



Executive Summary

1000 Evans Ave, Fort Worth, Texas, 76104 2
 1000 Evans Ave, Fort Worth, Texas, 76104
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.73406
 Longitude: -97.31838

	1 mile	3 miles	5 miles
Population			
2000 Population	8,682	83,093	251,139
2010 Population	9,284	82,215	251,500
2018 Population	10,710	94,335	279,101
2023 Population	11,825	105,045	300,005
2000-2010 Annual Rate	0.67%	-0.11%	0.01%
2010-2018 Annual Rate	1.75%	1.68%	1.27%
2018-2023 Annual Rate	2.00%	2.17%	1.45%
2018 Male Population	51.5%	51.3%	50.5%
2018 Female Population	48.4%	48.7%	49.5%
2018 Median Age	33.8	31.9	31.5

In the identified area, the current year population is 279,101. In 2010, the Census count in the area was 251,500. The rate of change since 2010 was 1.27% annually. The five-year projection for the population in the area is 300,005 representing a change of 1.45% annually from 2018 to 2023. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	30.1%	50.3%	54.0%
2018 Black Alone	49.9%	23.2%	18.9%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2018 Asian Alone	0.8%	1.7%	2.4%
2018 Pacific Islander Alone	0.2%	0.0%	0.1%
2018 Other Race	15.7%	21.0%	20.9%
2018 Two or More Races	2.8%	3.0%	2.9%
2018 Hispanic Origin (Any Race)	35.0%	51.1%	53.3%

Persons of Hispanic origin represent 53.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,616	26,574	83,494
2010 Households	2,960	27,651	83,478
2018 Total Households	3,419	32,194	92,281
2023 Total Households	3,806	36,625	99,929
2000-2010 Annual Rate	1.24%	0.40%	0.00%
2010-2018 Annual Rate	1.76%	1.86%	1.22%
2018-2023 Annual Rate	2.17%	2.61%	1.61%
2018 Average Household Size	2.82	2.77	2.90

The household count in this area has changed from 83,478 in 2010 to 92,281 in the current year, a change of 1.22% annually. The five-year projection of households is 99,929, a change of 1.61% annually from the current year total. Average household size is currently 2.90, compared to 2.89 in the year 2010. The number of families in the current year is 58,023 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$21,472	\$36,536	\$40,306
2023 Median Household Income	\$24,889	\$41,949	\$45,356
2018-2023 Annual Rate	3.00%	2.80%	2.39%
Average Household Income			
2018 Average Household Income	\$39,165	\$59,799	\$62,348
2023 Average Household Income	\$45,230	\$68,625	\$70,514
2018-2023 Annual Rate	2.92%	2.79%	2.49%
Per Capita Income			
2018 Per Capita Income	\$14,100	\$21,713	\$21,455
2023 Per Capita Income	\$15,941	\$25,101	\$24,243
2018-2023 Annual Rate	2.48%	2.94%	2.47%

Current median household income is \$40,306 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,356 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,348 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$70,514 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$21,455 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$24,243 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,228	29,874	91,115
2000 Owner Occupied Housing Units	1,347	13,817	48,165
2000 Renter Occupied Housing Units	1,269	12,757	35,329
2000 Vacant Housing Units	612	3,300	7,621
2010 Total Housing Units	3,615	32,345	94,858
2010 Owner Occupied Housing Units	1,253	13,844	46,041
2010 Renter Occupied Housing Units	1,707	13,807	37,437
2010 Vacant Housing Units	655	4,694	11,380
2018 Total Housing Units	4,058	36,982	102,932
2018 Owner Occupied Housing Units	1,210	14,129	46,307
2018 Renter Occupied Housing Units	2,210	18,065	45,973
2018 Vacant Housing Units	639	4,788	10,651
2023 Total Housing Units	4,483	41,682	110,964
2023 Owner Occupied Housing Units	1,314	15,272	49,981
2023 Renter Occupied Housing Units	2,491	21,353	49,948
2023 Vacant Housing Units	677	5,057	11,035

Currently, 45.0% of the 102,932 housing units in the area are owner occupied; 44.7%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 94,858 housing units in the area - 48.5% owner occupied, 39.5% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 3.70%. Median home value in the area is \$90,752, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.52% annually to \$97,881.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Retail MarketPlace Profile

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Latitude: 32.73406
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Summary Demographics

2018 Population	10,710
2018 Households	3,419
2018 Median Disposable Income	\$19,509
2018 Per Capita Income	\$14,100

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45	\$59,644,101	\$144,920,498	-\$85,276,397	-41.7	110
Total Retail Trade	44-45	\$53,723,573	\$127,325,239	-\$73,601,666	-40.7	71
Total Food & Drink	722	\$5,920,528	\$17,595,260	-\$11,674,732	-49.6	39

