



La Arcata Retail Center

Phase III - 139 N Loop 1604 E, San Antonio, Texas 78248

High-end Retail
Space for Lease



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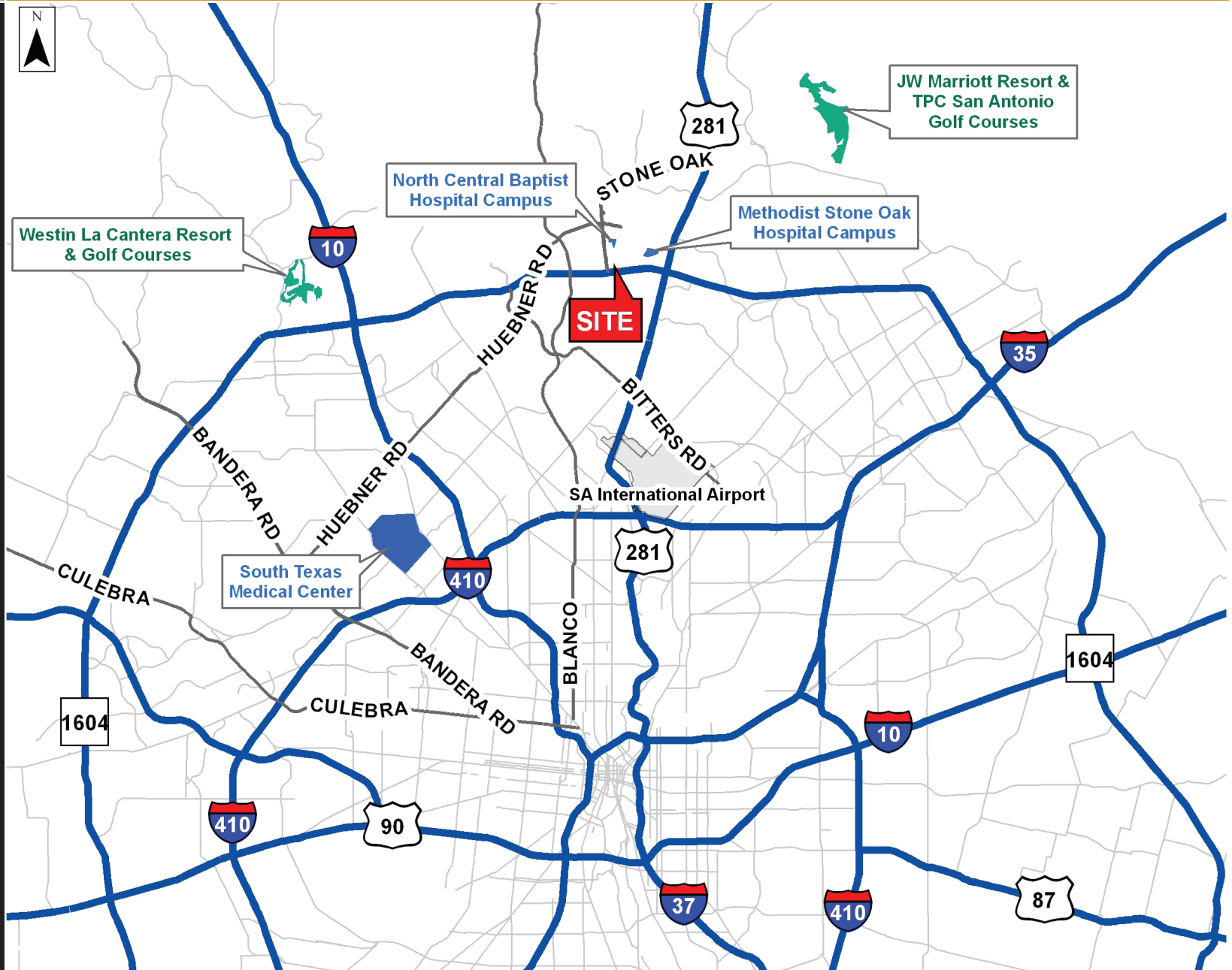
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City Location Map



