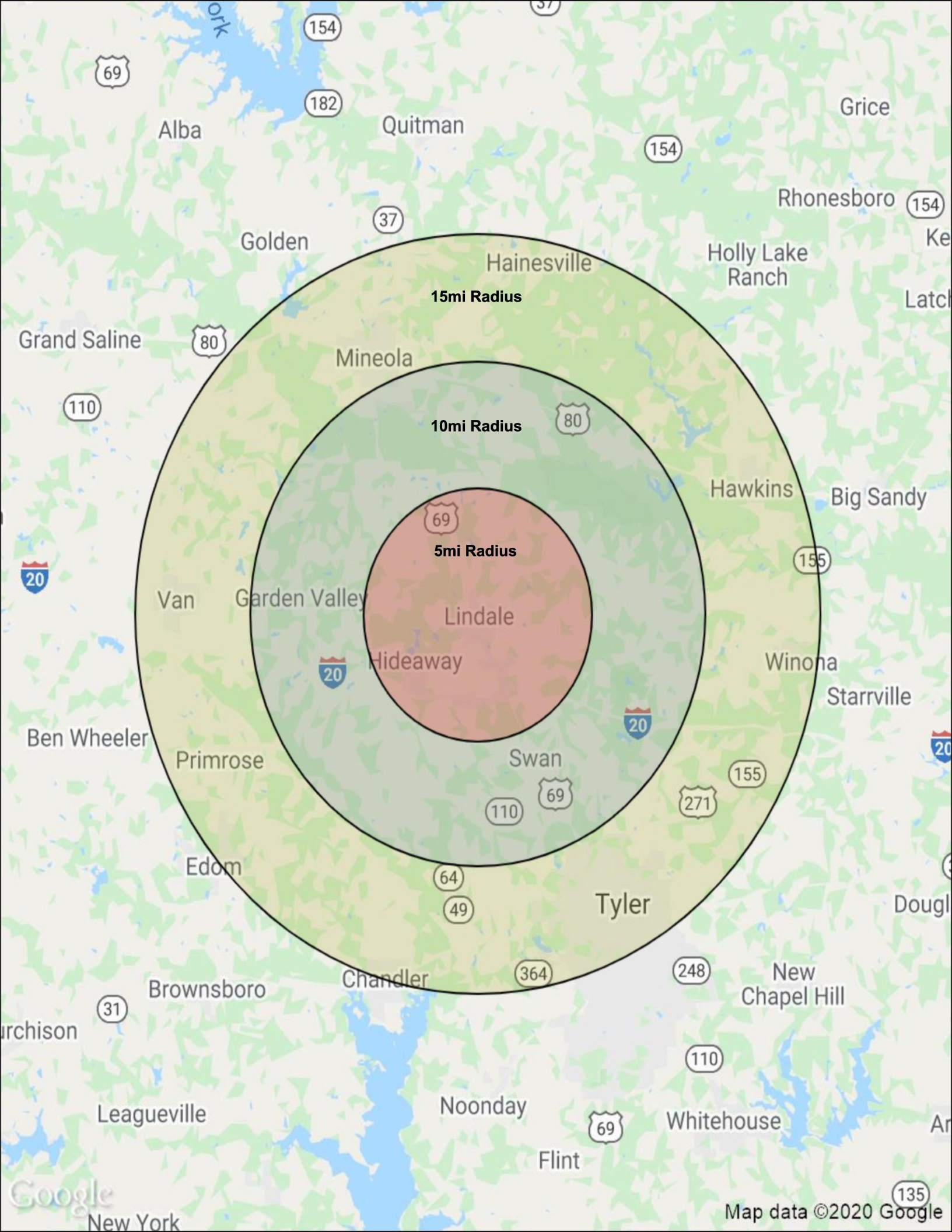


RETAIL ATTRACTIONS, LLC

Economic Development Consulting

***Lindale Texas
Radius***



15mi Radius

10mi Radius

5mi Radius

Lindale

Hideaway

Tyler

New Chapel Hill

Demographics

Lindale, Texas

Radius

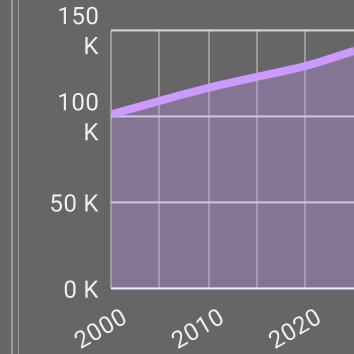
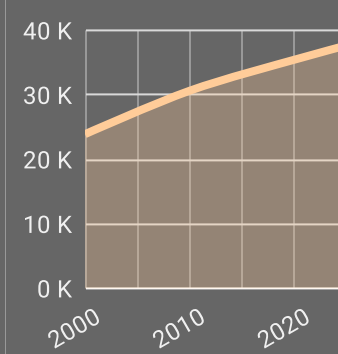
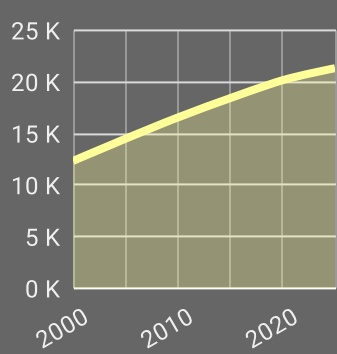
5 mi radius

10 mi radius

15 mi radius

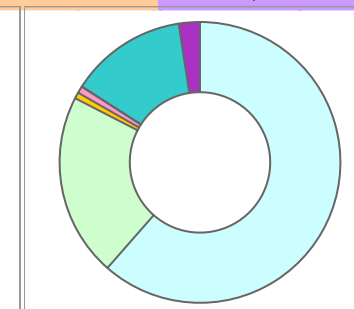
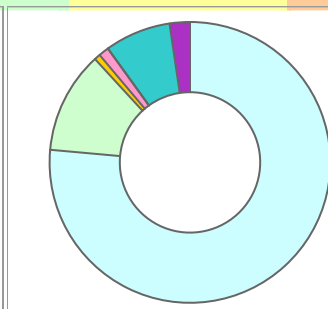
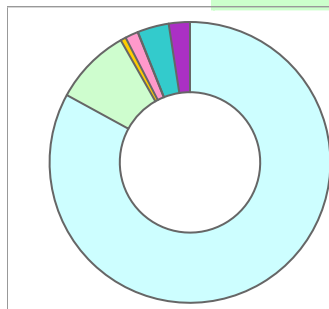
Population

Estimated Population (2020)	20,174	35,465	129,186
Projected Population (2025)	21,338	37,690	138,019
Census Population (2010)	16,560	30,653	116,521
Census Population (2000)	12,352	23,911	101,120
Projected Annual Growth (2020-2025)	1,163 1.2%	2,225 1.3%	8,833 1.4%
Historical Annual Growth (2010-2020)	3,614 1.8%	4,812 1.4%	12,665 1.0%
Historical Annual Growth (2000-2010)	4,208 3.4%	6,742 2.8%	15,401 1.5%
Estimated Population Density (2020)	257 <i>psm</i>	113 <i>psm</i>	183 <i>psm</i>
Trade Area Size	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>	706.8 <i>sq mi</i>



Race and Ethnicity (2020)

Not Hispanic or Latino Population	17,818 88.3%	29,137 82.2%	93,473 72.4%
White	15,372 86.3%	23,956 82.2%	63,546 68.0%
Black or African American	1,727 9.7%	4,052 13.9%	26,510 28.4%
American Indian or Alaska Native	92 0.5%	164 0.6%	505 0.5%
Asian	295 1.7%	402 1.4%	965 1.0%
Hawaiian or Pacific Islander	6 -	9 -	25 -
Other Race	8 -	32 0.1%	208 0.2%
Two or More Races	317 1.8%	524 1.8%	1,715 1.8%
Hispanic or Latino Population	2,357 11.7%	6,328 17.8%	35,713 27.6%
White	1,364 57.9%	3,151 49.8%	15,846 44.4%
Black or African American	55 2.3%	109 1.7%	744 2.1%
American Indian or Alaska Native	34 1.4%	85 1.3%	422 1.2%
Asian	7 0.3%	15 0.2%	58 0.2%
Hispanic Hawaiian or Pacific Islander	- -	- -	15 -
Other Race	723 30.7%	2,664 42.1%	17,206 48.2%
Two or More Races	173 7.3%	303 4.8%	1,421 4.0%



■ White
 ■ Black or African American
 ■ American Indian or Alaska Native
 ■ Asian
 ■ Hawaiian or Pacific Islander
 ■ Other Race
 ■ 2+ Races

Lindale, Texas

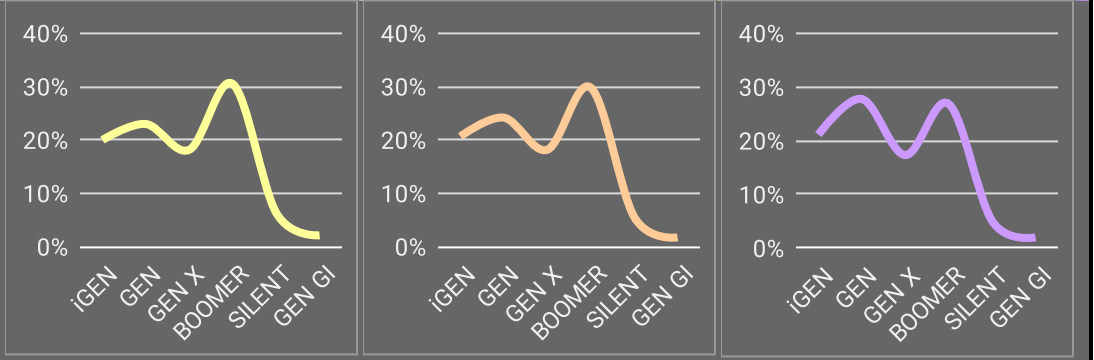
Radius	5 mi radius		10 mi radius		15 mi radius	
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Age Distribution (2020)

Age Group	5 mi radius		10 mi radius		15 mi radius	
Age Under 5 Years	1,214	6.0%	2,308	6.5%	9,237	7.1%
Age 5 to 9 Years	1,366	6.8%	2,460	6.9%	9,124	7.1%
Age 10 to 14 Years	1,448	7.2%	2,549	7.2%	8,925	6.9%
Age 15 to 19 Years	1,256	6.2%	2,288	6.5%	9,709	7.5%
Age 20 to 24 Years	906	4.5%	1,800	5.1%	8,959	6.9%
Age 25 to 29 Years	1,148	5.7%	2,153	6.1%	8,848	6.8%
Age 30 to 34 Years	1,325	6.6%	2,325	6.6%	8,316	6.4%
Age 35 to 39 Years	1,304	6.5%	2,272	6.4%	7,937	6.1%
Age 40 to 44 Years	1,093	5.4%	1,967	5.5%	7,065	5.5%
Age 45 to 49 Years	1,262	6.3%	2,197	6.2%	7,352	5.7%
Age 50 to 54 Years	1,119	5.5%	2,024	5.7%	7,155	5.5%
Age 55 to 59 Years	1,260	6.2%	2,228	6.3%	7,694	6.0%
Age 60 to 64 Years	1,322	6.6%	2,299	6.5%	7,592	5.9%
Age 65 to 69 Years	1,322	6.6%	2,162	6.1%	6,646	5.1%
Age 70 to 74 Years	1,125	5.6%	1,852	5.2%	5,555	4.3%
Age 75 to 79 Years	760	3.8%	1,186	3.3%	3,898	3.0%
Age 80 to 84 Years	520	2.6%	788	2.2%	2,602	2.0%
Age 85 Years or Over	425	2.1%	606	1.7%	2,574	2.0%
Median Age	40.3		38.7		35.7	

