

SINGLE FAMILY RESIDENTIAL TRACT AVAILABLE

Forest Hill, TX



LOCATION:

4550 Forest Hill Circle, Forest Hill, TX, 76140

Positioned in a rapidly expanding area with increased demand

PROPERTY HIGHLIGHTS:

- **Total Lot Size:** 27.3101 AC
- **Total Developable Area (300ft Gas Well Setback):** 23.1 AC
- Utilities available at the Site
- Located on Forest Hill Circle with immediate access to I-20
- 4 additional access points on Casey Ave. Griggs St. Twin Oaks Dr. and Wanda Ln
- Close proximity to schools, shopping centers, restaurants, and parks
- Call for pricing

TRAFFIC COUNTS:

Interstate 20: 190,984 VPD (2022)
Forest Hill Cir: 4,251 VPD (2022)

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Total Population	65,977	188,420	892,254
Daytime Population	58,206	172,764	928,985
Avg. HH Income	\$75,528	\$80,009	\$93,884
Median HH Income	\$50,981	\$55,477	\$64,980

CONTACT

SCOTT WILLIAMS | 512.517.4490 | SWILLIAMS@FALCONCOMPANIES.COM
THOMAS SALANTY | 214.912.4252 | TSALANTY@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

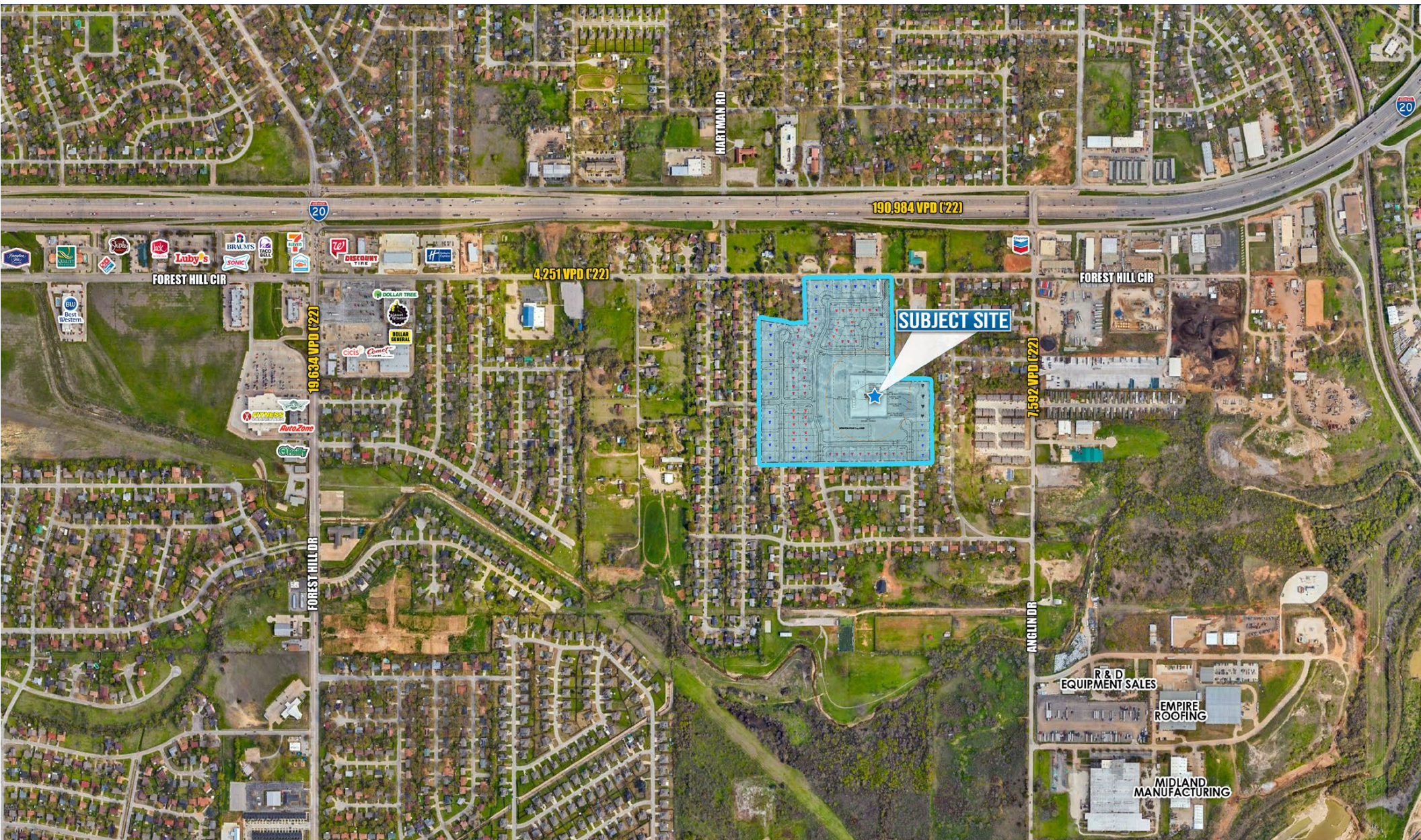
falcon

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

SINGLE FAMILY RESIDENTIAL TRACT AVAILABLE

4550 Forest Hill Circle, Forest Hill, TX, 76140



CONTACT

SCOTT WILLIAMS | 512.517.4490 | SWILLIAMS@FALCONCOMPANIES.COM
THOMAS SALANTY | 214.912.4252 | TSALANTY@FALCONCOMPANIES.COM

falcon

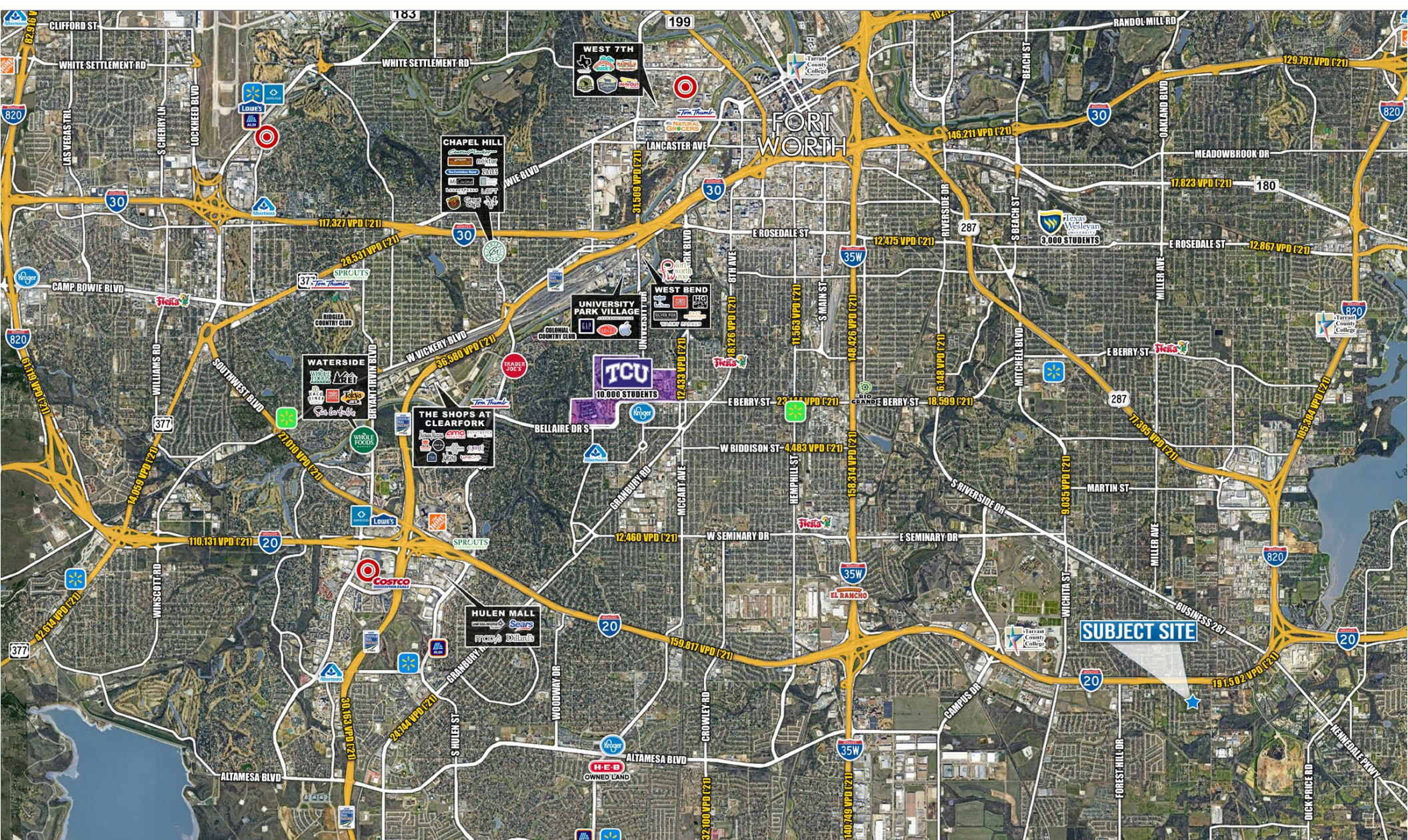
WWW.FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

