

# Demographic Detail Report

## Westpark Centre 150 Westpark Way, Euless, TX 76040

Building Type: **Class B Office**      Total Available: **32,575 SF**  
 Class: **B**      % Leased: **56.01%**  
 RBA: **74,057 SF**      Rent/SF/Yr: **\$16.50**  
 Typical Floor: **24,816 SF**



Radius	2 Mile		5 Mile		10 Mile	
<b>Population</b>						
2013 Projection	56,468		245,988		931,748	
2008 Estimate	53,650		227,502		870,230	
2000 Census	51,379		205,876		800,629	
Growth 2008 - 2013	5.25%		8.13%		7.07%	
Growth 2000 - 2008	4.42%		10.50%		8.69%	
<b>2008 Population by Age</b>	<b>53,650</b>		<b>227,502</b>		<b>870,230</b>	
Age 0 - 4	3,790	7.06%	15,662	6.88%	71,340	8.20%
Age 5 - 9	3,665	6.83%	15,404	6.77%	66,426	7.63%
Age 10 - 14	3,374	6.29%	15,043	6.61%	62,842	7.22%
Age 15 - 17	1,878	3.50%	8,745	3.84%	35,136	4.04%
Age 18 - 20	1,834	3.42%	7,829	3.44%	33,115	3.81%
Age 21 - 24	2,780	5.18%	11,610	5.10%	45,704	5.25%
Age 25 - 34	9,370	17.47%	39,140	17.20%	139,828	16.07%
Age 35 - 44	8,456	15.76%	35,219	15.48%	136,589	15.70%
Age 45 - 49	4,285	7.99%	18,816	8.27%	66,370	7.63%
Age 50 - 54	3,687	6.87%	16,662	7.32%	56,859	6.53%
Age 55 - 59	3,213	5.99%	14,319	6.29%	48,348	5.56%
Age 60 - 64	2,356	4.39%	10,205	4.49%	35,630	4.09%
Age 65 - 74	2,778	5.18%	11,566	5.08%	41,741	4.80%
Age 75 - 84	1,421	2.65%	5,351	2.35%	22,011	2.53%
Age 85 and over	762	1.42%	1,933	0.85%	8,291	0.95%
Age 16 and over	42,197	78.65%	178,402	78.42%	657,757	75.58%
Age 18 and over	40,943	76.32%	172,649	75.89%	634,486	72.91%
Age 21 and over	39,109	72.90%	164,820	72.45%	601,371	69.10%
Age 65 and over	4,962	9.25%	18,850	8.29%	72,043	8.28%
<b>Median Age</b>	<b>35.20</b>		<b>35.10</b>		<b>33.60</b>	
<b>Average Age</b>	<b>36.00</b>		<b>35.70</b>		<b>34.40</b>	

