

# RHOME LAND PACKAGE

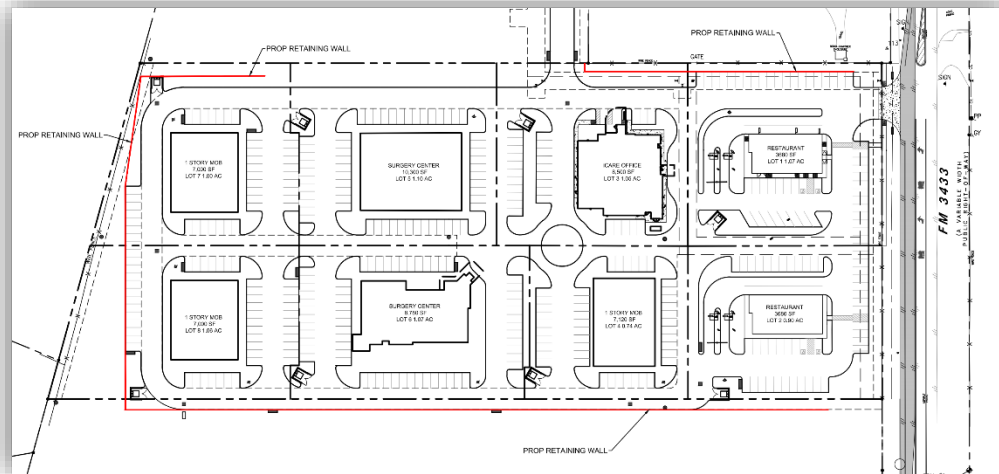


# DEVELOPMENT SUMMARY

## Rhome Development 8.0 acres mixed use development SW Quadrant of FM 3433 & US Hwy 287 Rhome, Texas

### DEVELOPMENT HIGHLIGHTS

- Approximately 8.0 acres of land (348,480 SF)
- Planned to be replatted into multiple lots as a mixed use retail/office development
- Pad sites available – approximately 1+ acres in size
- Build-to-suit lease opportunities
- Utilities available – water & sewer, off-site drainage
- High traffic credit retail fast food under contract on FM 3433 lots
- Across the street from new planned 27 acre HEB grocery store development
- Great Visibility/Accessibility – Just off Hwy 287 and Hwy 114 on FM 3433, a North/South throughfare connection from Main Street Rhome to Newark
- Surrounded by high growth residential - At the entrance to the new Rolling V Ranch residential development with 10,000 homes planned, Ellis Homestead, Alpha Ranch(2,623 lots), Sendera Ranch (9,208 lots)
- Future Northwest ISD Highschool site nearby\
- Area retail including Wells Fargo, Shell, Dairy Queen and more



### MEDICAL DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	2,000+ SF Available
Building Size:	7,000 SF – 12,000 SF
Offering Structure:	Building For Lease \ Pad Sites Available For Sale
Lot Size:	1+ acres, part of an 8 acre mixed use development
Zoning	None, land is part of Extra-Territorial Jurisdiction(ETJ)
Frontage	FM 3433

# DEVELOPMENT SUMMARY

## **Property Description:**

The property is a 8 acre tract of land which is part of a larger tract that is located in the Extra-Territorial Jurisdiction (ETJ) of the city of Rhome, Wise County, Texas. It is more specifically located at the SW Quadrant of FM 3433 & US Hwy 287 on FM 3433. The property is currently outside of the city of Rhome and as such is not subject to the typical zoning, platting and permitting requirements and fees. Traffic, water and sewer impact fees are significantly mitigated being outside of the city. Permitting and construction timelines are reduced through the simplicity of the ETJ process. The property shall still go through the preliminary and final platting process with the intention to divide the site into approximately 5-6 lots. Complete site/civil plans will be required by the city of Rhome including a site plan package. The site plan submittal and platting process requires approval from P&Z, & City Council.

## **Zoning:**

Being in the ETJ, the site has no zoning. Incorporated property is located adjacent to the site. The city of Rhome would prefer have the property go through annexation after development. In this case zoning of the site would be required following annexation. It is our intention to remain in the ETJ until each lot is developed to afford the most flexibility in land use with minimal restrictions.

## **Utilities:**

Water is located adjacent to the subject property on US 81 access road and on FM 3433. The water line shall be extended to each lot as they are developed after platting.

An existing sanitary sewer main can be accessed to the southeast end of the site. This sewer main shall be extended north to serve this development as lots are platted.

There is no existing city drainage infrastructure in close proximity to the site. Offsite drainage will be accepted by the adjacent Rolling V land.

## **Civil Engineering:**

The property is currently not platted. Reconfiguration of the lots for lot sales and/or future development will require a replat. Complete site/civil plans will be required, and a site plan package will also be required. The Site Plan process requires approval from P&Z, & City Council.

## **Road Infrastructure and Improvements:**

The proposed development will provide access from US Hwy 287 (US 81) and FM 3433. TxDOT is looking to expand US Highway 287 in this area and is currently in the schematic design phase. The current design shows the US Hwy 287 service road



# DEVELOPMENT SUMMARY

as one way in this area. TxDOT may also widen FM 3433 in this area. FM 3433 is currently a two-lane undivided asphalt roadway with no median. Due to being in the ETJ outside the city of Rhome, traffic impact fees are mitigated for this property. This is a significant cost savings.

## **Area Highlights:**

The subject property offers great visibility with frontage on FM 3433 just off Hwy 287. It is surrounded by high growth residential developments including Rolling V Ranch 10,000 homes planned, Ellis Homestead, Alpha Ranch(2,623 lots) and Sendera Ranch (9,208 lots).

