

DOLLAR GENERAL

Trade Area Highlights:

- The Shops at Red Bird (78-acres | 1.2 million SF)
- I – 20 (163K VPD)
- US – 67 (104K VPD)
- Dallas Executive Airport



REPRESENTATIVE PHOTO

EXCLUSIVE OFFERING | \$1,749,495 – 5.75% CAP
DOLLAR GENERAL | S&P Rating BBB

SECURE
NET LEASE

5775 Bluebird AVE, Dallas, TX

832.578.2233

ED BENTON

ebenton@securenetlease.com

Property. Brand new Dollar General, 9,100± SF building on 2.04± acre site. Metal Construction, Concrete Brick Facade, Concrete Parking Lot.

Tenant. S&P Rating BBB, operates 15,400+ stores in 44 states. Ranked 123rd within the Fortune 500 Companies. Fiscal 2018 sales of \$25.6 billion.

Lease structure. Corporate, 15-year, absolute NNN lease, with 10% rent increases at the beginning of each option.

Location. Dollar General is strategically located along Red Bird Ln. (18,448 VPD), at its intersection with Bluebird Ave., in southwest Dallas, TX. Red Bird Ln. is a local thoroughfare that provides the surrounding area with access to the traffic dense highway, US-67 (104,000 VPD). I-20 (163,267 VPD) is another high traffic highway in the area. The immediate trade features above average demographics such as a population of 96,487 people and a employee count of 50,694, both within a 3-mile radius. Additionally, within the immediate trade area there are 13 apartment complexes with a total of 3,960 units, and The Shops at Red Bird, an old mall that's currently being re-developed into a 78-acre mixed-use development that will feature retail, office, apartments, a hotel, as well as a renovation of the old mall, which is over 1.2 million SF. The subject Dollar General is approximately 10-miles southwest of downtown Dallas, TX.

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Disclaimer

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 5775 Bluebird Ln., Dallas, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

5775 Bluebird AVE, Dallas, TX

PRICE CAP RATE:	\$1,749,495 5.75%
NET OPERATING INCOME:	\$100,596
BUILDING AREA:	9,100± Square Feet
LAND AREA:	2.04± Acres
YEAR BUILT :	2019
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%
CONSTRUCTION TYPE:	Metal Construction, Concrete Brick Facade, Concrete Parking Lot

LEASE OVERVIEW

Initial Lease Term:	15-Yrs, Plus (3), 5-Year Options to Renew
Rent Commencement:	August 2, 2019
Lease Expiration:	August 31, 2034
Lease Type:	Corporate Absolute NNN
Rent Increases:	10% In Option Periods
Year 1-15 Annual Rent (Current):	\$100,596
Year 16-20 Annual Rent (Option 1):	\$110,656
Year 21-25 Annual Rent (Option 2):	\$121,722
Year 26-30 Annual Rent (Option 3):	\$133,894

TENANT OVERVIEW

LESSEE: Dolgencorp. of Texas, Inc.
GUARANTOR: Dollar General Corporation



DOLLAR GENERAL | www.dollargeneral.com | S&P Rating BBB

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Springfield, Kentucky in June 1955. Today, Dollar General Corporation operates as the country’s largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed “too small” for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. Although it has the word “dollar” in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. However, goods are usually sold at set price points of penny items and up to the range of 50 to 60 dollars, not counting phone cards and loadable store gift cards. The company provides paper and cleaning products (paper towels, bath tissues, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies), packaged food and perishables (cereals, canned soups and vegetables, sugar, flour, milk, eggs, and bread), beverages, snacks (such as candies, cookies, crackers, salty snacks, and carbonated beverages), over-the-counter medicines, personal care products (soap, body wash, shampoo, dental hygiene, and foot care products), pet supplies and pet food products, seasonal products (decorations, toys, batteries, small electronics, greeting cards, and stationery) prepaid cell phones and accessories, gardening supplies, hardware, automotive, home office supplies, home products (kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, and craft supplies, as well as kitchen, bed, and bath soft goods), and casual, everyday apparel (for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories). Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name “Dollar General Market”.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of July 14, 2018, Dollar General operated 15,000+ stores in 44 states. The company ranks 159th within the Fortune 500 Companies. Fiscal 2018 sales exceeded \$25.6 billion with net income of \$1.6 billion.

5775 Bluebird AVE, Dallas, TX

2018 Financial Highlights:

- Net Sales Increase of 9.2% to \$25.6 Billion
- Same-Store Sales Increase of 3.2%
- 29th Consecutive Year of Same-Stores Sale Growth
- Net Income Increased to \$1.6 Billion (\$1.5 Billion in 2017)

Investment Highlights:

- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility



Click Here FOR [Article](#) **DOLLAR GENERAL**



5775 Bluebird AVE, Dallas, TX



How Dollar General Became Rural America’s Store of Choice

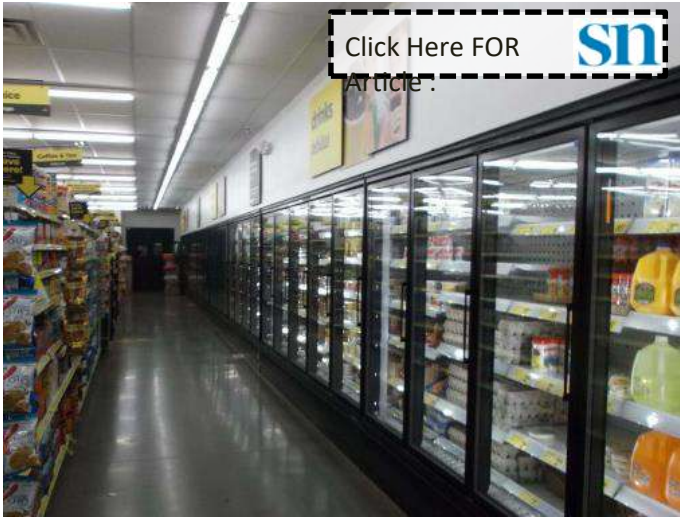
By Sarah Nassauer

EVANSVILLE, Tenn.— (*The Wall Street Journal*) —The local Dollar General store, built on a rural highway and surrounded by farmland, sells no fresh meat, greens or fruit. The selection echoes a suburban drugstore chain, from shower curtains to breakfast cereal, toilet paper, plastic toys and camouflage-pattern socks. Refrigerators and freezers on one wall hold milk, eggs and frozen pizza. Many items are sold in mini bottles or small bags, keeping costs lower than a trip to the Wal-Mart Supercenter down the road. The two registers are staffed by one cashier, except during rush hours after school and after work.

Dollar General is expanding because rural America is struggling. With its convenient locations for frugal shoppers, it has become one of the most profitable retailers in the U.S. and a lifeline for lower-income customers bypassed by other major chains. Dollar General Corp.'s 14,000 stores yielded more than double the profit of Macy's Inc. on less revenue during its most recent fiscal year. And its \$22 billion market value eclipses the largest U.S. grocery chain, Kroger Co., which has five times the revenue. The retailer relies on rapid store openings to keep revenue climbing and investors happy; 2016 marked its 27th consecutive year of sales growth in stores open at least a year. While many large retailers are closing locations, Dollar General executives said they planned to build thousands more stores, mostly in small communities that have otherwise shown few signs of the U.S. economic recovery.

Dollar-store chains flourished in the wake of the recession. Wal-Mart opened more than 100 mostly rural Wal-Mart Express stores, a chain the company has since closed, selling dozens of the stores to Dollar General last year. Dollar General executives said in 2012 the chain would shift more attention to cities, attempting to assuage investors who worried the company's growth could stall. Instead, demand by rural shoppers kept Dollar General's focus on sparsely populated communities. In 2013, Dollar General refined its formula for new locations, incorporating such data as proximity to a post office or church. The company identified 14,000 spots, with "the highest improvement in opportunities in small town and rural markets," Mr. Dreiling told analysts in 2014. The company has since opened hundreds of diminutive stores, about the size of a basketball court, that can generate profits in communities with fewer than 1,000 homes, Mr. Vasos said. This year, the company bought 322 stores from a private-equity firm that had bought them from Dollar Tree as it sought antitrust approval for the Family Dollar purchase. The acquisition included stores in Brooklyn, N.Y., Chicago and other cities, locations that will be a useful testing ground, he said

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Dollar General shifting to self-distribution of fresh and frozen

DG Fresh program now under way at 300 stores in Northeast

By Russell Redman (March 15, 2019)

Supermarket News — Dollar General Corp. is taking the expansion of perishables at its stores into its own hands.

CEO Todd Vasos yesterday unveiled DG Fresh, a new initiative for Dollar General to migrate to self-distribution of perishables, mainly fresh and frozen food. In a conference call on fiscal 2018 results, he said the deep-discount chain began the effort early this year and is now distributing perishable items to about 300 stores in the Northeast from a new cold storage facility the company owns in Pottsville, Pa.

“By the end of this fiscal year, our goal is to be serving as many as 5,000 stores from up to four new DG Fresh distribution facilities,” Vasos told analysts on the call. “Beyond 2019, our goal is to fully implement DG Fresh initiatives chainwide within three to four years as an annual rollout phase, similar to what you see in 2019.”

Vasos and Chief Financial Officer John Garratt acknowledged that DG Fresh’s startup costs will create an expense headwind this year. However, they noted that the program will be accretive to sales and operating margin over time.

Beside helping Dollar General trim product costs and boost in-stock levels for perishables, DG Fresh will “allow us to control our own destiny in fresh foods,” according to Vasos.

“We can carry more of the fresh products and brands our customers want,” he said. “These include Better For You items and national brands. Today, there are many items we cannot cost-effectively procure through our current model. In addition, self distribution will allow us to offer a wider selection of our own private brands to provide our customers with even more compelling value. Overall, we expect DG Fresh to allow us to do a better job of tailoring our product selection to fit the needs of our customers, particularly in rural areas.”

“While our initial focus is on distributing the types of fresh and frozen products we already carry, this approach also provides a potential path forward to expanding our produce offering to more of our stores in the future,” he added...