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<b>Radius</b>	<b>2 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2008 Population By Race</b>	<b>53,650</b>		<b>227,502</b>		<b>870,230</b>	
White	39,973	74.51%	171,645	75.45%	579,158	66.55%
Black or African American	4,315	8.04%	19,338	8.50%	105,051	12.07%
American Indian and Alaska Native	365	0.68%	1,507	0.66%	5,718	0.66%
Asian	3,045	5.68%	13,563	5.96%	46,546	5.35%
Native Hawaiian and Pacific Islander	720	1.34%	1,449	0.64%	2,380	0.27%
Other Race	3,446	6.42%	13,182	5.79%	103,630	11.91%
Two or More Races	1,783	3.32%	6,818	3.00%	27,747	3.19%
<b>2008 Population by Hispanic Origin</b>	<b>53,650</b>		<b>227,503</b>		<b>870,231</b>	
Not Hispanic or Latino	44,433	82.82%	193,474	85.04%	648,954	74.57%
Hispanic or Latino:	9,216	17.18%	34,028	14.96%	221,276	25.43%
Mexican	6,059	11.29%	22,469	9.88%	163,283	18.76%
Puerto Rican	961	1.79%	2,984	1.31%	7,596	0.87%
Cuban	91	0.17%	388	0.17%	1,597	0.18%
Other Hispanic or Latino	2,106	3.93%	8,188	3.60%	48,801	5.61%
<b>2008 Age 5+ Language at Home</b>	<b>49,860</b>		<b>211,839</b>		<b>798,889</b>	
Speak Only English	41,165	82.56%	179,150	84.57%	627,211	78.51%
Speak Asian or Pacific Island	1,650	3.31%	5,476	2.58%	25,864	3.24%
Speak IndoEuropean	2,114	4.24%	8,406	3.97%	21,965	2.75%
Speak Spanish	4,357	8.74%	17,002	8.03%	116,778	14.62%
Speak Other Language	574	1.15%	1,805	0.85%	7,071	0.89%
<b>2008 Median Age, Male</b>	<b>34.30</b>		<b>34.40</b>		<b>32.90</b>	
<b>2008 Average Age, Male</b>	<b>34.90</b>		<b>35.00</b>		<b>33.50</b>	
<b>Median Age, Female</b>	<b>36.10</b>		<b>35.80</b>		<b>34.50</b>	
<b>Average Age, Female</b>	<b>37.00</b>		<b>36.40</b>		<b>35.20</b>	
<b>2008 Population by Employment Status (Age 16+)</b>	<b>42,197</b>		<b>178,402</b>		<b>657,758</b>	
In Armed Forces	29	0.07%	146	0.08%	826	0.13%
Civilian, Employed	30,914	73.26%	132,885	74.49%	462,754	70.35%
Civilian, Unemployed	802	1.90%	3,605	2.02%	18,892	2.87%
Not In Labor Force	10,452	24.77%	41,766	23.41%	175,286	26.65%
<b>2008 Population by Occupation Classification (Age 16+)</b>	<b>30,914</b>		<b>132,885</b>		<b>462,754</b>	
Blue Collar	5,619	18.18%	20,123	15.14%	93,759	20.26%
White Collar	21,639	70.00%	99,463	74.85%	313,843	67.82%
Service and Farm	3,656	11.83%	13,299	10.01%	55,152	11.92%

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<b>Radius</b>	<b>2 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>
<b>2008 Population by Marital Status (Age 15+)</b>	<b>42,821</b>		<b>181,394</b>		<b>669,621</b>
Total, Never Married	11,569	27.02%	46,698	25.74%	173,090 25.85%
Married, Spouse Present	21,280	49.70%	100,054	55.16%	361,634 54.01%
Married, Spouse Absent	1,878	4.39%	6,493	3.58%	31,586 4.72%
Widowed	2,189	5.11%	6,373	3.51%	26,578 3.97%
Divorced	5,905	13.79%	21,776	12.00%	76,733 11.46%
Males Divorced	2,445		9,334		32,739
Females Divorced	3,460		12,442		43,994
Males, Never Married	6,628		26,385		97,723
Females Never Married	4,941		20,313		75,366
<b>2008 Population by Education</b>	<b>36,329</b>		<b>153,210</b>		<b>555,669</b>
Less Than 9Th Grade	1,175	3.23%	3,243	2.12%	32,217 5.80%
Some High School, No Diploma	2,617	7.20%	8,504	5.55%	51,329 9.24%
High School Graduate (Includes Equivalency)	8,260	22.74%	30,300	19.78%	123,282 22.19%
Some College, No Degree	10,757	29.61%	42,324	27.62%	146,507 26.37%
Associate Degree	2,847	7.84%	11,152	7.28%	35,942 6.47%
Bachelor's Degree	7,811	21.50%	41,468	27.07%	118,882 21.39%
Master's Degree	2,234	6.15%	12,189	7.96%	35,865 6.45%
Professional School Degree	417	1.15%	2,791	1.82%	8,068 1.45%
Doctorate Degree	211	0.58%	1,239	0.81%	3,577 0.64%
<b>2008 Population by Occupation (Age 16+)</b>	<b>11,676</b>		<b>53,124</b>		<b>182,042</b>
Management, Business, & Financial	822	7.04%	4,374	8.23%	12,786 7.02%
Professional & Related Occupations	3,213	27.52%	17,754	33.42%	51,573 28.33%
Services	922	7.90%	3,699	6.96%	12,075 6.63%
Sales & Office	4,001	34.27%	17,862	33.62%	58,443 32.10%
Farming, Fishing, and Forestry	5	0.04%	31	0.06%	311 0.17%
Construction and Extraction, Maint	857	7.34%	3,280	6.17%	20,325 11.17%
Production & Transportation	1,875	16.06%	6,735	12.68%	27,422 15.06%
<b>2008 Workers by Travel Time to Work (Age 16+)</b>	<b>29,599</b>		<b>126,919</b>		<b>441,638</b>
Less Than 15 Minutes	7,724	26.10%	31,113	24.51%	103,929 23.53%
15 to 29 Minutes	11,995	40.53%	51,331	40.44%	173,405 39.26%
30 to 44 Minutes	6,420	21.69%	28,537	22.48%	103,058 23.34%
45 to 59 Minutes	2,094	7.07%	9,481	7.47%	35,605 8.06%
60+ Minutes	1,366	4.62%	6,457	5.09%	25,641 5.81%

