THE STAINBACK ORGANIZATION
www.stainback.com

KARI BETH KROSSING

REGIONAL POWER CENTER in GREENVILLE, TEXAS 75402

CLICK TO VIEW SITE ACCESS VIDEO!

GAMESCAPE BY CINEMARK COMING SOON!

- Cinemark is putting 1 of 2 Family Entertainment/Movie Theaters in the USA (other is under construction in El Paso)
- Cinemark projecting 475,000 for Year 1 Attendance. Closed on land. City approvals complete, Civil permits done. Building plans in design.
- Most underserved, dynamic trade area between Rockwall and Texarkana
- Strong home growth and student population (14,200 college students)

SITE HIGHLIGHTS

- Site is strategically located for best access and visibility to trade area
- Located in the Dallas/Fort Worth television viewing market
- 8th fastest growing county in TX
- Sports Complex Attendance of 100,000 - 120,000 annual visitors and is adding $57,500,000 expansion starting construction this year to be completed in early 2026 (includes new 100,000 SF indoor facility with basketball, volleyball, etc.
- OPPORTUNITY ZONE

Trade Area Cotenants / Traffic Generators

Academy Sports + Outdoors, Hobby Lobby, Lowe's, Starbucks, Chipotle Mexican Grill, Cotton Patch Cafe, petco, Walmart, Panera Bread, Chick-fil-A, Texas Roadhouse, Tropical Smoothie Cafe, Jersey Mike's Subs, Jimmy John's, The Home Depot, Marshalls, Cinemark

