1001 E Southlake Blvd, Southlake, TX 76092

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

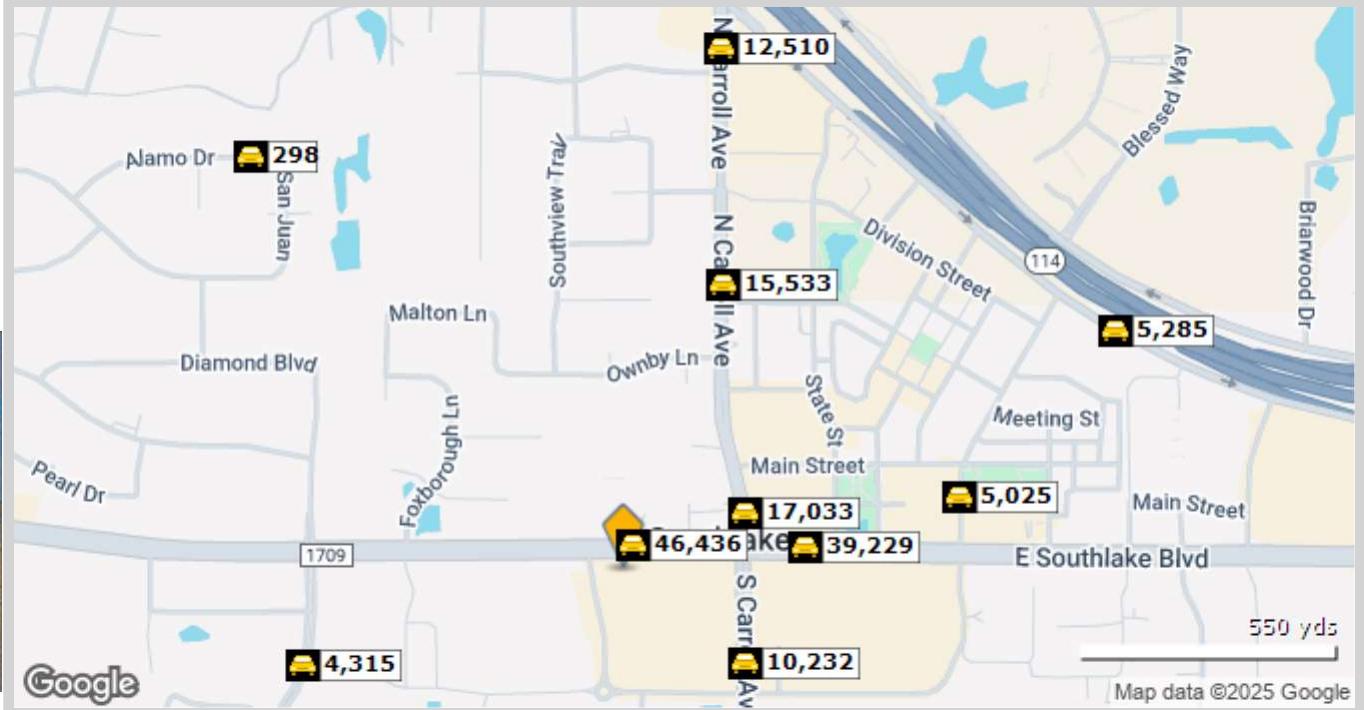
	1 Mile	County
Population Growth		
Growth 2020 - 2024	-0.95%	3.64%
Growth 2024 - 2029	4.82%	5.66%
Empl	2,592	98.67%
Unempl	35	1.33%
2024 Population by Race	5,088	2,187,374
White	3,661	71.95%
Black	86	1.69%
Am. Indian & Alaskan	11	0.22%
Asian	700	13.76%
Hawaiian & Pacific Island	2	0.04%
Other	628	12.34%
Household Growth		
Growth 2020 - 2024	-1.04%	3.69%
Growth 2024 - 2029	4.92%	5.77%
Renter Occupied	77	5.06%
Owner Occupied	1,446	94.94%
2024 Households by Household Income	1,523	788,824
Income <\$25K	86	5.65%
Income \$25K - \$50K	30	1.97%
Income \$50K - \$75K	28	1.84%
Income \$75K - \$100K	79	5.19%
Income \$100K - \$125K	25	1.64%
Income \$125K - \$150K	45	2.95%
Income \$150K - \$200K	168	11.03%
Income \$200K+	1,062	69.73%
2024 Med Household Inc	\$256,591	\$72,720
2024 Median Age	42.20	36.00

Traffic Count Report

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 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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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