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$11,442,138	\$27,338,766	-\$15,896,628	-41.0	10
Automobile Dealers	4411	\$9,256,048	\$24,509,184	-\$15,253,136	-45.2	8
Other Motor Vehicle Dealers	4412	\$1,164,593	\$0	\$1,164,593	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,021,497	\$1,471,788	-\$450,291	-18.1	1
Furniture & Home Furnishings Stores	442	\$1,792,146	\$4,771,307	-\$2,979,161	-45.4	3
Furniture Stores	4421	\$1,094,419	\$1,185,397	-\$90,978	-4.0	1
Home Furnishings Stores	4422	\$697,727	\$3,585,910	-\$2,888,183	-67.4	2
Electronics & Appliance Stores	443	\$1,909,769	\$32,843,578	-\$30,933,809	-89.0	5
Bldg Materials, Garden Equip. & Supply Stores	444	\$2,993,195	\$10,242,262	-\$7,249,067	-54.8	6
Bldg Material & Supplies Dealers	4441	\$2,822,290	\$10,242,262	-\$7,419,972	-56.8	6
Lawn & Garden Equip & Supply Stores	4442	\$170,905	\$0	\$170,905	100.0	0
Food & Beverage Stores	445	\$10,206,205	\$9,091,632	\$1,114,573	5.8	12
Grocery Stores	4451	\$9,281,539	\$7,785,558	\$1,495,981	8.8	10
Specialty Food Stores	4452	\$438,261	\$0	\$438,261	100.0	0
Beer, Wine & Liquor Stores	4453	\$486,405	\$1,263,509	-\$777,104	-44.4	2
Health & Personal Care Stores	446,4461	\$3,163,203	\$16,958,370	-\$13,795,167	-68.6	11
Gasoline Stations	447,4471	\$5,608,844	\$7,046,774	-\$1,437,930	-11.4	3
Clothing & Clothing Accessories Stores	448	\$2,412,505	\$6,555,387	-\$4,142,882	-46.2	9
Clothing Stores	4481	\$1,615,198	\$3,613,738	-\$1,998,540	-38.2	5
Shoe Stores	4482	\$342,520	\$1,110,908	-\$768,388	-52.9	2
Jewelry, Luggage & Leather Goods Stores	4483	\$454,787	\$1,830,741	-\$1,375,954	-60.2	2
Sporting Goods, Hobby, Book & Music Stores	451	\$1,789,497	\$2,140,108	-\$350,611	-8.9	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,582,685	\$2,117,004	-\$534,319	-14.4	3
Book, Periodical & Music Stores	4512	\$206,812	\$0	\$206,812	100.0	0
General Merchandise Stores	452	\$9,481,607	\$2,181,139	\$7,300,468	62.6	3
Department Stores Excluding Leased Depts.	4521	\$6,503,147	\$0	\$6,503,147	100.0	0
Other General Merchandise Stores	4529	\$2,978,460	\$2,181,139	\$797,321	15.5	3
Miscellaneous Store Retailers	453	\$2,110,693	\$2,693,806	-\$583,113	-12.1	5
Florists	4531	\$75,915	\$897,548	-\$821,633	-84.4	1
Office Supplies, Stationery & Gift Stores	4532	\$447,114	\$477,354	-\$30,240	-3.3	2
Used Merchandise Stores	4533	\$356,677	\$973,775	-\$617,098	-46.4	2
Other Miscellaneous Store Retailers	4539	\$1,230,986	\$345,128	\$885,858	56.2	1
Nonstore Retailers	454	\$813,771	\$5,462,110	-\$4,648,339	-74.1	2
Electronic Shopping & Mail-Order Houses	4541	\$590,902	\$0	\$590,902	100.0	0
Vending Machine Operators	4542	\$51,168	\$4,476,606	-\$4,425,438	-97.7	1
Direct Selling Establishments	4543	\$171,701	\$985,504	-\$813,803	-70.3	1
Food Services & Drinking Places	722	\$5,920,528	\$17,595,260	-\$11,674,732	-49.6	39
Special Food Services	7223	\$66,750	\$442,934	-\$376,184	-73.8	2
Drinking Places - Alcoholic Beverages	7224	\$211,166	\$1,724,166	-\$1,513,000	-78.2	6
Restaurants/Other Eating Places	7225	\$5,642,612	\$15,428,160	-\$9,785,548	-46.4	31