CALL FOR INFO

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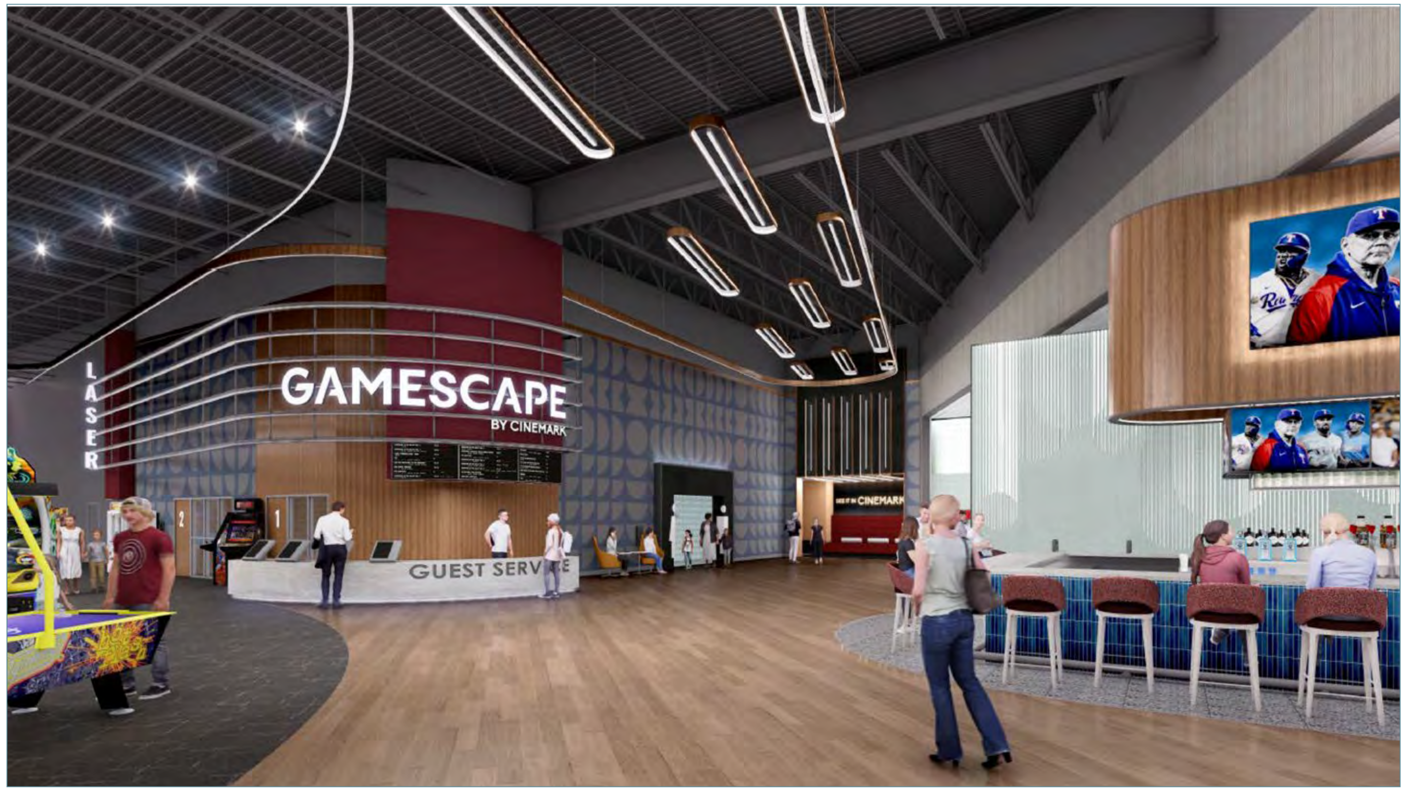
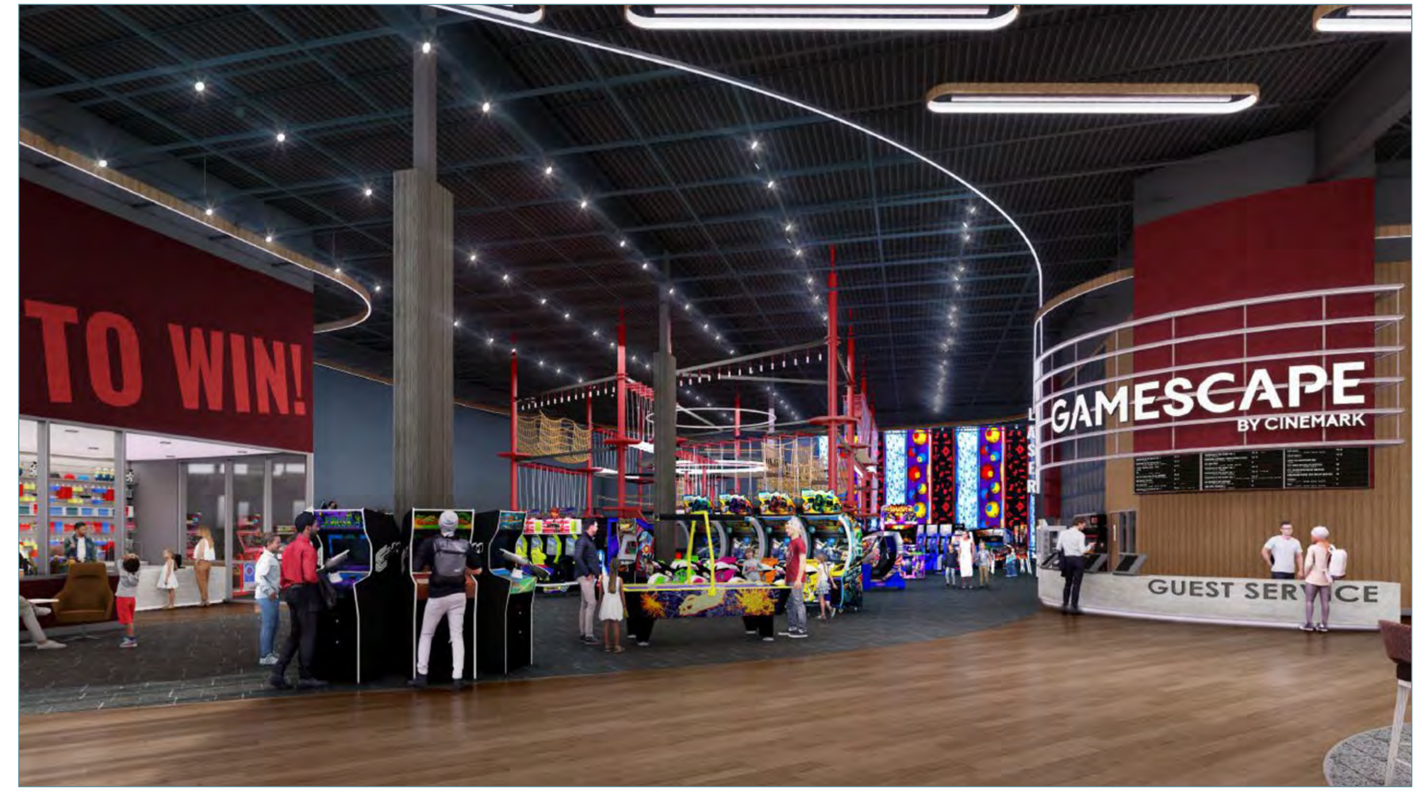
OPENING MARCH 2026