Generation (2020)

Generation	5 mi radius		10 mi radius		15 mi radius	
iGeneration (Age Under 15 Years)	4,029	20.0%	7,318	20.6%	27,285	21.1%
Generation 9/11 Millennials (Age 15 to 34 Years)	4,634	23.0%	8,566	24.2%	35,832	27.7%
Gen Xers (Age 35 to 49 Years)	3,659	18.1%	6,436	18.1%	22,354	17.3%
Baby Boomers (Age 50 to 74 Years)	6,148	30.5%	10,565	29.8%	34,641	26.8%
Silent Generation (Age 75 to 84 Years)	1,280	6.3%	1,974	5.6%	6,499	5.0%
G.I. Generation (Age 85 Years or Over)	425	2.1%	606	1.7%	2,574	2.0%



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Lindale, Texas

Radius

5 mi radius

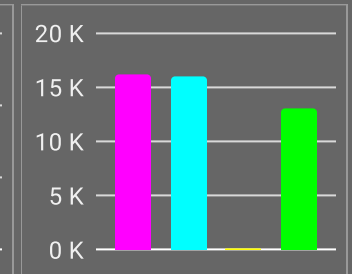
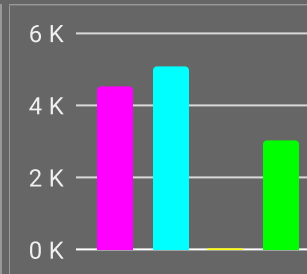
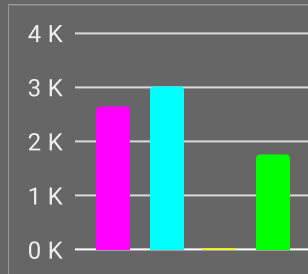
10 mi radius

15 mi radius

Household Type (2020)

	5 mi radius	10 mi radius	15 mi radius
Total Households	7,441	12,725	45,447
Family Households	5,649 75.9%	9,631 75.7%	32,345 71.2%
Family Households with Children	2,629 46.5%	4,528 47.0%	16,265 50.3%
Family Households No Children	3,019 53.5%	5,104 53.0%	16,080 49.7%
Non-Family Households	1,792 24.1%	3,094 24.3%	13,102 28.8%
Non-Family Households with Children	26 1.4%	44 1.4%	138 1.1%
Non-Family Households No Children	1,767 98.6%	3,050 98.6%	12,964 98.9%

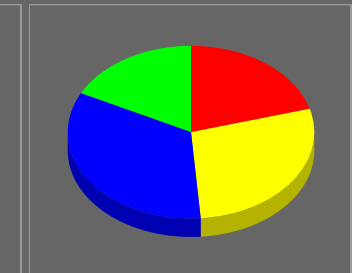
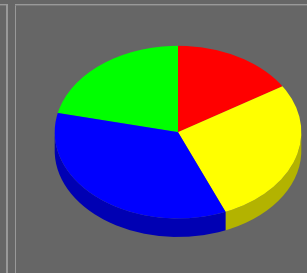
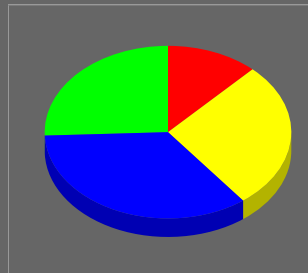
- Family Households with Children
- Family Households No Children
- Non-Family Households with Children
- Non-Family Households No Children



Education Attainment (2020)

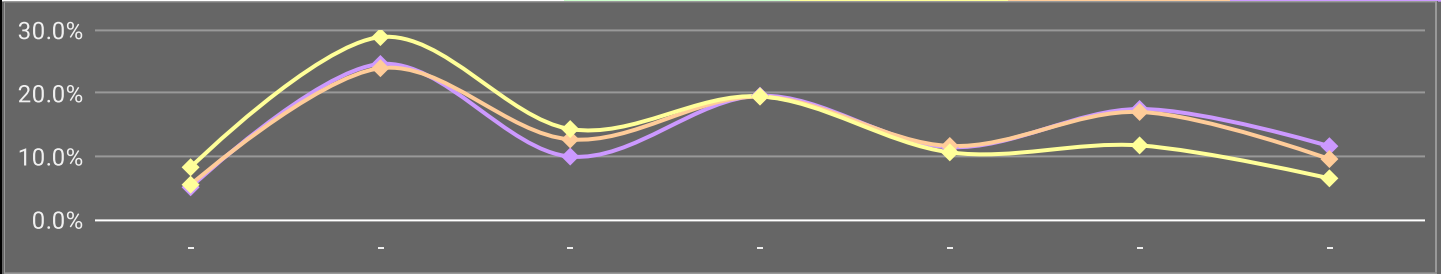
	5 mi radius	10 mi radius	15 mi radius
Elementary or Some High School	1,681 12.0%	3,870 16.1%	17,174 20.6%
High School Graduate	3,853 27.6%	6,645 27.6%	23,396 28.1%
Some College or Associate Degree	4,865 34.8%	8,389 34.9%	28,057 33.7%
Bachelor or Graduate Degree	3,585 25.6%	5,156 21.4%	14,605 17.5%

- Elementary or Some High School
- High School Graduate
- Some College or Associate Degree
- Bachelor or Graduate Degree



Household Income (2020)

	5 mi radius	10 mi radius	15 mi radius
Estimated Average Household Income	\$79,450	\$71,696	\$61,740
Estimated Median Household Income	\$64,783	\$61,689	\$50,248
HH Income Under \$10,000	382 5.1%	705 5.5%	3,769 8.3%
HH Income \$10,000 to \$34,999	1,834 24.6%	3,051 24.0%	13,132 28.9%
HH Income \$35,000 to \$49,999	744 10.0%	1,616 12.7%	6,517 14.3%
HH Income \$50,000 to \$74,999	1,460 19.6%	2,478 19.5%	8,869 19.5%
HH Income \$75,000 to \$99,999	854 11.5%	1,484 11.7%	4,843 10.7%
HH Income \$100,000 to \$149,999	1,303 17.5%	2,169 17.0%	5,342 11.8%
HH Income \$150,000 or More	865 11.6%	1,221 9.6%	2,975 6.5%



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Lindale, Texas						
Radius	5 mi radius		10 mi radius		15 mi radius	
Population						
Estimated Population (2020)	20,174		35,465		129,186	
Projected Population (2025)	21,338		37,690		138,019	
Census Population (2010)	16,560		30,653		116,521	
Census Population (2000)	12,352		23,911		101,120	
Projected Annual Growth (2020-2025)	1,163	1.2%	2,225	1.3%	8,833	1.4%
Historical Annual Growth (2010-2020)	3,614	2.2%	4,812	1.6%	12,665	1.1%
Historical Annual Growth (2000-2010)	4,208	3.4%	6,742	2.8%	15,401	1.5%
Estimated Population Density (2020)	257	<i>psm</i>	113	<i>psm</i>	183	<i>psm</i>
Trade Area Size	78.5	<i>sq mi</i>	314.0	<i>sq mi</i>	706.8	<i>sq mi</i>
Households						
Estimated Households (2020)	7,441		12,725		45,447	
Projected Households (2025)	7,650		13,118		46,890	
Census Households (2010)	6,154		11,004		41,125	
Census Households (2000)	4,728		8,566		35,946	
Projected Annual Growth (2020-2025)	209	0.6%	393	0.6%	1,442	0.6%
Historical Annual Change (2000-2020)	2,713	2.9%	4,159	2.4%	9,502	1.3%
Average Household Income						
Estimated Average Household Income (2020)	\$79,450		\$71,696		\$61,740	
Projected Average Household Income (2025)	\$90,439		\$80,724		\$69,847	
Census Average Household Income (2010)	\$61,529		\$56,563		\$50,890	
Census Average Household Income (2000)	\$49,199		\$45,889		\$41,101	
Projected Annual Change (2020-2025)	\$10,989	2.8%	\$9,028	2.5%	\$8,107	2.6%
Historical Annual Change (2000-2020)	\$30,251	3.1%	\$25,808	2.8%	\$20,638	2.5%
Median Household Income						
Estimated Median Household Income (2020)	\$64,783		\$61,689		\$50,248	
Projected Median Household Income (2025)	\$76,230		\$72,381		\$58,553	
Census Median Household Income (2010)	\$53,789		\$47,247		\$40,467	
Census Median Household Income (2000)	\$40,344		\$37,398		\$32,517	
Projected Annual Change (2020-2025)	\$11,448	3.5%	\$10,692	3.5%	\$8,305	3.3%
Historical Annual Change (2000-2020)	\$24,439	3.0%	\$24,291	3.2%	\$17,732	2.7%
Per Capita Income						
Estimated Per Capita Income (2020)	\$29,432		\$25,914		\$21,983	
Projected Per Capita Income (2025)	\$32,543		\$28,274		\$23,975	
Census Per Capita Income (2010)	\$22,863		\$20,306		\$17,961	
Census Per Capita Income (2000)	\$18,626		\$16,277		\$14,568	
Projected Annual Change (2020-2025)	\$3,111	2.1%	\$2,360	1.8%	\$1,992	1.8%
Historical Annual Change (2000-2020)	\$10,806	2.9%	\$9,638	3.0%	\$7,415	2.5%
Estimated Average Household Net Worth (2020)	\$548,288		\$475,958		\$361,988	

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Race and Ethnicity						
Total Population (2020)	20,174		35,465		129,186	
White (2020)	16,736	83.0%	27,107	76.4%	79,392	61.5%
Black or African American (2020)	1,782	8.8%	4,161	11.7%	27,254	21.1%
American Indian or Alaska Native (2020)	126	0.6%	249	0.7%	927	0.7%
Asian (2020)	303	1.5%	417	1.2%	1,023	0.8%
Hawaiian or Pacific Islander (2020)	6	-	9	-	39	-
Other Race (2020)	730	3.6%	2,695	7.6%	17,414	13.5%
Two or More Races (2020)	490	2.4%	827	2.3%	3,136	2.4%
Population < 18 (2020)	4,797 23.8%		8,676 24.5%		31,982 24.8%	
White Not Hispanic	3,197	66.6%	4,839	55.8%	11,539	36.1%
Black or African American	441	9.2%	992	11.4%	6,135	19.2%
Asian	79	1.6%	109	1.3%	231	0.7%
Other Race Not Hispanic	189	3.9%	318	3.7%	1,005	3.1%
Hispanic	892	18.6%	2,418	27.9%	13,071	40.9%
Not Hispanic or Latino Population (2020)	17,818 88.3%		29,137 82.2%		93,473 72.4%	
Not Hispanic White	15,372	86.3%	23,956	82.2%	63,546	68.0%
Not Hispanic Black or African American	1,727	9.7%	4,052	13.9%	26,510	28.4%
Not Hispanic American Indian or Alaska Native	92	0.5%	164	0.6%	505	0.5%
Not Hispanic Asian	295	1.7%	402	1.4%	965	1.0%
Not Hispanic Hawaiian or Pacific Islander	6	-	9	-	25	-
Not Hispanic Other Race	8	-	32	0.1%	208	0.2%
Not Hispanic Two or More Races	317	1.8%	524	1.8%	1,715	1.8%
Hispanic or Latino Population (2020)	2,357 11.7%		6,328 17.8%		35,713 27.6%	
Hispanic White	1,364	57.9%	3,151	49.8%	15,846	44.4%
Hispanic Black or African American	55	2.3%	109	1.7%	744	2.1%
Hispanic American Indian or Alaska Native	34	1.4%	85	1.3%	422	1.2%
Hispanic Asian	7	0.3%	15	0.2%	58	0.2%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	15	-
Hispanic Other Race	723	30.7%	2,664	42.1%	17,206	48.2%
Hispanic Two or More Races	173	7.3%	303	4.8%	1,421	4.0%
Not Hispanic or Latino Population (2010)	15,238 92.0%		25,971 84.7%		87,140 74.8%	
Hispanic or Latino Population (2010)	1,322 8.0%		4,682 15.3%		29,381 25.2%	
Not Hispanic or Latino Population (2000)	11,819 95.7%		22,109 92.5%		83,724 82.8%	
Hispanic or Latino Population (2000)	534 4.3%		1,801 7.5%		17,396 17.2%	
Not Hispanic or Latino Population (2025)	18,580 87.1%		30,463 80.8%		97,930 71.0%	
Hispanic or Latino Population (2025)	2,757 12.9%		7,227 19.2%		40,089 29.0%	
Projected Annual Growth (2020-2025)	401 -		899 -		4,377 -	
Historical Annual Growth (2000-2010)	789 14.8%		2,881 16.0%		11,986 6.9%	