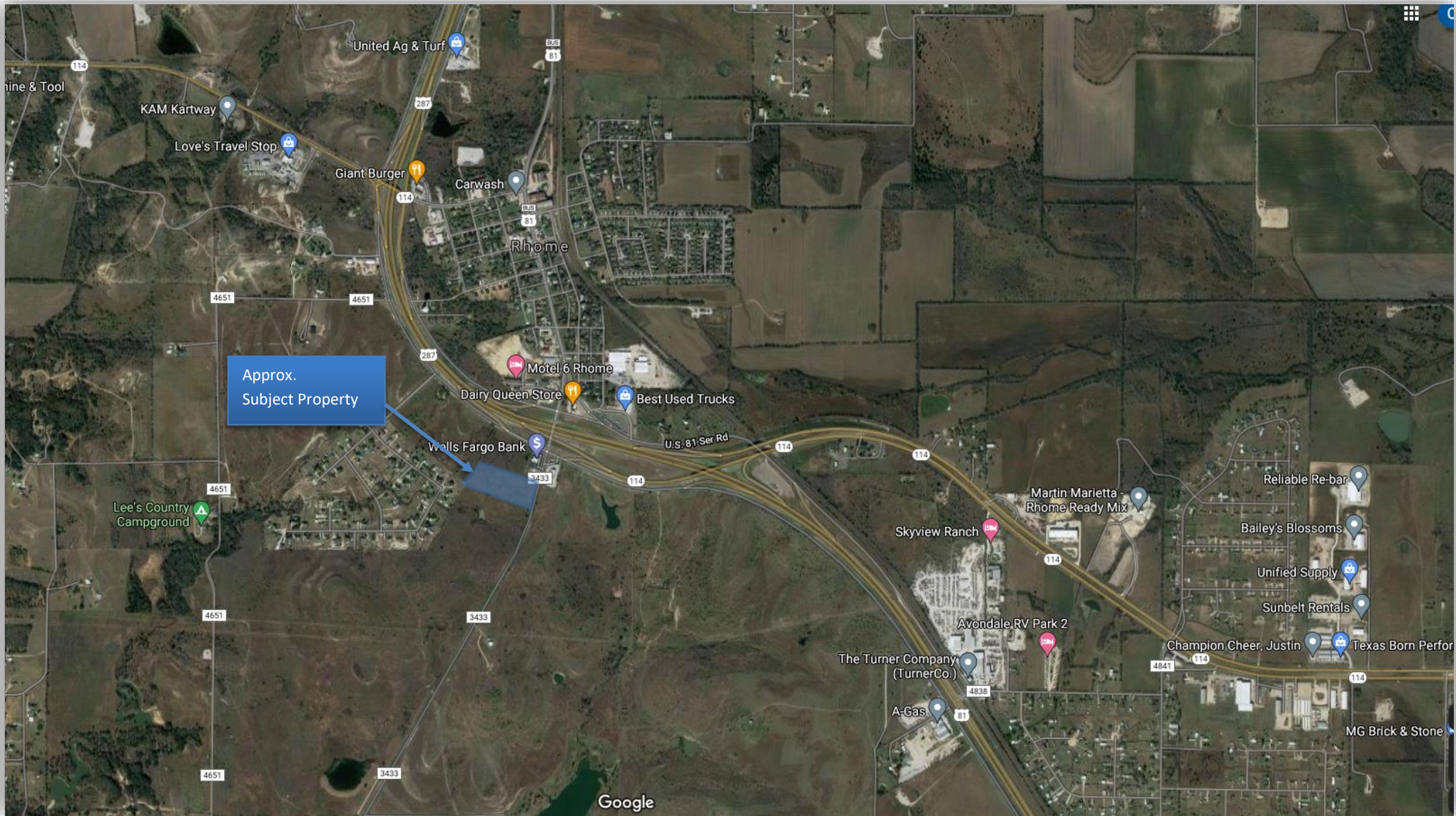
## **Castle Development Group:**

Castle Development Group has a combined 30+ years of experience in commercial real estate industry. Our team is comprised of highly experienced professionals who have held senior roles with general contractors, developers, financial institutions, and healthcare organizations. Through this experience we utilize our technical skills, market knowledge and extensive industry and government relationships to deliver the project in an effective and efficient manner.

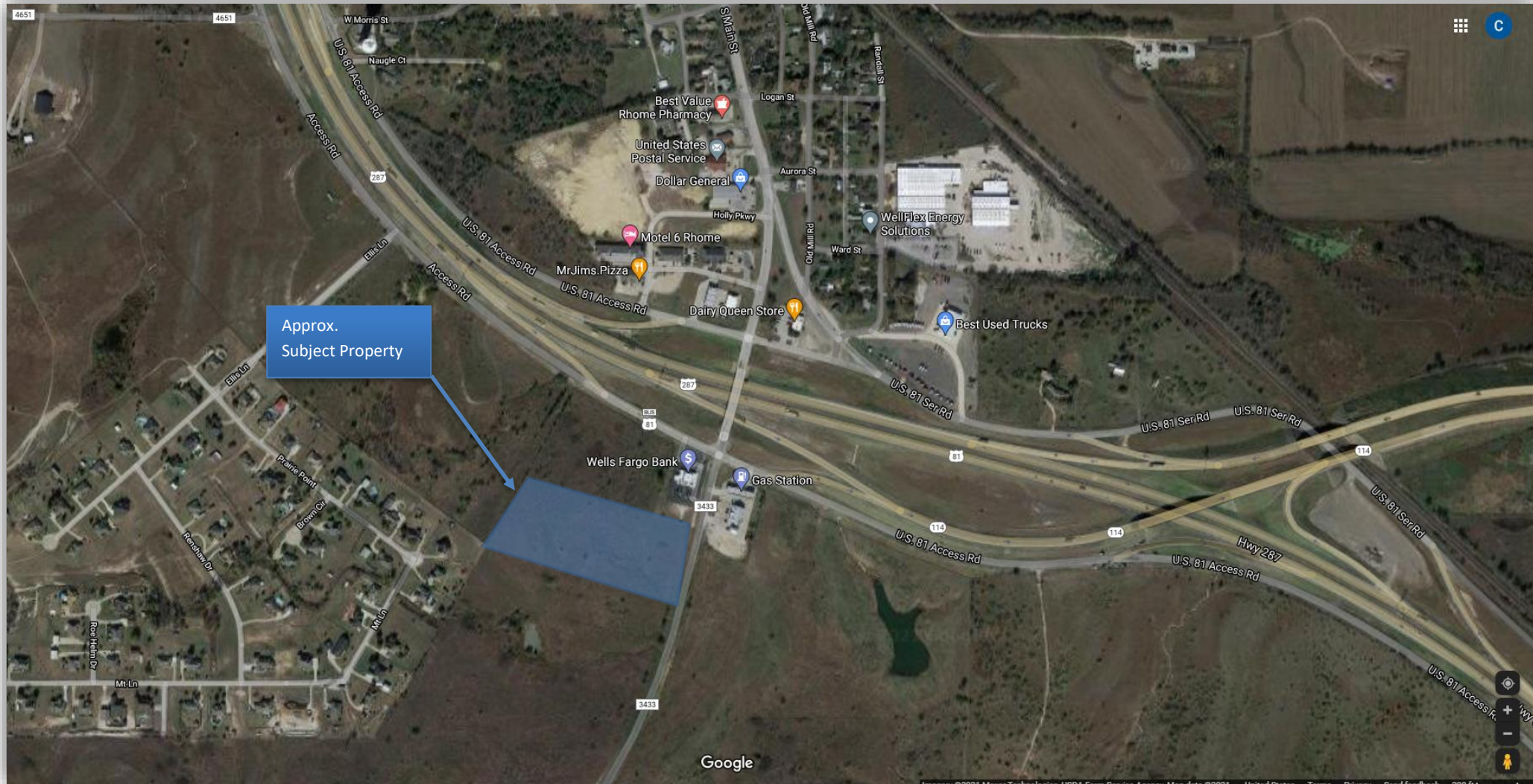
We specialize in the development of medical, professional office, and retail properties in Texas and the surrounding markets. Our development opportunities include existing buildings with ready-to-lease space, build-ready sites and built-to-suit options. We provide high quality cost effective developments in high growth, underserved markets. With each new client, Castle Development Group designs the properties by listening carefully, responding to client feedback, and employing Castle Development Group's proven systems and techniques. All of which ensure the timely completion and delivery of projects designed to meet the customers' needs.

Healthcare facility development is our core focus at Castle Development Group. Our company was founded with the goal of providing high-quality real estate services to individual physicians, group practices, hospitals, and other healthcare providers. We understand the many challenges posed by a changing business climate and an exceedingly challenging regulatory system. We incorporate this knowledge throughout all phases of the development process to address the specific operational needs of physicians and providers while creating real estate solutions that are functionally and economically viable over the long term. Working closely with various healthcare groups ranging from large Hospitals to individual entrepreneurial minded physicians, our team has gained the first-hand, practical experience needed to effectively navigate the healthcare development system. Our team has expertise in medical sector projects including: Primary care medical office

- Multi-specialty medical office
- Imaging
- Dialysis
- Ambulatory surgery centers
- Free standing emergency departments
- Large scale surgical hospitals