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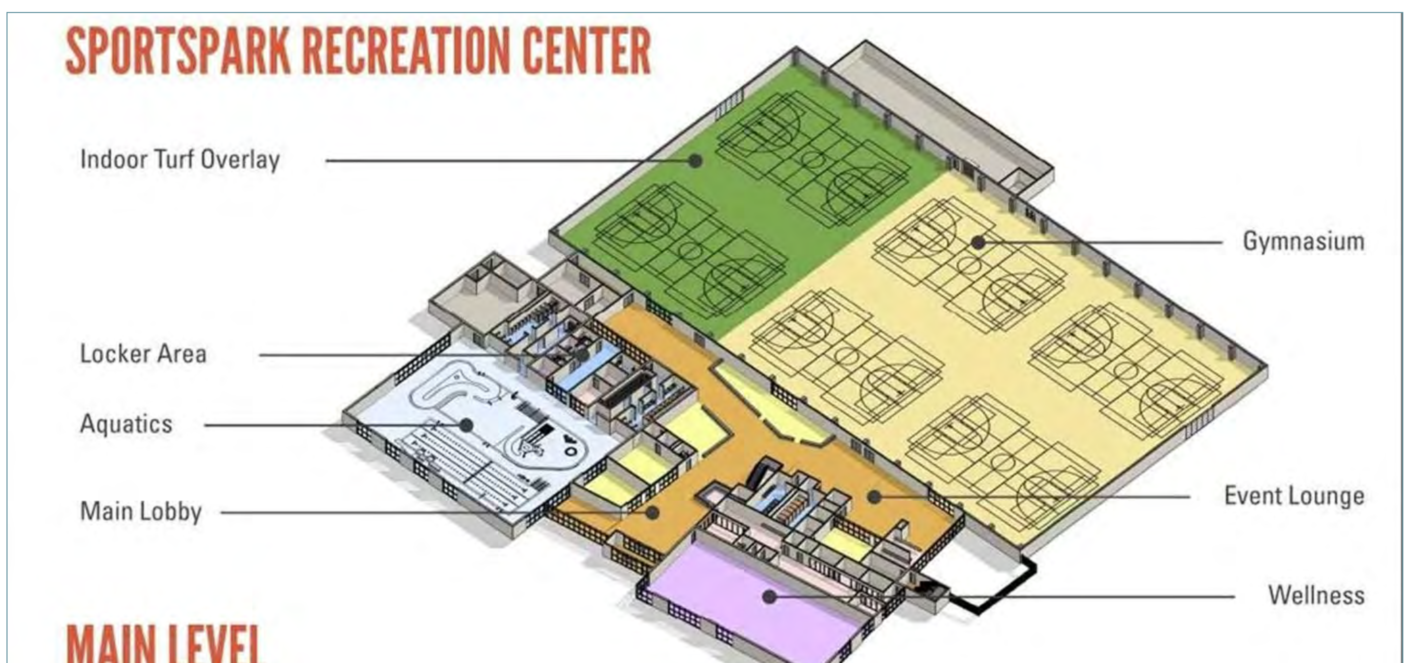