SINGLE FAMILY RESIDENTIAL TRACT AVAILABLE

4550 Forest Hill Circle, Forest Hill, TX, 76140



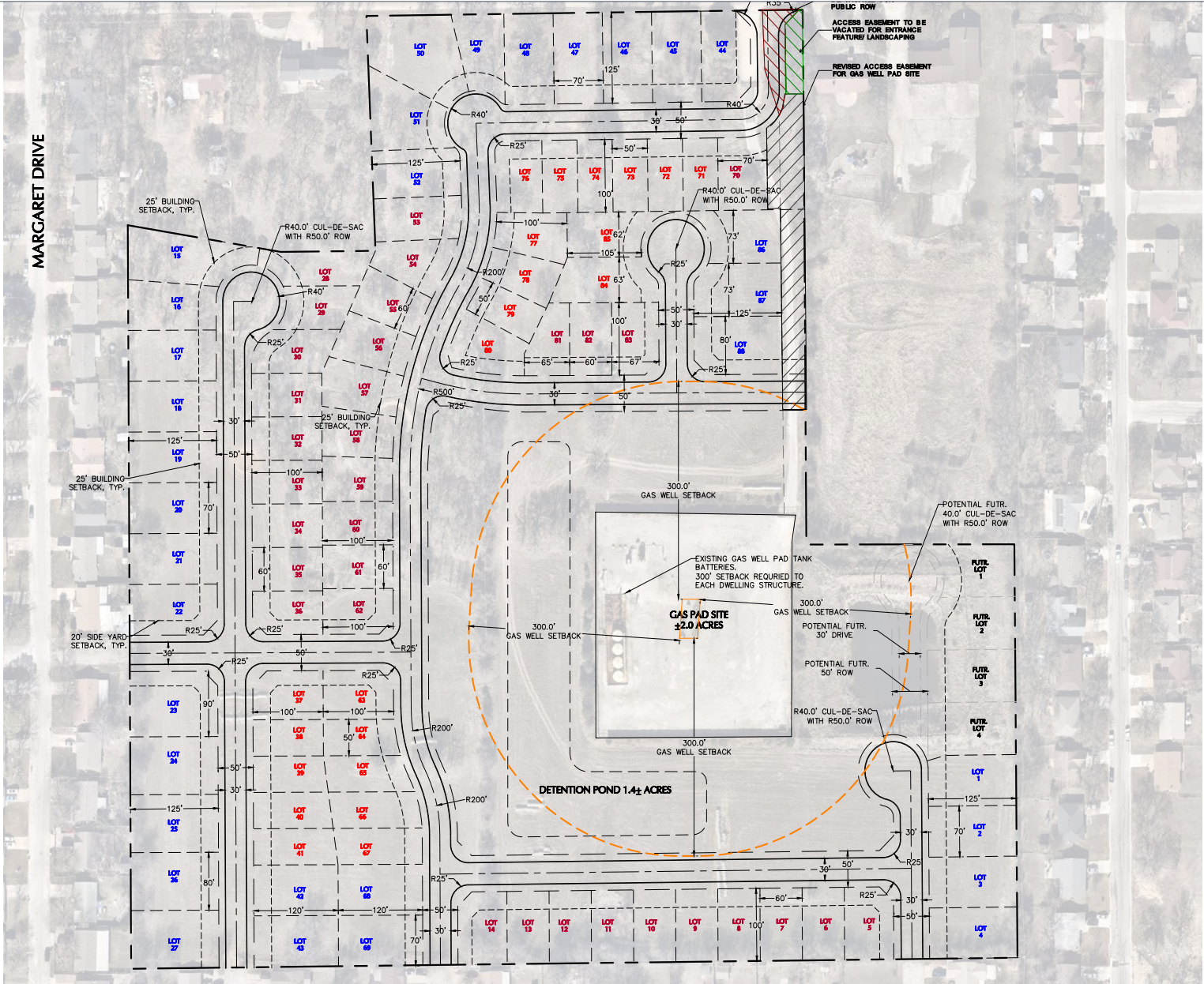
CONTACT

SCOTT WILLIAMS | 512.517.4490 | SWILLIAMS@FALCONCOMPANIES.COM
THOMAS SALANTY | 214.912.4252 | TSALANTY@FALCONCOMPANIES.COM

falcon

SINGLE FAMILY RESIDENTIAL TRACT AVAILABLE