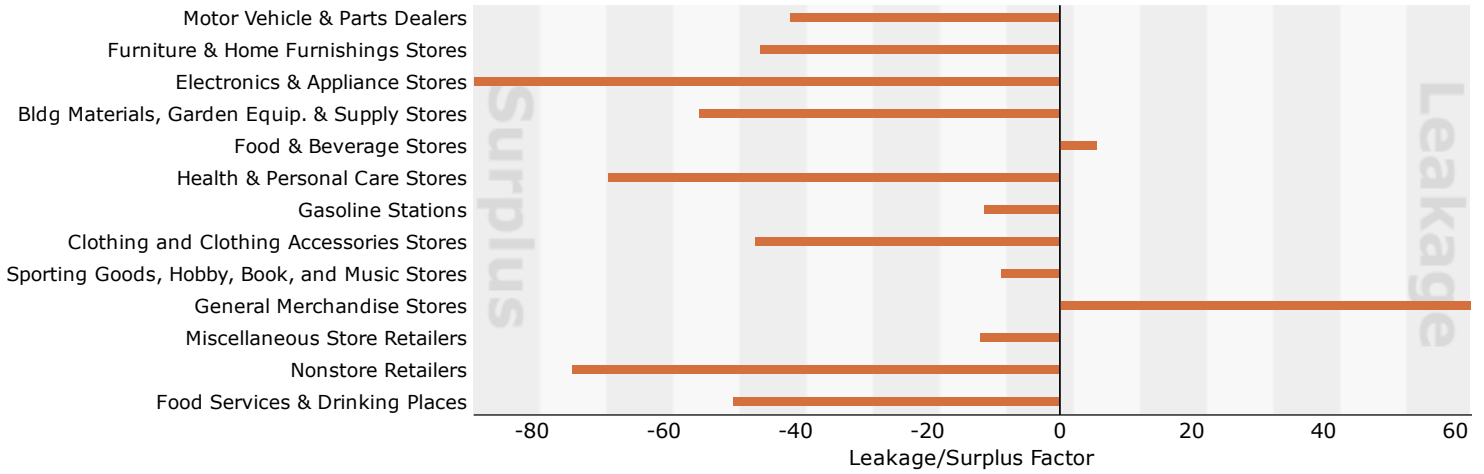
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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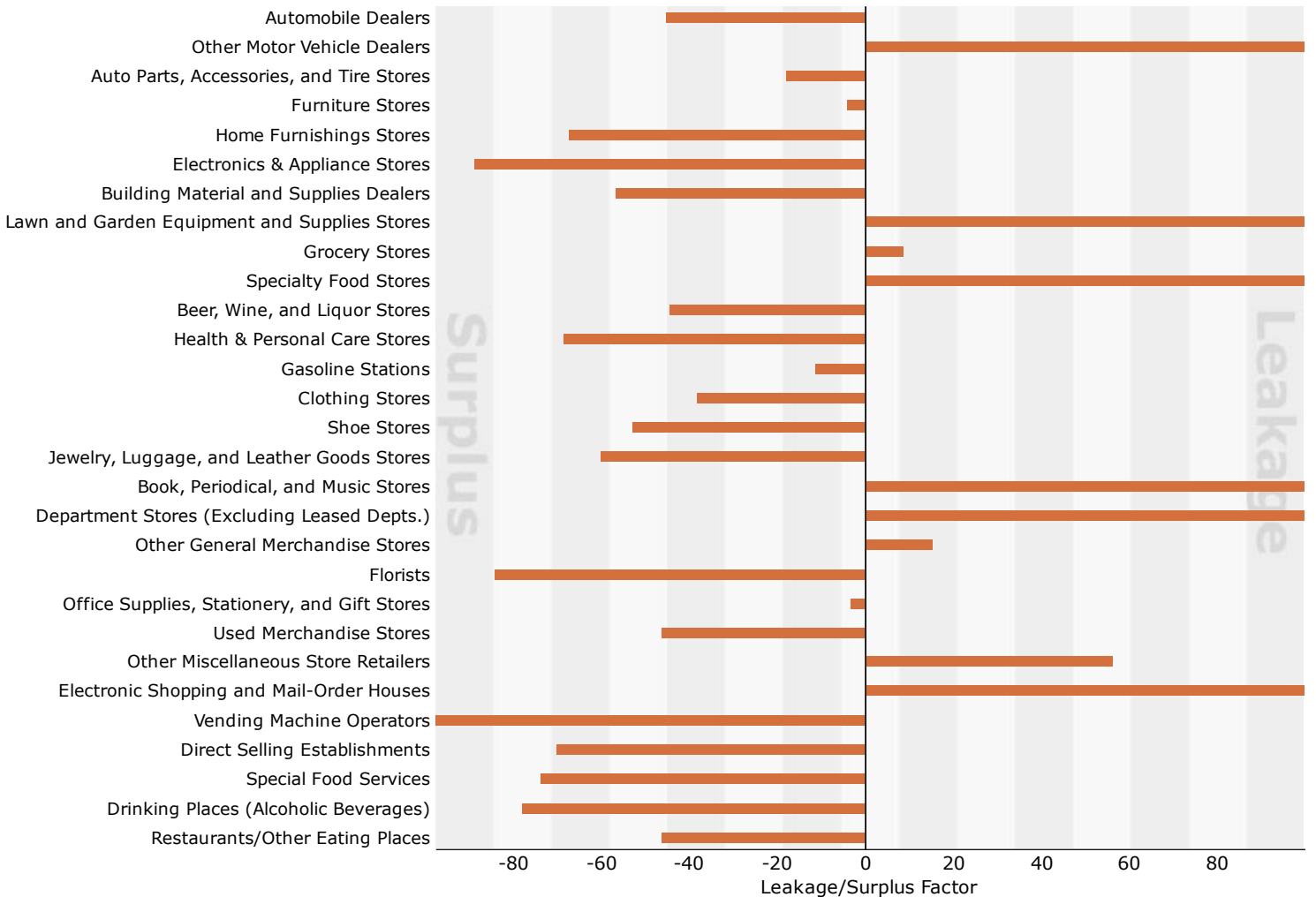
August 03, 2018



2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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Retail MarketPlace Profile

1000 Evans Ave, Fort Worth, Texas, 76104
 Ring: 3 mile radius

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 Latitude: 32.73406
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Summary Demographics

2018 Population	94,335
2018 Households	32,194
2018 Median Disposable Income	\$31,983
2018 Per Capita Income	\$21,713

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45	\$886,554,912	\$1,819,607,531	-\$933,052,619	-34.5	1,095
Total Retail Trade	44-45	\$796,878,620	\$1,503,060,439	-\$706,181,819	-30.7	689
Total Food & Drink	722	\$89,676,292	\$316,547,092	-\$226,870,800	-55.8	406