Source: <https://www.supermarketnews.com/store-design-construction/dollar-general-shifting-self-distribution-fresh-and-frozen>

AERIAL PHOTO

Dollar General

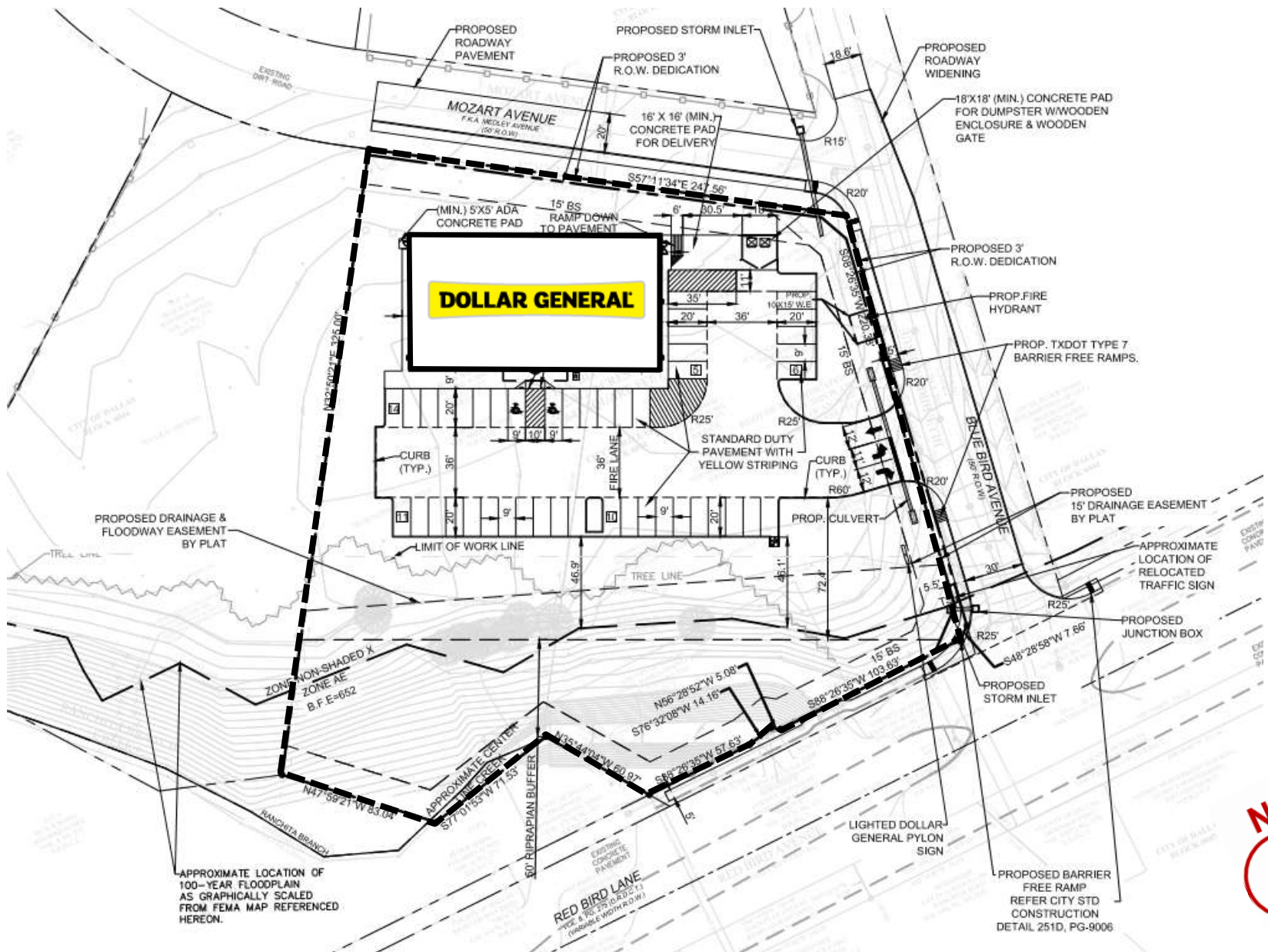


5775 Bluebird AVE, Dallas, TX

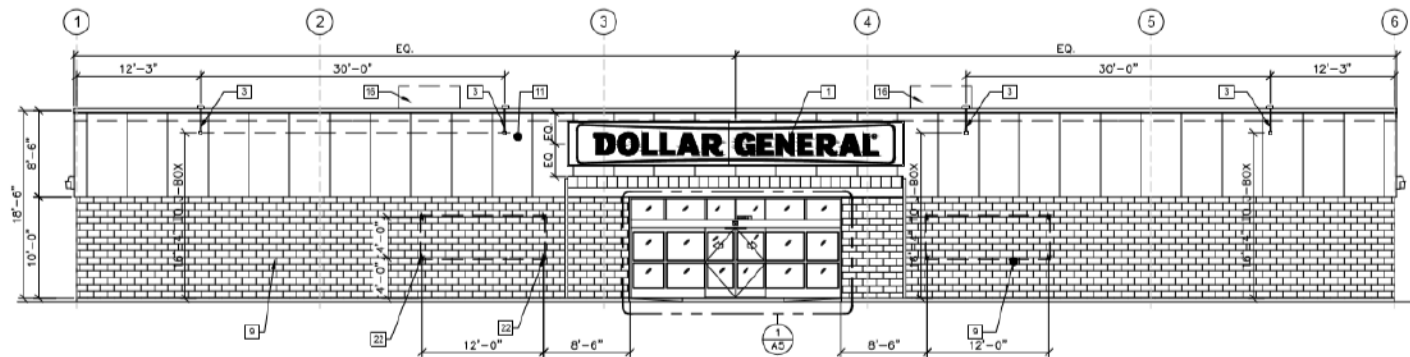


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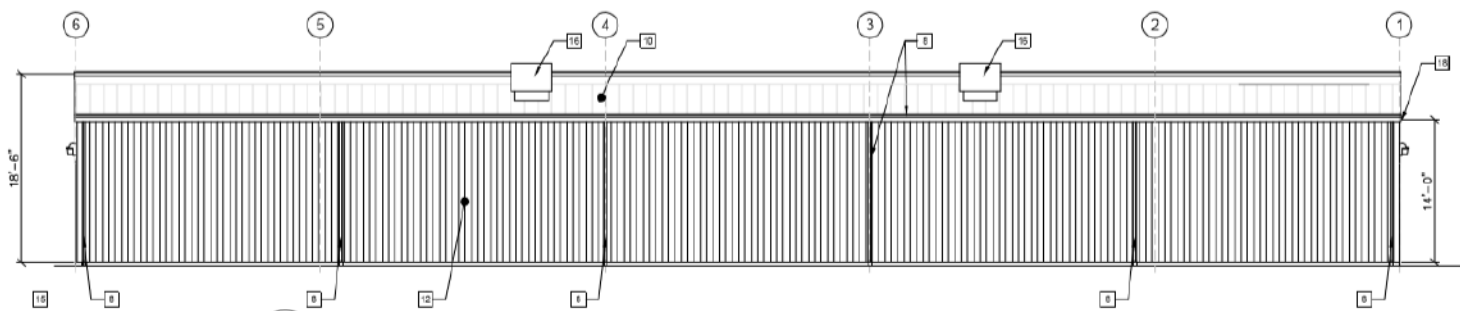
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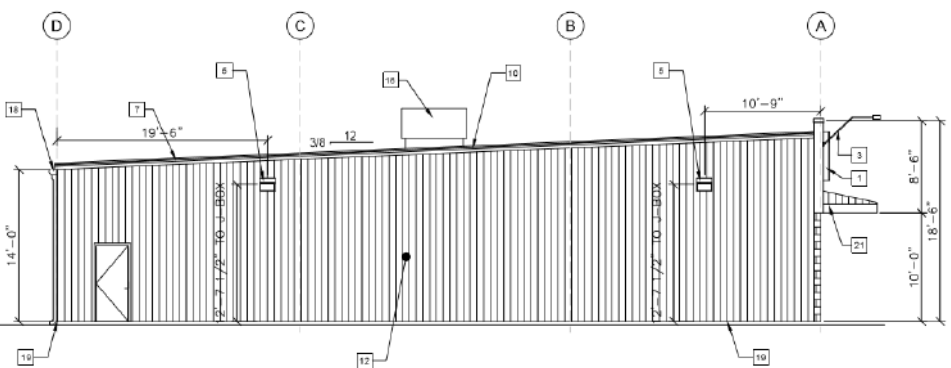
