

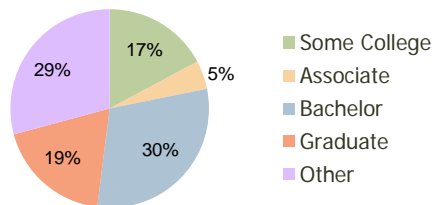
Market at Preston Forest Dallas, TX	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

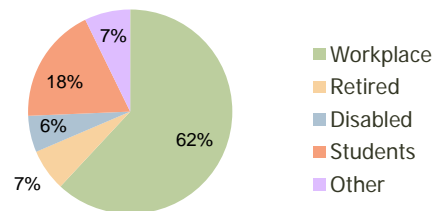
Current Population	8,249	109,849	383,546
Adjusted Total Pop (Carrier Route)	9,648	116,437	419,469
Total Daytime Pop	12,707	199,088	552,056
Workplace Pop	9,042	123,310	308,700
Average Household Income	\$176,548	\$112,235	\$95,619
Median Household Income	\$120,059	\$60,356	\$55,573
Total Housing Units	3,410	47,915	161,424
Median Home Value	\$407,515	\$310,884	\$217,091
Bachelors Degree	36.1%	30.2%	27.6%
Graduate Degree	35.2%	18.8%	16.4%
Total Consumer Spending/Capita	\$314	\$304	\$288

2016 Demographic Projections

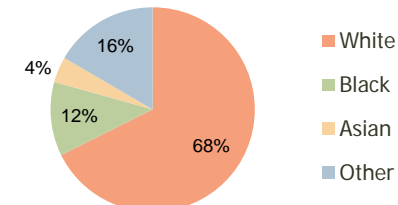
Projected Population	8,823	121,270	413,087
Projected 5 Year Pop Growth	1.4%	2.0%	1.5%
Projected Households	3,653	52,724	174,083
Projected 5 Year Household Growth	1.4%	1.9%	1.5%



Education (3-Mile)



Daytime Population (3-Mile)



Ethnicity (3-Mile)

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

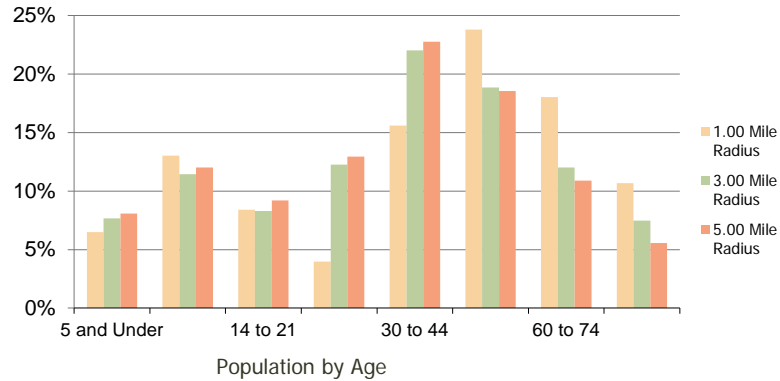
Market at Preston Forest Dallas, TX

1.00 Mile
Radius

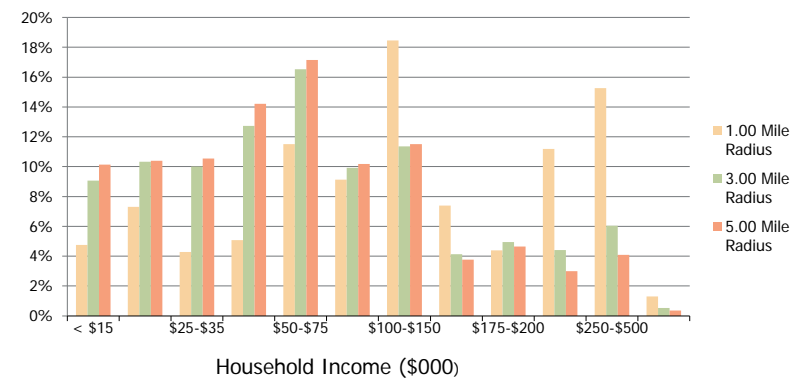
3.00 Mile
Radius

5.00 Mile
Radius

Population by Age Range



Household Income by Income Range



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	8,249	109,849	383,546
2010 Census Population	8,014	106,569	375,019
2000 Census Population	7,744	111,596	400,561
Historical Annual Growth 2000 to 2010	0.34%	-0.46%	-0.66%
Estimated Annual Growth 2010 to 2011	1.66%	1.75%	1.29%
Projected Annual Growth 2011 to 2016	1.35%	2.00%	1.50%
Households			
Current Estimated Households	3,410	47,915	161,424
2010 Census Households	3,314	46,500	158,052
2000 Census Households	3,296	49,476	171,804
Historical Annual Growth 2000 to 2010	0.1%	-0.6%	-0.8%
Estimated Annual Growth 2010 to 2011	1.7%	1.7%	1.2%
Projected Annual Growth 2011 to 2016	1.4%	1.9%	1.5%
Population per Household	2.4	2.3	2.4
Ethnicity			
White	88.4%	67.6%	65.6%
Black or African American	4.0%	11.7%	12.7%
Asian & Pacific Islander	3.6%	4.1%	4.6%
Other Races	4.0%	16.6%	17.1%
Hispanic or Latino Population	8.4%	29.7%	32.5%
Non Hispanic or Latino Population	91.6%	70.3%	67.5%

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