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Total Age Distribution (2020)						
Total Population	20,174		35,465		129,186	
Age Under 5 Years	1,214	6.0%	2,308	6.5%	9,237	7.1%
Age 5 to 9 Years	1,366	6.8%	2,460	6.9%	9,124	7.1%
Age 10 to 14 Years	1,448	7.2%	2,549	7.2%	8,925	6.9%
Age 15 to 19 Years	1,256	6.2%	2,288	6.5%	9,709	7.5%
Age 20 to 24 Years	906	4.5%	1,800	5.1%	8,959	6.9%
Age 25 to 29 Years	1,148	5.7%	2,153	6.1%	8,848	6.8%
Age 30 to 34 Years	1,325	6.6%	2,325	6.6%	8,316	6.4%
Age 35 to 39 Years	1,304	6.5%	2,272	6.4%	7,937	6.1%
Age 40 to 44 Years	1,093	5.4%	1,967	5.5%	7,065	5.5%
Age 45 to 49 Years	1,262	6.3%	2,197	6.2%	7,352	5.7%
Age 50 to 54 Years	1,119	5.5%	2,024	5.7%	7,155	5.5%
Age 55 to 59 Years	1,260	6.2%	2,228	6.3%	7,694	6.0%
Age 60 to 64 Years	1,322	6.6%	2,299	6.5%	7,592	5.9%
Age 65 to 69 Years	1,322	6.6%	2,162	6.1%	6,646	5.1%
Age 70 to 74 Years	1,125	5.6%	1,852	5.2%	5,555	4.3%
Age 75 to 79 Years	760	3.8%	1,186	3.3%	3,898	3.0%
Age 80 to 84 Years	520	2.6%	788	2.2%	2,602	2.0%
Age 85 Years or Over	425	2.1%	606	1.7%	2,574	2.0%
Median Age	40.3		38.7		35.7	
Age 19 Years or Less	5,285	26.2%	9,606	27.1%	36,995	28.6%
Age 20 to 64 Years	10,738	53.2%	19,266	54.3%	70,917	54.9%
Age 65 Years or Over	4,152	20.6%	6,593	18.6%	21,274	16.5%
Female Age Distribution (2020)						
Female Population	10,325	51.2%	18,015	50.8%	66,504	51.5%
Age Under 5 Years	574	5.6%	1,144	6.3%	4,606	6.9%
Age 5 to 9 Years	658	6.4%	1,200	6.7%	4,496	6.8%
Age 10 to 14 Years	674	6.5%	1,211	6.7%	4,340	6.5%
Age 15 to 19 Years	634	6.1%	1,160	6.4%	4,804	7.2%
Age 20 to 24 Years	457	4.4%	897	5.0%	4,473	6.7%
Age 25 to 29 Years	591	5.7%	1,107	6.1%	4,582	6.9%
Age 30 to 34 Years	653	6.3%	1,123	6.2%	4,171	6.3%
Age 35 to 39 Years	699	6.8%	1,192	6.6%	4,123	6.2%
Age 40 to 44 Years	547	5.3%	979	5.4%	3,560	5.4%
Age 45 to 49 Years	649	6.3%	1,096	6.1%	3,697	5.6%
Age 50 to 54 Years	569	5.5%	1,012	5.6%	3,644	5.5%
Age 55 to 59 Years	672	6.5%	1,189	6.6%	3,996	6.0%
Age 60 to 64 Years	671	6.5%	1,157	6.4%	3,985	6.0%
Age 65 to 69 Years	709	6.9%	1,129	6.3%	3,528	5.3%
Age 70 to 74 Years	590	5.7%	953	5.3%	2,993	4.5%
Age 75 to 79 Years	420	4.1%	659	3.7%	2,220	3.3%
Age 80 to 84 Years	280	2.7%	418	2.3%	1,535	2.3%
Age 85 Years or Over	279	2.7%	389	2.2%	1,752	2.6%
Female Median Age	41.5		39.4		36.9	
Age 19 Years or Less	2,539	24.6%	4,715	26.2%	18,246	27.4%
Age 20 to 64 Years	5,508	53.3%	9,753	54.1%	36,230	54.5%
Age 65 Years or Over	2,278	22.1%	3,547	19.7%	12,028	18.1%

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Male Age Distribution (2020)						
Male Population	9,849	48.8%	17,450	49.2%	62,681	48.5%
Age Under 5 Years	641	6.5%	1,165	6.7%	4,630	7.4%
Age 5 to 9 Years	709	7.2%	1,260	7.2%	4,628	7.4%
Age 10 to 14 Years	774	7.9%	1,338	7.7%	4,585	7.3%
Age 15 to 19 Years	621	6.3%	1,128	6.5%	4,905	7.8%
Age 20 to 24 Years	449	4.6%	904	5.2%	4,485	7.2%
Age 25 to 29 Years	557	5.7%	1,046	6.0%	4,266	6.8%
Age 30 to 34 Years	672	6.8%	1,201	6.9%	4,145	6.6%
Age 35 to 39 Years	605	6.1%	1,080	6.2%	3,814	6.1%
Age 40 to 44 Years	545	5.5%	988	5.7%	3,505	5.6%
Age 45 to 49 Years	613	6.2%	1,101	6.3%	3,655	5.8%
Age 50 to 54 Years	550	5.6%	1,013	5.8%	3,511	5.6%
Age 55 to 59 Years	587	6.0%	1,039	6.0%	3,698	5.9%
Age 60 to 64 Years	652	6.6%	1,142	6.5%	3,607	5.8%
Age 65 to 69 Years	613	6.2%	1,033	5.9%	3,118	5.0%
Age 70 to 74 Years	535	5.4%	899	5.2%	2,562	4.1%
Age 75 to 79 Years	340	3.4%	527	3.0%	1,678	2.7%
Age 80 to 84 Years	240	2.4%	370	2.1%	1,067	1.7%
Age 85 Years or Over	146	1.5%	217	1.2%	822	1.3%
Male Median Age	39.2		38.0		34.5	
Age 19 Years or Less	2,745	27.9%	4,891	28.0%	18,748	29.9%
Age 20 to 64 Years	5,230	53.1%	9,514	54.5%	34,687	55.3%
Age 65 Years or Over	1,874	19.0%	3,046	17.5%	9,246	14.8%
Males per 100 Females (2020)						
Overall Comparison						
Age Under 5 Years	112	52.8%	102	50.4%	101	50.1%
Age 5 to 9 Years	108	51.9%	105	51.2%	103	50.7%
Age 10 to 14 Years	115	53.5%	110	52.5%	106	52.5%
Age 15 to 19 Years	98	49.5%	97	49.3%	102	50.5%
Age 20 to 24 Years	98	49.5%	101	50.2%	100	50.1%
Age 25 to 29 Years	94	48.5%	94	48.6%	93	48.2%
Age 30 to 34 Years	103	50.7%	107	51.7%	99	49.8%
Age 35 to 39 Years	87	46.4%	91	47.5%	93	48.1%
Age 40 to 44 Years	100	49.9%	101	50.2%	98	49.6%
Age 45 to 49 Years	94	48.6%	100	50.1%	99	49.7%
Age 50 to 54 Years	97	49.2%	100	50.0%	96	49.1%
Age 55 to 59 Years	87	46.6%	87	46.6%	93	48.1%
Age 60 to 64 Years	97	49.3%	99	49.7%	91	47.5%
Age 65 to 69 Years	86	46.4%	91	47.8%	88	46.9%
Age 70 to 74 Years	91	47.6%	94	48.6%	86	46.1%
Age 75 to 79 Years	81	44.7%	80	44.4%	76	43.1%
Age 80 to 84 Years	86	46.2%	88	46.9%	70	41.0%
Age 85 Years or Over	52	34.4%	56	35.8%	47	31.9%
Age 19 Years or Less	108	51.9%	104	50.9%	103	50.7%
Age 20 to 39 Years	95	48.8%	98	49.5%	96	49.1%
Age 40 to 64 Years	95	48.7%	97	49.3%	95	48.8%
Age 65 Years or Over	82	45.1%	86	46.2%	77	43.5%

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Household Type (2020)						
Total Households	7,441		12,725		45,447	
Households with Children	2,655	35.7%	4,572	35.9%	16,403	36.1%
Average Household Size	2.7		2.7		2.7	
Household Density per Square Mile	95		41		64	
Population Family	17,647	87.5%	31,028	87.5%	108,299	83.8%
Population Non-Family	2,203	10.9%	3,820	10.8%	15,938	12.3%
Population Group Quarters	324	1.6%	618	1.7%	4,949	3.8%
Family Households	5,649	75.9%	9,631	75.7%	32,345	71.2%
Married Couple Households	4,638	82.1%	7,708	80.0%	23,039	71.2%
Other Family Households with Children	1,010	17.9%	1,923	20.0%	9,306	28.8%
Family Households with Children	2,629	46.5%	4,528	47.0%	16,265	50.3%
Married Couple with Children	1,917	72.9%	3,226	71.2%	10,187	62.6%
Other Family Households with Children	712	27.1%	1,302	28.8%	6,078	37.4%
Family Households No Children	3,019	53.5%	5,104	53.0%	16,080	49.7%
Married Couple No Children	2,721	90.1%	4,482	87.8%	12,852	79.9%
Other Family Households No Children	298	9.9%	621	12.2%	3,229	20.1%
Non-Family Households	1,792	24.1%	3,094	24.3%	13,102	28.8%
Non-Family Households with Children	26	1.4%	44	1.4%	138	1.1%
Non-Family Households No Children	1,767	98.6%	3,050	98.6%	12,964	98.9%
Average Family Household Size	3.1		3.2		3.3	
Average Family Income	\$86,147		\$79,229		\$70,234	
Median Family Income	\$76,511		\$71,967		\$60,149	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2020)						
Population Age 15 Years or Over	16,145		28,147		101,901	
Never Married	3,326	20.6%	6,477	23.0%	31,868	31.3%
Currently Married	9,164	56.8%	14,927	53.0%	43,128	42.3%
Previously Married	3,655	22.6%	6,744	24.0%	26,905	26.4%
Separated	528	14.4%	1,412	20.9%	6,442	23.9%
Widowed	1,193	32.6%	2,045	30.3%	7,054	26.2%
Divorced	1,934	52.9%	3,287	48.7%	13,409	49.8%
Educational Attainment (2020)						
Adult Population Age 25 Years or Over	13,984		24,059		83,232	
Elementary (Grade Level 0 to 8)	676	4.8%	1,808	7.5%	8,097	9.7%
Some High School (Grade Level 9 to 11)	1,005	7.2%	2,062	8.6%	9,077	10.9%
High School Graduate	3,853	27.6%	6,645	27.6%	23,396	28.1%
Some College	3,896	27.9%	6,508	27.1%	21,425	25.7%
Associate Degree Only	969	6.9%	1,881	7.8%	6,632	8.0%
Bachelor Degree Only	2,463	17.6%	3,539	14.7%	10,038	12.1%
Graduate Degree	1,122	8.0%	1,617	6.7%	4,567	5.5%
Any College (Some College or Higher)	8,449	60.4%	13,545	56.3%	42,662	51.3%
College Degree + (Bachelor Degree or Higher)	3,585	25.6%	5,156	21.4%	14,605	17.5%