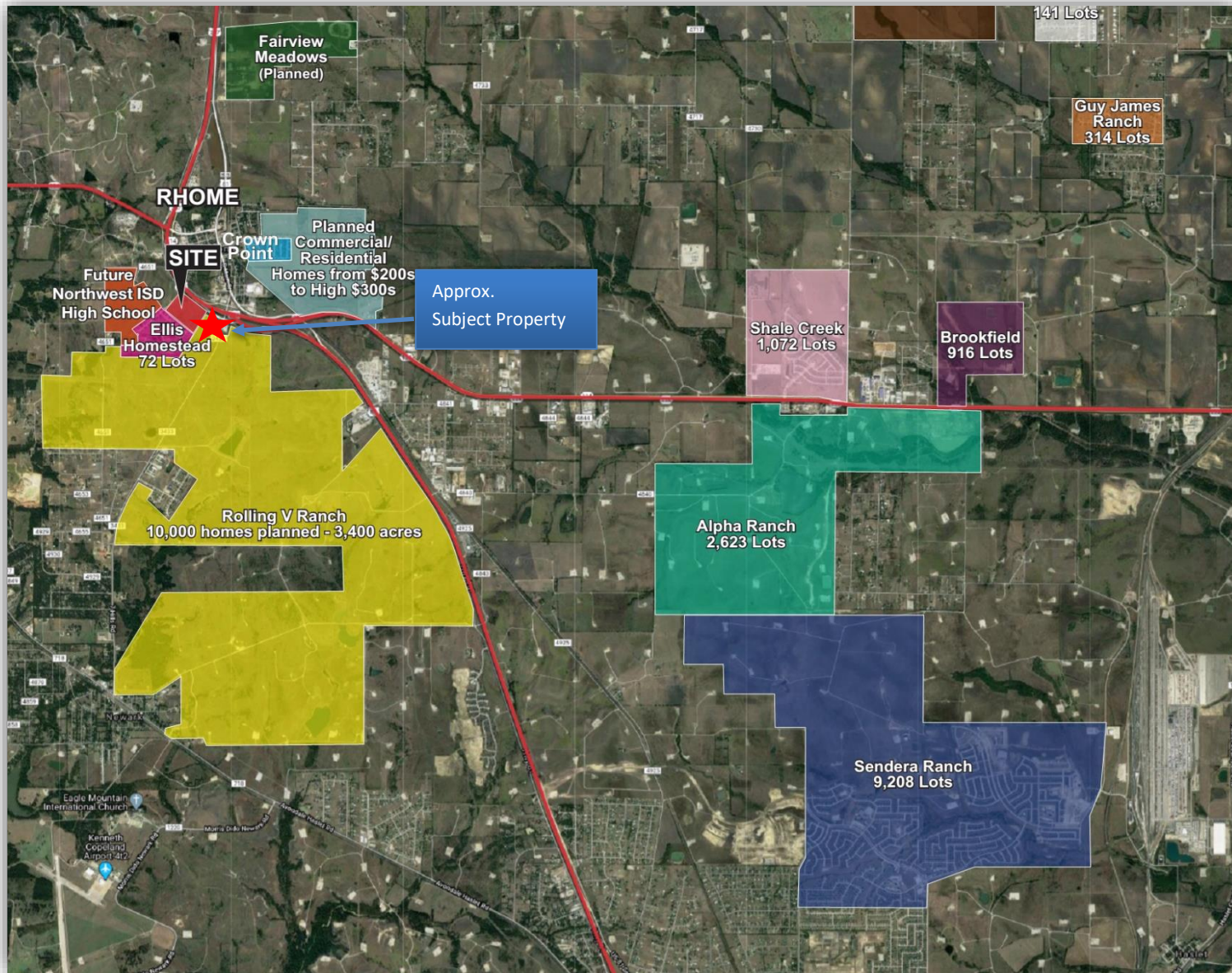






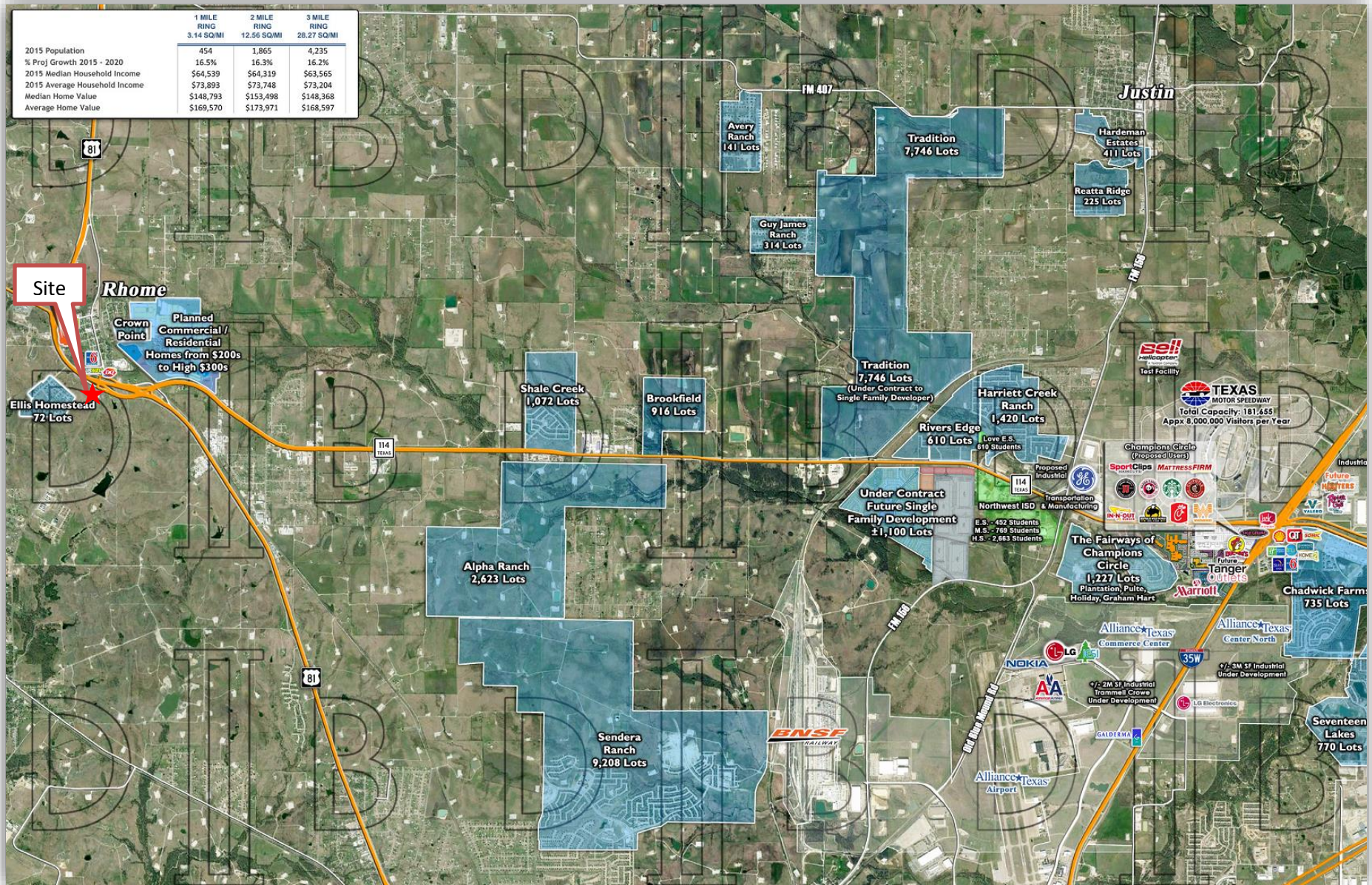


# AREA MAP





# AREA MAP



**CASTLE**  
DEVELOPMENT GROUP

251 E Southlake Blvd • Suite 100 • Southlake, TX 76092 • Phone 817-337-3433 • Fax 817-337-6466

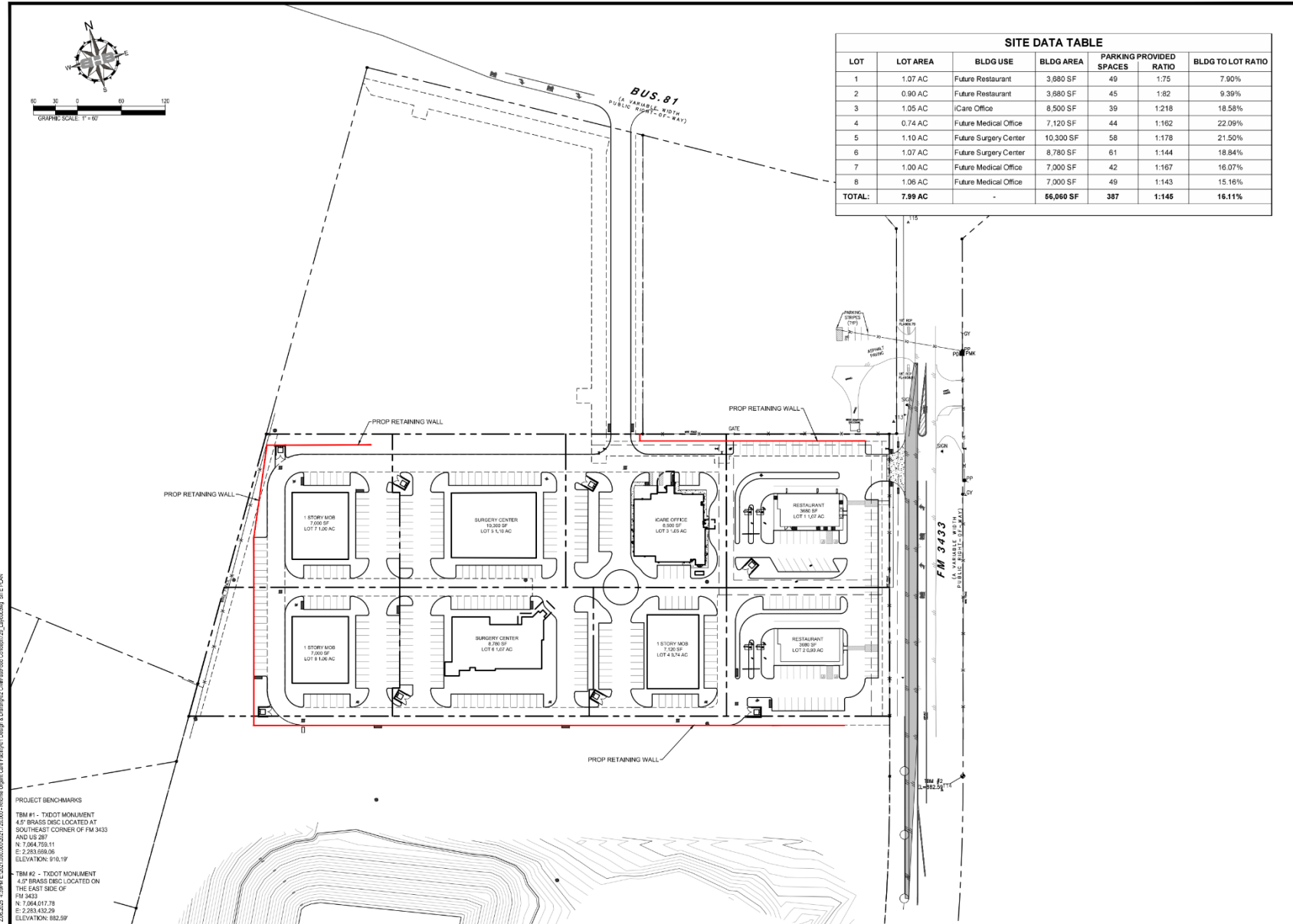
Visit our website at [www.castledevgroup.com](http://www.castledevgroup.com)





