

Pad Sites Available Simonds MarketCenter

NEC of US Hwy 175 & E Simonds Rd



Property Highlights

The site has 510' feet of frontage along Hwy 175 with excellent, at-grade exposure to more than 68,000 vehicles per day. The site is immediately adjacent to and easily accessible from the highest growth residential pockets in the trade area. Approximately 9,900 housing units are either under construction or in various stages of planning (see Residential Development map, pg. 5). Each pad will have the right to install a 75' pylon sign.

Pricing: Call for Pricing

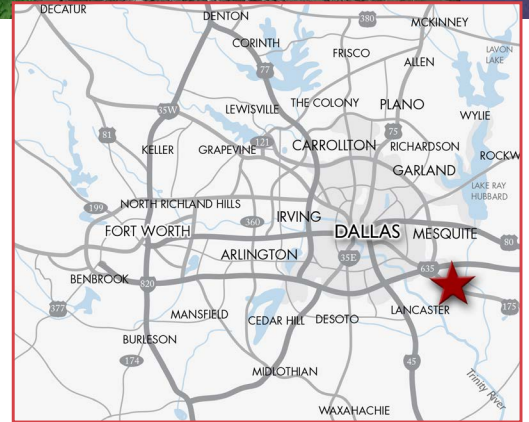
Available: 3 Pad Sites fronting Hwy 175

Traffic Counts:

US Hwy 175: 68,312 VPD (TXDOT 2022)

Demographics:

	5 Min DT	10 Min DT	15 Min DT
2023 Population:	17,273	82,417	283,226
2028 Projected Pop.:	17,313	85,838	296,829
Avg HH Income:	\$73,241	\$70,134	\$70,120



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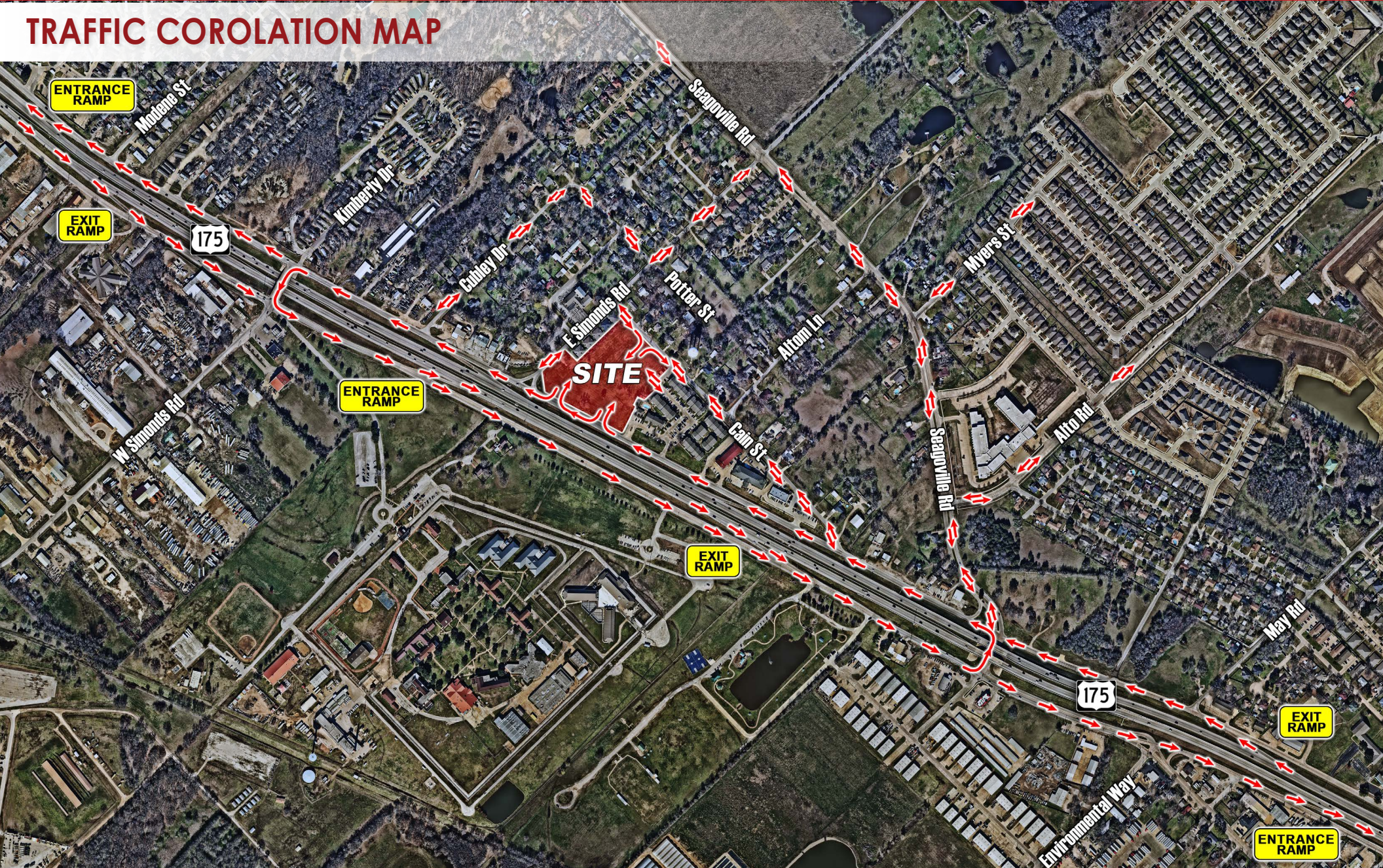