4550 Forest Hill Circle, Forest Hill, TX, 76140



CONTACT

SCOTT WILLIAMS | 512.517.4490 | SWILLIAMS@FALCONCOMPANIES.COM
THOMAS SALANTY | 214.912.4252 | TSALANTY@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

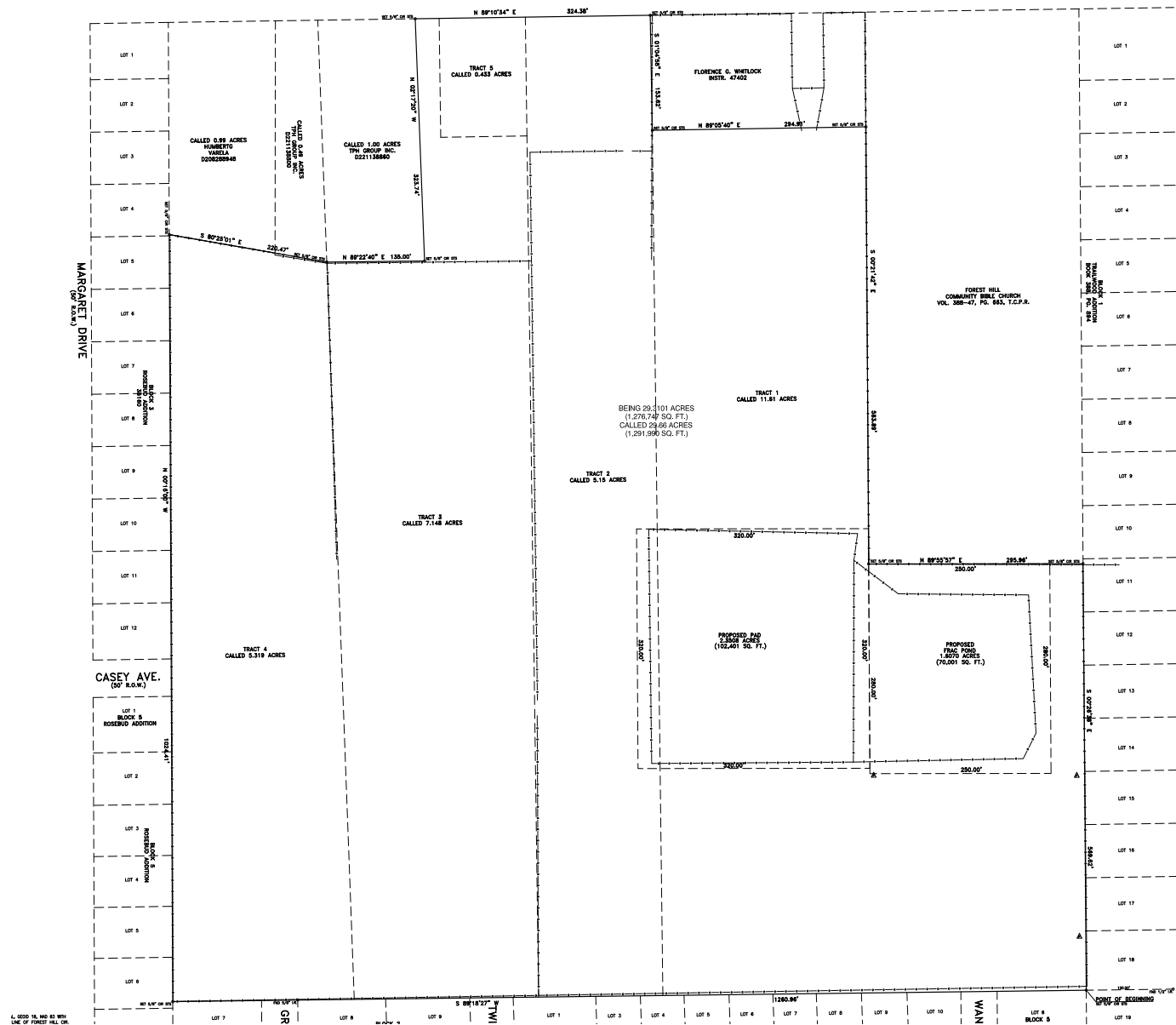
The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