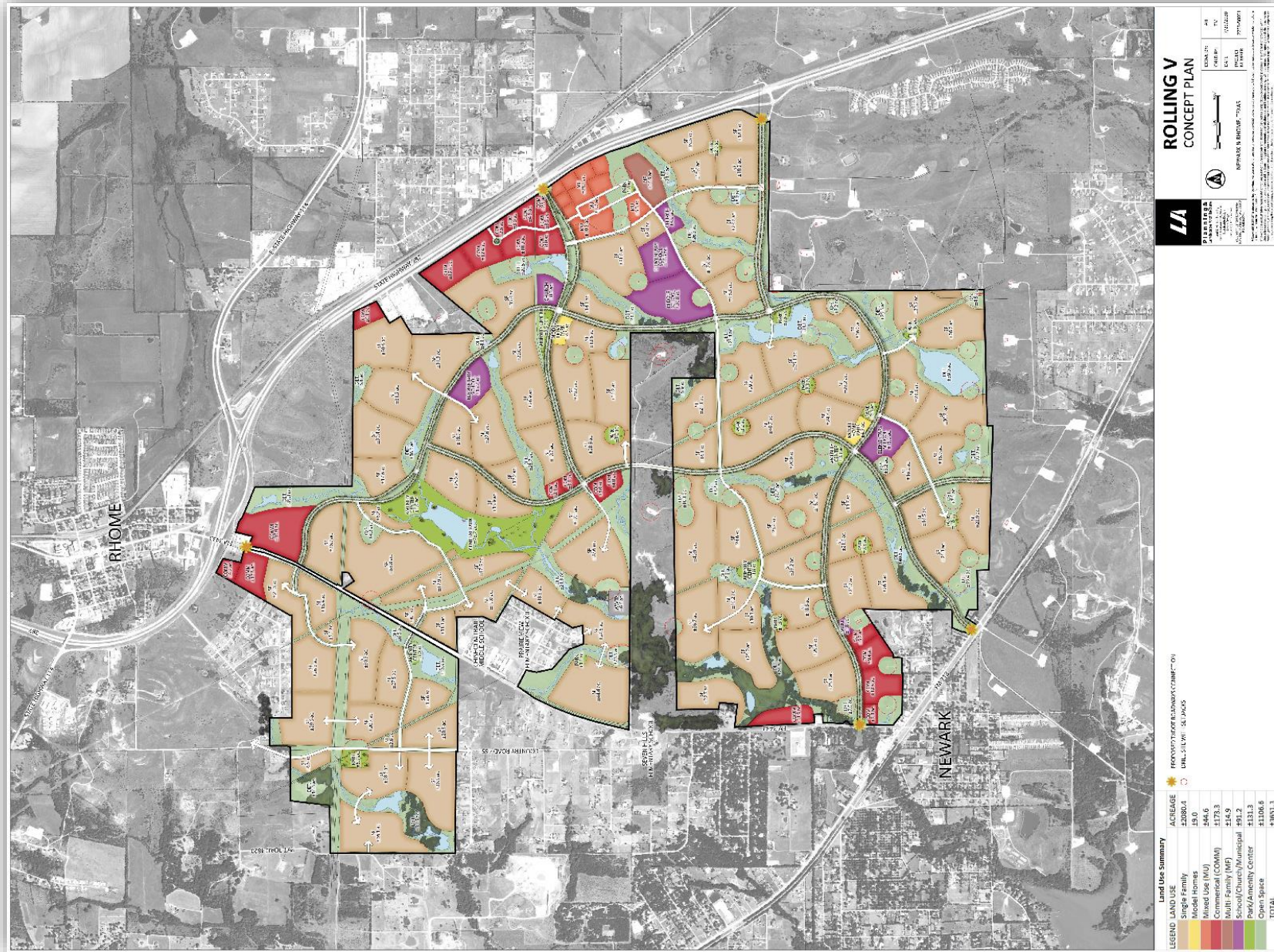


# PRELIMINARY SITE PLAN



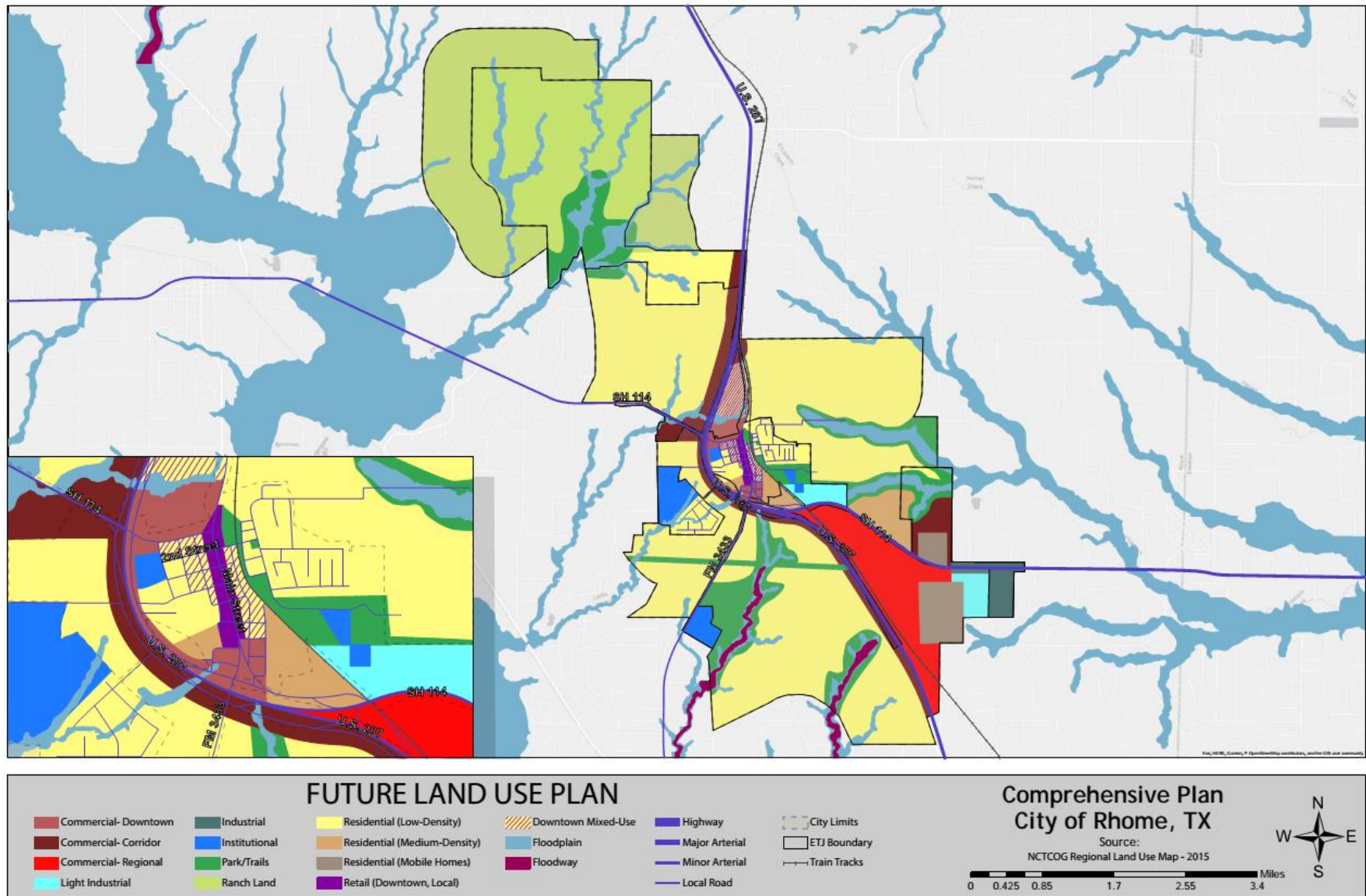


# ROLLING V RESIDENTIAL CONCEPT SITE

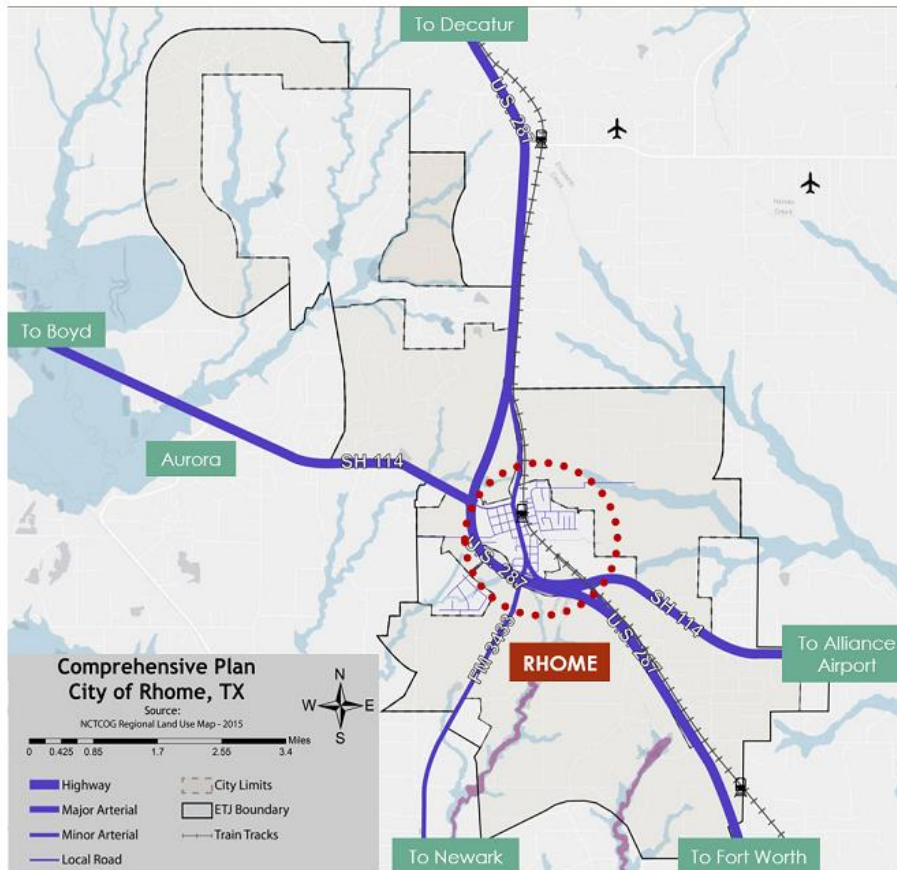




# FUTURE LAND USE PLAN







Rhome lies at the crossroads of several major roads: US-287/81, TX-114, and FM-3433. The Burlington Northern Santa Fe Railroad also runs through and forms the eastern border of Rhome's downtown district: Old Rhome.

U.S. Route 287/81 runs through Rhome and is one of the strongest potential commercial corridors for the city. It serves as the major truck route between Fort Worth and Amarillo and bounds Old Rhome on the west. US-287/81 is used by over 25,000 vehicles (Tx-DOT 2018 District Traffic Web Viewer) traveling to and from Fort Worth and Decatur.

Texas State Highway 114 was originally designated as a connector between Dallas and Rhome on April 14, 1926. It transports 12,000 to 18,000 vehicles annually and connects Rhome to Alliance Airport and the cities of Aurora and Boyd. TX-114 briefly runs concurrent with US-287/81 before entering Fort Worth and passing the Texas Motor Speedway as well as crossing I-35W.


FM-3433 connects Rhome to Newark. It joins briefly with US-287/81 and TX-114. Notably, US-287/81 is a special (business) route that diverts traffic from the highways into and through Rhome, US-287/81 is also Rhome's Main Street.

The closest public airport is Alliance Airport in Fort Worth, which is 20 minutes away. Additional airport services including international and commercial flights are located 30 miles away at DFW International Airport. Transportation access and location are the key economic strengths for Rhome.



# DEMOGRAPHICS – SUMMARY REPORT


## Demographic Summary Report

Tract 1				
