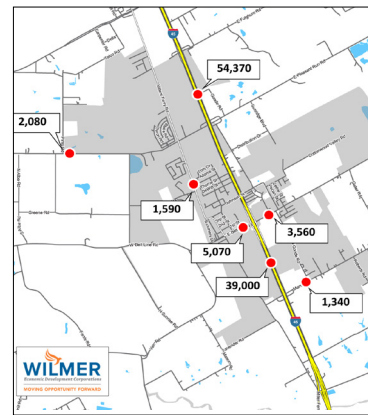


I-45 and E Belt Line (City Center) - Wilmer, Texas

This property is located west of the I-45 S Service Road on the north/south sides of E Belt Line Road in downtown Wilmer. City Hall, the post office and several retail establishments — including a gas station, bank, Church's Chicken, Family Dollar, Subway, Dollar General and Sonic Drive-In — are located within blocks of this property.

Wilmer offers easy access to all regional Interstates (I-45, I-20, I-30), U.S. Highways, the Union Pacific Intermodal facility, and both international and general aviation airports. Wilmer's major employers include: Proctor & Gamble, Whirlpool, Unilever Shippers Warehouse, Ace Hardware Distribution Center, Sprouts Distribution Center, Medline Industries, Makita and Port-A-Cool.



Wilmer Traffic Counts	Vehicles per Day
Interstate 45 - North of E Pleasant Run Road	54,370
E Pleasant Run Road - East of Pinto Road	2,080
E Belt Line Road - West of Wilmer Heights Drive	3,560
E Belt Line Road - West of Interstate 45	5,070
Interstate 45 - South of Dalport Parkway	39,000
Mars Road - West of S Goode Road	1,340
Millers Ferry Road - South of Adams Street	1,590

Source: CoStar 2016

Demographics	1-mile	3-mile	5-mile	PTA
2017 Population	1,275	4,447	19,143	26,431
2022 Population	1,384	4,751	20,069	27,619
% Growth 2017 - 22	8.5%	6.8%	4.8%	4.5%
Workplace Employees	245	1,667	8,850	8,384
Households	432	1,413	5,807	7,655

Daytime Employment (PTA)	
Workplace Employees	8,384
Total Employers	334

Race (PTA)	
White	38.8%
Black	20.3%
Asian	0.2%
Hispanic	39.1%
Other	1.6%

Income (PTA)	
Median Household	\$50,052
Average Household	\$62,337

Age (PTA)	
0 - 18	24.8%
18 - 34	26.4%
35 - 54	26.9%
55 - 74	18.4%
75+	3.6%

Households (PTA)	
Households	7,655
% Household Growth 2017 - 2022	4.9%
% Household Growth 2010 - 2017	7.8%
Avg Household Size	3.0

Education (PTA)	
Less than 9th grade	12.9%
Some High School	15.8%
High School	33.7%
Some College	22.8%
Associates Degree and Above	14.6%

Housing Units (PTA)	
Renters	24.9%
Owners	75.1%



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