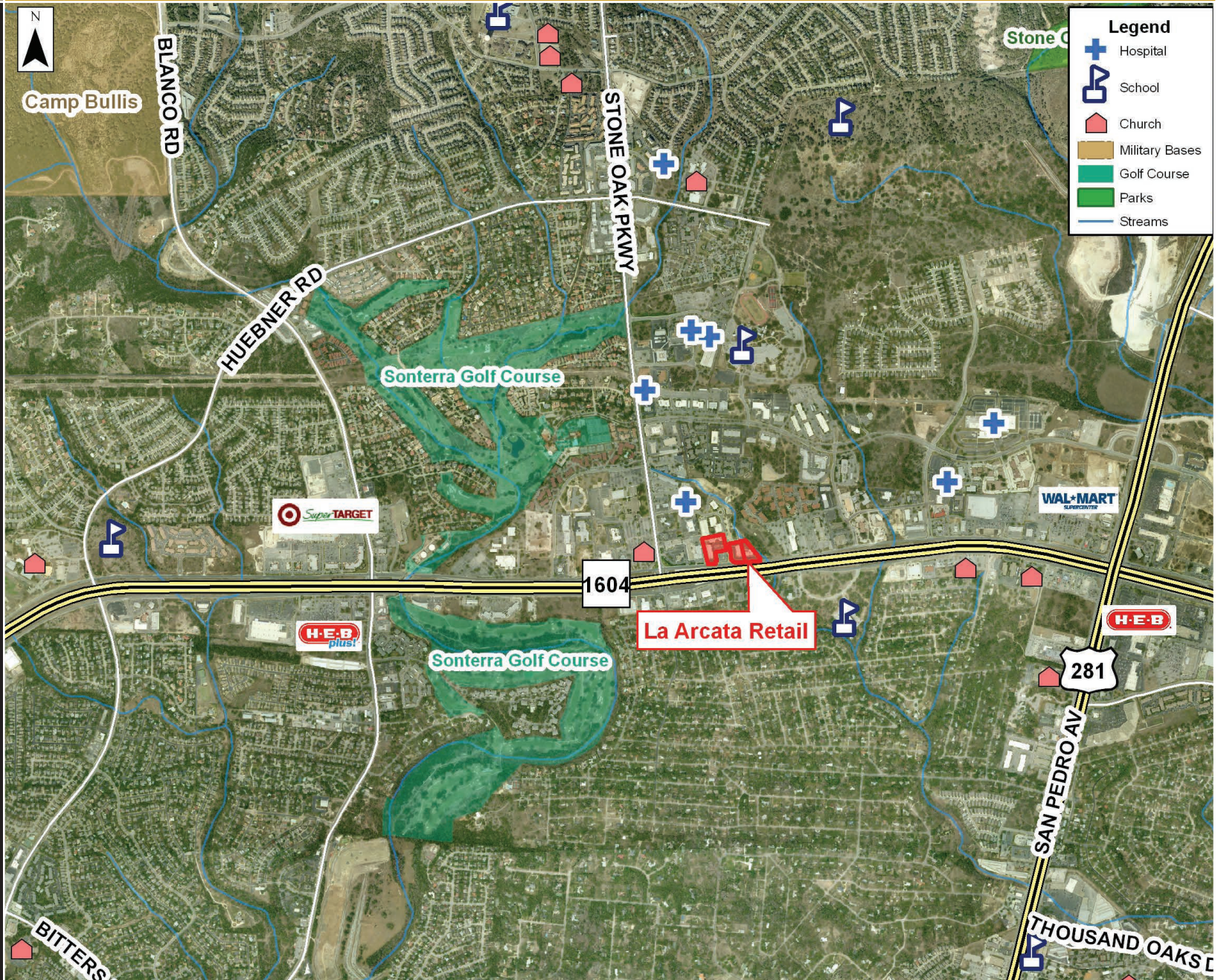
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Aerial Map