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TRAFFIC COROLATION MAP



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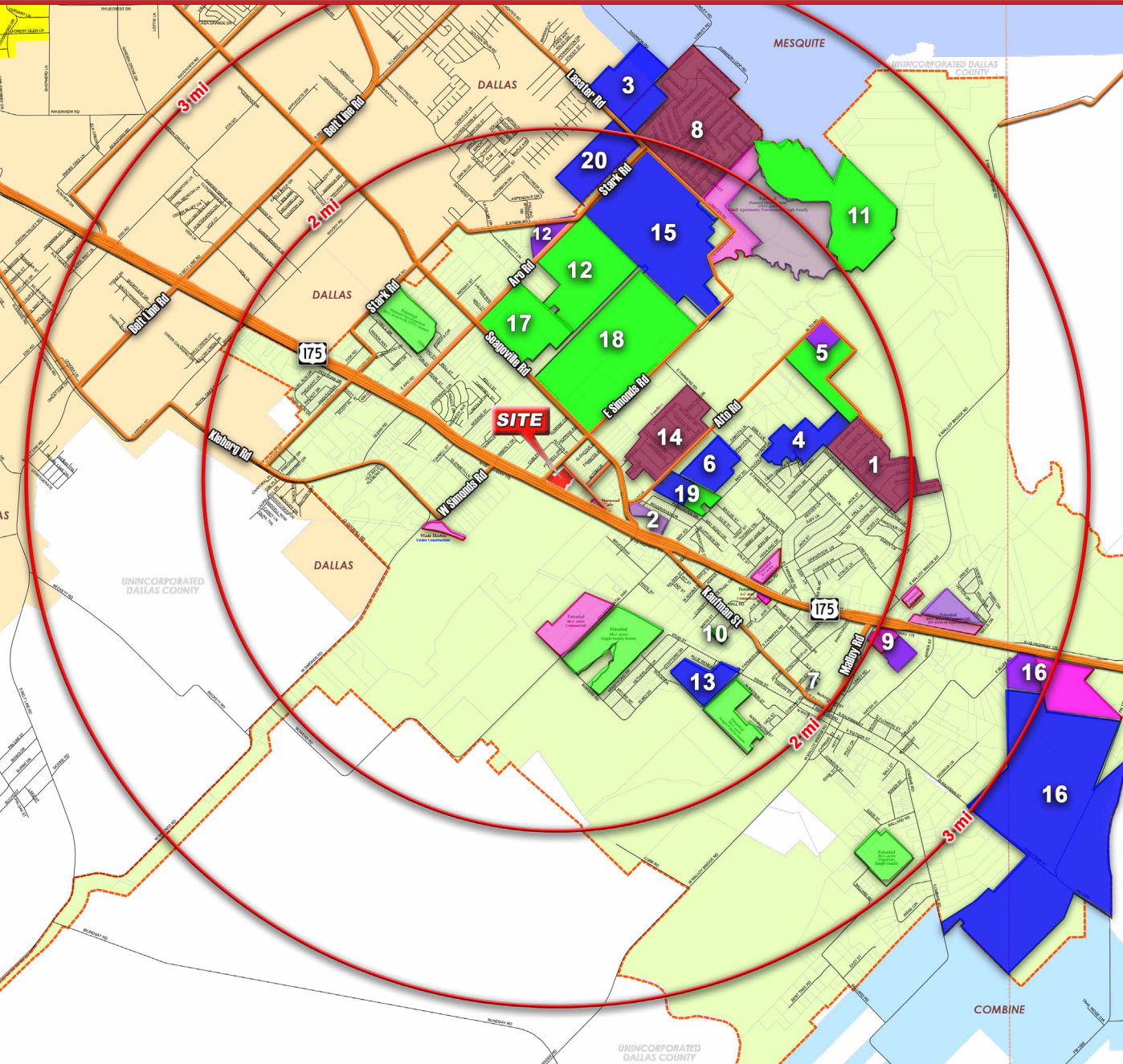