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Housing						
Total Housing Units (2020)	7,878		13,592		48,453	
Total Housing Units (2010)	6,944		12,220		46,319	
Historical Annual Growth (2010-2020)	934	1.3%	1,372	1.1%	2,134	0.5%
Housing Units Occupied (2020)	7,441	94.5%	12,725	93.6%	45,447	93.8%
Housing Units Owner-Occupied	5,834	78.4%	9,929	78.0%	30,498	67.1%
Housing Units Renter-Occupied	1,608	21.6%	2,796	22.0%	14,950	32.9%
Housing Units Vacant (2020)	436	5.5%	867	6.4%	3,006	6.2%
Household Size (2020)						
Total Households	7,441		12,725		45,447	
1 Person Households	1,533	20.6%	2,611	20.5%	11,075	24.4%
2 Person Households	2,795	37.6%	4,605	36.2%	14,595	32.1%
3 Person Households	1,233	16.6%	2,042	16.1%	7,166	15.8%
4 Person Households	1,038	14.0%	1,759	13.8%	6,003	13.2%
5 Person Households	547	7.4%	1,019	8.0%	3,647	8.0%
6 Person Households	187	2.5%	402	3.2%	1,635	3.6%
7 or More Person Households	107	1.4%	287	2.3%	1,326	2.9%
Household Income Distribution (2020)						
HH Income \$200,000 or More	484	6.5%	610	4.8%	1,387	3.1%
HH Income \$150,000 to \$199,999	382	5.1%	611	4.8%	1,588	3.5%
HH Income \$125,000 to \$149,999	508	6.8%	838	6.6%	1,967	4.3%
HH Income \$100,000 to \$124,999	796	10.7%	1,331	10.5%	3,375	7.4%
HH Income \$75,000 to \$99,999	854	11.5%	1,484	11.7%	4,843	10.7%
HH Income \$50,000 to \$74,999	1,460	19.6%	2,478	19.5%	8,869	19.5%
HH Income \$35,000 to \$49,999	744	10.0%	1,616	12.7%	6,517	14.3%
HH Income \$25,000 to \$34,999	492	6.6%	900	7.1%	4,283	9.4%
HH Income \$15,000 to \$24,999	979	13.2%	1,615	12.7%	6,364	14.0%
HH Income \$10,000 to \$14,999	362	4.9%	535	4.2%	2,485	5.5%
HH Income Under \$10,000	382	5.1%	705	5.5%	3,769	8.3%
Household Vehicles (2020)						
Households 0 Vehicles Available	160	2.2%	306	2.4%	2,306	5.1%
Households 1 Vehicle Available	2,224	29.9%	3,685	29.0%	15,311	33.7%
Households 2 Vehicles Available	3,147	42.3%	5,549	43.6%	17,779	39.1%
Households 3 or More Vehicles Available	1,911	25.7%	3,185	25.0%	10,052	22.1%
Total Vehicles Available	15,228		25,705		85,071	
Average Vehicles per Household	2.0		2.0		1.9	
Owner-Occupied Household Vehicles	12,636	83.0%	21,279	82.8%	64,619	76.0%
Average Vehicles per Owner-Occupied Household	2.2		2.1		2.1	
Renter-Occupied Household Vehicles	2,592	17.0%	4,426	17.2%	20,453	24.0%
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.4	
Travel Time (2020)						
Worker Base Age 16 years or Over	9,222		16,099		57,319	
Travel to Work in 14 Minutes or Less	2,101	22.8%	3,253	20.2%	14,327	25.0%
Travel to Work in 15 to 29 Minutes	2,444	26.5%	4,624	28.7%	17,792	31.0%
Travel to Work in 30 to 59 Minutes	3,004	32.6%	5,008	31.1%	17,048	29.7%
Travel to Work in 60 Minutes or More	241	2.6%	563	3.5%	2,773	4.8%
Work at Home	539	5.8%	1,037	6.4%	3,195	5.6%
Average Minutes Travel to Work	22.5		22.8		21.9	

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Transportation To Work (2020)						
Worker Base Age 16 years or Over	9,222		16,099		57,319	
Drive to Work Alone	7,882	85.5%	13,528	84.0%	47,805	83.4%
Drive to Work in Carpool	600	6.5%	1,232	7.7%	4,834	8.4%
Travel to Work by Public Transportation	33	0.4%	56	0.3%	332	0.6%
Drive to Work on Motorcycle	-	-	1	-	21	-
Bicycle to Work	-	-	5	-	41	-
Walk to Work	38	0.4%	72	0.4%	486	0.8%
Other Means	129	1.4%	167	1.0%	604	1.1%
Work at Home	539	5.8%	1,037	6.4%	3,195	5.6%
Daytime Demographics (2020)						
Total Businesses	632		888		5,982	
Total Employees	5,544		9,456		64,689	
Company Headquarter Businesses	-	-	2	0.2%	37	0.6%
Company Headquarter Employees	19	0.3%	1,362	14.4%	7,933	12.3%
Employee Population per Business	8.8 to 1		10.7 to 1		10.8 to 1	
Residential Population per Business	31.9 to 1		39.9 to 1		21.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	13,149		22,767		109,905	
Labor Force						
Labor Population Age 16 Years or Over (2020)	15,885		27,697		100,325	
Labor Force Total Males (2020)	7,599	47.8%	13,467	48.6%	48,044	47.9%
Male Civilian Employed	4,640	61.1%	8,001	59.4%	28,748	59.8%
Male Civilian Unemployed	99	1.3%	276	2.0%	1,214	2.5%
Males in Armed Forces	-	-	10	-	105	0.2%
Males Not in Labor Force	2,859	37.6%	5,180	38.5%	17,976	37.4%
Labor Force Total Females (2020)	8,286	52.2%	14,230	51.4%	52,281	52.1%
Female Civilian Employed	3,639	43.9%	6,375	44.8%	26,255	50.2%
Female Civilian Unemployed	131	1.6%	258	1.8%	990	1.9%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	4,516	54.5%	7,597	53.4%	25,036	47.9%
Unemployment Rate	230	1.4%	534	1.9%	2,204	2.2%
Occupation (2020)						
Occupation Population Age 16 Years or Over	8,279		14,376		55,004	
Occupation Total Males	4,640	56.0%	8,001	55.7%	28,748	52.3%
Occupation Total Females	3,639	44.0%	6,375	44.3%	26,255	47.7%
Management, Business, Financial Operations	1,071	12.9%	1,824	12.7%	6,442	11.7%
Professional, Related	1,850	22.4%	2,905	20.2%	9,986	18.2%
Service	1,425	17.2%	2,663	18.5%	11,512	20.9%
Sales, Office	1,907	23.0%	3,056	21.3%	12,046	21.9%
Farming, Fishing, Forestry	30	0.4%	72	0.5%	266	0.5%
Construction, Extraction, Maintenance	919	11.1%	1,804	12.5%	6,755	12.3%
Production, Transport, Material Moving	1,077	13.0%	2,052	14.3%	7,997	14.5%
White Collar Workers	4,828	58.3%	7,785	54.2%	28,474	51.8%
Blue Collar Workers	3,450	41.7%	6,591	45.8%	26,530	48.2%

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Lindale, Texas

Radius	5 mi radius		10 mi radius		15 mi radius	
Units In Structure (2020)						
Total Units	6,154		11,004		41,125	
1 Detached Unit	5,817	94.5%	9,610	87.3%	32,855	79.9%
1 Attached Unit	109	1.8%	173	1.6%	588	1.4%
2 Units	142	2.3%	202	1.8%	1,370	3.3%
3 to 4 Units	193	3.1%	279	2.5%	1,402	3.4%
5 to 9 Units	172	2.8%	286	2.6%	1,927	4.7%
10 to 19 Units	54	0.9%	92	0.8%	929	2.3%
20 to 49 Units	33	0.5%	53	0.5%	525	1.3%
50 or More Units	22	0.4%	41	0.4%	431	1.0%
Mobile Home or Trailer	892	14.5%	1,926	17.5%	5,216	12.7%
Other Structure	7	0.1%	64	0.6%	204	0.5%
Homes Built By Year (2020)						
Homes Built 2014 or later	507	6.4%	898	6.6%	2,091	4.3%
Homes Built 2010 to 2013	337	4.3%	455	3.3%	1,611	3.3%
Homes Built 2000 to 2009	1,604	20.4%	2,547	18.7%	6,695	13.8%
Homes Built 1990 to 1999	1,511	19.2%	2,532	18.6%	6,528	13.5%
Homes Built 1980 to 1989	1,181	15.0%	2,011	14.8%	6,113	12.6%
Homes Built 1970 to 1979	1,286	16.3%	2,144	15.8%	7,411	15.3%
Homes Built 1960 to 1969	396	5.0%	851	6.3%	4,554	9.4%
Homes Built 1950 to 1959	343	4.4%	682	5.0%	5,713	11.8%
Homes Built 1940 to 1949	148	1.9%	204	1.5%	2,133	4.4%
Homes Built Before 1939	127	1.6%	401	3.0%	2,598	5.4%
Median Age of Homes	27.7 yrs		29.1 yrs		36.9 yrs	
Home Values (2020)						
Owner Specified Housing Units	4,953		8,545		27,717	
Home Values \$1,000,000 or More	7	0.1%	13	0.1%	171	0.6%
Home Values \$750,000 to \$999,999	61	1.2%	90	1.1%	551	2.0%
Home Values \$500,000 to \$749,999	139	2.8%	235	2.7%	580	2.1%
Home Values \$400,000 to \$499,999	440	8.9%	694	8.1%	1,055	3.8%
Home Values \$300,000 to \$399,999	308	6.2%	686	8.0%	1,829	6.6%
Home Values \$250,000 to \$299,999	440	8.9%	695	8.1%	1,742	6.3%
Home Values \$200,000 to \$249,999	754	15.2%	1,204	14.1%	2,667	9.6%
Home Values \$175,000 to \$199,999	614	12.4%	847	9.9%	2,193	7.9%
Home Values \$150,000 to \$174,999	672	13.6%	1,124	13.1%	2,998	10.8%
Home Values \$125,000 to \$149,999	699	14.1%	977	11.4%	2,824	10.2%
Home Values \$100,000 to \$124,999	543	11.0%	890	10.4%	3,337	12.0%
Home Values \$90,000 to \$99,999	279	5.6%	492	5.8%	1,545	5.6%
Home Values \$80,000 to \$89,999	78	1.6%	178	2.1%	1,330	4.8%
Home Values \$70,000 to \$79,999	117	2.4%	273	3.2%	1,516	5.5%
Home Values \$60,000 to \$69,999	115	2.3%	233	2.7%	1,444	5.2%
Home Values \$50,000 to \$59,999	93	1.9%	222	2.6%	1,117	4.0%
Home Values \$35,000 to \$49,999	204	4.1%	440	5.1%	1,442	5.2%
Home Values \$25,000 to \$34,999	152	3.1%	357	4.2%	1,228	4.4%
Home Values \$10,000 to \$24,999	23	0.5%	81	0.9%	394	1.4%
Home Values Under \$10,000	44	0.9%	97	1.1%	353	1.3%
Owner-Occupied Median Home Value	\$177,258		\$172,793		\$142,012	
Renter-Occupied Median Rent	\$829		\$775		\$712	