5775 Bluebird AVE, Dallas, TX



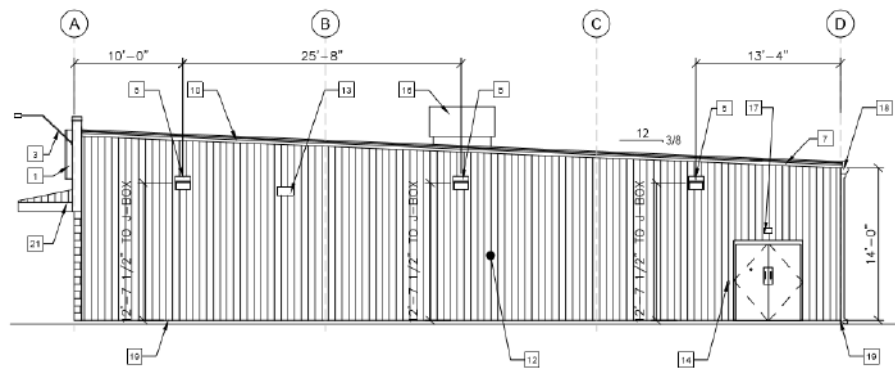
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"



Red Bird returns: Dallas City Council approves \$22m for mall redevelopment

Bill Hethcock – Dallas Business Journal (June 13, 2018) – Red Bird Mall will return to its original name but get a wholesale makeover in a \$157 million redevelopment and expansion.