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Site Aerial



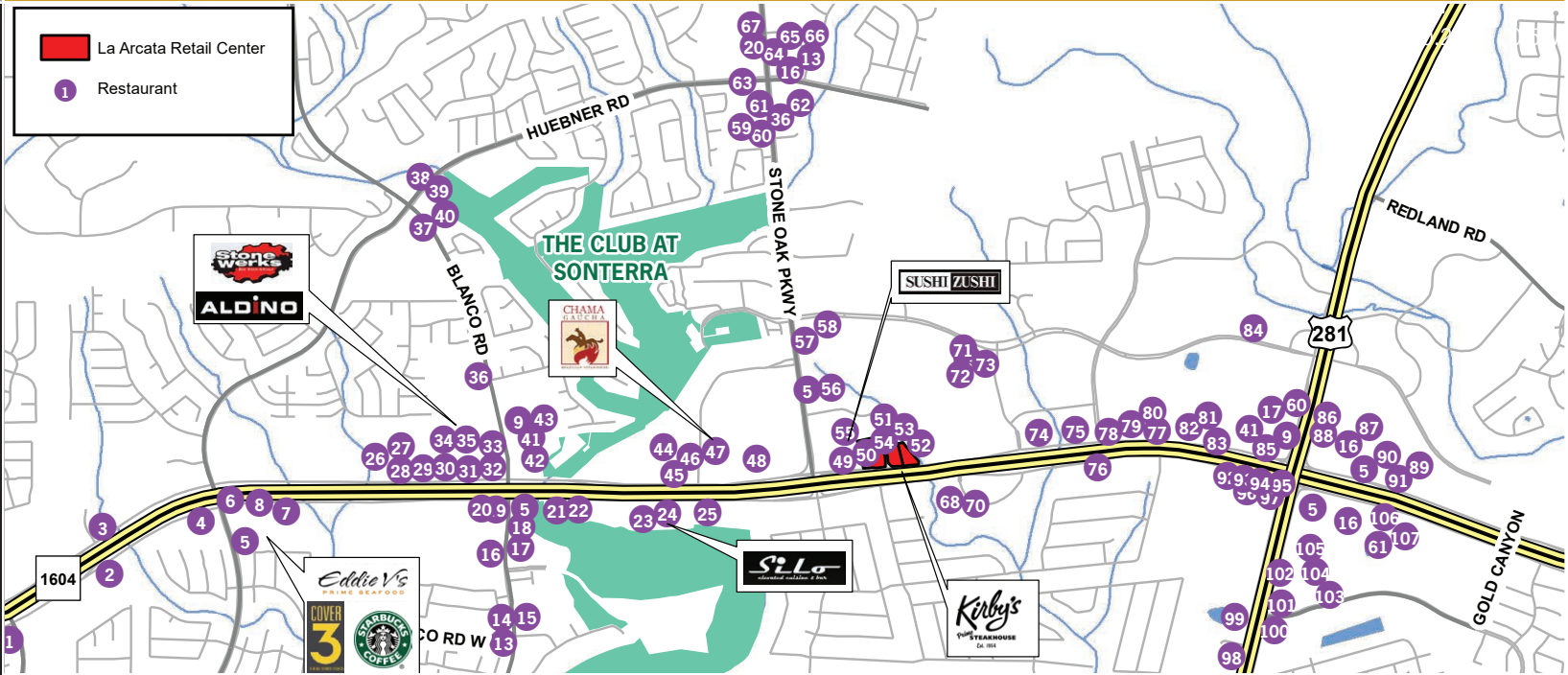
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Area Restaurants