TRAFFIC COROLATION MAP



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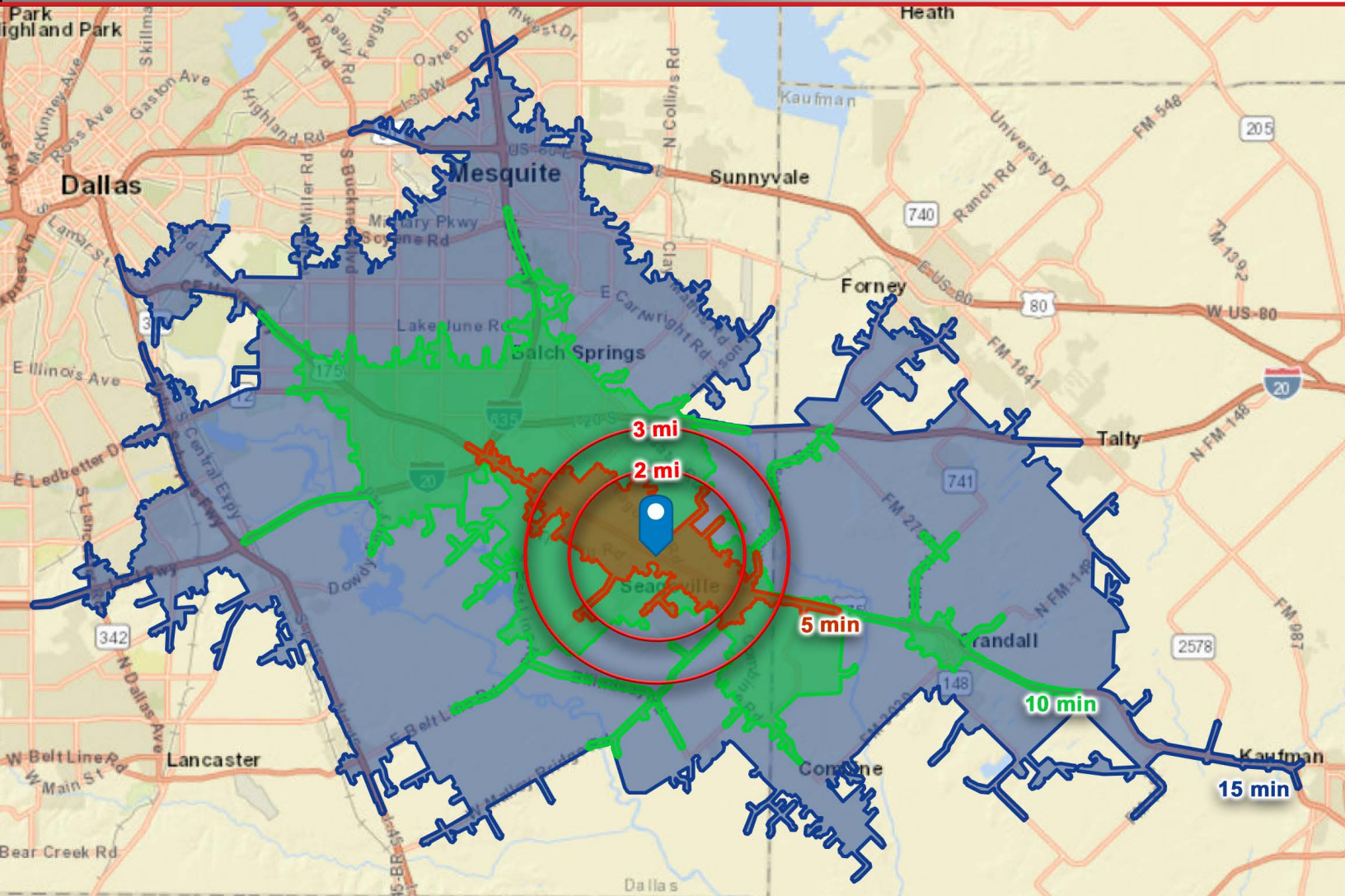
RESIDENTIAL DEVELOPMENTS IN SEAGOVILLE, TEXAS - Approximately 9,935 residential units planned, approved or under construction.