The Dallas City Council unanimously approved a \$22 million city investment in the Red Bird Mall redevelopment. The vote advances a key piece of Mayor Mike Rawlings’ GrowthSouth initiative.

Rawlings in a tweet after the vote Wednesday called the decision to finance Red Bird Mall’s redevelopment “a victory for southern Dallas and the entire city.”

The money would come from past bond elections and city grants and loans to fund infrastructure, including roads and utilities for new development around the old mall.

The funding would support a dense mixture of new retail, office, apartment and hotel space built on the mall’s sprawling parking lots, as well as a renovation of the old mall. The total project cost is pegged at \$157 million.

Peter Brodsky, the investor and developer who bought most of the Southwest Center Mall in September 2018, has additionally assembled 78 acres of land for the project at Highway 67, Interstate 20 and Camp Wisdom Road.

The state plans to build a new I-20 freeway feeder road to improve access to the property and the mall will return to its original Red Bird name.

Brodsky says in an online pitch for the project that the goal is to turn a dying mall into a vibrant neighborhood center and “create a new and authentic heart to South Dallas.”

About \$10 million of the redevelopment budget will come from money from the city’s past three bond elections. Another \$12 million is a public-private partnership loan. Brodsky and his investors are supposed to pay back the loan over the next 15 years with 2 percent interest.

The project also will get \$15.6 million in tax incentives from the city’s Mall Area Redevelopment TIF District.

Red Bird Mall opened in 1975 as the only enclosed mall in the southern half of Dallas.

The project is scheduled to begin construction in January 2019, with a completion date of December 2024.

Mayor Rawlings gave GrowthSouth, his expansive initiative to jump start investment, development and job creation in the city’s southern half, a B-plus overall in a recent “progress report” delivered to business, government and community leaders.

The data show the GrowthSouth mission is paying off, Rawlings said. The tax base in southern Dallas has risen to \$14.2 billion when the initiative launched in 2012 – a 36 percent increase...

Source: Hethcock, Bill. “Red Bird returns: Dallas City Council approves \$22m for mall redevelopment.” Bizjournals.com, The Business Journals, 13 June 2018, www.bizjournals.com/dallas/news/2018/06/13/red-bird-returns-dallas-city-council-approves-22m.html.

5775 Bluebird AVE, Dallas, TX

EXISTING TENANTS

Sears

Durlington

GEN X

image

kids
Foot Locker

Foot Locker

FOOTACTION

CHAMPS

URBAN CONNECTION

GNC

HIBBETT SPORTS

JIMMY JAZZ

Lids

RECENTLY ANNOUNCED

COURTYARD
Marriott

THE DEC

STARBUCKS COFFEE

The site plan map illustrates the layout of the Red Bird redevelopment project. It features a central area with a large parking lot and several buildings. The existing tenants are marked with their respective logos: Sears, Durlington, GEN X, image, kids Foot Locker, Foot Locker, FOOTACTION, CHAMPS, URBAN CONNECTION, GNC, HIBBETT SPORTS, JIMMY JAZZ, and Lids. The recently announced tenants are marked with their logos: COURTYARD Marriott, THE DEC, and STARBUCKS COFFEE. The map also shows the location of the project relative to major roads, including W CAMP WISDOM, W CAMP WISDOM, and MARVINO LOVE PKY - U.S. 67. The project is situated near the intersection of W CAMP WISDOM and MARVINO LOVE PKY - U.S. 67. The map includes a north arrow and the text 'OMNIPLAN' in the bottom right corner.

Developer: Corinth Properties

Location overview – red bird redevelopment (the Shops at red bird)
DOLLAR GENERAL

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5775 Bluebird AVE, Dallas, TX



Developer: Corinth Properties

5775 Bluebird AVE, Dallas, TX



IMMEDIATE TRADE AREA

Dollar General is strategically located along Red Bird Ln. (18,448 VPD), at its intersection with Bluebird Ave., in southwest Dallas, TX. The subject property is located in an area of Dallas that features a variety of different developments including retail, residential, and industrial property types. Red Bird Ln. is a local thoroughfare that provides the surrounding area with access to the traffic dense highway, US-67 (104,000 VPD). I-20 (163,267 VPD) is another high traffic highway in the area. The immediate trade features above average demographics such as a population of 96,487 people and a employee count of 50,694, both within a 3-mile radius. Additionally, within the immediate trade area there are 13 apartment complexes with a total of 3,960 units, and The Shops at Red Bird, an old mall that's currently being re-developed into a 78-acre mixed-use development that will feature retail, office, apartments, a hotel, as well as a renovation of the old mall, which is over 1.2 million SF. The subject Dollar General is approximately 10-miles southwest of downtown Dallas, TX.

Notable national credit tenants in the area include Pep Boys, Firestone Tire, AutoZone, Advance Auto Parts, Walgreens and many more.