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Lindale, Texas

Radius	5 mi radius	10 mi radius	15 mi radius
Total Annual Consumer Expenditure (2020)			
Total Household Expenditure	\$446.45 M	\$709 M	\$2.28 B
Total Non-Retail Expenditure	\$235.12 M	\$372.9 M	\$1.2 B
Total Retail Expenditure	\$211.33 M	\$336.11 M	\$1.08 B
Apparel	\$15.59 M	\$24.72 M	\$79.19 M
Contributions	\$14.54 M	\$22.8 M	\$71.45 M
Education	\$12.97 M	\$20.14 M	\$63.13 M
Entertainment	\$25.21 M	\$39.88 M	\$126.31 M
Food and Beverages	\$65.92 M	\$105.02 M	\$339.22 M
Furnishings and Equipment	\$15.65 M	\$24.78 M	\$78.48 M
Gifts	\$10.83 M	\$16.87 M	\$52.84 M
Health Care	\$38.4 M	\$61.2 M	\$197.03 M
Household Operations	\$17.55 M	\$27.75 M	\$88.41 M
Miscellaneous Expenses	\$8.43 M	\$13.37 M	\$42.73 M
Personal Care	\$5.99 M	\$9.51 M	\$30.47 M
Personal Insurance	\$3.14 M	\$4.93 M	\$15.31 M
Reading	\$977.22 K	\$1.55 M	\$4.93 M
Shelter	\$93.49 M	\$148.55 M	\$481.1 M
Tobacco	\$2.75 M	\$4.46 M	\$15.13 M
Transportation	\$81.59 M	\$129.97 M	\$415.68 M
Utilities	\$33.41 M	\$53.52 M	\$175.18 M
Monthly Household Consumer Expenditure (2020)			
Total Household Expenditure	\$5,000	\$4,643	\$4,174
Total Non-Retail Expenditure	\$2,633 52.7%	\$2,442 52.6%	\$2,199 52.7%
Total Retail Expenditures	\$2,367 47.3%	\$2,201 47.4%	\$1,976 47.3%
Apparel	\$175 3.5%	\$162 3.5%	\$145 3.5%
Contributions	\$163 3.3%	\$149 3.2%	\$131 3.1%
Education	\$145 2.9%	\$132 2.8%	\$116 2.8%
Entertainment	\$282 5.6%	\$261 5.6%	\$232 5.5%
Food and Beverages	\$738 14.8%	\$688 14.8%	\$622 14.9%
Furnishings and Equipment	\$175 3.5%	\$162 3.5%	\$144 3.4%
Gifts	\$121 2.4%	\$111 2.4%	\$97 2.3%
Health Care	\$430 8.6%	\$401 8.6%	\$361 8.7%
Household Operations	\$197 3.9%	\$182 3.9%	\$162 3.9%
Miscellaneous Expenses	\$94 1.9%	\$88 1.9%	\$78 1.9%
Personal Care	\$67 1.3%	\$62 1.3%	\$56 1.3%
Personal Insurance	\$35 0.7%	\$32 0.7%	\$28 0.7%
Reading	\$11 0.2%	\$10 0.2%	\$9 0.2%
Shelter	\$1,047 20.9%	\$973 21.0%	\$882 21.1%
Tobacco	\$31 0.6%	\$29 0.6%	\$28 0.7%
Transportation	\$914 18.3%	\$851 18.3%	\$762 18.3%
Utilities	\$374 7.5%	\$350 7.5%	\$321 7.7%

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Crime Risk Profile

CRIME RISK PROFILE



Lindale, Texas			
Radius	5 mi radius	10 mi radius	15 mi radius
Demographics			
Population	20,174	35,465	129,186
Census Population	16,560	30,653	116,521
Households	7,441	12,725	45,447
Average Household Income	\$79,450	\$71,696	\$61,740
Median Household Income	\$64,783	\$61,689	\$50,248
Per Capita Income	\$29,432	\$25,914	\$21,983
Total Crime			
Crime Index	67	69	100
Crime Level	Below Average	Below Average	Average
Personal Crime			
Crime Index	62	68	96
Crime Level	Below Average	Below Average	Average
Murder			
Crime Index	26	39	90
Crime Level	Very Low	Low Risk	Below Average
Rape			
Crime Index	132	115	124
Crime Level	Above Average	Average	Above Average
Robbery			
Crime Index	16	23	54
Crime Level	Very Low	Very Low	Low Risk
Assault			
Crime Index	71	79	109
Crime Level	Below Average	Below Average	Average
Property Crime			
Crime Index	67	69	101
Crime Level	Below Average	Below Average	Average
Burglary			
Crime Index	84	89	109
Crime Level	Below Average	Below Average	Average
Larceny			
Crime Index	68	68	104
Crime Level	Below Average	Below Average	Average
Motor Vehicle Theft			
Crime Index	30	35	56
Crime Level	Low Risk	Low Risk	Low Risk

* Crime Index: 100 = National Average Adjusted for Population

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OPPORTUNITY GAP CATEGORY INFORMATION (RETAIL CATEGORIES)

Vehicle and Parts Dealers

New and used automobile dealers, motorcycle dealers, recreation vehicle dealers, all-terrain vehicles dealers, boat dealers, auto parts stores, auto accessories stores and tire dealers

Furniture and Home Furnishings Stores

Furniture stores, home furnishing stores, home decorating stores and floor covering stores

Electronics and Appliance Stores

Household appliance stores, electronics stores, computer and software stores and camera and photographic equipment stores

Building Materials and Garden Supply Stores

Building material and supply dealers, home improvement centers, paint and wallpaper stores, hardware stores, lumberyards, lawn and garden stores, outdoor power equipment stores and nursery and garden centers

Food and Beverage Stores

Grocery stores, supermarkets, convenience stores, specialty food stores and beer, wine, and liquor stores

Health and Personal Care Stores

Pharmacies, drug stores, cosmetic dealers, beauty supply stores, perfume stores, optical goods stores, health care stores and personal care stores

Gasoline Stations

Gasoline stations and gasoline stations with convenience stores

Clothing and Clothing Accessories Stores

Men's clothing stores, women's clothing stores, children's and infants clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores

Sporting Goods and Hobby Stores

Sporting goods stores, hobby stores, toy stores, sewing and needlepoint stores, musical instrument and supply stores, book stores, newsstands, music stores

General Merchandise Stores

Department stores and other general merchandise stores

Miscellaneous Store Retailers

Florists, office supply stores, stationery stores, gift and souvenir stores, used merchandise stores and other miscellaneous retailers

Foodservice and Drinking Places

Full-service restaurants, limited service eating places, special foodservices, taverns and bars

RETAIL GAP EXPANDED REPORT



Lindale, Texas

Radius

	5 mi radius		10 mi radius		15 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$9.49 M / \$1.83 M	81	\$15.03 M / \$2.16 M	86	\$48.02 M / \$15.14 M	68
Men's Clothing Stores	\$335.57 K / -	100	\$530.87 K / -	100	\$1.69 M / \$1.2 M	29
Women's Clothing Stores	\$1.46 M / \$1.47 M	-1	\$2.31 M / \$1.5 M	35	\$7.35 M / \$9.01 M	-18
Children's, Infants' Clothing Stores	\$627.3 K / -	100	\$1 M / \$18.58 K	98	\$3.22 M / \$470.07 K	85
Family Clothing Stores	\$3.88 M / -	100	\$6.15 M / \$30.37 K	100	\$19.67 M / \$1.68 M	91
Clothing Accessory Stores	\$311.74 K / -	100	\$491.81 K / \$137.26 K	72	\$1.57 M / \$268.59 K	83
Other Apparel Stores	\$473.74 K / \$160.96 K	66	\$749.92 K / \$160.96 K	79	\$2.4 M / \$317.98 K	87
Shoe Stores	\$1.59 M / -	100	\$2.53 M / \$91.57 K	96	\$8.13 M / \$949.02 K	88
Jewelry Stores	\$745.78 K / \$195.06 K	74	\$1.17 M / \$214.81 K	82	\$3.7 M / \$1.24 M	67
Luggage Stores	\$61.19 K / -	100	\$95.19 K / -	100	\$301.01 K / -	100
Furniture, Home Furnishings Stores	\$4.66 M / \$44.64 K	99	\$7.35 M / \$926.7 K	87	\$23.22 M / \$20.78 M	11
Furniture Stores	\$2.86 M / -	100	\$4.51 M / \$719.08 K	84	\$14.24 M / \$16.73 M	-15
Floor Covering Stores	\$493.58 K / -	100	\$778.8 K / -	100	\$2.44 M / \$2.46 M	-1
Other Home Furnishing Stores	\$1.3 M / \$44.64 K	97	\$2.06 M / \$207.62 K	90	\$6.55 M / \$1.59 M	76
Electronics, Appliance Stores	\$3.54 M / \$477.11 K	87	\$5.62 M / \$493.22 K	91	\$17.87 M / \$14.83 M	17
Building Material, Garden Equipment, Supplies Dealers	\$11.54 M / \$27.27 M	-58	\$18.27 M / \$32.08 M	-43	\$57.75 M / \$83.63 M	-31
Home Centers	\$5.43 M / \$4.89 M	10	\$8.59 M / \$5.11 M	40	\$27.18 M / \$17.23 M	37
Paint, Wallpaper Stores	\$400.25 K / \$672.33 K	-40	\$631.91 K / \$672.33 K	-6	\$1.98 M / \$2.02 M	-2
Hardware Stores	\$497.87 K / \$382.31 K	23	\$787.69 K / \$521.64 K	34	\$2.49 M / \$5.81 M	-57
Other Building Materials Stores	\$3.85 M / \$4.74 M	-19	\$6.09 M / \$5.42 M	11	\$19.25 M / \$31.21 M	-38
Outdoor Power Equipment Stores	\$182.52 K / \$162.32 K	11	\$288.55 K / \$399.51 K	-28	\$909.93 K / \$1.52 M	-40
Nursery, Garden Stores	\$1.18 M / \$16.43 M	-93	\$1.88 M / \$19.96 M	-91	\$5.94 M / \$25.85 M	-77
Food, Beverage Stores	\$30.94 M / \$15.07 M	51	\$49.39 M / \$17.42 M	65	\$160.46 M / \$156.32 M	3
Grocery Stores	\$27.64 M / \$14.15 M	49	\$44.15 M / \$16.16 M	63	\$143.53 M / \$146.09 M	-2
Convenience Stores	\$1.07 M / \$846.1 K	21	\$1.71 M / \$1.11 M	35	\$5.58 M / \$5.07 M	9
Meat Markets	\$316.33 K / -	100	\$505.66 K / -	100	\$1.65 M / \$2.25 M	-27
Fish, Seafood Markets	\$113.89 K / -	100	\$183.14 K / -	100	\$600.11 K / -	100
Fruit, Vegetable Markets	\$193.29 K / -	100	\$309.09 K / \$73.16 K	76	\$1.01 M / \$246.54 K	75
Other Specialty Food Markets	\$332.15 K / \$75.7 K	77	\$530.61 K / \$82.68 K	84	\$1.73 M / \$1.84 M	-6
Liquor Stores	\$1.27 M / -	100	\$2.01 M / -	100	\$6.37 M / \$826.72 K	87