2017 Industry Group

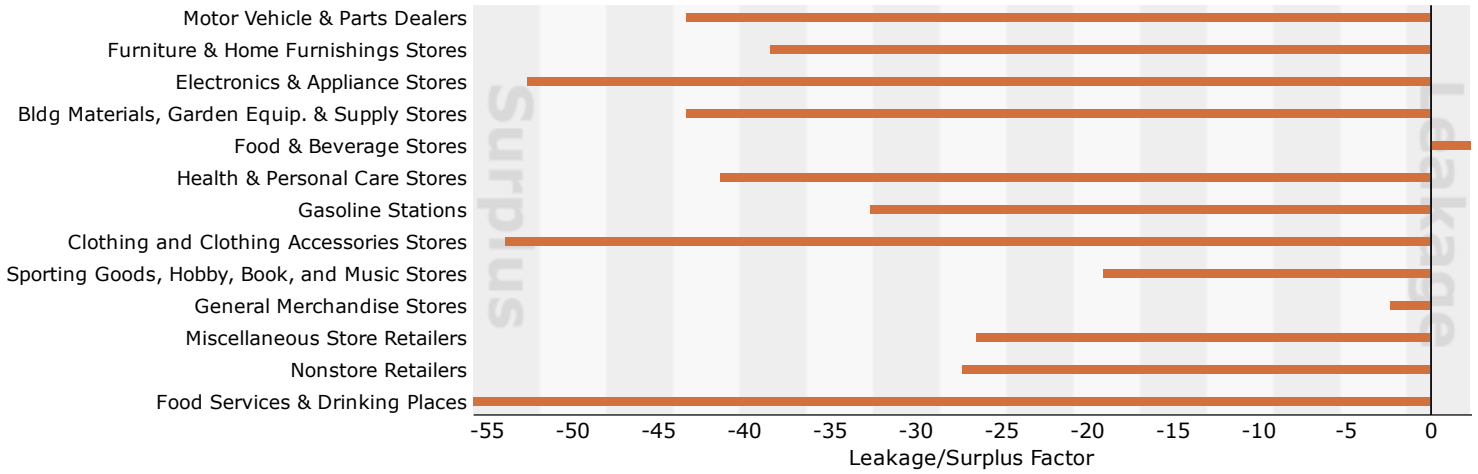
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$171,126,002	\$433,808,461	-\$262,682,459	-43.4	119
Automobile Dealers	4411	\$138,297,026	\$366,302,792	-\$228,005,766	-45.2	79
Other Motor Vehicle Dealers	4412	\$17,736,577	\$33,659,831	-\$15,923,254	-31.0	10
Auto Parts, Accessories & Tire Stores	4413	\$15,092,400	\$33,845,838	-\$18,753,438	-38.3	30
Furniture & Home Furnishings Stores	442	\$27,201,807	\$61,260,803	-\$34,058,996	-38.5	26
Furniture Stores	4421	\$16,425,007	\$43,810,633	-\$27,385,626	-45.5	15
Home Furnishings Stores	4422	\$10,776,800	\$17,450,170	-\$6,673,370	-23.6	10
Electronics & Appliance Stores	443	\$28,934,617	\$93,301,572	-\$64,366,955	-52.7	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$46,490,509	\$117,856,027	-\$71,365,518	-43.4	58
Bldg Material & Supplies Dealers	4441	\$43,864,930	\$112,614,666	-\$68,749,736	-43.9	53
Lawn & Garden Equip & Supply Stores	4442	\$2,625,580	\$5,241,361	-\$2,615,781	-33.3	5
Food & Beverage Stores	445	\$147,948,516	\$141,149,036	\$6,799,480	2.4	98
Grocery Stores	4451	\$134,282,265	\$110,292,875	\$23,989,390	9.8	63
Specialty Food Stores	4452	\$6,326,673	\$12,038,012	-\$5,711,339	-31.1	18
Beer, Wine & Liquor Stores	4453	\$7,339,577	\$18,818,148	-\$11,478,571	-43.9	17
Health & Personal Care Stores	446,4461	\$45,110,892	\$108,791,370	-\$63,680,478	-41.4	50
Gasoline Stations	447,4471	\$81,847,144	\$161,362,452	-\$79,515,308	-32.7	37
Clothing & Clothing Accessories Stores	448	\$36,824,535	\$122,770,792	-\$85,946,257	-53.9	89
Clothing Stores	4481	\$24,506,633	\$75,133,474	-\$50,626,841	-50.8	66
Shoe Stores	4482	\$5,189,335	\$15,066,155	-\$9,876,820	-48.8	12
Jewelry, Luggage & Leather Goods Stores	4483	\$7,128,567	\$32,571,164	-\$25,442,597	-64.1	11
Sporting Goods, Hobby, Book & Music Stores	451	\$27,292,139	\$40,210,699	-\$12,918,560	-19.1	34
Sporting Goods/Hobby/Musical Instr Stores	4511	\$24,159,471	\$29,886,138	-\$5,726,667	-10.6	27
Book, Periodical & Music Stores	4512	\$3,132,668	\$10,324,562	-\$7,191,894	-53.4	7
General Merchandise Stores	452	\$141,054,139	\$148,117,375	-\$7,063,236	-2.4	39
Department Stores Excluding Leased Depts.	4521	\$97,734,595	\$125,346,181	-\$27,611,586	-12.4	13
Other General Merchandise Stores	4529	\$43,319,544	\$22,771,193	\$20,548,351	31.1	26
Miscellaneous Store Retailers	453	\$31,097,624	\$53,508,688	-\$22,411,064	-26.5	100
Florists	4531	\$1,189,989	\$6,233,666	-\$5,043,677	-67.9	17
Office Supplies, Stationery & Gift Stores	4532	\$6,682,109	\$11,593,859	-\$4,911,750	-26.9	20
Used Merchandise Stores	4533	\$5,426,741	\$13,481,276	-\$8,054,535	-42.6	25
Other Miscellaneous Store Retailers	4539	\$17,798,784	\$22,199,887	-\$4,401,103	-11.0	37
Nonstore Retailers	454	\$11,950,696	\$20,923,164	-\$8,972,468	-27.3	13
Electronic Shopping & Mail-Order Houses	4541	\$8,701,343	\$5,740,025	\$2,961,318	20.5	4
Vending Machine Operators	4542	\$739,795	\$6,455,510	-\$5,715,715	-79.4	2
Direct Selling Establishments	4543	\$2,509,559	\$8,727,629	-\$6,218,070	-55.3	7
Food Services & Drinking Places	722	\$89,676,292	\$316,547,092	-\$226,870,800	-55.8	406
Special Food Services	7223	\$1,034,906	\$9,925,307	-\$8,890,401	-81.1	16
Drinking Places - Alcoholic Beverages	7224	\$3,252,908	\$15,607,298	-\$12,354,390	-65.5	45
Restaurants/Other Eating Places	7225	\$85,388,478	\$291,014,487	-\$205,626,009	-54.6	345