DALLAS, TX

Dallas is the 3rd largest city in the state of Texas and the ninth-largest in the United States with a population of over 1,318,000. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. With the advent of the interstate highway system in the 1950's and 1960's, Dallas became an east/west and north/south focal point of the interstate system with the convergence of four major interstate highways in the city, along with a fifth interstate loop around the city. Dallas developed a strong industrial and financial sector, and a major inland port, due largely to the presence of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. Dallas has more shopping centers per capita than any other city in the United States and is also is home to two super regional center malls, the Dallas Galleria and NorthPark Center, which is the 2nd largest mall in Texas.

Dallas is home to the 3rd-largest concentration of Fortune 500 campiness in the country and is the largest economic center of the DFW Metroplex In the latest rankings released in 2013, Dallas was rated as an "beta plus" world city by the Globalization and World Cities Study Group & Network. It is also the only city in the South Central and Southwest regions to achieve that status. Dallas is also ranked 6th in the US and 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.



DALLAS - FORT WORTH - ARLINGTON MSA

The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 13 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

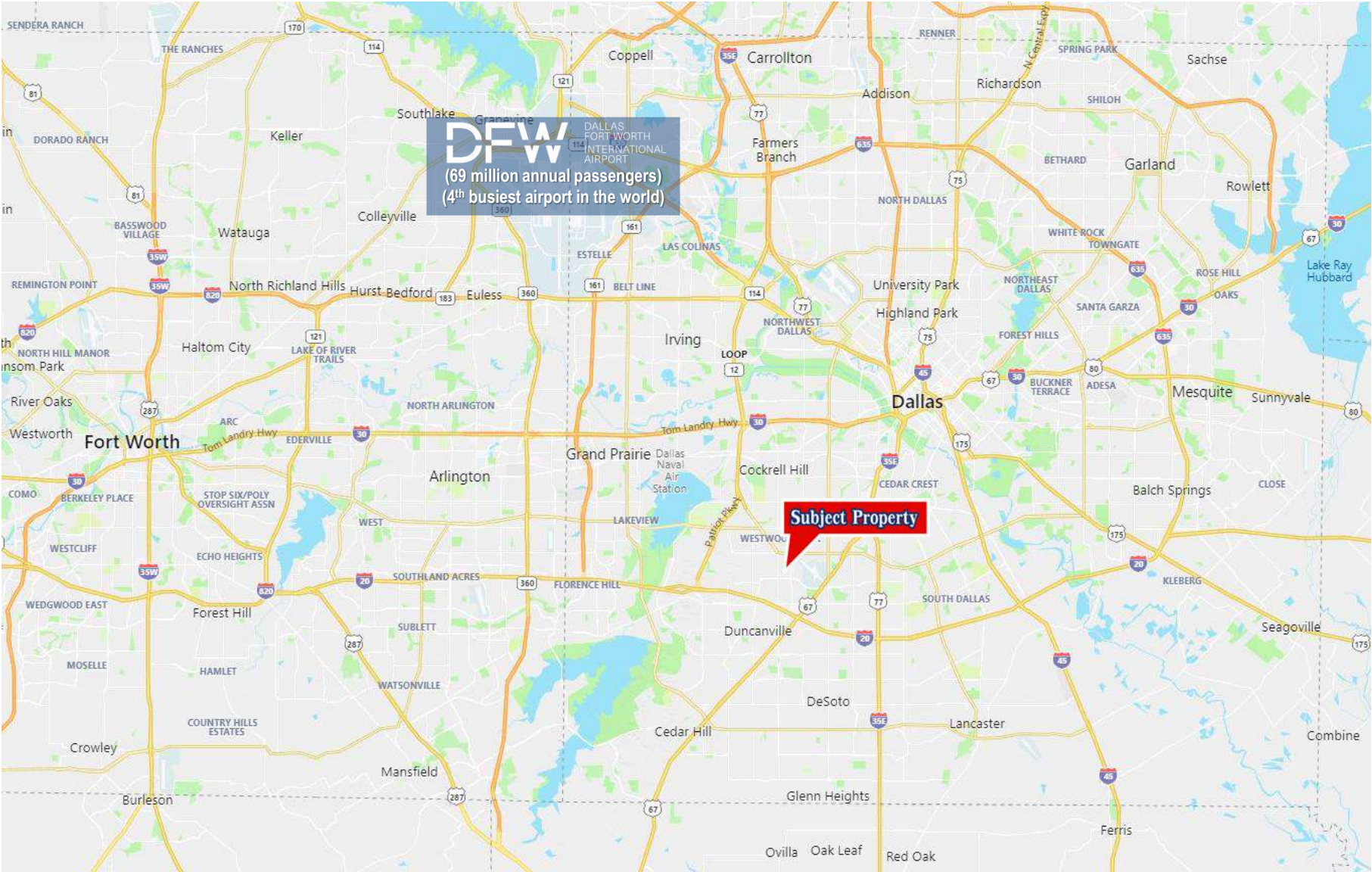
The projected Dallas-Fort Worth Metroplex population for 2016 was 7,268,910. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 4th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters.

