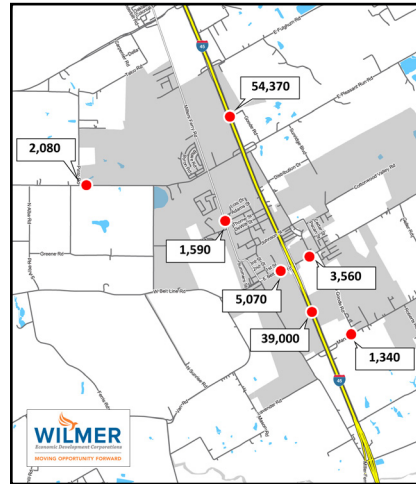


NEC I-45 and Mars Road - Wilmer, Texas

Located on the northeast corner of the I-45 N Service Road and Mars Road, this property is approximately 48 acres. Dalport Trade Center, an industrial park that is home to Proctor & Gamble and Whirlpool, is located across I-45 to the west.

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. Besides P&G and Whirlpool, Wilmer's major employers include: 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	103	4,523	15,270	26,431
2022 Population	107	4,797	16,137	27,619
% Growth 2017 - 22	4.2%	6.1%	5.7%	4.5%
Workplace Employees	44	1,488	6,288	8,384
Households	36	1,469	4,809	7,655

Daytime Employment (PTA)

Workplace Employees	8,384
Total Employers	334

Income (PTA)

Median Household	\$50,052
Average Household	\$62,337

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%

Race (PTA)

White	38.8%
Black	20.3%
Asian	0.2%
Hispanic	39.1%
Other	1.6%

Age (PTA)

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



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