- | | | | | |
|---------------------------------------|--|--|-----------------------------------|---------------------------|
| 1. Papa John's Pizza | 23. Costa Pacifica | 44. Michin Grill Kitchen & Tequila Bar | 65. India Taj Palace Restaurant | 88. Buffalo Wild Wings |
| 2. Galpão Gaucho Brazilian Steakhouse | 24. SILO | 45. Zoés Kitchen | 66. 3 Amigos | 89. Main Event |
| 3. Big'z Burger Joint | 25. Eggspectation | 46. Tarka Indian Kitchen | 67. Royal Pizza | 90. Sam's Boat |
| 4. Burger King | 26. MOD Pizza | 47. Chama Gaúcha Brazilian Steakhouse | 68. Clear Springs Cafe | 91. Genghis Grill |
| 5. Starbucks | 27. J-Prime Steakhouse | 48. Buffalo Wings & Rings | 69. Kumori Sushi & Teppanyaki | 92. Schlotzsky's |
| 6. Edison Experiment | 28. Applebee's | 49. Sushi Zushi | 70. Little Woodrow's | 93. IHOP |
| 7. COVER 3 | 29. Pasha Mediterranean Grill | 50. Mellow Mushroom | 71. First Watch - Sonterra | 94. Taco Bell/KFC |
| 8. Eddie V's Wildfish | 30. Panera Bread | 51. River City Seafood & Grill | 72. The Draft Station at Sonterra | 95. Laguna Madre |
| 9. Whataburger | 31. Aldino at The Vineyard | 52. Kirby's Steakhouse | 73. Auden's Kitchen | 96. Tequila Mexican Grill |
| 10. The Melting Pot | 32. Chipotle | 53. Mickey Mantle's Steakhouse | 74. WOW Cafe | 97. Bill Miller |
| 11. Bush's Chicken | 33. Stone Werks Big Rock Grille | 54. Toro Kitchen + Bar | 75. Gorditas DoAa Tota | 98. China Harbor |
| 12. El Bucanero | 34. Sushishima Japanese | 55. Halo Lounge and Club | 76. Hoppy Monk | 99. Red Lobster |
| 13. Pizza Hut | 35. Demo's Greek Food | 56. Taipei | 77. Smoothie King | 100. Chili's |
| 14. Longhorn Cafe | 36. Wendy's | 57. Luciano Neighborhood Pizzeria | 78. Brick House Tavern & Tap | 101. Chuy's |
| 15. El Jalisco Grill & Cantina | 37. Sake Cafe | 58. Delicious Tamales | 79. Krispy Kreme | 102. La Madeleine |
| 16. Subway | 38. El Taco Grill | 59. Cool Cafe | 80. Jason's Deli | 103. Fonda Argentina |
| 17. McDonald's | 39. Quarters Japanese & Korean Bbq | 60. Sonic | 81. Hon machi | 104. Zio's |
| 18. Popeyes Louisiana Kitchen | 40. Heavenly Pho Vietnamese | 61. Firehouse Subs | 82. Five Guys Burgers & Fries | 105. Fish City Grill |
| 19. Jim's Restaurant | 41. Chick-fil-A | 62. Izakaya Nin | 83. Chuck E Cheese | 106. Red Robin |
| 20. Taco Cabana | 42. Luby's | 63. Le Peep Cafe | 84. Perico's | 107. Pei Wei |
| 21. Delice Chocolatier & Patisserie | 43. Wahkee Chinese Seafood Restaurant | 64. Little Caesar's | 85. Las Palapas | |