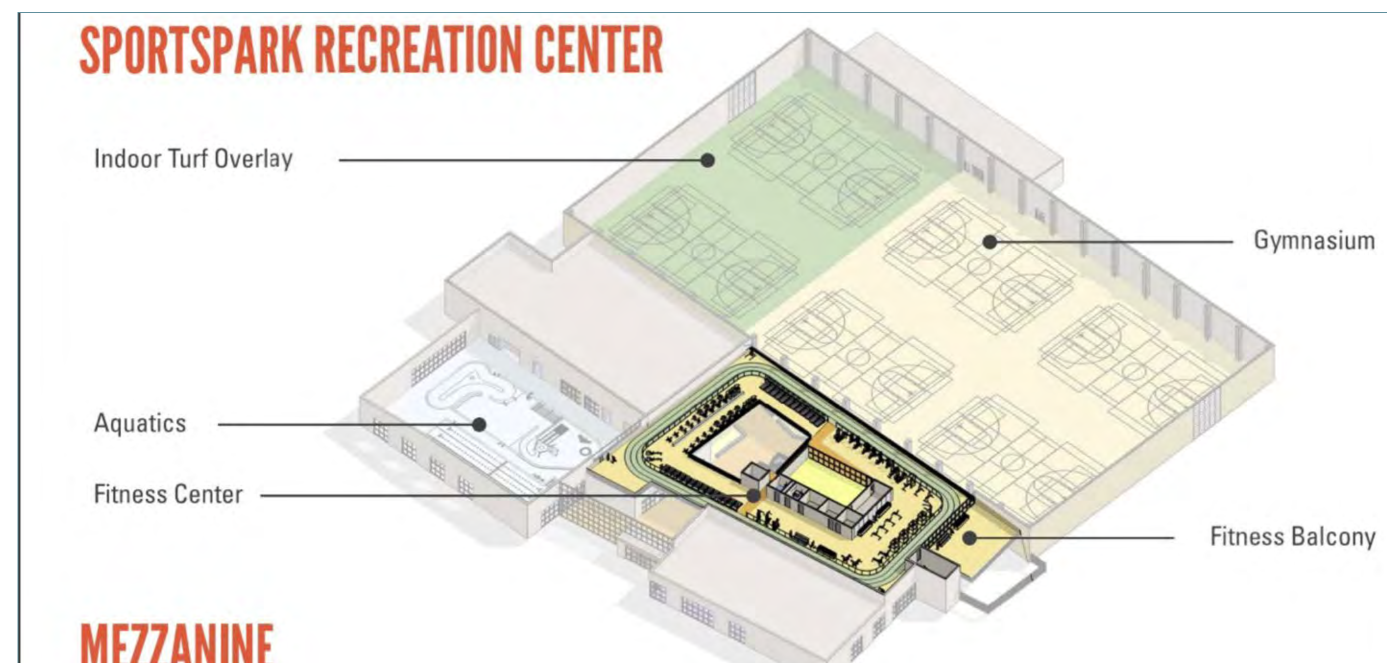

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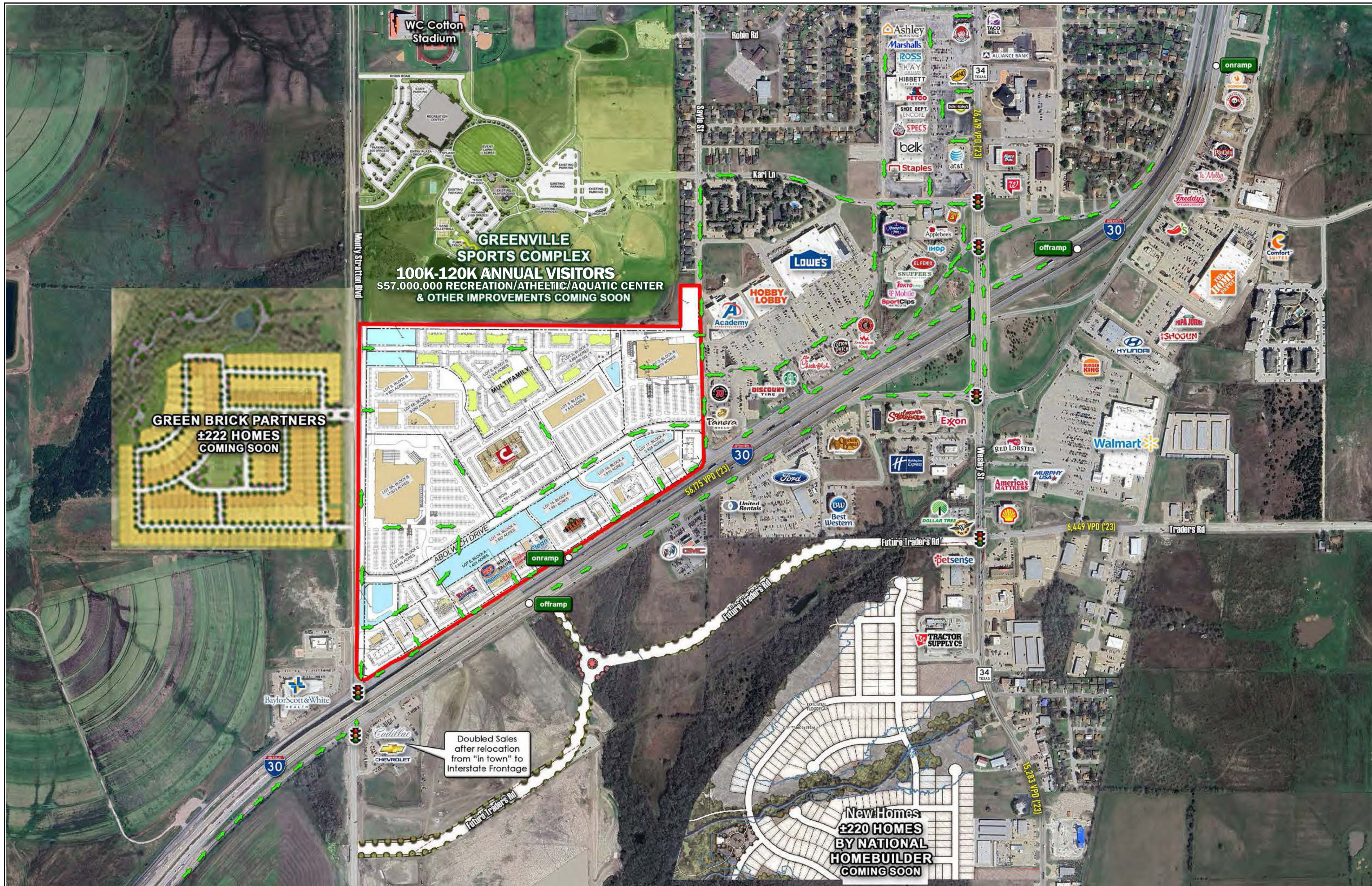