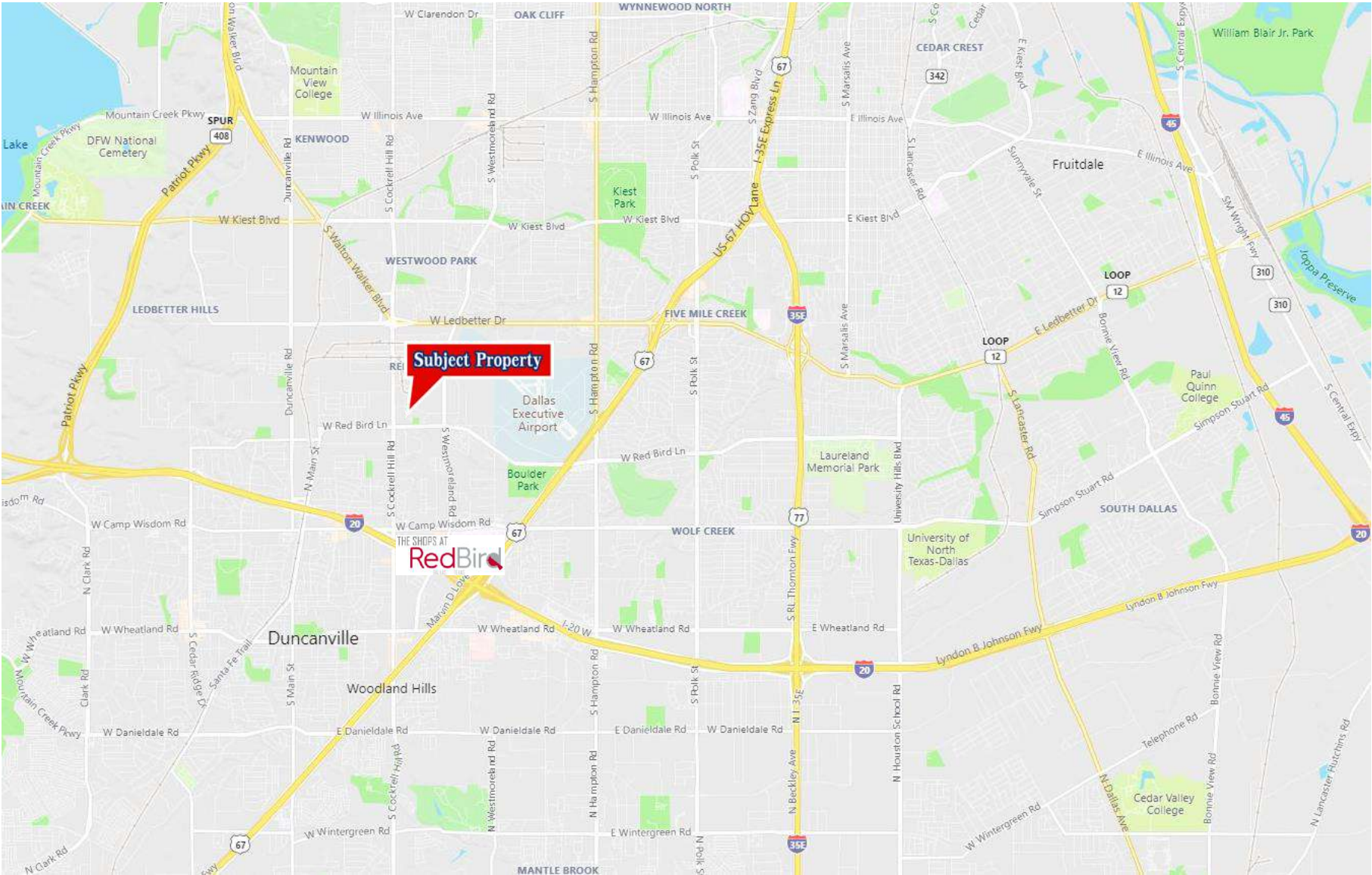
HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