The following have all submitted plans and/or applications for these development projects:

1. Brook Valley – 150 Lots/33 left to develop
2. The Butler at Seagoville – 180 apartments (under engineering review)
3. Caldwell Lakes – 283 houses
4. Cottonwood Creek – 216 houses (pre-construction planning)
5. Greenawalt – 331 houses /77 condominiums (planning)
6. Edmond Farms – 93 houses (under engineering review)
7. Heritage Court – 7 townhomes (under construction)
8. Highland Meadows Phase III – 271 houses (completed)
9. Kemp Addition – 225 apartments (under plan review)
10. King David Estates – 12 houses (under final review)
11. Lakes of Rolling Meadows – 565 houses/76 cottages (application submitted)
12. Lakes of Serenity – 430 houses /93 cottages (approved by P&Z)
13. The Savoy – 121 houses (pre-construction mtg.)
14. Seagoville Farms – 372 houses (80% complete)
15. Stonehaven – 850 houses (pre-construction meeting)
16. Santorini – 1,945 houses / 2,400 apartments (ready to break ground)
17. Summer Lakes – 298 houses (approved by P&Z)
18. Taylor Farms – 958 houses (approved by P&Z)
19. Treadway – 76 houses (scheduled for walk through)
20. Wellington Farms – 23 houses located in Seagoville (ready to break ground)

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	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	12,427	64,415	231,859
2020 Total Population	16,419	79,465	271,557
2020 Group Quarters	201	2,155	4,957
2023 Total Population	17,273	82,417	283,226
2023 Group Quarters	200	1,981	4,785
2028 Total Population	17,313	85,838	296,829
2023-2028 Annual Rate	0.05%	0.82%	0.94%
2023 Total Daytime Population	14,434	62,902	219,473
Workers	4,925	17,750	63,244
Residents	9,509	45,152	156,229
2023 Households by Income			
Household Income Base	5,119	23,021	83,233
<\$15,000	15.3%	12.0%	12.8%
\$15,000 - \$24,999	6.7%	9.4%	9.4%
\$25,000 - \$34,999	8.1%	10.0%	9.9%
\$35,000 - \$49,999	13.6%	14.1%	14.0%
\$50,000 - \$74,999	22.5%	23.2%	21.2%
\$75,000 - \$99,999	12.2%	12.3%	12.4%
\$100,000 - \$149,999	15.3%	13.3%	14.0%
\$150,000 - \$199,999	2.8%	3.1%	3.9%
\$200,000+	3.6%	2.8%	2.5%
Average Household Income	\$73,241	\$70,134	\$70,120