SWQ Highway 287 & 114, Rhome, TX 76078				
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>0%</b>			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	2 Mile	3 Mile	5 Mile	
<b>Population</b>				
2026 Projection	3,234	7,109	16,533	
2021 Estimate	2,840	6,258	14,691	
2010 Census	1,984	4,477	11,087	
Growth 2021 - 2026	13.87%	13.60%	12.54%	
Growth 2010 - 2021	43.15%	39.78%	32.51%	
<b>2021 Population by Hispanic Origin</b>	508	1,144	2,449	
<b>2021 Population</b>	2,840	6,258	14,691	
White	2,655 93.49%	5,870 93.80%	13,723 93.41%	
Black	38 1.34%	85 1.36%	224 1.52%	
Am. Indian & Alaskan	48 1.69%	89 1.42%	204 1.39%	
Asian	24 0.85%	58 0.93%	150 1.02%	
Hawaiian & Pacific Island	3 0.11%	6 0.10%	19 0.13%	
Other	71 2.50%	151 2.41%	371 2.53%	
U.S. Armed Forces	1	4	9	
<b>Households</b>				
2026 Projection	1,107	2,457	5,746	
2021 Estimate	976	2,170	5,123	
2010 Census	689	1,568	3,905	
Growth 2021 - 2026	13.42%	13.23%	12.16%	
Growth 2010 - 2021	41.65%	38.39%	31.19%	
Owner Occupied	802 82.17%	1,780 82.03%	4,198 81.94%	
Renter Occupied	174 17.83%	391 18.02%	925 18.06%	
<b>2021 Households by HH Income</b>	974	2,171	5,125	
Income: <\$25,000	80 8.21%	185 8.52%	470 9.17%	
Income: \$25,000 - \$50,000	158 16.22%	370 17.04%	922 17.99%	
Income: \$50,000 - \$75,000	231 23.72%	497 22.89%	1,147 22.38%	
Income: \$75,000 - \$100,000	111 11.40%	238 10.96%	636 12.41%	
Income: \$100,000 - \$125,000	151 15.50%	352 16.21%	771 15.04%	
Income: \$125,000 - \$150,000	45 4.62%	85 3.92%	233 4.55%	
Income: \$150,000 - \$200,000	91 9.34%	210 9.67%	450 8.78%	
Income: \$200,000+	107 10.99%	234 10.78%	496 9.68%	
<b>2021 Avg Household Income</b>	\$105,896	\$105,204	\$101,233	
<b>2021 Med Household Income</b>	\$79,054	\$78,519	\$75,924	