RETAIL GAP EXPANDED REPORT



Lindale, Texas

Radius

	5 mi radius		10 mi radius		15 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$7.62 M / \$6.74 M	12	\$12.12 M / \$7.97 M	34	\$39.03 M / \$48.97 M	-20
Pharmacy, Drug Stores	\$6.38 M / \$6.29 M	1	\$10.15 M / \$7.43 M	27	\$32.71 M / \$44.27 M	-26
Cosmetics, Beauty Stores	\$374.18 K / -	100	\$594.71 K / -	100	\$1.91 M / \$331.73 K	83
Optical Goods Stores	\$428.02 K / \$167.81 K	61	\$679.55 K / \$220.11 K	68	\$2.18 M / \$2.07 M	5
Other Health, Personal Care Stores	\$438.02 K / \$282.56 K	35	\$696.17 K / \$324.42 K	53	\$2.24 M / \$2.3 M	-3
Sporting Goods, Hobby, Book, Music Stores	\$3.58 M / \$1.01 M	72	\$5.64 M / \$1.41 M	75	\$17.74 M / \$24.56 M	-28
Sporting Goods Stores	\$1.97 M / \$878.71 K	55	\$3.09 M / \$1.26 M	59	\$9.63 M / \$5.17 M	46
Hobby, Toy, Game Stores	\$567.27 K / -	100	\$900.43 K / \$22 K	98	\$2.87 M / \$588.47 K	80
Sewing, Needlecraft Stores	\$176.43 K / -	100	\$277.46 K / -	100	\$881.96 K / \$1.37 M	-36
Musical Instrument Stores	\$162.84 K / \$130.64 K	20	\$258.24 K / \$130.64 K	49	\$830.29 K / \$8.88 M	-91
Book Stores	\$710.46 K / -	100	\$1.12 M / -	100	\$3.53 M / \$8.56 M	-59
General Merchandise Stores	\$30.31 M / \$22.79 M	25	\$48.23 M / \$28.38 M	41	\$155.38 M / \$96.69 M	38
Department Stores	\$7.83 M / \$18.63 M	-58	\$12.41 M / \$22.54 M	-45	\$39.72 M / \$60.65 M	-35
Warehouse Superstores	\$19.52 M / -	100	\$31.1 M / -	100	\$100.5 M / -	100
Other General Merchandise Stores	\$2.97 M / \$4.15 M	-29	\$4.72 M / \$5.84 M	-19	\$15.16 M / \$36.05 M	-58
Miscellaneous Store Retailers	\$4.14 M / \$1.73 M	58	\$6.56 M / \$3.82 M	42	\$20.98 M / \$16.5 M	21
Florists	\$146.6 K / \$181.17 K	-19	\$232.08 K / \$295.51 K	-21	\$733.31 K / \$1.18 M	-38
Office, Stationary Stores	\$410.65 K / -	100	\$648.18 K / -	100	\$2.06 M / \$4.92 K	100
Gift, Souvenir Stores	\$497.1 K / \$10.36 K	98	\$787.18 K / \$108.46 K	86	\$2.51 M / \$776.67 K	69
Used Merchandise Stores	\$285.36 K / \$60.39 K	79	\$450.26 K / \$172.83 K	62	\$1.44 M / \$1.66 M	-13
Pet, Pet Supply Stores	\$1.68 M / \$1.21 M	28	\$2.66 M / \$1.44 M	46	\$8.46 M / \$3.01 M	64
Art Dealers	\$134.23 K / -	100	\$211.97 K / -	100	\$676.78 K / \$163.3 K	76
Mobile Home Dealers	\$249.89 K / \$79.49 K	68	\$394.78 K / \$1.05 M	-62	\$1.25 M / \$5.85 M	-79
Other Miscellaneous Retail Stores	\$736.05 K / \$184 K	75	\$1.18 M / \$753.34 K	36	\$3.85 M / \$3.86 M	0
Non-Store Retailers	\$13.95 M / \$2.09 M	85	\$22.12 M / \$2.46 M	89	\$70.64 M / \$36.25 M	49
Mail Order, Catalog Stores	\$11.58 M / -	100	\$18.35 M / -	100	\$58.52 M / \$2.42 M	96
Vending Machines	\$320.08 K / -	100	\$510.67 K / -	100	\$1.66 M / \$18.17 M	-91
Fuel Dealers	\$1.16 M / \$2.09 M	-44	\$1.85 M / \$2.46 M	-25	\$5.92 M / \$14.8 M	-60
Other Direct Selling Establishments	\$888.43 K / -	100	\$1.41 M / -	100	\$4.54 M / \$860.52 K	81

RETAIL GAP EXPANDED REPORT



Lindale, Texas

Radius

	5 mi radius		10 mi radius		15 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$26.7 M / \$31.12 M	-14	\$42.33 M / \$41.79 M	1	\$135.07 M / \$176.22 M	-23
Hotels, Other Travel Accommodations	\$1.47 M / \$658.45 K	55	\$2.33 M / \$1.22 M	48	\$7.42 M / \$3.31 M	55
RV Parks	\$13.37 K / \$56.89 K	-77	\$22.13 K / \$65.02 K	-66	\$69.68 K / \$103.18 K	-32
Rooming, Boarding Houses	\$10.54 K / -	100	\$16.64 K / -	100	\$52.94 K / \$94.58 K	-44
Full Service Restaurants	\$13.75 M / \$16.64 M	-17	\$21.8 M / \$22.34 M	-2	\$69.54 M / \$84.13 M	-17
Limited Service Restaurants	\$9.14 M / \$14.05 M	-35	\$14.49 M / \$18.26 M	-21	\$46.23 M / \$84.54 M	-45
Special Food Services, Catering	\$2.32 M / \$210.77 K	91	\$3.68 M / \$782.9 K	79	\$11.74 M / \$6.75 M	43
Drinking Places	\$664.66 K / \$171.14 K	74	\$1.05 M / \$171.14 K	84	\$3.32 M / \$625.81 K	81
Gasoline Stations	\$22.59 M / \$29.26 M	-23	\$36.25 M / \$66.34 M	-45	\$117.88 M / \$357.8 M	-67
Motor Vehicle, Parts Dealers	\$41.6 M / \$5.78 M	86	\$66.16 M / \$35.91 M	46	\$210.13 M / \$299.75 M	-30
New Car Dealers	\$31.91 M / -	100	\$50.76 M / \$5.32 M	90	\$161.24 M / \$160.76 M	0
Used Car Dealers	\$3.3 M / \$938.03 K	72	\$5.24 M / \$7.7 M	-32	\$16.64 M / \$45.55 M	-63
Recreational Vehicle Dealers	\$675.11 K / \$672.52 K	0	\$1.06 M / \$2.71 M	-61	\$3.25 M / \$12.92 M	-75
Motorcycle, Boat Dealers	\$1.45 M / -	100	\$2.29 M / \$27.32 K	99	\$7.16 M / \$6.42 M	10
Auto Parts, Accessories	\$2.56 M / \$3.86 M	-34	\$4.07 M / \$7.5 M	-46	\$13.09 M / \$51.32 M	-74
Tire Dealers	\$1.71 M / \$318.89 K	81	\$2.72 M / \$12.65 M	-78	\$8.75 M / \$22.8 M	-62
2020 Population	20,174		35,465		129,186	
2025 Population	21,338		37,690		138,019	
% Population Change 2020-2025	5.8%		6.3%		6.8%	
2020 Adult Population Age 18+	15,376		26,788		97,196	
2020 Population Male	9,849		17,450		62,681	
2020 Population Female	10,325		18,015		66,504	
2020 Households	7,441		12,725		45,447	
2020 Median Household Income	64,783		61,689		50,248	
2020 Average Household Income	79,450		71,696		61,740	

RETAIL POTENTIAL

RETAIL POTENTIAL PROFILE



Lindale, Texas			
Radius	5 mi radius	10 mi radius	15 mi radius
2020 Population	20,174	35,465	129,186
2025 Population	21,338	37,690	138,019
% Population Change 2010-2020	21.8%	15.7%	10.9%
2020 Adult Population Age 18+	\$15,376	\$26,788	\$97,196
2020 Population Male	\$9,849	\$17,450	\$62,681
2020 Population Female	\$10,325	\$18,015	\$66,504
2020 Households	\$7,441	\$12,725	\$45,447
2020 Median Household Income	\$64,783	\$61,689	\$50,248
2020 Average Household Income	\$79,450	\$71,696	\$61,740
Clothing, Clothing Accessories Stores	\$9.49 M	\$15.03 M	\$48.02 M
Men's Clothing Stores	\$335.57 K	\$530.87 K	\$1.69 M
Women's Clothing Stores	\$1.46 M	\$2.31 M	\$7.35 M
Children's, Infants' Clothing Stores	\$627.3 K	\$1 M	\$3.22 M
Family Clothing Stores	\$3.88 M	\$6.15 M	\$19.67 M
Clothing Accessory Stores	\$311.74 K	\$491.81 K	\$1.57 M
Other Apparel Stores	\$473.74 K	\$749.92 K	\$2.4 M
Shoe Stores	\$1.59 M	\$2.53 M	\$8.13 M
Jewelry Stores	\$745.78 K	\$1.17 M	\$3.7 M
Luggage Stores	\$61.19 K	\$95.19 K	\$301.01 K
Furniture, Home Furnishings Stores	\$4.66 M	\$7.35 M	\$23.22 M
Furniture Stores	\$2.86 M	\$4.51 M	\$14.24 M
Floor Covering Stores	\$493.58 K	\$778.8 K	\$2.44 M
Other Home Furnishing Stores	\$1.3 M	\$2.06 M	\$6.55 M
Electronics, Appliance Stores	\$3.54 M	\$5.62 M	\$17.87 M
Gasoline Stations	\$22.59 M	\$36.25 M	\$117.88 M
Building Material, Garden Equipment, Supplies Dealers	\$11.54 M	\$18.27 M	\$57.75 M
Home Centers	\$5.43 M	\$8.59 M	\$27.18 M
Paint, Wallpaper Stores	\$400.25 K	\$631.91 K	\$1.98 M
Hardware Stores	\$497.87 K	\$787.69 K	\$2.49 M
Other Building Materials Stores	\$3.85 M	\$6.09 M	\$19.25 M
Outdoor Power Equipment Stores	\$182.52 K	\$288.55 K	\$909.93 K
Nursery, Garden Stores	\$1.18 M	\$1.88 M	\$5.94 M
Food, Beverage Stores	\$30.94 M	\$49.39 M	\$160.46 M
Grocery Stores	\$27.64 M	\$44.15 M	\$143.53 M
Convenience Stores	\$1.07 M	\$1.71 M	\$5.58 M
Meat Markets	\$316.33 K	\$505.66 K	\$1.65 M
Fish, Seafood Markets	\$113.89 K	\$183.14 K	\$600.11 K
Fruit, Vegetable Markets	\$193.29 K	\$309.09 K	\$1.01 M
Other Specialty Food Markets	\$332.15 K	\$530.61 K	\$1.73 M
Liquor Stores	\$1.27 M	\$2.01 M	\$6.37 M