Highlight indicates high-end restaurant

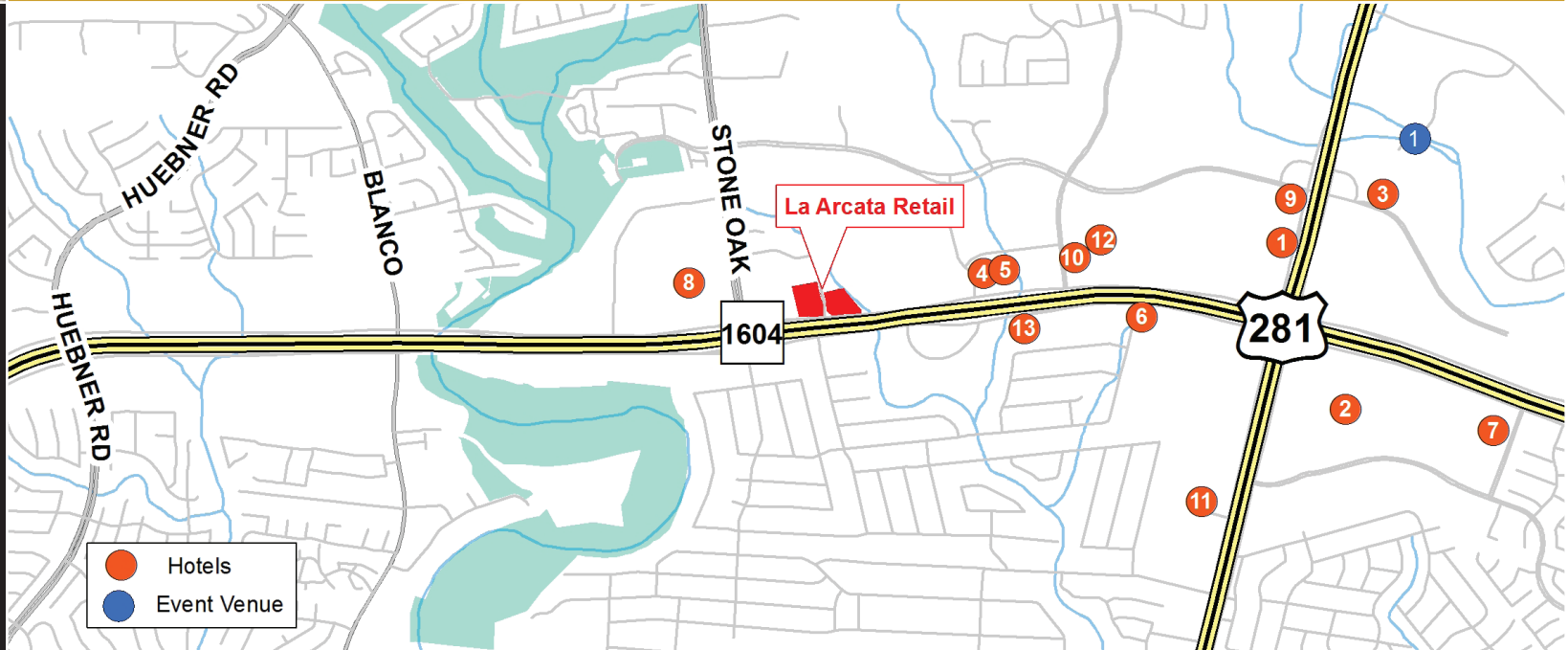
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Area Hotels & Resorts