# DEMOGRAPHICS

## Demographic Detail Report

Tract 1				
SWQ Highway 287 & 114, Rhome, TX 76078				
Building Type: <b>Land</b>		Total Available: <b>0 SF</b>		
Class: -		% Leased: <b>0%</b>		
RBA: -		Rent/SF/Yr: -		
Typical Floor: -				
Radius	2 Mile	3 Mile	5 Mile	
Population				
2026 Projection	3,234	7,109	16,533	
2021 Estimate	2,840	6,258	14,691	
2010 Census	1,984	4,477	11,087	
Growth 2021 - 2026	13.87%	13.60%	12.54%	
Growth 2010 - 2021	43.15%	39.78%	32.51%	
2021 Population by Age	2,840	6,258	14,691	
Age 0 - 4	197 6.94%	418 6.68%	950 6.47%	
Age 5 - 9	223 7.85%	475 7.59%	1,078 7.34%	
Age 10 - 14	227 7.99%	488 7.80%	1,121 7.63%	
Age 15 - 19	200 7.04%	435 6.95%	1,019 6.94%	
Age 20 - 24	150 5.28%	331 5.29%	797 5.43%	
Age 25 - 29	172 6.06%	374 5.98%	881 6.00%	
Age 30 - 34	190 6.69%	401 6.41%	918 6.25%	
Age 35 - 39	209 7.36%	439 7.02%	996 6.78%	
Age 40 - 44	190 6.69%	406 6.49%	934 6.36%	
Age 45 - 49	193 6.80%	424 6.78%	993 6.76%	
Age 50 - 54	191 6.73%	429 6.86%	1,015 6.91%	
Age 55 - 59	204 7.18%	465 7.43%	1,104 7.51%	
Age 60 - 64	171 6.02%	395 6.31%	947 6.45%	
Age 65 - 69	119 4.19%	279 4.46%	677 4.61%	
Age 70 - 74	92 3.24%	221 3.53%	543 3.70%	
Age 75 - 79	60 2.11%	145 2.32%	368 2.50%	
Age 80 - 84	31 1.09%	78 1.25%	204 1.39%	
Age 85+	22 0.77%	56 0.89%	147 1.00%	
Age 65+	324 11.41%	779 12.45%	1,939 13.20%	
Median Age	36.50	37.40	37.90	
Average Age	36.20	37.00	37.50	



# DEMOGRAPHICS

## Demographic Detail Report

Tract 1				
SWQ Highway 287 & 114, Rhome, TX 76078				
Radius	2 Mile	3 Mile	5 Mile	
<b>2021 Population By Race</b>	<b>2,840</b>	<b>6,258</b>	<b>14,691</b>	
White	2,655 93.49%	5,870 93.80%	13,723 93.41%	
Black	38 1.34%	85 1.36%	224 1.52%	
Am. Indian & Alaskan	48 1.69%	89 1.42%	204 1.39%	
Asian	24 0.85%	58 0.93%	150 1.02%	
Hawaiian & Pacific Island	3 0.11%	6 0.10%	19 0.13%	
Other	71 2.50%	151 2.41%	371 2.53%	
<b>Population by Hispanic Origin</b>	<b>2,840</b>	<b>6,258</b>	<b>14,691</b>	
Non-Hispanic Origin	2,332 82.11%	5,114 81.72%	12,241 83.32%	
Hispanic Origin	508 17.89%	1,144 18.28%	2,450 16.68%	
<b>2021 Median Age, Male</b>	<b>36.30</b>	<b>37.20</b>	<b>37.70</b>	
<b>2021 Average Age, Male</b>	<b>35.90</b>	<b>36.70</b>	<b>37.20</b>	
<b>2021 Median Age, Female</b>	<b>36.60</b>	<b>37.60</b>	<b>38.10</b>	
<b>2021 Average Age, Female</b>	<b>36.50</b>	<b>37.30</b>	<b>37.80</b>	
<b>2021 Population by Occupation Classification</b>	<b>2,155</b>	<b>4,791</b>	<b>11,340</b>	
Civilian Employed	1,299 60.28%	2,857 59.63%	6,714 59.21%	
Civilian Unemployed	88 4.08%	199 4.15%	450 3.97%	
Civilian Non-Labor Force	767 35.59%	1,732 36.15%	4,168 36.75%	
Armed Forces	1 0.05%	3 0.06%	8 0.07%	
<b>Households by Marital Status</b>				
Married	609	1,371	3,170	
Married No Children	324	749	1,783	
Married w/Children	285	622	1,386	
<b>2021 Population by Education</b>	<b>1,926</b>	<b>4,314</b>	<b>10,253</b>	
Some High School, No Diploma	242 12.56%	563 13.05%	1,458 14.22%	
High School Grad (Incl Equivalency)	668 34.68%	1,481 34.33%	3,292 32.11%	
Some College, No Degree	622 32.29%	1,382 32.04%	3,290 32.09%	
Associate Degree	83 4.31%	202 4.68%	525 5.12%	
Bachelor Degree	248 12.88%	549 12.73%	1,357 13.24%	
Advanced Degree	63 3.27%	137 3.18%	331 3.23%	



# DEMOGRAPHICS

## Demographic Detail Report

Tract 1						
SWQ Highway 287 & 114, Rhome, TX 76078						
Radius	2 Mile		3 Mile		5 Mile	
2021 Population by Occupation	2,419		5,221		12,066	
Real Estate & Finance	87	3.60%	195	3.73%	428	3.55%
Professional & Management	507	20.96%	1,038	19.88%	2,346	19.44%
Public Administration	37	1.53%	71	1.36%	176	1.46%
Education & Health	204	8.43%	400	7.66%	958	7.94%
Services	209	8.64%	450	8.62%	1,087	9.01%
Information	9	0.37%	25	0.48%	82	0.68%
Sales	242	10.00%	576	11.03%	1,397	11.58%
Transportation	10	0.41%	16	0.31%	42	0.35%
Retail	166	6.86%	382	7.32%	881	7.30%
Wholesale	33	1.36%	78	1.49%	190	1.57%
Manufacturing	121	5.00%	290	5.55%	655	5.43%
Production	266	11.00%	528	10.11%	1,164	9.65%
Construction	200	8.27%	500	9.58%	1,216	10.08%
Utilities	202	8.35%	368	7.05%	783	6.49%
Agriculture & Mining	43	1.78%	99	1.90%	220	1.82%
Farming, Fishing, Forestry	3	0.12%	4	0.08%	7	0.06%
Other Services	80	3.31%	201	3.85%	434	3.60%
2021 Worker Travel Time to Job	1,255		2,739		6,431	
<30 Minutes	507	40.40%	1,134	41.40%	2,493	38.77%
30-60 Minutes	548	43.67%	1,119	40.85%	2,800	43.54%
60+ Minutes	200	15.94%	486	17.74%	1,138	17.70%
2010 Households by HH Size	690		1,568		3,905	
1-Person Households	115	16.67%	267	17.03%	708	18.13%
2-Person Households	238	34.49%	543	34.63%	1,328	34.01%
3-Person Households	116	16.81%	267	17.03%	681	17.44%
4-Person Households	122	17.68%	270	17.22%	637	16.31%
5-Person Households	60	8.70%	137	8.74%	328	8.40%
6-Person Households	27	3.91%	58	3.70%	150	3.84%
7 or more Person Households	12	1.74%	26	1.66%	73	1.87%
2021 Average Household Size	2.90		2.90		2.80	
Households						
2026 Projection	1,107		2,457		5,746	
2021 Estimate	976		2,170		5,123	
2010 Census	689		1,568		3,905	
Growth 2021 - 2026	13.42%		13.23%		12.16%	
Growth 2010 - 2021	41.65%		38.39%		31.19%	