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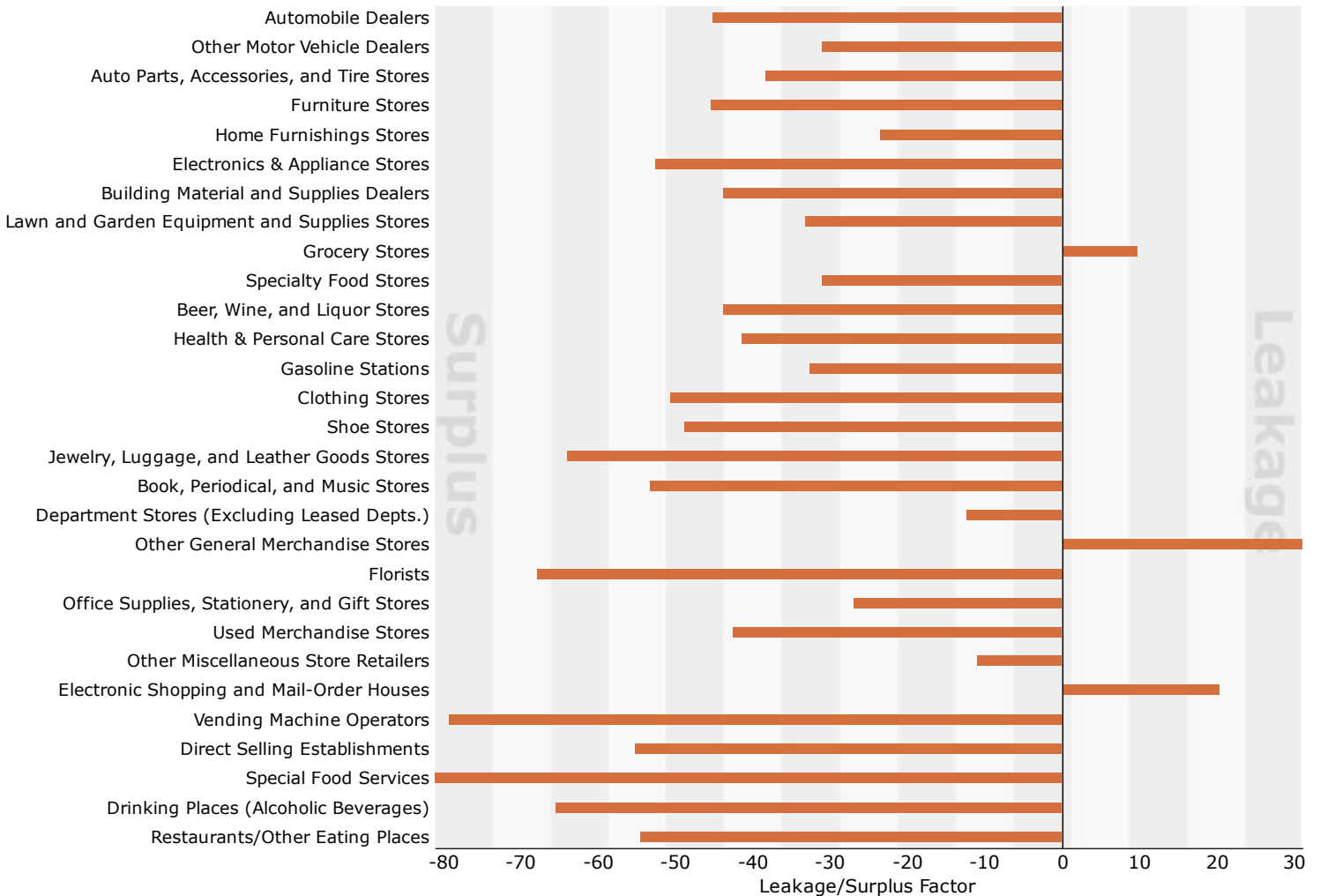
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2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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2018 Population	279,101
2018 Households	92,281
2018 Median Disposable Income	\$35,470
2018 Per Capita Income	\$21,455

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45	\$2,628,983,540	\$4,390,663,366	-\$1,761,679,826	-25.1	2,474
Total Retail Trade	44-45	\$2,365,677,767	\$3,806,279,317	-\$1,440,601,550	-23.3	1,688
Total Food & Drink	722	\$263,305,773	\$584,384,048	-\$321,078,275	-37.9	785