LOCATION MAP

Dollar General



5775 Bluebird AVE, Dallas, TX



5775 Bluebird Ave, Dallas, TX

5775 Bluebird Ave		1 mi radius	3 mi radius	5 mi radius
Dallas, TX 75237				
POPULATION	2019 Estimated Population	9,405	96,487	268,738
	2024 Projected Population	9,940	101,814	283,575
	2010 Census Population	8,848	90,097	253,280
	2000 Census Population	6,963	78,000	227,013
	Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	1.8%	1.2%	1.0%
HOUSEHOLDS	2019 Estimated Households	3,389	35,393	89,488
	2024 Projected Households	3,557	37,280	94,537
	2010 Census Households	3,089	32,102	81,737
	2000 Census Households	2,660	28,715	73,103
	Projected Annual Growth 2019 to 2024	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2019	1.4%	1.2%	1.2%
AGE	2019 Est. Population Under 10 Years	17.6%	15.2%	15.3%
	2019 Est. Population 10 to 19 Years	15.6%	14.7%	15.5%
	2019 Est. Population 20 to 29 Years	17.3%	15.8%	15.0%
	2019 Est. Population 30 to 44 Years	21.4%	19.0%	18.8%
	2019 Est. Population 45 to 59 Years	17.9%	17.7%	18.0%
	2019 Est. Population 60 to 74 Years	8.5%	13.3%	13.1%
	2019 Est. Population 75 Years or Over	1.7%	4.3%	4.2%
	2019 Est. Median Age	28.9	33.3	33.1
MARITAL STATUS & GENDER	2019 Est. Male Population	47.7%	46.7%	47.9%
	2019 Est. Female Population	52.3%	53.3%	52.1%
	2019 Est. Never Married	46.6%	42.2%	41.0%
	2019 Est. Now Married	31.9%	32.3%	34.8%
	2019 Est. Separated or Divorced	17.5%	19.5%	18.6%
	2019 Est. Widowed	3.9%	6.1%	5.6%
INCOME	2019 Est. HH Income \$200,000 or More	-	1.6%	2.0%
	2019 Est. HH Income \$150,000 to \$199,999	2.5%	3.0%	3.6%
	2019 Est. HH Income \$100,000 to \$149,999	5.7%	7.9%	9.0%
	2019 Est. HH Income \$75,000 to \$99,999	10.0%	11.7%	12.0%
	2019 Est. HH Income \$50,000 to \$74,999	19.2%	17.8%	19.4%
	2019 Est. HH Income \$35,000 to \$49,999	20.1%	18.1%	16.7%
	2019 Est. HH Income \$25,000 to \$34,999	13.0%	11.6%	11.3%
	2019 Est. HH Income \$15,000 to \$24,999	16.6%	12.5%	11.9%
	2019 Est. HH Income Under \$15,000	12.9%	15.9%	14.1%
	2019 Est. Average Household Income	\$45,938	\$55,511	\$60,528
	2019 Est. Median Household Income	\$39,311	\$45,684	\$49,341
	2019 Est. Per Capita Income	\$16,558	\$20,419	\$20,211
	2019 Est. Total Businesses	339	3,735	6,560
	2019 Est. Total Employees	6,001	50,694	77,967

5775 Bluebird Ave		1 mi radius	3 mi radius	5 mi radius
Dallas, TX 75237				
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	6,848	73,367	202,818
	2019 Est. Civilian Employed	62.5%	60.4%	60.1%
	2019 Est. Civilian Unemployed	4.5%	3.3%	3.1%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	33.0%	36.3%	36.7%
	2019 Labor Force Males	46.2%	45.4%	46.9%
	2019 Labor Force Females	53.8%	54.6%	53.1%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	4,277	44,311	121,992
	2019 Mgmt, Business, & Financial Operations	6.7%	10.2%	9.6%
	2019 Professional, Related	9.8%	14.4%	13.5%
	2019 Service	20.7%	19.1%	19.1%
	2019 Sales, Office	31.0%	28.0%	25.8%
	2019 Farming, Fishing, Forestry	0.2%	-	-
	2019 Construction, Extraction, Maintenance	10.6%	10.3%	13.5%
	2019 Production, Transport, Material Moving	21.0%	17.9%	18.3%
TRANSPORTATION TO WORK	2019 White Collar Workers	47.5%	52.6%	49.0%
	2019 Blue Collar Workers	52.5%	47.4%	51.0%
	2019 Drive to Work Alone	85.9%	81.6%	80.9%
	2019 Drive to Work in Carpool	8.5%	9.6%	10.4%
	2019 Travel to Work by Public Transportation	2.2%	3.0%	2.7%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	1.6%	1.8%	1.5%
TRAVEL TIME	2019 Other Means	1.5%	1.4%	1.7%
	2019 Work at Home	0.4%	2.5%	2.8%
	2019 Travel to Work in 14 Minutes or Less	19.0%	15.5%	15.0%
	2019 Travel to Work in 15 to 29 Minutes	31.6%	30.0%	29.7%
	2019 Travel to Work in 30 to 59 Minutes	35.7%	37.5%	36.1%
	2019 Travel to Work in 60 Minutes or More	5.3%	8.5%	9.6%
	2019 Average Travel Time to Work	25.5	27.9	28.2
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$139.59 M	\$1.65 B	\$4.42 B
	2019 Est. Apparel	\$4.88 M	\$57.73 M	\$154.95 M
	2019 Est. Contributions, Gifts	\$7.17 M	\$87.36 M	\$235.38 M
	2019 Est. Education, Reading	\$4 M	\$48.65 M	\$131.31 M
	2019 Est. Entertainment	\$7.54 M	\$90.25 M	\$243.4 M
	2019 Est. Food, Beverages, Tobacco	\$22.1 M	\$259.44 M	\$692.14 M
	2019 Est. Furnishings, Equipment	\$4.69 M	\$56.13 M	\$151.26 M
	2019 Est. Health Care, Insurance	\$12.83 M	\$152.49 M	\$407.9 M
	2019 Est. Household Operations, Shelter, Utilities	\$46.47 M	\$545.47 M	\$1.45 B
	2019 Est. Miscellaneous Expenses	\$2.6 M	\$30.83 M	\$82.44 M
	2019 Est. Personal Care	\$1.86 M	\$22.08 M	\$59.05 M
	2019 Est. Transportation	\$25.45 M	\$300.37 M	\$807.69 M



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)