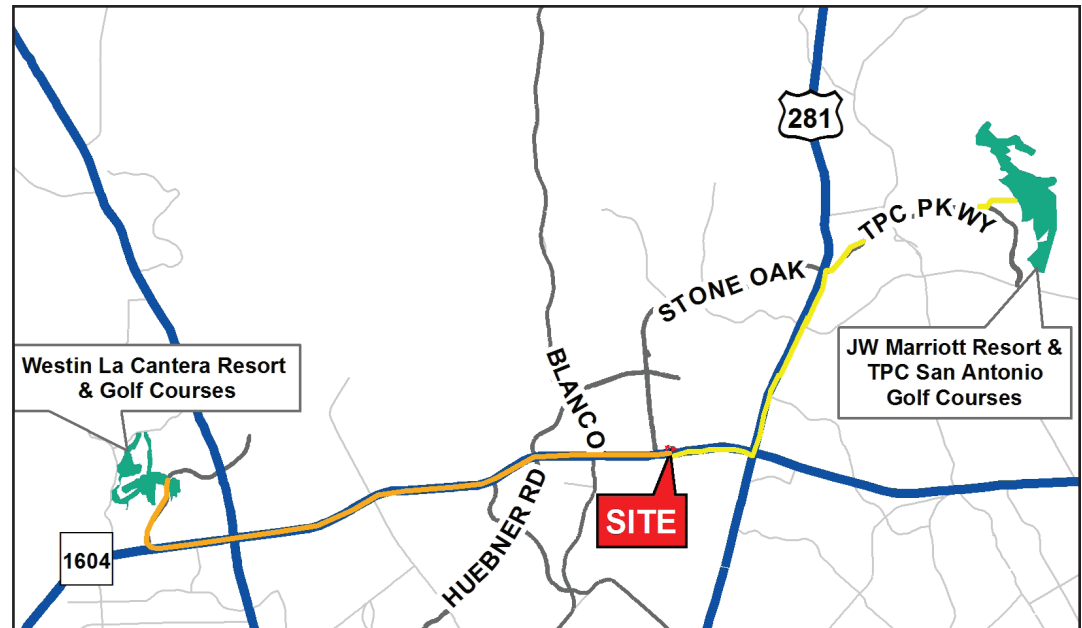
- Hotels
- Event Venue

1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

1. Noah's Event Venue

Route from La Arcata to the Westin La Cantera Resort & Golf Courses: 20 minutes or 9.6 miles.

Route from La Arcata to the JW Marriott Resort & TPC San Antonio Golf Courses: 25 minutes or 8.6 miles.



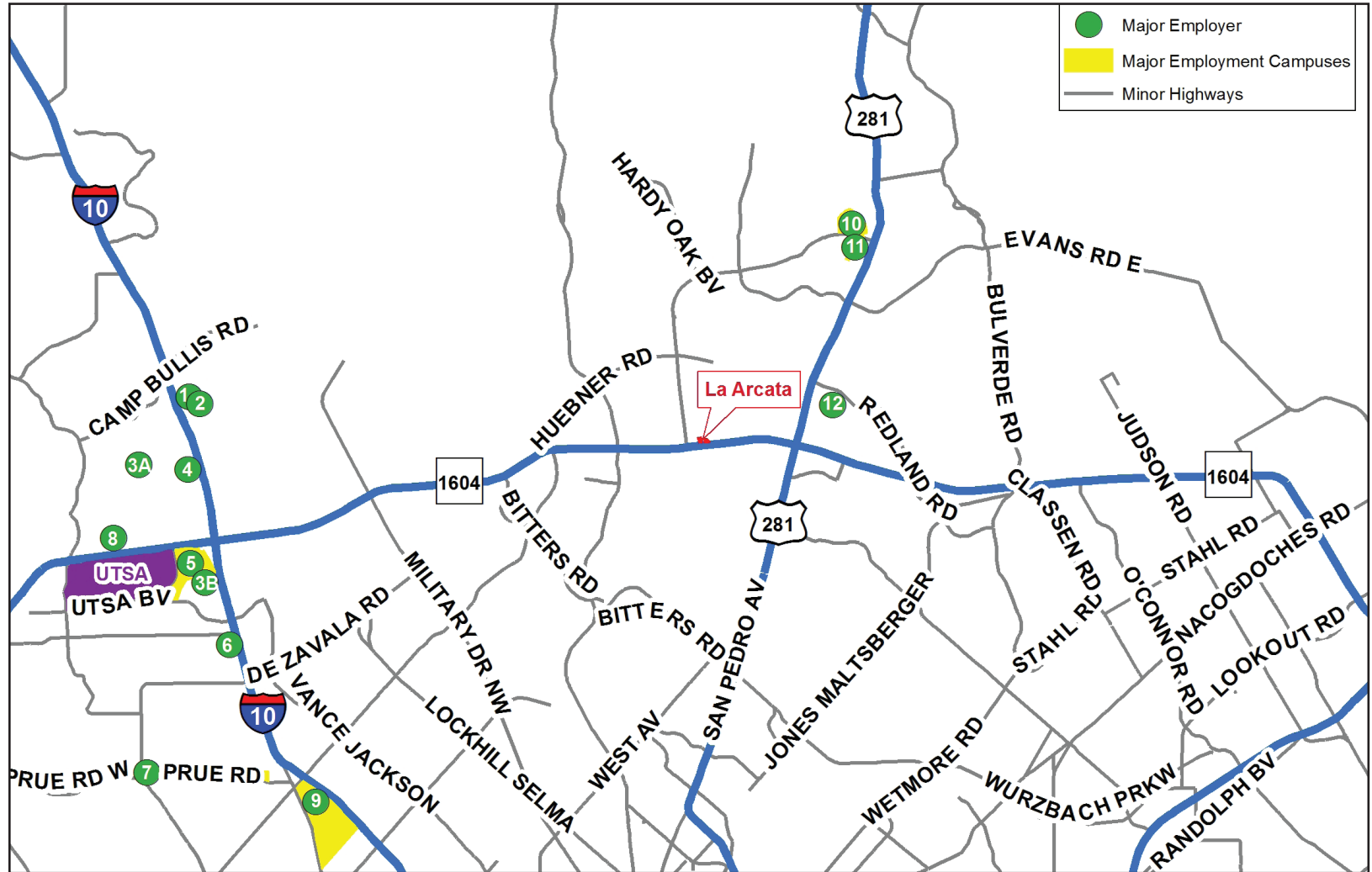
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Area Major Employers