2017 Industry Group

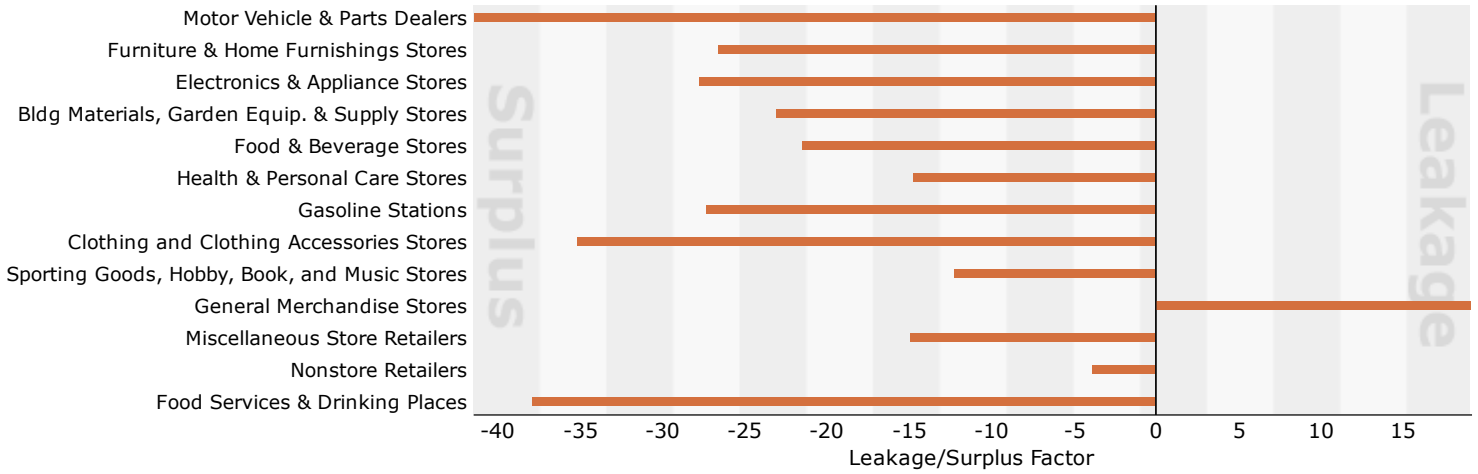
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$508,237,364	\$1,227,876,778	-\$719,639,414	-41.5	361
Automobile Dealers	4411	\$410,079,685	\$942,550,423	-\$532,470,738	-39.4	235
Other Motor Vehicle Dealers	4412	\$53,130,501	\$186,428,451	-\$133,297,950	-55.6	36
Auto Parts, Accessories & Tire Stores	4413	\$45,027,178	\$98,897,904	-\$53,870,726	-37.4	90
Furniture & Home Furnishings Stores	442	\$81,161,328	\$140,036,454	-\$58,875,126	-26.6	68
Furniture Stores	4421	\$48,343,649	\$94,899,964	-\$46,556,315	-32.5	37
Home Furnishings Stores	4422	\$32,817,678	\$45,136,491	-\$12,318,813	-15.8	31
Electronics & Appliance Stores	443	\$86,066,600	\$152,184,653	-\$66,118,053	-27.8	58
Bldg Materials, Garden Equip. & Supply Stores	444	\$143,344,761	\$229,701,404	-\$86,356,643	-23.1	117
Bldg Material & Supplies Dealers	4441	\$135,390,695	\$221,197,909	-\$85,807,214	-24.1	105
Lawn & Garden Equip & Supply Stores	4442	\$7,954,066	\$8,503,495	-\$549,429	-3.3	12
Food & Beverage Stores	445	\$436,283,465	\$675,434,423	-\$239,150,958	-21.5	245
Grocery Stores	4451	\$396,089,030	\$613,107,798	-\$217,018,768	-21.5	175
Specialty Food Stores	4452	\$18,631,646	\$22,388,391	-\$3,756,745	-9.2	37
Beer, Wine & Liquor Stores	4453	\$21,562,789	\$39,938,234	-\$18,375,445	-29.9	33
Health & Personal Care Stores	446,4461	\$134,813,166	\$181,540,665	-\$46,727,499	-14.8	88
Gasoline Stations	447,4471	\$242,020,068	\$423,784,783	-\$181,764,715	-27.3	106
Clothing & Clothing Accessories Stores	448	\$108,633,445	\$226,451,356	-\$117,817,911	-35.2	218
Clothing Stores	4481	\$72,290,664	\$130,577,148	-\$58,286,484	-28.7	150
Shoe Stores	4482	\$15,337,655	\$36,581,055	-\$21,243,400	-40.9	30
Jewelry, Luggage & Leather Goods Stores	4483	\$21,005,126	\$59,293,154	-\$38,288,028	-47.7	38
Sporting Goods, Hobby, Book & Music Stores	451	\$81,033,672	\$103,692,196	-\$22,658,524	-12.3	76
Sporting Goods/Hobby/Musical Instr Stores	4511	\$71,951,918	\$88,706,642	-\$16,754,724	-10.4	61
Book, Periodical & Music Stores	4512	\$9,081,754	\$14,985,554	-\$5,903,800	-24.5	16
General Merchandise Stores	452	\$416,651,119	\$282,691,657	\$133,959,462	19.2	98
Department Stores Excluding Leased Depts.	4521	\$288,894,734	\$216,558,089	\$72,336,645	14.3	30
Other General Merchandise Stores	4529	\$127,756,385	\$66,133,568	\$61,622,817	31.8	68
Miscellaneous Store Retailers	453	\$91,860,620	\$124,406,782	-\$32,546,162	-15.0	230
Florists	4531	\$3,612,594	\$11,511,568	-\$7,898,974	-52.2	38
Office Supplies, Stationery & Gift Stores	4532	\$19,847,284	\$28,764,044	-\$8,916,760	-18.3	48
Used Merchandise Stores	4533	\$15,914,612	\$23,505,884	-\$7,591,272	-19.3	52
Other Miscellaneous Store Retailers	4539	\$52,486,130	\$60,625,286	-\$8,139,156	-7.2	92
Nonstore Retailers	454	\$35,572,158	\$38,478,165	-\$2,906,007	-3.9	23
Electronic Shopping & Mail-Order Houses	4541	\$25,879,995	\$9,100,612	\$16,779,383	48.0	8
Vending Machine Operators	4542	\$2,178,442	\$8,898,565	-\$6,720,123	-60.7	5
Direct Selling Establishments	4543	\$7,513,722	\$20,478,988	-\$12,965,266	-46.3	9
Food Services & Drinking Places	722	\$263,305,773	\$584,384,048	-\$321,078,275	-37.9	785
Special Food Services	7223	\$3,043,324	\$18,550,635	-\$15,507,311	-71.8	27
Drinking Places - Alcoholic Beverages	7224	\$9,486,010	\$34,682,840	-\$25,196,830	-57.0	67
Restaurants/Other Eating Places	7225	\$250,776,438	\$531,150,573	-\$280,374,135	-35.9	692

