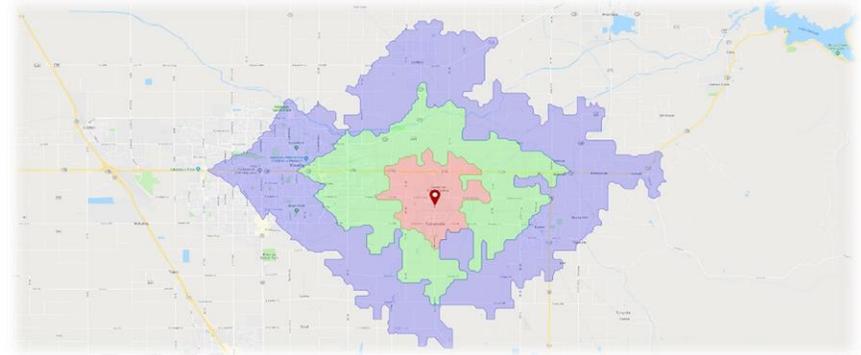


VOID ANALYSIS SUMMARY & MARKET PROFILE

City of Farmersville
Farmersville Blvd & Walnut Ave
September 2018

Market Profile

Conveniently located south of CA-198 sits a future retail development opportunity at the corner of Farmersville Rd. and W Walnut Ave. and existing retail suites at the Red Rock Plaza. Farmersville is a small but mighty community with a population of ± 11,000 residents 2.3 square miles. The city provides a variety of events for the residents and local businesses to enhance and take part in decision-makings for the city. Farmersville currently has approximately six (6) known projects taking place within the city from widening and improving roads to designing parks for the youth. Taking part in a diverse and growing community will help sustain a quality of life for future graduates and residents in the City of Farmersville.



Opportunities

- Furniture & Home Furnishings
- Electronics & Appliance
- Sporting Goods/Hobby/Musical Instrument
- Building Material/Supplies Dealers
- Gasoline Stations
- Clothing Stores
- Automotive Dealers

	5 Min	10 Min	15 Min
Population	12,571	39,181	111,603
Daytime Population	9,883	29,289	132,213
Households	3,180	12,045	34,888
Average HH Income	\$49,926	\$61,070	\$59,452
Average Age	34	36	36
White Collar	36%	51%	51%
College Degree	8%	22%	22%

Retailer	Retail Class	Nearest Location	Est. Annual Sales Tax (\$)	Size (SF)	Contact	Email/Phone
Styles for Less	Apparel (Family)	7.1	\$4,500 - \$7,500	3,000 - 4,000	Jared Davis	jared@pvpinc.com
Les Schwab	Auto & Vehicle Services	19.6	\$17,000 - \$32,000	10,000 - 15,000	Rona Dhruv	rona.dhruv@lesschwab.com
Tire Pros	Auto & Vehicle Services	44.7	\$1,700 - \$9,000	NA	NA	NA
Meineke Car Care Centers/Econo Lube	Auto & Vehicle Services	46.3	\$1,200 - \$3,300	3,000 - 5,000	NA	NA
Big O Tires	Auto & Vehicle Services	49.7	\$8,000 - \$18,000	3,500 - 7,000	Steve Knapton	sknapton@midas.com
CosmoProf	Beauty & Personal Services	6.0	\$7,700 - \$13,000	2,000 - 2,600	Lee Ann Rosenblum	lrosenblum@epsteen.com
Massage Envy	Beauty & Personal Services	6.1	\$140 - \$635	2,500 - 3,500	Joseph Abdallah	jabdallah@massageenvy.com
AT&T Mobility	Cellular, Wireless	6.7	\$8,000 - \$35,000	3,000 - 5,000	Jennifer Hibbits	jennifer.hibbits@cushwake.com
Verizon Wireless	Cellular, Wireless	6.4	\$17,000 - \$50,000	2,500 - 3,500	Blair Wheatley	blair.wheatley@cushwake.com
Chipotle Mexican Grill	Fast Casual Restaurants	6.1	\$12,000 - \$19,000	2,200 - 2,800	Jessica Garcia	jessica.garcia@chipotle.com
Farmer Boys	Fast Casual Restaurants	9.0	\$15,000 - \$22,000	2,800 - 3,200	Joyce Dery	jdery@farmerboys.com
Firehouse Subs	Fast Casual Restaurants	49.5	\$5,500 - \$8,500	1,400 - 2,000	Scott Kinner	scott.kinner@firehousesubs.com
Panda Express	Fast Casual Restaurants	5.6	\$14,000 - \$22,000	800 - 2,500	Ryan Pittman	ryan.pittman@pandarg.com
Pieology Pizzeria	Fast Casual Restaurants	6.1	\$8,000 - \$14,000	2,500 - 5,000	Matt Adamczyk	madamczyk@kennedywilson.com
Anytime Fitness	Health and Fitness Clubs	33.0	NA	3,000 - 5,000	Dick Parnell	richard@freadvisors.com
Fitness 19	Health and Fitness Clubs	63.3	NA	8,000 - 10,000	Thomas Graves	fitness19@rainiercommercial.com
Cardenas/Mi Pueblo	Market	167.4	\$25,000 - \$42,000	35,000 - 45,000	Patrick Charriou	patrick@sageinvestco.com
Raley's	Market	74.9	\$52,000 - \$76,000	55,000 - 65,000	Linda Kelley	lwilson3@raleys.com
Dunkin' Donuts	Quick Service Restaurants	91.6	\$2,000 - \$4,000	1,100 - 2,600	Jason Askinosie	jason.askinosie@dunkinbrands.com
Del Taco	Quick Service Restaurants	8.0	\$12,000 - \$18,000	1,500 - 3,000	Bridget Marques	bmarques@deltaco.com
Popeyes Louisiana Kitchen	Quick Service Restaurants	9.4	\$7,000 - \$16,000	1,000 - 2,200	Aaron Harris	aaron.harris@popeyes.com
Menchie's	Quick Service Restaurants	26.0	\$800 - \$2,500	900 - 1,800	Lynn Aliment	lynn.aliment@menchies.com
Jersey Mike's	Quick Service Restaurants	42.6	\$2,200 - \$3,200	1,200 - 1,800	Natalie Pebbles	npebbles@jerseymikes.com
Boot Barn	Shoe Stores	9.2	\$23,000 - \$38,000	8,000 - 12,000	Aaron Browning	abrowning@bootbarn.com