

VICTORY REAL ESTATE GROUP

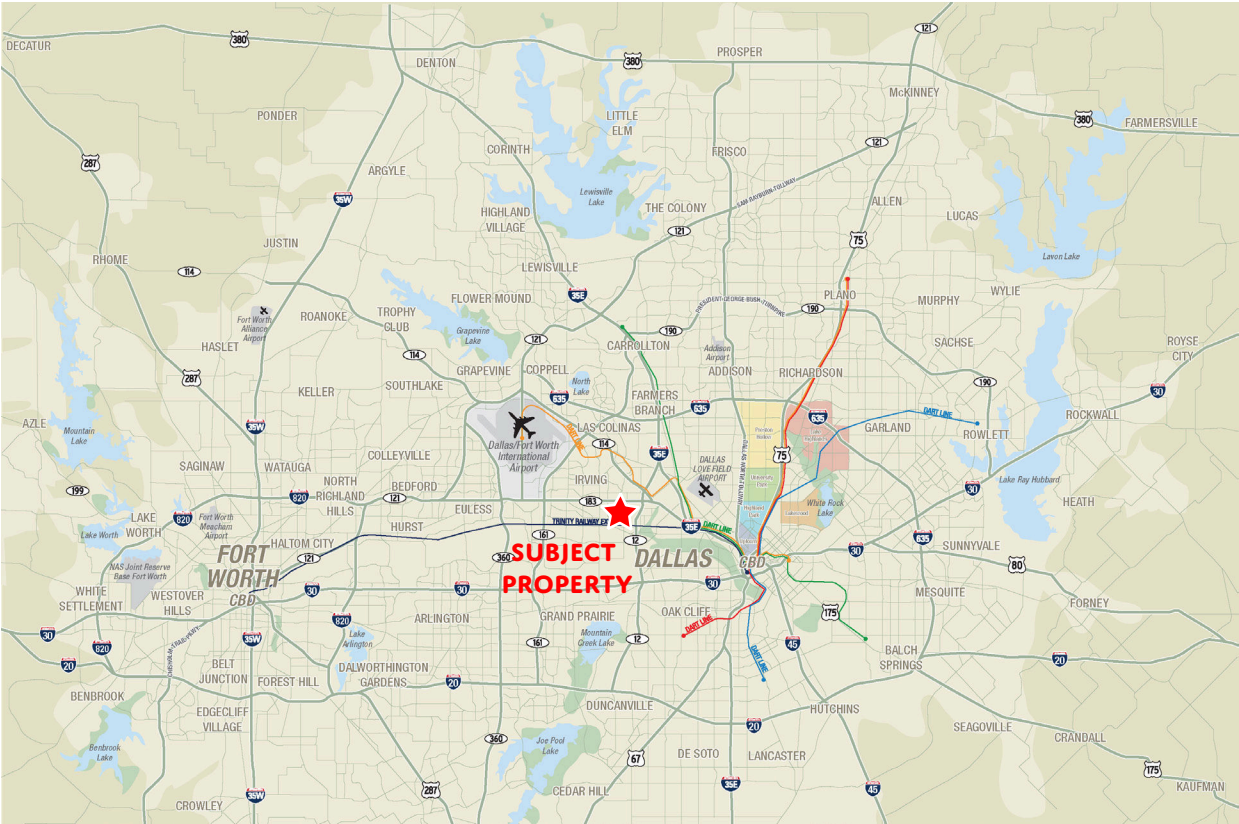
**MIKE SMITH**  
(60) 207-6569  
MSMITH@VG-RE.COM

**IAN PETERMAN**  
(617) 899-5932  
IPETERMAN@VG-RE.COM

**SEQ W. HUNTER FERRELL & MACARTHUR | FOR SALE**  
**IRVING, TX**



# PROPERTY DESCRIPTION



**LOCATION:**  
**SEQ W. HUNTER FERRELL ROAD  
& MACARTHUR BLVD  
IRVING, TX**

**PRICE:**  
**PLEASE CALL FOR PRICING**

**TRAFFIC COUNTS:**  
**MACARTHUR BOULEVARD  
15,299+ VPD**  
**HUNTER FERRELL ROAD  
6,678+ VPD**

## PROPERTY INFORMATION & HIGHLIGHTS

- + 128.18 AC OF RAW LAND FOR DEVELOPMENT
- + NEAR RESIDENTIAL DEVELOPMENTS, IRVING LAKE & LOCAL SCHOOLS
- + NEAR LONE STAR PARK, QUICK TRIP PARK, & VERIZON THEATER

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	8,150	81,510	222,987
<b>AVG HH INCOME:</b>	\$89,965	\$63,776	\$64,436

## 920 W HUNTER FERRELL RD

IRVING, TX 75060

1 MI RADIUS 3 MI RADIUS 5 MI RADIUS

POPULATION	2018 ESTIMATED POPULATION	8,150	81,510	222,981
	2023 PROJECTED POPULATION	8,522	85,547	235,132
	2010 CENSUS POPULATION	7,900	76,411	207,317
	2000 CENSUS POPULATION	7,579	75,379	198,019
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.9%	1.0%	1.1%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	0.4%	0.5%	0.7%
HOUSEHOLDS	2018 MEDIAN AGE	34.5	31.9	31.8
	2018 ESTIMATED HOUSEHOLDS	2,554	25,419	73,366
	2023 PROJECTED HOUSEHOLDS	2,684	26,783	77,387
	2010 CENSUS HOUSEHOLDS	2,419	23,267	66,570
	2000 CENSUS HOUSEHOLDS	2,442	24,137	66,676
	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.0%	1.1%	1.1%
RACE AND ETHNICITY	HISTORICAL ANNUAL GROWTH 2000 TO 2018	0.3%	0.3%	0.6%
	2018 ESTIMATED WHITE	56.7%	57.8%	56.6%
	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	6.6%	6.5%	10.1%
	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	9.1%	5.0%	4.8%
	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	1.5%	1.2%	1.0%
	2018 ESTIMATED OTHER RACES	26.1%	29.4%	27.5%
INCOME	2018 ESTIMATED HISPANIC	52.9%	63.9%	61.2%
	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$89,965	\$63,776	\$64,436
	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$71,106	\$53,124	\$53,730
	2018 ESTIMATED PER CAPITA INCOME	\$28,189	\$19,906	\$21,228
EDUCATION (AGE 25+)	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	9.9%	19.1%	17.2%
	2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	14.6%	15.5%	14.0%
	2018 ESTIMATED HIGH SCHOOL GRADUATE	27.8%	28.1%	27.5%
	2018 ESTIMATED SOME COLLEGE	21.0%	17.7%	18.1%
	2018 ESTIMATED ASSOCIATES DEGREE ONLY	5.3%	5.3%	5.5%
	2018 ESTIMATED BACHELORS DEGREE ONLY	16.1%	9.9%	12.0%
BUSINESS	2018 ESTIMATED GRADUATE DEGREE	5.3%	4.4%	5.7%
	2018 ESTIMATED TOTAL BUSINESSES	70	2,220	7,286
	2018 ESTIMATED TOTAL EMPLOYEES	812	21,738	91,822
	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	11.6	9.8	12.6
	2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	116.2	36.7	30.6



# INFORMATION ABOUT BROKERAGE SERVICES



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.

**B**efore 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 infor-

## 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 interest 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

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

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