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<b>Radius</b>	<b>2 Mile</b>	<b>5 Mile</b>	<b>10 Mile</b>
<b>Households</b>			
2013 Projection	24,329	102,536	352,855
2008 Estimate	22,997	95,010	333,074
2000 Census	21,828	86,042	311,442
Growth 2008 - 2013	5.79%	7.92%	5.94%
Growth 2000 - 2008	5.36%	10.42%	6.95%
<b>2008 Households by HH Size</b>	<b>22,996</b>	<b>95,011</b>	<b>333,073</b>
1-Person Households	7,847 34.12%	28,929 30.45%	88,460 26.56%
2-Person Households	7,280 31.66%	31,208 32.85%	103,179 30.98%
3-Person Households	3,589 15.61%	15,362 16.17%	57,103 17.14%
4-Person Households	2,673 11.62%	12,423 13.08%	47,937 14.39%
5-Person Households	1,030 4.48%	4,766 5.02%	22,502 6.76%
6-Person Households	378 1.64%	1,585 1.67%	8,585 2.58%
7 or more Person Households	199 0.87%	738 0.78%	5,307 1.59%
<b>2008 Average Household Size</b>	<b>2.30</b>	<b>2.38</b>	<b>2.60</b>
<b>2008 Households by HH Income</b>	<b>22,997</b>	<b>95,010</b>	<b>333,074</b>
Income Less than \$15,000	1,767 7.68%	5,572 5.86%	30,204 9.07%
Income: \$15,000 - \$24,999	2,268 9.86%	7,398 7.79%	31,766 9.54%
Income: \$25,000 - \$34,999	3,113 13.54%	9,959 10.48%	39,086 11.73%
Income: \$35,000 - \$49,999	4,357 18.95%	16,195 17.05%	56,480 16.96%
Income: \$50,000 - \$74,999	4,751 20.66%	19,883 20.93%	67,266 20.20%
Income: \$75,000 - \$99,999	2,917 12.68%	13,209 13.90%	41,227 12.38%
Income: \$100,000 - \$149,999	2,806 12.20%	14,505 15.27%	41,862 12.57%
Income: \$150,000 - \$249,999	836 3.64%	5,927 6.24%	18,124 5.44%
Income: \$250,000 - \$499,999	151 0.66%	1,697 1.79%	4,963 1.49%
Income: \$500,000 or more	31 0.13%	665 0.70%	2,096 0.63%
2008 Avg Household Income	\$63,454	\$78,490	\$71,268
2008 Med Household Income	\$49,978	\$60,538	\$53,345
2008 Per Capita Income	\$27,526	\$32,888	\$27,399
<b>2008 Occupied Housing</b>	<b>22,997</b>	<b>95,010</b>	<b>333,074</b>
Owner Occupied	9,790 42.57%	48,617 51.17%	177,484 53.29%
Renter Occupied	13,207 57.43%	46,393 48.83%	155,590 46.71%