# DEMOGRAPHICS

## Demographic Detail Report

Tract 1				
SWQ Highway 287 & 114, Rhome, TX 76078				
Radius	2 Mile	3 Mile	5 Mile	
<b>2021 Households by HH Income</b>	<b>974</b>	<b>2,171</b>	<b>5,125</b>	
<\$25,000	80 8.21%	185 8.52%	470 9.17%	
\$25,000 - \$50,000	158 16.22%	370 17.04%	922 17.99%	
\$50,000 - \$75,000	231 23.72%	497 22.89%	1,147 22.38%	
\$75,000 - \$100,000	111 11.40%	238 10.96%	636 12.41%	
\$100,000 - \$125,000	151 15.50%	352 16.21%	771 15.04%	
\$125,000 - \$150,000	45 4.62%	85 3.92%	233 4.55%	
\$150,000 - \$200,000	91 9.34%	210 9.67%	450 8.78%	
\$200,000+	107 10.99%	234 10.78%	496 9.68%	
<b>2021 Avg Household Income</b>	<b>\$105,896</b>	<b>\$105,204</b>	<b>\$101,233</b>	
<b>2021 Med Household Income</b>	<b>\$79,054</b>	<b>\$78,519</b>	<b>\$75,924</b>	
<b>2021 Occupied Housing</b>	<b>976</b>	<b>2,171</b>	<b>5,123</b>	
Owner Occupied	802 82.17%	1,780 81.99%	4,198 81.94%	
Renter Occupied	174 17.83%	391 18.01%	925 18.06%	
<b>2010 Housing Units</b>	<b>801</b>	<b>1,678</b>	<b>3,789</b>	
1 Unit	778 97.13%	1,637 97.56%	3,682 97.18%	
2 - 4 Units	15 1.87%	28 1.67%	66 1.74%	
5 - 19 Units	6 0.75%	10 0.60%	35 0.92%	
20+ Units	2 0.25%	3 0.18%	6 0.16%	
<b>2021 Housing Value</b>	<b>802</b>	<b>1,780</b>	<b>4,198</b>	
<\$100,000	84 10.47%	206 11.57%	558 13.29%	
\$100,000 - \$200,000	205 25.56%	352 19.78%	882 21.01%	
\$200,000 - \$300,000	215 26.81%	506 28.43%	1,125 26.80%	
\$300,000 - \$400,000	192 23.94%	348 19.55%	867 20.65%	
\$400,000 - \$500,000	48 5.99%	143 8.03%	258 6.15%	
\$500,000 - \$1,000,000	58 7.23%	225 12.64%	508 12.10%	
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%	
<b>2021 Median Home Value</b>	<b>\$252,093</b>	<b>\$265,612</b>	<b>\$258,577</b>	
<b>2021 Housing Units by Yr Built</b>	<b>1,009</b>	<b>2,246</b>	<b>5,311</b>	
Built 2010+	256 25.37%	525 23.37%	1,091 20.54%	
Built 2000 - 2010	292 28.94%	586 26.09%	1,228 23.12%	
Built 1990 - 1999	225 22.30%	461 20.53%	1,116 21.01%	
Built 1980 - 1989	80 7.93%	230 10.24%	673 12.67%	
Built 1970 - 1979	54 5.35%	156 6.95%	446 8.40%	
Built 1960 - 1969	35 3.47%	110 4.90%	306 5.76%	
Built 1950 - 1959	24 2.38%	73 3.25%	202 3.80%	
Built <1949	43 4.26%	105 4.67%	249 4.69%	
<b>2021 Median Year Built</b>	<b>2001</b>	<b>1999</b>	<b>1996</b>	

# DEMOGRAPHICS — MARKET COMPARISON

## Demographic Market Comparison Report

1 mile radius

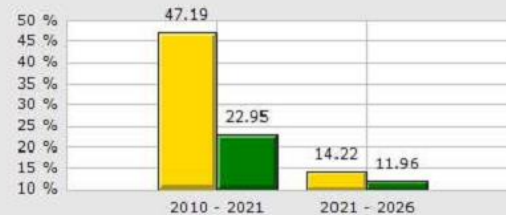
### Tract 1

SWQ Highway 287 & 114, Rhome, TX 76078

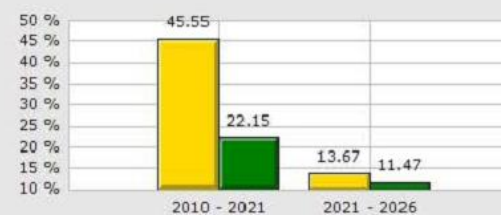
Type: Land  
County: Wise

1 Mile  
County

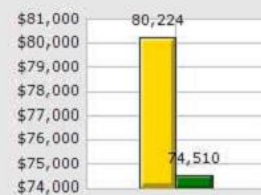
#### Population Growth



#### Household Growth



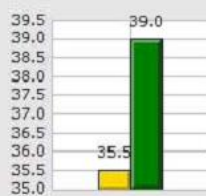
#### 2021 Med Household Inc



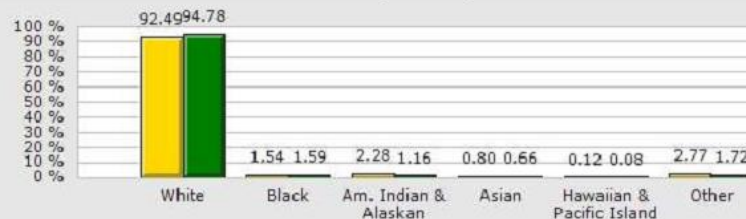
#### 2021 Households by Household Income



#### 2021 Median Age



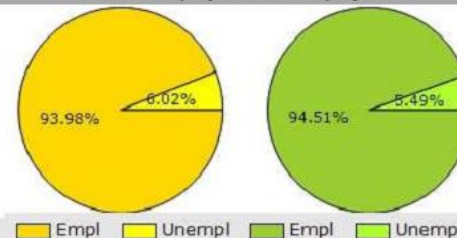
#### 2021 Population by Race



#### 2021 Renter vs. Owner



#### 2021 Employed vs. Unemployed





# DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report					1 mile radius
Tract 1					
SWQ Highway 287 & 114, Rhome, TX 76078					
Type: Land					
County: Wise					
	1 Mile		County		
Population Growth					
Growth 2010 - 2021	47.19%		22.95%		
Growth 2021 - 2026	14.22%		11.96%		
Empl	749	93.98%	32,547	94.51%	
Unempl	48	6.02%	1,891	5.49%	
2021 Population by Race					
	1,625		72,236		
White	1,503	92.49%	68,466	94.78%	
Black	25	1.54%	1,148	1.59%	
Am. Indian & Alaskan	37	2.28%	841	1.16%	
Asian	13	0.80%	478	0.66%	
Hawaiian & Pacific Island	2	0.12%	57	0.08%	
Other	45	2.77%	1,246	1.72%	
Household Growth					
Growth 2010 - 2021	45.55%		22.15%		
Growth 2021 - 2026	13.67%		11.47%		
Renter Occupied	100	18.02%	5,303	20.71%	
Owner Occupied	455	81.98%	20,301	79.29%	
2021 Households by Household Income					
	554		25,604		
Income <\$25K	42	7.58%	2,495	9.74%	
Income \$25K - \$50K	83	14.98%	4,660	18.20%	
Income \$50K - \$75K	138	24.91%	5,768	22.53%	
Income \$75K - \$100K	67	12.09%	3,371	13.17%	
Income \$100K - \$125K	89	16.06%	3,467	13.54%	
Income \$125K - \$150K	28	5.05%	1,239	4.84%	
Income \$150K - \$200K	44	7.94%	2,378	9.29%	
Income \$200K+	63	11.37%	2,226	8.69%	
2021 Med Household Inc	\$80,224		\$74,510		
2021 Median Age	35.50		39.00		

