Regency Centers.

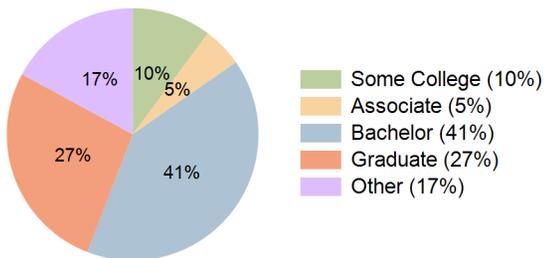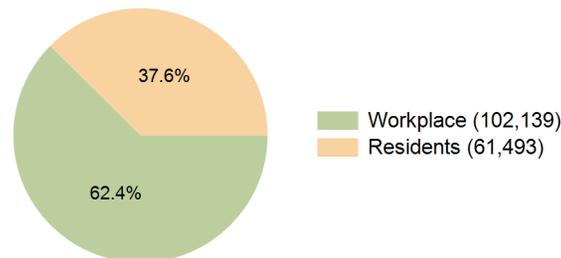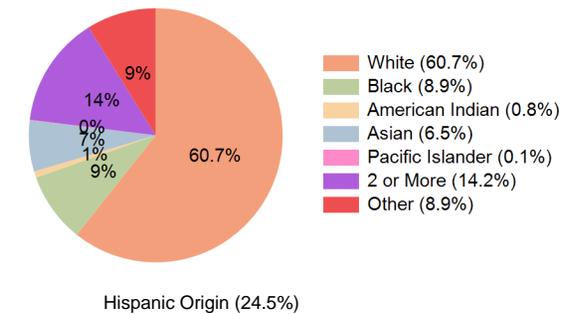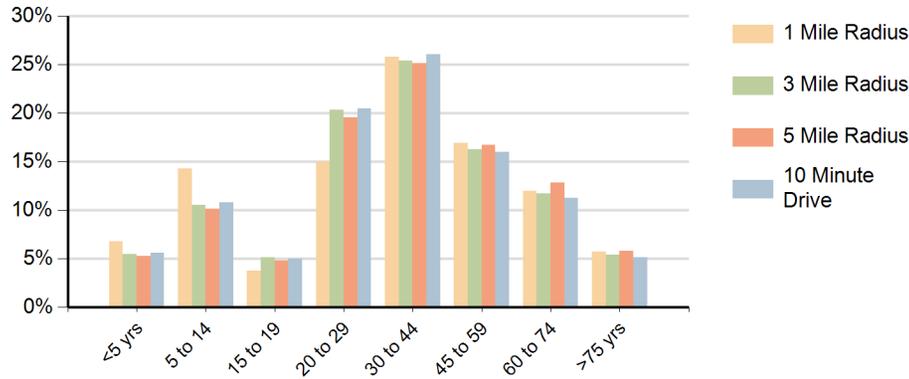| Mockingbird Commons Dallas, Texas	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Current Year Demographics				
Current Population	18,173	169,998	458,927	162,922
Total Daytime Pop	14,015	171,920	590,035	163,632
Daytime Workers	6,792	107,104	412,304	102,139
Average Household Income	$204,017	$171,644	$156,597	$160,857
Median Household Income	$138,438	$95,115	$89,148	$94,490
Total Households	8,572	81,672	223,540	78,732
Median Home Value	$656,002	$694,963	$577,019	$642,144
Bachelors Degree	49.8%	40.3%	35.7%	40.5%
Graduate Degree	34.7%	28.1%	25.5%	27.0%
Consumer Spending Index	172	148	135	139
2030 Demographic Projections				
Projected Population	18,362	172,528	470,232	165,224
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.3%	0.5%	0.3%
Projected Households	8,726	83,918	233,131	80,822
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.5%	0.8%	0.5%

Education (10 Minute Drive)

Some College (10%)
Associate (5%)
Bachelor (41%)
Graduate (27%)
Other (17%)

Daytime Population (10 Minute Drive)

Workplace (102,139)
Residents (61,493)

37.6%
62.4%

Race (10 Minute Drive)

White (60.7%)
Black (8.9%)
American Indian (0.8%)
Asian (6.5%)
Pacific Islander (0.1%)
2 or More (14.2%)
Other (8.9%)

Hispanic Origin (24.5%)

Population by Age Range

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive

Households by Income Range ($000)

Legend: 1 Mile Radius, 3 Mile Radius, 5 Mile Radius, 10 Minute Drive
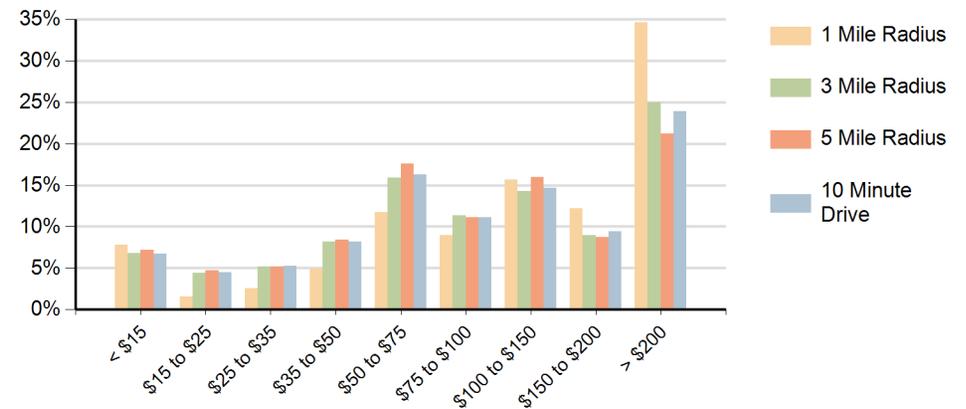
Mockingbird Commons Dallas, Texas		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	18,173	169,998	458,927	162,922
	2020 Census Population	17,661	165,620	448,215	159,349
	2010 Census Population	14,729	152,133	399,138	144,747
	Historical Annual Growth 2010 to 2020	1.8%	0.9%	1.2%	1.0%
	Estimated Annual Growth 2020 to 2025	0.6%	0.5%	0.5%	0.4%
	Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.5%	0.3%
Households	Current Estimated Households	8,572	81,672	223,540	78,732
	2020 Census Households	8,246	77,944	212,857	75,283
	2010 Census Households	7,302	69,047	179,000	66,035
	Historical Annual Growth 2010 to 2020	1.2%	1.2%	1.8%	1.3%
	Estimated Annual Growth 2020 to 2025	0.7%	0.9%	0.9%	0.9%
	Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.8%	0.5%
	Population per Household	2.1	2.0	2.0	2.0
Race	White	77.7%	61.5%	54.7%	60.7%
	Black or African American	3.0%	8.7%	14.4%	8.9%
	American Indian	0.4%	0.8%	0.8%	0.8%
	Asian	4.9%	6.7%	5.4%	6.5%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	11.4%	13.7%	13.9%	14.2%
	Other Races	2.6%	8.5%	10.7%	8.9%
	Hispanic Origin	12.3%	23.5%	27.1%	24.5%