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RETAIL POTENTIAL PROFILE



Lindale, Texas			
Radius	5 mi radius	10 mi radius	15 mi radius
Health, Personal Care Stores			
Pharmacy, Drug Stores	\$7.62 M	\$12.12 M	\$39.03 M
Cosmetics, Beauty Stores	\$6.38 M	\$10.15 M	\$32.71 M
Optical Goods Stores	\$374.18 K	\$594.71 K	\$1.91 M
Other Health, Personal Care Stores	\$428.02 K	\$679.55 K	\$2.18 M
	\$438.02 K	\$696.17 K	\$2.24 M
Sporting Goods, Hobby, Book, Music Stores			
Sporting Goods Stores	\$3.58 M	\$5.64 M	\$17.74 M
Hobby, Toy, Game Stores	\$1.97 M	\$3.09 M	\$9.63 M
Sewing, Needlecraft Stores	\$567.27 K	\$900.43 K	\$2.87 M
Musical Instrument Stores	\$176.43 K	\$277.46 K	\$881.96 K
Book Stores	\$162.84 K	\$258.24 K	\$830.29 K
	\$710.46 K	\$1.12 M	\$3.53 M
General Merchandise Stores			
Department Stores	\$30.31 M	\$48.23 M	\$155.38 M
Warehouse Superstores	\$7.83 M	\$12.41 M	\$39.72 M
Other General Merchandise Stores	\$19.52 M	\$31.1 M	\$100.5 M
	\$2.97 M	\$4.72 M	\$15.16 M
Miscellaneous Store Retailers			
Florists	\$4.14 M	\$6.56 M	\$20.98 M
Office, Stationary Stores	\$146.6 K	\$232.08 K	\$733.31 K
Gift, Souvenir Stores	\$410.65 K	\$648.18 K	\$2.06 M
Used Merchandise Stores	\$497.1 K	\$787.18 K	\$2.51 M
Pet, Pet Supply Stores	\$285.36 K	\$450.26 K	\$1.44 M
Art Dealers	\$1.68 M	\$2.66 M	\$8.46 M
Mobile Home Dealers	\$134.23 K	\$211.97 K	\$676.78 K
Other Miscellaneous Retail Stores	\$249.89 K	\$394.78 K	\$1.25 M
	\$736.05 K	\$1.18 M	\$3.85 M
Non-Store Retailers			
Mail Order, Catalog Stores	\$13.95 M	\$22.12 M	\$70.64 M
Vending Machines	\$11.58 M	\$18.35 M	\$58.52 M
Fuel Dealers	\$320.08 K	\$510.67 K	\$1.66 M
Other Direct Selling Establishments	\$1.16 M	\$1.85 M	\$5.92 M
	\$888.43 K	\$1.41 M	\$4.54 M
Accommodation, Food Services			
Hotels, Other Travel Accommodations	\$27.36 M	\$43.38 M	\$138.39 M
RV Parks	\$1.47 M	\$2.33 M	\$7.42 M
Rooming, Boarding Houses	\$13.37 K	\$22.13 K	\$69.68 K
Full Service Restaurants	\$10.54 K	\$16.64 K	\$52.94 K
Limited Service Restaurants	\$13.75 M	\$21.8 M	\$69.54 M
Special Food Services, Catering	\$9.14 M	\$14.49 M	\$46.23 M
Drinking Places	\$2.32 M	\$3.68 M	\$11.74 M
	\$664.66 K	\$1.05 M	\$3.32 M
Motor Vehicle, Parts Dealers			
New Car Dealers	\$41.6 M	\$66.16 M	\$210.13 M
Used Car Dealers	\$31.91 M	\$50.76 M	\$161.24 M
Recreational Vehicle Dealers	\$3.3 M	\$5.24 M	\$16.64 M
Motorcycle, Boat Dealers	\$675.11 K	\$1.06 M	\$3.25 M
Auto Parts, Accessories	\$1.45 M	\$2.29 M	\$7.16 M
Tire Dealers	\$2.56 M	\$4.07 M	\$13.09 M
	\$1.71 M	\$2.72 M	\$8.75 M

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INCOME SUMMARY

INCOME SUMMARY REPORT



Lindale, Texas						
Radius	5 mi radius		10 mi radius		15 mi radius	
Population						
Estimated Population (2020)	20,174		35,465		129,186	
Projected Population (2025)	21,338		37,690		138,019	
Census Population (2010)	16,560		30,653		116,521	
Census Population (2000)	12,352		23,911		101,120	
<i>Projected Annual Growth (2020 to 2025)</i>	1,163	1.2%	2,225	1.3%	8,833	1.4%
<i>Historical Annual Growth (2010 to 2020)</i>	3,614	1.8%	4,812	1.4%	12,665	1.0%
<i>Historical Annual Growth (2000 to 2010)</i>	4,208	3.4%	6,742	2.8%	15,401	1.5%
Households						
Estimated Households (2020)	7,441		12,725		45,447	
Projected Households (2025)	7,650		13,118		46,890	
Census Households (2010)	6,154		11,004		41,125	
Census Households (2000)	4,728		8,566		35,946	
<i>Projected Annual Growth (2020 to 2025)</i>	209	0.6%	393	0.6%	1,442	0.6%
<i>Historical Annual Growth (2010 to 2020)</i>	1,288	2.1%	1,721	1.6%	4,322	1.1%
<i>Historical Annual Growth (2000 to 2010)</i>	1,426	3.0%	2,438	2.8%	5,179	1.4%
Average Household Income						
Estimated Average Household Income (2020)	\$79,450		\$71,696		\$61,740	
Projected Average Household Income (2025)	\$90,439		\$80,724		\$69,847	
Census Average Household Income (2010)	\$61,529		\$56,563		\$50,890	
Census Average Household Income (2000)	\$49,199		\$45,889		\$41,101	
<i>Projected Annual Growth (2020 to 2025)</i>	\$10,989	2.8%	\$9,028	2.5%	\$8,107	2.6%
<i>Historical Annual Growth (2010 to 2020)</i>	\$17,922	2.9%	\$15,134	2.7%	\$10,850	2.1%
<i>Historical Annual Growth (2000 to 2010)</i>	\$12,329	2.5%	\$10,674	2.3%	\$9,788	2.4%
Median Household Income						
Estimated Median Household Income (2020)	\$64,783		\$61,689		\$50,248	
Projected Median Household Income (2025)	\$76,230		\$72,381		\$58,553	
Census Median Household Income (2010)	\$53,789		\$47,247		\$40,467	
Census Median Household Income (2000)	\$40,344		\$37,398		\$32,517	
<i>Projected Annual Growth (2020 to 2025)</i>	\$11,448	3.5%	\$10,692	3.5%	\$8,305	3.3%
<i>Historical Annual Growth (2010 to 2020)</i>	\$10,993	2.0%	\$14,441	3.1%	\$9,782	2.4%
<i>Historical Annual Growth (2000 to 2010)</i>	\$13,445	3.3%	\$9,850	2.6%	\$7,950	2.4%
Per Capita Income						
Estimated Per Capita Income (2020)	\$29,432		\$25,914		\$21,983	
Projected Per Capita Income (2025)	\$32,543		\$28,274		\$23,975	
Census Per Capita Income (2010)	\$22,863		\$20,306		\$17,961	
Census Per Capita Income (2000)	\$18,626		\$16,277		\$14,568	
<i>Projected Annual Growth (2020 to 2025)</i>	\$3,111	2.1%	\$2,360	1.8%	\$1,992	1.8%
<i>Historical Annual Growth (2010 to 2020)</i>	\$6,568	2.9%	\$5,609	2.8%	\$4,021	2.2%
<i>Historical Annual Growth (2000 to 2010)</i>	\$4,237	2.3%	\$4,029	2.5%	\$3,393	2.3%
Other Income						
Estimated Families (2020)	5,649		9,631		32,345	
Estimated Average Family Income (2020)	\$86,147		\$79,229		\$70,234	
Estimated Median Family Income (2020)	\$76,511		\$71,967		\$60,149	
Estimated Average Household Net Worth (2020)	\$548,288		\$475,958		\$361,988	

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Void Analysis

MERCHANT VOID ANALYSIS



Lindale, Texas			
Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Auto Parts Tires			
Advance Auto Parts		1	0
AutoZone		3	1
NAPA		2	0
O'Reilly		5	1
Valvoline Instant Oil Change		2	0
Banks			
BancorpSouth		1	0
Chase Bank		1	0
First Community Bank		1	1
Prosperity Bank		1	0
Regions Bank		2	0
Woodforest National Bank		2	0
Banks Minor			
Bank		40	9
Clothing Apparel			
Cato		2	1
Citi Trends		1	0
Rainbow		1	0
Convenience Stores			
76		1	0
7-Eleven		8	1
CEFCO		3	0
Chevron		5	0
Exxon		20	1
Gulf		1	0

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MERCHANT VOID ANALYSIS



Lindale, Texas			
Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Love's		3	0
Mobil		2	0
Murphy USA		3	1
Pilot Travel Centers		1	0
RaceWay		1	1
Shell		5	0
Texaco		2	0
Valero		23	1
Dental			
Affordable Dentures		1	0
Department Stores			
Stage		1	0
Discount Department Stores			
Sears		1	0
Stein Mart		1	0
Wal-Mart Supercenter		4	1
Dollar Stores			
Big Lots		1	0
Dollar General		11	1
Dollar Tree		5	1
Family Dollar		9	0
Drug Stores			
CVS		4	0
Walgreens		2	0
Education			
College		3	0

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MERCHANT VOID ANALYSIS



Lindale, Texas			
Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Cosmetology and Barber		1	0
Day Care		43	3
High School		7	1
Junior College		1	0
PK - 8		38	4
PK - 8 (Private)		6	1
Entertainment			
Regal		1	0
Theatres		2	0
Fitness			
Anytime Fitness		3	1
Snap Fitness		1	0
Furniture Household			
Aarons		3	0
American Freight		1	0
Rent A Center		3	0
Grocery Stores			
ALDI		2	0
Brookshire's		6	1
La Michoacana Meat Market		1	0
Neighborhood Market		1	0
Super1 Foods		2	0
Health Beauty			
Great Clips		2	1
Sally Beauty Supply		1	0
Sport Clips		1	1

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MERCHANT VOID ANALYSIS



Lindale, Texas

Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Health Care			
	Advanced Heart Failure And Transplant Cardiology	1	0
	Allergy and Immunology	2	0
	Anesthesiology	12	1
	Cardiac Electrophysiology	8	1
	Cardiac Surgery	5	0
	Cardiovascular Disease	14	1
	Certified Nurse Midwife	4	0
	Certified Registered Nurse Anesthetist	6	0
	Chiropractic	8	2
	Clinical Nurse Specialist	1	0
	Clinical Psychologist	8	1
	Clinical Social Worker	6	0
	Colorectal Surgery	2	0
	Critical Care	7	0
	Dermatology	2	0
	Diagnostic Radiology	7	0
	Emergency Medicine	6	0
	Endocrinology	9	0
	Family Practice	32	5
	Gastroenterology	7	0
	General Practice	6	0
	General Surgery	15	0
	Gynecological Oncology	1	0
	Hematology	1	0
	Hematology and Oncology	4	0