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

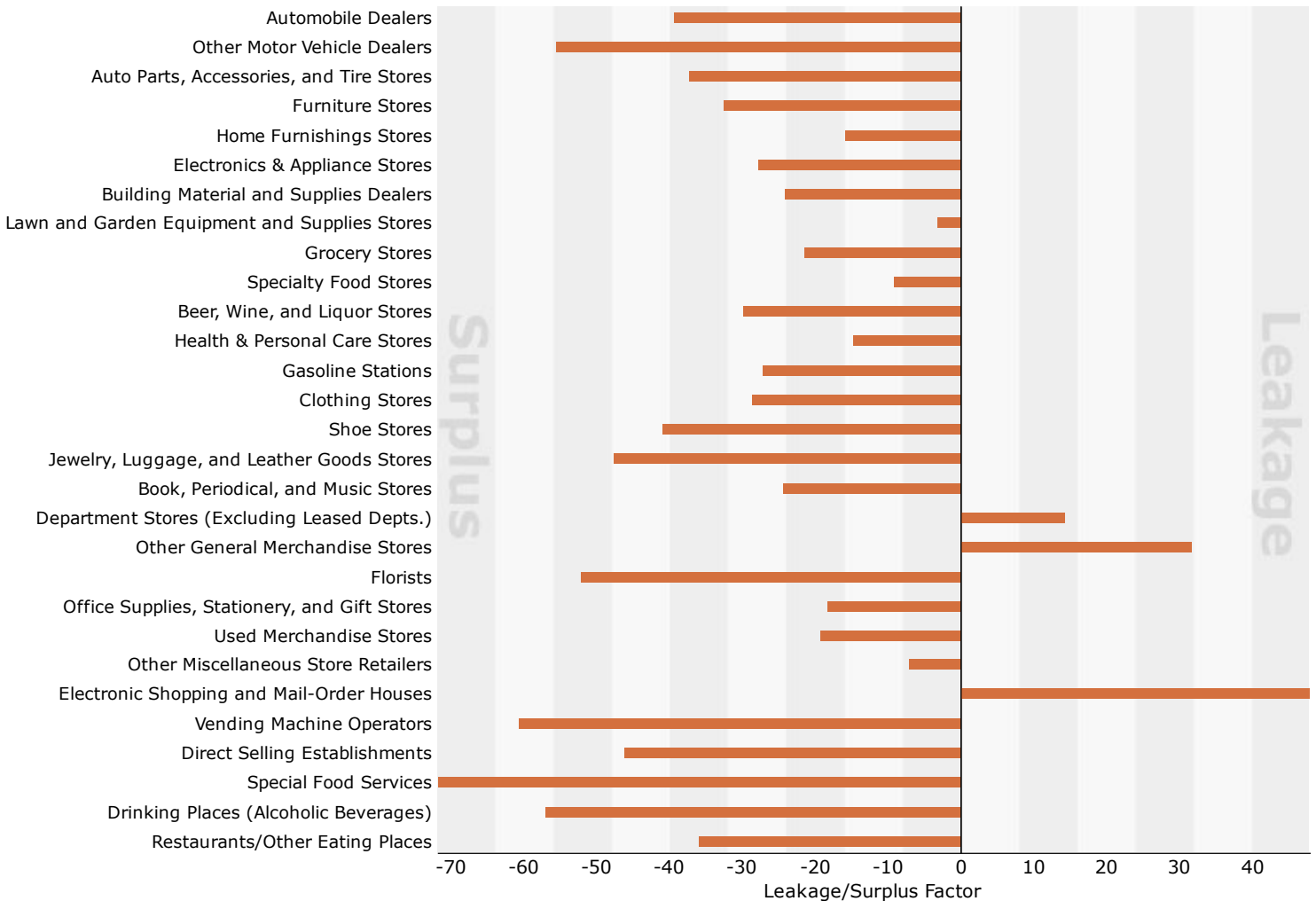
Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.



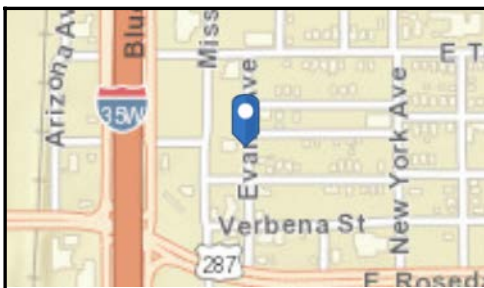
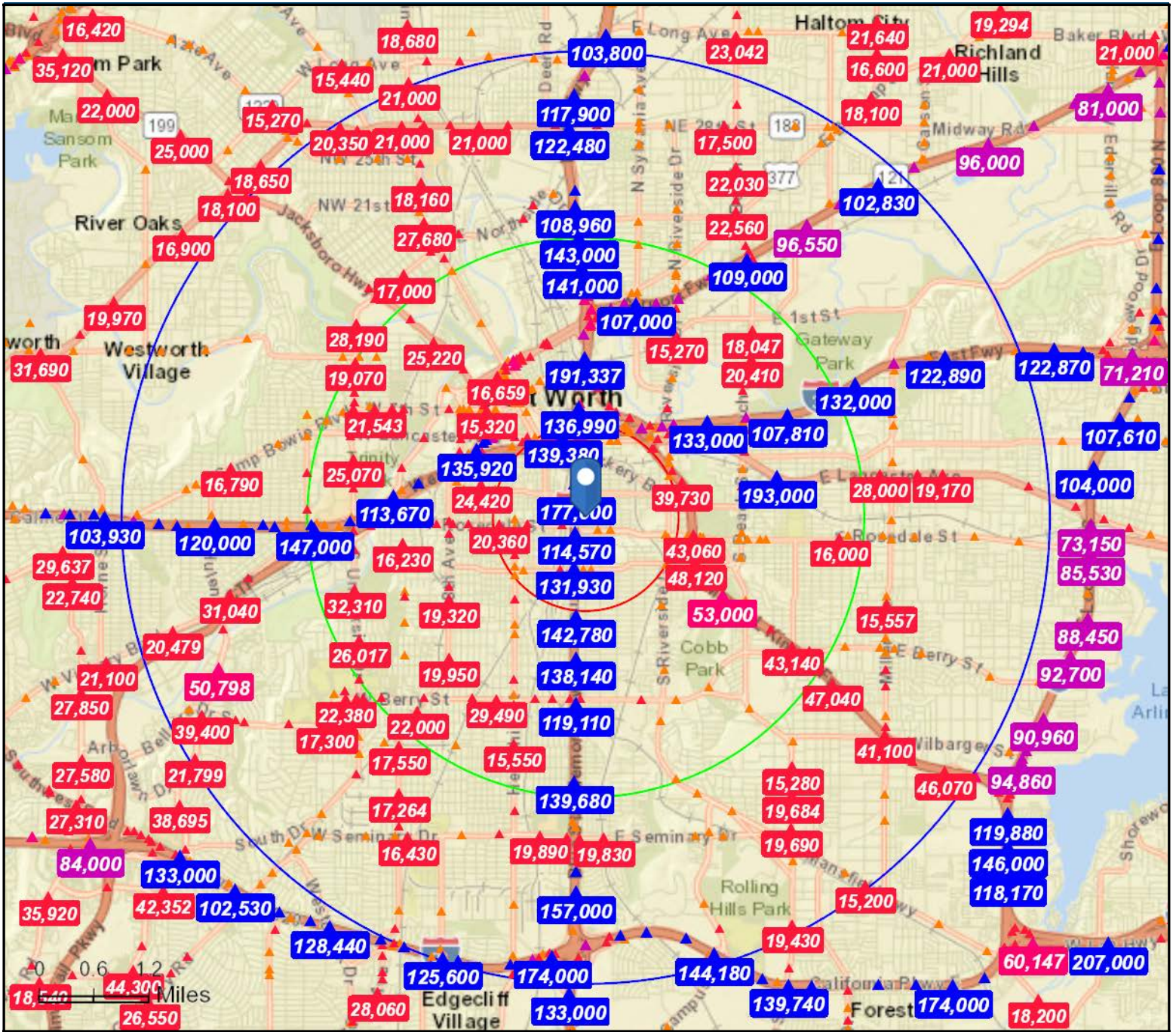
2017 Leakage/Surplus Factor by Industry Subsector