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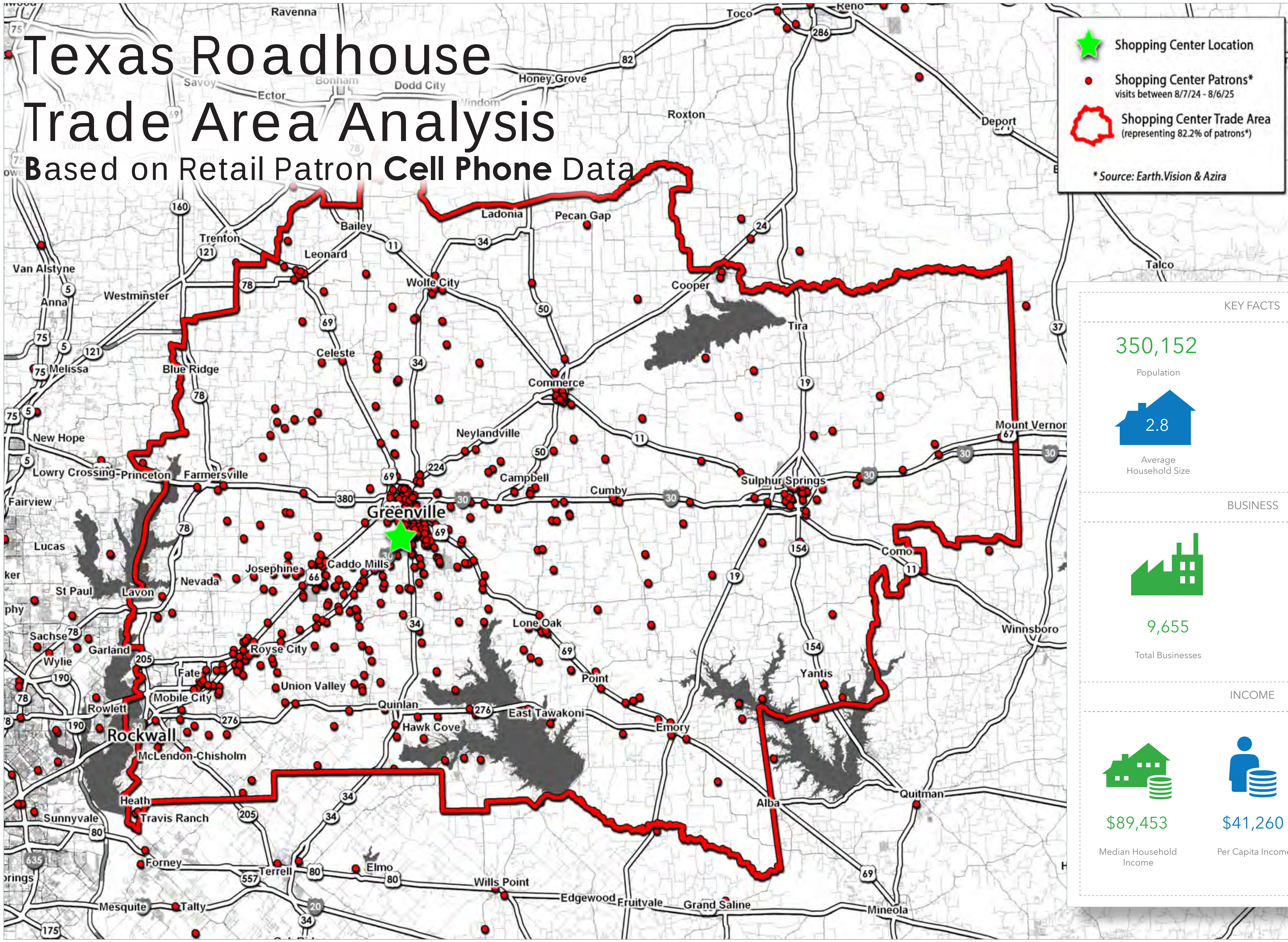
Texas Roadhouse Trade Area Analysis

Based on Retail Patron Cell Phone Data



KEY FACTS

350,152
Population

38.3
Median Age

2.8
Average Household Size

$89,453
Median Household Income

EDUCATION

9.0%
No High School Diploma

28.7%
High School Graduate

30.6%
Some College/ Associate's Degree

31.7%
Bachelor's/Grad/ Prof Degree

BUSINESS

9,655
Total Businesses

94,626
Total Employees

EMPLOYMENT

62.0%
White Collar

23.0%
Blue Collar

15.0%
Services

3.5%
Unemployment Rate

INCOME

$89,453
Median Household Income

$41,260
Per Capita Income

$326,732
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (21.1%)
The smallest group: $15,000 - $24,999 (4.3%)

Indicator ▲	Value	Diff
<$15,000	5.5%	-2.4%
$15,000 - $24,999	4.3%	-1.5%
$25,000 - $34,999	5.3%	-0.9%
$35,000 - $49,999	8.8%	-1.4%
$50,000 - $74,999	17.0%	+0.3%
$75,000 - $99,999	14.0%	+1.3%
$100,000 - $149,999	21.1%	+3.0%
$150,000 - $199,999	11.1%	+1.7%
$200,000+	12.8%	-0.2%

Bars show deviation from Texas

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Trade Area Demographics

Executive Summary

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Area: 2,543.63 square miles

Population	
2010 Population	224,790
2020 Population	286,121
2025 Population	350,152
2030 Population	404,492
2010-2020 Annual Rate	2.44%
2020-2025 Annual Rate	3.92%
2025-2030 Annual Rate	2.93%
2020 Male Population	49.2%
2020 Female Population	50.8%
2020 Median Age	37.7
2025 Male Population	49.8%
2025 Female Population	50.2%
2025 Median Age	38.3

In the identified area, the current year population is 350,152. In 2020, the Census count in the area was 286,121. The rate of change since 2020 was 3.92% annually. The five-year projection for the population in the area is 404,492 representing a change of 2.93% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.6.