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

### Tract 1

SWQ Highway 287 & 114, Rhome, TX 76078

Building Type: **Land**  
Class: -  
RBA: -  
Typical Floor: -

Total Available: **0 SF**  
% Leased: **0%**  
Rent/SF/Yr: -



Description	2010	2021	2026
<b>Population</b>	<b>1,104</b>	<b>1,625</b>	<b>1,856</b>
Age 0 - 4	94 8.51%	118 7.26%	116 6.25%
Age 5 - 9	93 8.42%	132 8.12%	130 7.00%
Age 10 - 14	90 8.15%	133 8.18%	141 7.60%
Age 15 - 19	77 6.97%	115 7.08%	140 7.54%
Age 20 - 24	59 5.34%	86 5.29%	122 6.57%
Age 25 - 29	90 8.15%	102 6.28%	110 5.93%
Age 30 - 34	82 7.43%	115 7.08%	115 6.20%
Age 35 - 39	80 7.25%	127 7.82%	127 6.84%
Age 40 - 44	80 7.25%	111 6.83%	130 7.00%
Age 45 - 49	90 8.15%	109 6.71%	124 6.68%
Age 50 - 54	83 7.52%	106 6.52%	119 6.41%
Age 55 - 59	58 5.25%	111 6.83%	117 6.30%
Age 60 - 64	47 4.26%	92 5.66%	110 5.93%
Age 65 - 69	36 3.26%	62 3.82%	91 4.90%
Age 70 - 74	20 1.81%	48 2.95%	68 3.66%
Age 75 - 79	13 1.18%	31 1.91%	46 2.48%
Age 80 - 84	8 0.72%	16 0.98%	29 1.56%
Age 85+	5 0.45%	11 0.68%	22 1.19%
<b>Age 15+</b>	<b>828 75.00%</b>	<b>1,242 76.43%</b>	<b>1,470 79.20%</b>
<b>Age 20+</b>	<b>751 68.03%</b>	<b>1,127 69.35%</b>	<b>1,330 71.66%</b>
<b>Age 65+</b>	<b>82 7.43%</b>	<b>168 10.34%</b>	<b>256 13.79%</b>
<b>Median Age</b>	<b>33</b>	<b>36</b>	<b>37</b>
<b>Average Age</b>	<b>33.20</b>	<b>35.40</b>	<b>37.20</b>
<b>Population By Race</b>	<b>1,104</b>	<b>1,625</b>	<b>1,856</b>
White	1,042 94.38%	1,503 92.49%	1,702 91.70%
Black	11 1.00%	25 1.54%	29 1.56%
Am. Indian & Alaskan	21 1.90%	37 2.28%	48 2.59%
Asian	5 0.45%	13 0.80%	19 1.02%
Hawaiian & Pacific Islander	1 0.09%	2 0.12%	2 0.11%
Other	24 2.17%	44 2.71%	55 2.96%



# DEMOGRAPHIC TREND REPORT

Demographic Trend Report			1 Mile Radius		
Tract 1					
SWQ Highway 287 & 114, Rhome, TX 76078					
Description	2010		2021		2026
Population by Race (Hispanic)	161		285		345
White	147	91.30%	254	89.12%	304 88.12%
Black	2	1.24%	4	1.40%	5 1.45%
Am. Indian & Alaskan	8	4.97%	14	4.91%	18 5.22%
Asian	1	0.62%	3	1.05%	4 1.16%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0 0.00%
Other	3	1.86%	10	3.51%	13 3.77%
Household by Household Income	382		554		630
<\$25,000	70	18.32%	42	7.58%	43 6.83%
\$25,000 - \$50,000	114	29.84%	83	14.98%	86 13.65%
\$50,000 - \$75,000	65	17.02%	138	24.91%	161 25.56%
\$75,000 - \$100,000	58	15.18%	67	12.09%	74 11.75%
\$100,000 - \$125,000	35	9.16%	89	16.06%	105 16.67%
\$125,000 - \$150,000	12	3.14%	28	5.05%	33 5.24%
\$150,000 - \$200,000	18	4.71%	44	7.94%	51 8.10%
\$200,000+	10	2.62%	63	11.37%	77 12.22%
Average Household Income	\$68,928		\$106,681		\$109,982
Median Household Income	\$51,892		\$80,224		\$83,446

# TRAFFIC COUNTS

## Traffic Count Report

### Tract 1

SWQ Highway 287 & 114, Rhome, TX 76078

Building Type: **Land**

Class: -

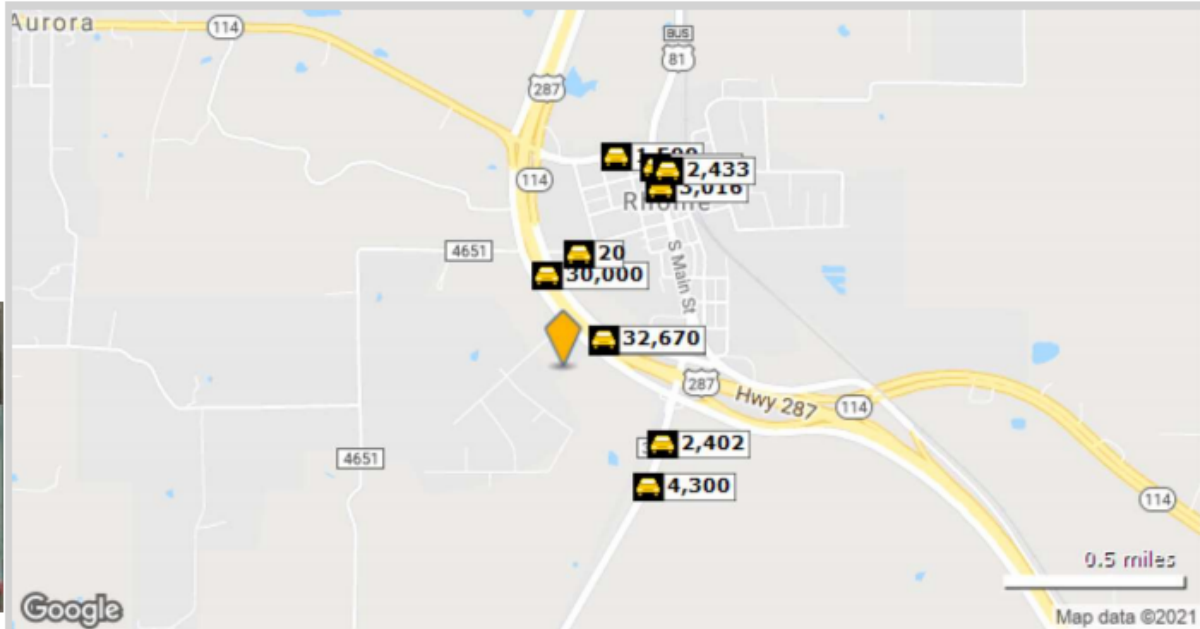
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 287	E State Hwy 114	0.14 SE	2020	35,534	MPSI	.15
2	US Hwy 287	State Hwy 114	0.14 SE	2020	32,670	MPSI	.15
3	US Hwy 287	State Hwy 114J Bus	0.36 N	2017	30,000	MPSI	.27
4	W Morris St	School Rd	0.05 NE	2018	20	MPSI	.34
5	FM 3433	US Hwy 81E Bus	0.13 N	2018	2,402	MPSI	.35
6	FM 3433	Chisholm Creek Pkwy	1.45 SW	2017	4,300	MPSI	.40
7	N Main St	S Main St	0.03 S	2020	3,016	MPSI	.58
8	Bc Rhome Ave	Dogwood St	0.02 E	2020	1,500	MPSI	.62
9	N Main St	E 2nd St	0.02 S	2020	2,715	MPSI	.63
10	E 2nd St	N Main St	0.03 W	2020	2,433	MPSI	.64