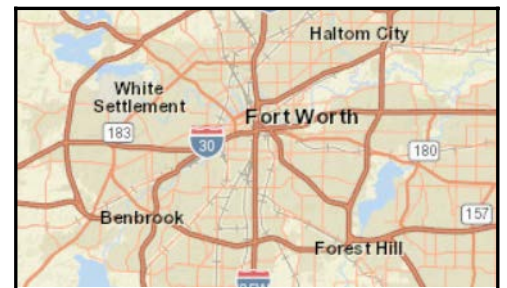
2017 Leakage/Surplus Factor by Industry Group



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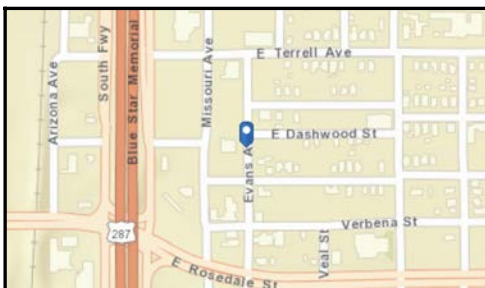
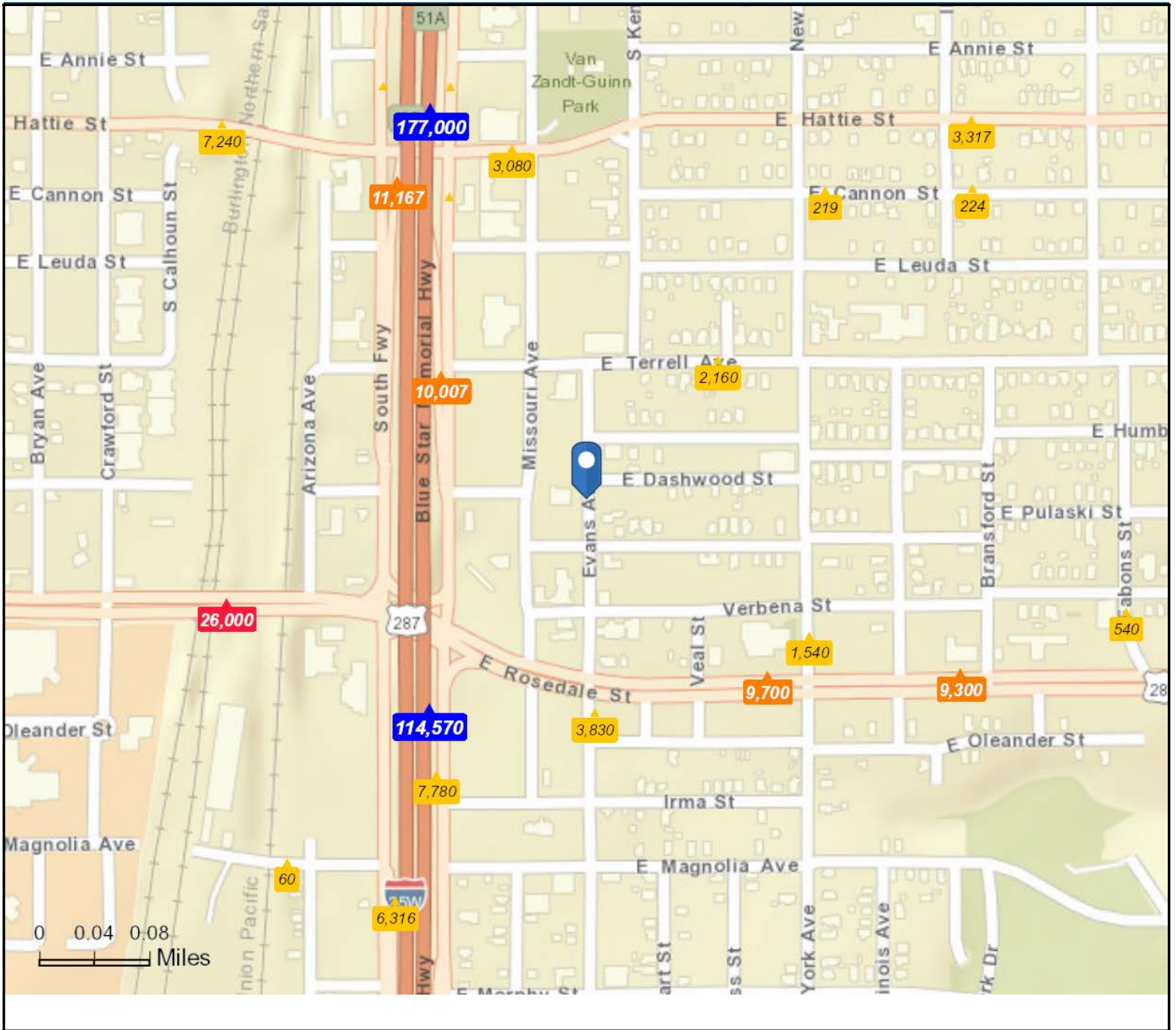


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

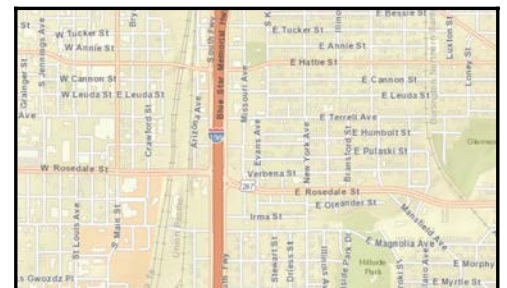


1000 Evans Ave, Fort Worth, Texas, 76104
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.73406
 Longitude: -97.31838



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
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Source: ©2018 Kalibrate Technologies (Q1 2018).