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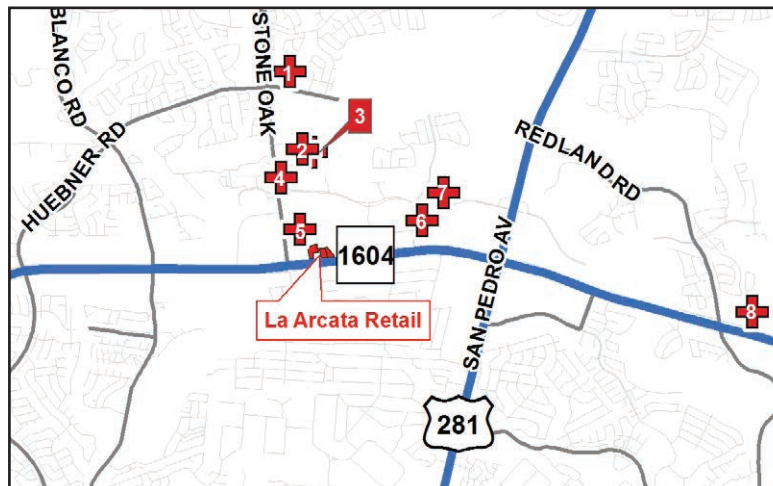
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- | | |
|--|---|
| 1. NuStar Energy - 550 employees | 7. Accenture - 1,534 employees |
| 2. Medtronic - 900 employees | 8. Harland Clarke - 1,500 employees |
| 3. Security Service Federal Credit Union - 1,239 employees | 9. USAA - 17,000 employees |
| 4. Six Flags Fiesta Texas - 3,000 employees | 10. JPMorgan Chase (Retail Operations Center) - 5,000 employees |
| 5. Valero Energy Corporation - 1,653 employees | 11. Clear Channel Communications/iHeart Radio - 2,800 employees |
| 6. Acelity - 1,500 employees | 12. Tesoro - 1,300 employees |

Source: The 2010, 2011 & 2012 Book of Lists, The San Antonio Business Journal.
Number of employees represent those that are employed in San Antonio only.



Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. Laurel Ridge Hospital

16 minute drive time (13 miles) to South Texas Medical Center via Loop 1604/IH-10.

4 minute drive time (1.2 miles) to North Central Baptist Hospital via Stone Oak Pkwy.

6 minute drive time (2 miles) to Methodist Stone Oak Hospital via Stone Oak Pkwy/E Sonterra Blvd.