Race and Ethnicity	
2025 White Alone	66.5%
2025 Black Alone	9.3%
2025 American Indian/Alaska Native Alone	1.1%
2025 Asian Alone	2.2%
2025 Pacific Islander Alone	0.1%
2025 Other Race	8.2%
2025 Two or More Races	12.6%
2025 Hispanic Origin (Any Race)	21.9%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 19.7% 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 68.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households	
2025 Wealth Index	102
2010 Households	81,471
2020 Households	100,922
2025 Households	124,485
2030 Households	144,897
2010-2020 Annual Rate	2.16%
2020-2025 Annual Rate	4.08%
2025-2030 Annual Rate	3.08%
2025 Average Household Size	2.78

The household count in this area has changed from 100,922 in 2020 to 124,485 in the current year, a change of 4.08% annually. The five-year projection of households is 144,897, a change of 3.08% annually from the current year total. Average household size is currently 2.78, compared to 2.80 in the year 2020. The number of families in the current year is 91,945 in the specified area.

Executive Summary

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Area: 2,543.63 square miles

Mortgage Income	
2025 Percent of Income for Mortgage	23.9%
Median Household Income	
2025 Median Household Income	$89,453
2030 Median Household Income	$101,102
2025-2030 Annual Rate	2.48%
Average Household Income	
2025 Average Household Income	$115,988
2030 Average Household Income	$127,999
2025-2030 Annual Rate	1.99%
Per Capita Income	
2025 Per Capita Income	$41,260
2030 Per Capita Income	$45,872
2025-2030 Annual Rate	2.14%
GINI Index	
2025 Gini Index	42.3
Households by Income	

Current median household income is $89,453 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $101,102 in five years, compared to $92,476 all U.S. households.

Current average household income is $115,988 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $127,999 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $41,260 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $45,872 in five years, compared to $50,744 for all U.S. households.

Housing	
2025 Housing Affordability Index	89
2010 Total Housing Units	91,447
2010 Owner Occupied Housing Units	60,959
2010 Renter Occupied Housing Units	20,512
2010 Vacant Housing Units	9,976
2020 Total Housing Units	111,231
2020 Owner Occupied Housing Units	76,026
2020 Renter Occupied Housing Units	24,896
2020 Vacant Housing Units	10,309
2025 Total Housing Units	135,452
2025 Owner Occupied Housing Units	98,354
2025 Renter Occupied Housing Units	26,131
2025 Vacant Housing Units	10,967
2030 Total Housing Units	155,554
2030 Owner Occupied Housing Units	115,690
2030 Renter Occupied Housing Units	29,207
2030 Vacant Housing Units	10,657
Socioeconomic Status Index	
2025 Socioeconomic Status Index	50.8

Currently, 72.6% of the 135,452 housing units in the area are owner occupied; 19.3%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 111,231 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 3.82%. Median home value in the area is $341,815, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 3.11% annually to $398,344.