falcon

WWW.FALCONCOMPANIES.COM

SINGLE FAMILY RESIDENTIAL TRACT AVAILABLE

4550 Forest Hill Circle, Forest Hill, TX, 76140



CONTACT

SCOTT WILLIAMS | 512.517.4490 | SWILLIAMS@FALCONCOMPANIES.COM
THOMAS SALANTY | 214.912.4252 | TSALANTY@FALCONCOMPANIES.COM

DEMOGRAPHIC SUMMARY

4556 Forest Hill Cir
Ring of 5 miles

KEY FACTS



188,420
Population



172,764
Daytime Population



0.37%
'23-'28 Compound
Annual Growth Rate



61,430
Households



\$208,268
Median Home Value



34.4
Median Age

EDUCATION



27%
High School Diploma



19%
Some College



20.30%
Bachelor's Degree or
Graduate Degree

INCOME



\$55,477

MedianHousehold
Income



\$80,009

AverageHousehold
Income



\$26,247

Per CapitalIncome



\$99,662

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$69,946
Total Annual
Expenditures



\$2,830
2023 Meals at
Restaurants



\$5,161
2023 Meals at
Home



\$21,895
Retail Goods



\$2,798
Entertainment



\$732
Personal Care



\$5,636
Health Care

BUSINESS



4,714

Total Businesses



55,262

Total Employees



49.36%

Blue Collar
Occupation



50.63%

White Collar
Occupation

Tapestry segments



7D

Forging Opportunity
14,308 households

23.3%
of Households



4B

Home Improvement
6,937 households

11.3%
of Households



12D

Modest Income Homes
4,971 households

8.1%
of Households



2023 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (41.89)

The smallest group: Pacific Islander Alone (0.09)

Indicator ▲	Value	Diff		
White Alone	32.01	-18.07		
Black Alone	28.95	+13.55		
American Indian/Alaska Native Alone	0.97	-0.01		
Asian Alone	3.38	-4.28		
Pacific Islander Alone	0.09	-0.04		
Other Race	19.27	+7.35		
Two or More Races	15.33	+1.51		
Hispanic Origin (Any Race)	41.89	+13.27		

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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 listing 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions 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 written 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 writing 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date