## Demographic Detail Report

### Westpark Centre 150 Westpark Way, Euless, TX 76040

Radius	2 Mile		5 Mile		10 Mile	
<b>2008 Housing Value - Owner Occupied</b>	<b>9,790</b>		<b>48,616</b>		<b>177,484</b>	
Value Less than \$20,000	18	0.18%	195	0.40%	2,145	1.21%
Value \$20,000 - \$39,999	64	0.65%	324	0.67%	3,644	2.05%
Value \$40,000 - \$59,999	136	1.39%	825	1.70%	8,945	5.04%
Value \$60,000 - \$79,999	395	4.03%	2,036	4.19%	15,625	8.80%
Value \$80,000 - \$99,999	1,005	10.27%	4,073	8.38%	22,791	12.84%
Value \$100,000 - \$149,999	4,454	45.50%	15,170	31.20%	51,433	28.98%
Value \$150,000 - \$199,999	2,148	21.94%	10,488	21.57%	29,497	16.62%
Value \$200,000 - \$299,999	1,414	14.44%	9,236	19.00%	23,534	13.26%
Value \$300,000 - \$399,999	146	1.49%	3,392	6.98%	9,002	5.07%
Value \$400,000 - \$499,999	10	0.10%	1,526	3.14%	4,794	2.70%
Value \$500,000 - \$749,999	0	0.00%	1,051	2.16%	4,469	2.52%
Value \$500,000 - \$749,999	0	0.00%	1,051	2.16%	4,469	2.52%
Value \$750,000 - \$999,999	0	0.00%	195	0.40%	1,045	0.59%
Value \$1,000,000 or more	0	0.00%	105	0.22%	560	0.32%
<b>2008 Med Housing Val-Owner Occ'd</b>	<b>\$136,787</b>		<b>\$158,033</b>		<b>\$134,600</b>	
<b>2008 Housing Units by Units in Structure</b>	<b>24,432</b>		<b>100,413</b>		<b>354,850</b>	
1 Unit Attached	968	3.96%	3,568	3.55%	10,939	3.08%
1 Unit Detached	10,429	42.69%	50,065	49.86%	191,494	53.96%
2 Units	227	0.93%	830	0.83%	5,132	1.45%
3 - 19 Units	8,512	34.84%	29,822	29.70%	88,918	25.06%
20 - 49 Units	1,097	4.49%	4,550	4.53%	14,703	4.14%
50 or more Units	3,142	12.86%	10,962	10.92%	35,994	10.14%
Mobile Home or Trailer	57	0.23%	604	0.60%	7,555	2.13%
Boat, RV, Van, Etc.	0	0.00%	12	0.01%	115	0.03%
<b>2008 Housing Units by Yr Built</b>	<b>24,432</b>		<b>100,412</b>		<b>354,850</b>	
Built 1999 to Present	2,343	9.59%	16,124	16.06%	51,935	14.64%
Built 1995 to 1998	1,603	6.56%	9,463	9.42%	25,028	7.05%
Built 1990 to 1994	1,971	8.07%	9,150	9.11%	27,104	7.64%
Built 1980 to 1989	8,672	35.49%	31,246	31.12%	95,715	26.97%
Built 1970 to 1979	5,028	20.58%	18,045	17.97%	67,839	19.12%
Built 1960 to 1969	3,766	15.41%	11,275	11.23%	47,326	13.34%
Built 1950 to 1959	859	3.52%	4,208	4.19%	29,877	8.42%
Built 1940 to 1949	133	0.54%	600	0.60%	6,810	1.92%
Built 1939 or Earlier	57	0.23%	301	0.30%	3,216	0.91%
<b>2008 Median Year Built</b>	<b>1983</b>		<b>1985</b>		<b>1982</b>	