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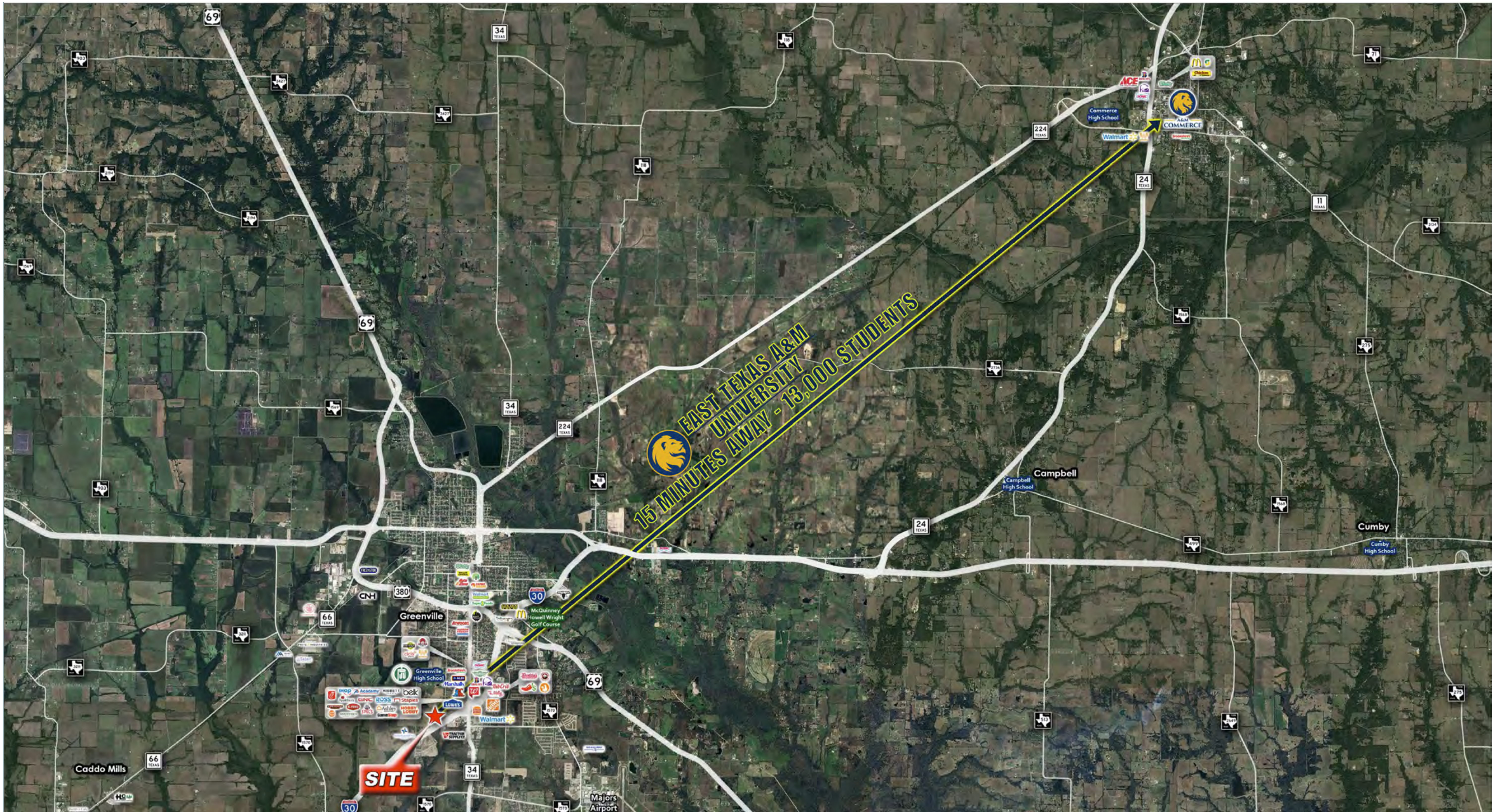

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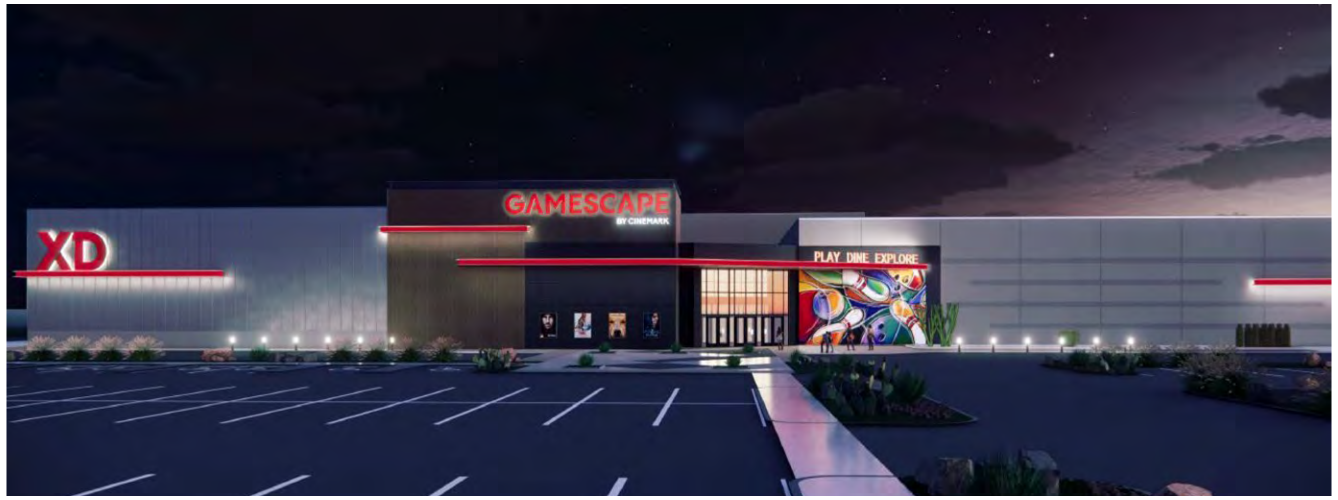
Hunt County is the 8th Fastest Growing County In Texas

Hunt County is the 8th fastest-growing County in Texas, and according to ESRI, it had a population of 110,122 in 2024. It has grown in population by nearly 10% since 2020 and continues to see gradual development and growth. The county first saw settlement in 1839 and has seen substantial growth in its trade, economy, and transportation since 1870, which is especially evident in modern times.