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MERCHANT VOID ANALYSIS



Lindale, Texas			
Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Hospice and Palliative Care		1	0
Hospitalist		4	0
Infectious Disease		6	0
Internal Medicine		24	1
Interventional Cardiology		8	1
Interventional Pain Management		3	0
Maxillofacial Surgery		1	0
Medical Oncology		2	0
Nephrology		3	0
Neurology		9	0
Neurosurgery		7	0
Nurse Practitioner		44	3
Obstetrics and Gynecology		13	0
Ophthalmology		10	1
Optometry		12	1
Oral Surgery		3	0
Orthopedic Surgery		8	1
Osteopathic Manipulative Medicine		1	0
Otolaryngology		5	0
Pain Management		8	0
Pathology		5	0
Pediatric Medicine		1	0
Physical Medicine and Rehabilitation		8	0
Physical Therapy		4	0
Physician Assistant		23	1
Plastic and Reconstructive Surgery		6	0

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MERCHANT VOID ANALYSIS



Lindale, Texas

Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Podiatry		14	2
Preventative Medicine		1	0
Psychiatry		5	0
Pulmonary Disease		9	0
Radiation Oncology		5	0
Registered Dietitian or Nutrition Professional		3	0
Rheumatology		6	0
Sleep Laboratory and Medicine		7	1
Sports Medicine		4	0
Surgical Oncology		1	0
Thoracic Surgery		6	0
Undersea And Hyperbaric Medicine		1	0
Urology		10	0
Vascular Surgery		7	0
Home Improvement			
Ace Hardware		1	0
Harbor Freight Tools		1	0
Lowe's		1	1
Sherwin-Williams		2	1
Tractor Supply Company		2	0
Hotels			
Americas Best Value Inn		1	1
Baymont Inn & Suites		1	0
Best Western Hotels		2	1
Comfort Suites		1	1
Econo Lodge		1	0

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MERCHANT VOID ANALYSIS



Lindale, Texas

Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
	Fairfield Inn and Suites	1	0
	Hampton Inn	1	1
	Holiday Inn Express	2	1
	La Quinta Inn & Suites	1	1
	Motel 6	3	1
	Quality	1	0
	Super 8	1	0
	Mattress		
	Denver Mattress	1	0
	Restaurants Casual		
	Chili's	1	1
	Cracker Barrel	1	1
	Denny's	1	0
	First Watch	1	0
	IHOP	2	1
	Restaurants Coffee Donuts		
	Starbucks	3	1
	Restaurants Fast Food Major		
	Arby's	1	0
	Burger King	2	1
	Chick-fil-A	1	0
	Dairy Queen	7	1
	Jack in the Box	2	0
	KFC	1	1
	McDonald's	7	1
	Sonic	8	2

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MERCHANT VOID ANALYSIS



Lindale, Texas

Radius	Closest Location	Locations In 15 mi radius	Locations In Lindale
Taco Bell		5	1
Wendy's		1	0
Restaurants Fast Food Minor			
Carl's Jr.		1	0
Chicken Express		2	1
Church's Chicken		4	0
Long John Silver's		2	1
Popeyes		2	0
Whataburger		7	1
Wing Stop		2	1
Restaurants Ice Cream Smoothie			
Andys Frozen Custard		1	0
Restaurants Pizza			
CiCi's Pizza		1	0
Domino's Pizza		3	1
Godfather's Pizza		1	0
Little Caesars		3	0
Papa John's		1	0
Pizza Hut		3	1
Sbarro		1	0
Restaurants Sandwich			
Jersey Mike's		1	0
Schlotzsky's Deli		2	1
Subway		11	3
Self Storage			
CubeSmart		1	0

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MERCHANT VOID ANALYSIS



Lindale, Texas		Closest Location	Locations In 15 mi radius	Locations In Lindale
Radius				
U Haul			1	0
Specialty				
Goodwill			2	0
Sporting Goods				
Hibbett Sports			2	1
Wholesale				
Sam's Club			1	0
Wireless Stores				
AT&T			2	1
Cricket			2	0
MetroPCS			4	0
Worship				
Baptist			13	1
Christian			7	0
Judaic			1	0
Lutheran			1	0
Methodist			1	0
Presbyterian			1	0

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Retail Attractions is an economic development consulting firm specializing in market research, creating effective incentive packages, and retail recruiting. Our firm believes healthy economic development is a process. Retail Attractions partners with our clients in a coordinated and strategic course of action resulting in extraordinary results. Retail Attractions believes smart, successful retail development is a vital part of a community's economic development program. We leverage our national network of relationships and our proven expertise to bring retailers, developers, landowners, and communities together to grow new retail business...one relationship at a time. We collaborate with our client cities to achieve their community goals through retail development. Far beyond concentric rings, drive times, or just another bound report; we develop actionable information and make sure the right people have access to it. In short, we make a difference for your community.

The truth is that anyone or any competent firm can pull demographics for a location based on a radius or a drive time. What makes us different is our custom approach to developing a community's trade area. We evaluate the existing retail options nearby, physical barriers to traffic, natural existing shopping patterns, and the potential draw of new shopping opportunities to develop a customer trade area for each community we serve. Your trade area is prepared by a seasoned retail recruitment professional based on criteria we know is important to the audience who will be receiving the finished marketing materials. We integrate demographic data with data we develop from other sources to create a complete picture of a community...one that will resonate with developers, brokers, and retailers. We work with a community to prepare materials and get them in the hands of interested parties rather than merely deliver data that then the community has to send out on its own. We also recognize that "one size does not fit all" when it comes to trade areas. Some sites may be perfect for grocery stores, with a more localized trade area, while others may support a regional draw. If your community has unique opportunities that require more than one trade area, we deliver what you need rather than forcing your community into our "standard offering."

Retail Attractions sends our custom marketing material, developed for each city based on the unique characteristics and demographic indicators for that city, to our network of developers, brokers, and retailers. In addition, we contact retailers through our accurate, proprietary database to make sure they are aware of the opportunities in your city that match their specs.

We have extensive knowledge of various types of incentives, and their practical application, and the experience to work with city staff to develop a framework for evaluating opportunities and providing creative incentives that result in win-win scenarios for both the public and private sector. Beyond merely a list of incentive possibilities. Retail Attractions serves as an ongoing advisor to the city staff, helping to construct incentives that make sense for the city, meet developer's needs and truly encourage new business development.

Retail Attractions understands municipal government and the interplay of political, financial, and regulatory environments. We also understand how development works and what site selectors, developers, and retail tenants need to see, hear, and feel from a potential location to move forward. Retail Attractions features a team of research and marketing professionals who assist retail recruiters in developing the necessary data and marketing materials to prove the case for investment in your community. Since beginning Retail Attractions, we have helped our clients launch millions of square feet of retail and reap the associated benefits of additional city revenue, plus new goods and services for citizens, and increasing the quality of life in the community.



RICKEY HAYES, PRINCIPAL

Prior to founding Retail Attractions, LLC, while working in municipal economic development, Rickey Hayes facilitated new commercial construction totaling more than 10 million square feet with over half of a billion dollars in total value, resulting in a city sales tax and ad valorem based more than triple what it had been. Rickey has developed an extensive personal network of relationships in the area of government relations, retail, restaurant and land development, real estate and site selection, leasing and tenanting, engineering and creative financing and incentives to expedite the success of public/private partnerships for development projects.

Rickey holds a Bachelor's Degree in Criminal Justice and a Master's Degree in Counseling from Great Plains Baptist College. He is a member of International Council of Shopping Centers (ICSC). Rickey and his wife, Wendy, live in Owasso, Oklahoma and have four children and four grandchildren.

MICAH HAYES, CITY DATA/RESEARCH

Micah has been employed by Retail Attractions since the inception and is responsible for the collection of data on our client cities. Micah resides in Austin, Texas.

Sara Stephens

Administrative Assistant/Retail Contacts/Office Manager

Ronald Cates

General Counsel

Robert Nichols

IT/Website & Data Protection

Ted Turner

Sales Tax, Data & Forecasting

Beth Nichols

Graphic Arts/Deliverables/Marketing

Our Approach

Just as every city has distinctive characteristics, every consulting project is unique. Retail Attractions employs proven strategies to achieve economic development and growth in your community. We offer three tiers of contract service in addition to project-based and short-term engagements, allowing us to tailor our services to each client community's individual needs. Unlike "cookie-cutter" approaches to retail development that return little more than a bound document, collaborating with Retail Attractions means you gain an experienced, dedicated staff who will work diligently on your behalf to grow your city. In addition to our tiered services under contract, additional services such as municipal web site development (for the city overall or specifically for economic development), experienced city and economic development PR efforts, and public meetings/input process management are available as well. These types of services either may be included in the contract for an additional cost or may be utilized on a project / as-needed basis by a client city for an additional estimated cost.

Market Assessment

Retail Attractions uses data from a variety of sources to accurately portray the trade area, retail potential and opportunities within a market. Retail Attractions combines physical observation, data-driven research and information, retail site selection methodologies and competitive analysis with personal experience and a reputation for finding the right sites for the right retail boxes to create our market assessment reports. Retail Attractions uses a variety of methodologies in our market analysis and summary's including traffic count data, census blocks, heat maps, void analysis, concentric rings, drive times, and custom trade area polygons.

Retail Recruitment

Our relationships with our clients do not end when we deliver our market assessment report. We promote and actively recruit for our clients throughout the term of their contracts through mail, email, web, phone and personal contacts in our comprehensive nationwide contact database. Our diligent pursuit of development for your community assures your community will be on the radar of appropriate national retailers.

The Benefits

Employing Retail Attractions to fulfill the city's need for an economic development professional allows the city to conserve resources that would otherwise be spent for no direct gain including insurance, employment taxes and other benefits. The city can reap the benefit of utilizing an experienced, successful economic development professional without incurring the expense of a fulltime exempt employee. Retail Attractions is intimately familiar with development dynamics and can bring our experience, network and concentrated approach to bear immediately on behalf of the city. No valuable time is lost through a "learning the process" or "learning the area" acclimation period. Commercial development often feels painfully slow when observing the process from the outside. From initial interest in a site to doors open for business is often an 18 to 24 month process. Retail Attractions will be with you every step of the way to help your community reach its maximum retail potential.

Retail Attractions compiles data from a number of sources including Nielsen-Claritas, Environics, Applied Geographic Solutions (AGS), REGIS, the client City, various state agencies, the US Census Bureau, the US Economic Survey and information from the US Bureau of Labor and other sources plus local data and statistics. The primary sources for the demographic information included in this report are Nielsen-Claritas, Environics, Pop Stats, ESRI, US Postal data, SiteReports and Applied Geographic Solutions (AGS) and REGIS, Regis Radis Sandbox.

Both Nielsen-Claritas and AGS pull data from public and private sources and apply their proprietary algorithm to determine demographic projections and estimates. Retail Attractions has carefully analyzed the resulting statistics and determined the algorithms that best represent the client community and trade area.

Nielsen-Claritas and AGS are highly respected data providers in the retail industry, and both sources calculate estimates for the current year and projections for five years in the future. Both companies produce data at varying geographic levels including national, state, county, city/town, zip code, and block group. These estimates and projections on a defined population can be analyzed according to population characteristics such as age, sex, race, ethnicity, income, education, occupation, housing or rate of growth.

The demographic data contained in this report comes from all of our data sources, and the opportunity gap data comes primarily from Nielsen-Claritas Retail Market Power™ (RMP). The RMP data allows the comparison of supply and demand to determine potential sources of revenue growth at any standard or user defined geographic level.

Neilson has relaunched and reformatted all the Claritas data in a new and improved platform. Retail Attractions has recently collaborated with PiinPoint, a New York data company with some of the most unique retail data and market information available to provide a client's with another source of valuable market data and information.

We will be happy to discuss or answer any questions regarding the data used in this report.