MAJOR EMPLOYERS		
Comapany	**Product**	**Employment**
L-3 Harris	Aircraft System Integrations	6500
Hunt Regional Healthcare	Comprehensive Healthcare Service	1600
Greenville ISD	Education	1100
McKesson	Medical Backoffice support	500
Solvay	Specialty Composite Materials	350
Walmart	Consumer Goods	350
Masonite Int'l Corp	Wood Doors Manufacturer	250
Innovation First	Electronics & Robotics Systems	225
Weatherford International	Oil Production Systems	225
Raytheon	Backoffice Support	200
Orbis	Packaging Manufacturer	200
West Rock	Specialty paperboard Containers	130
Sabert	Food Packaging	125
OmniSYS	Healthcare Backoffice Support	115
Texas Book Co	Wholesale Textbook Distribution	80
Royal Oak	Manufacturing & Supply	65
SPR Packaging	Plastic Product Manufacturing	65



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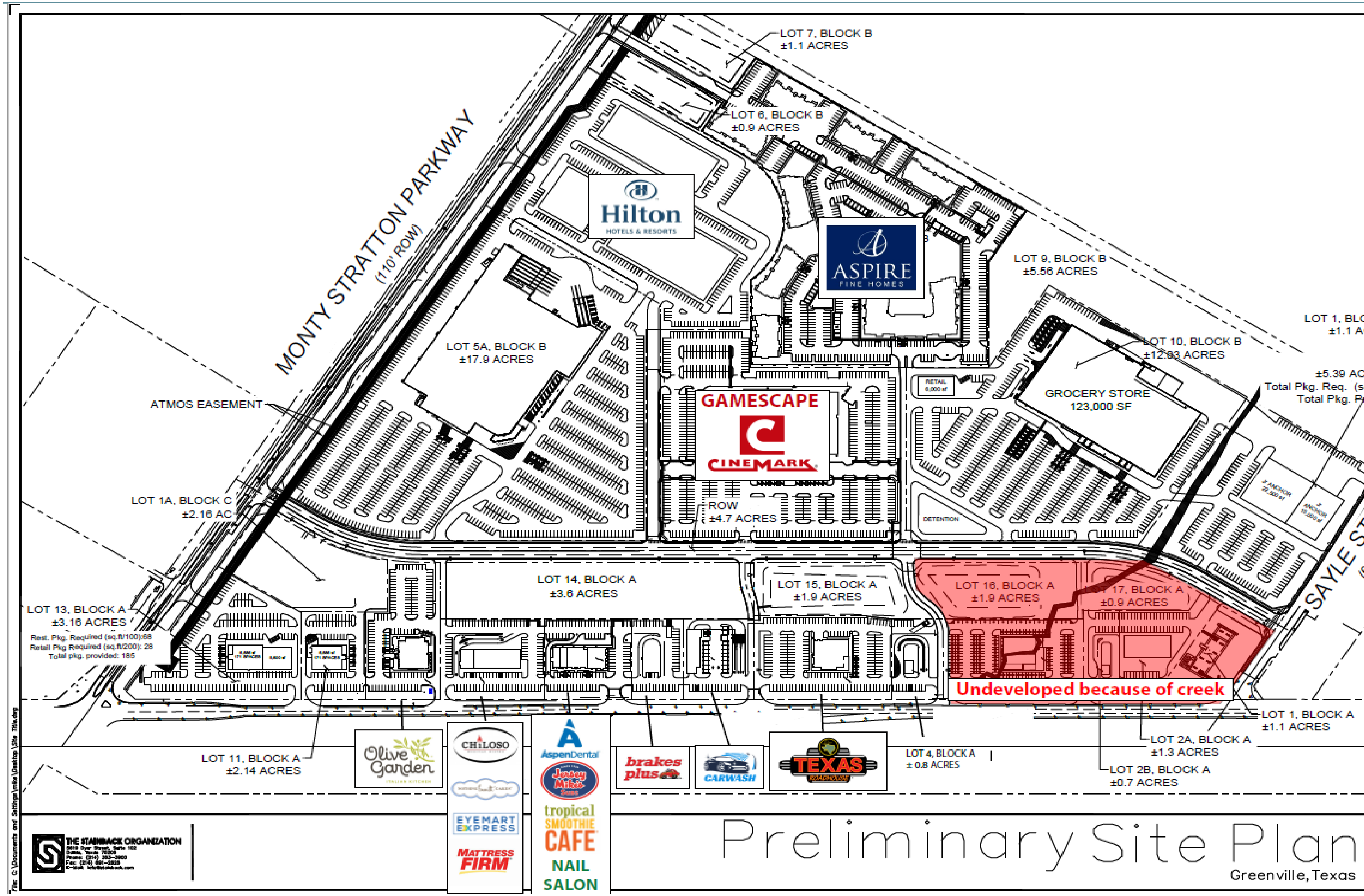

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the wriΣen asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

KMS INTERESTS, INC	**388110**	**kent@stainback.com**	**214.363.3900**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kent Stainback	**275334**	**kent@stainback.com**	**214.363.3900**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date