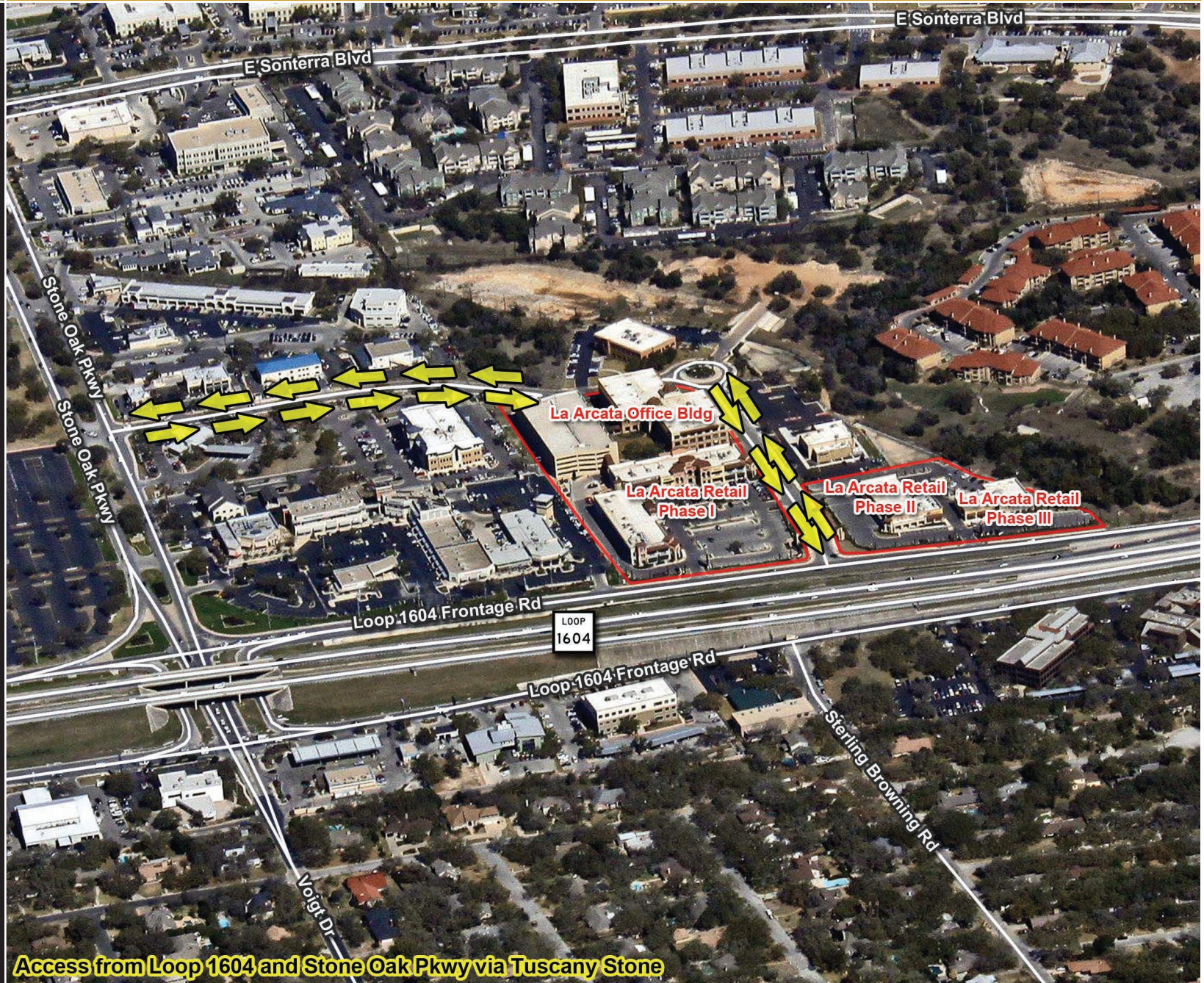
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Oblique Aerial Photo



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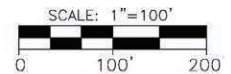
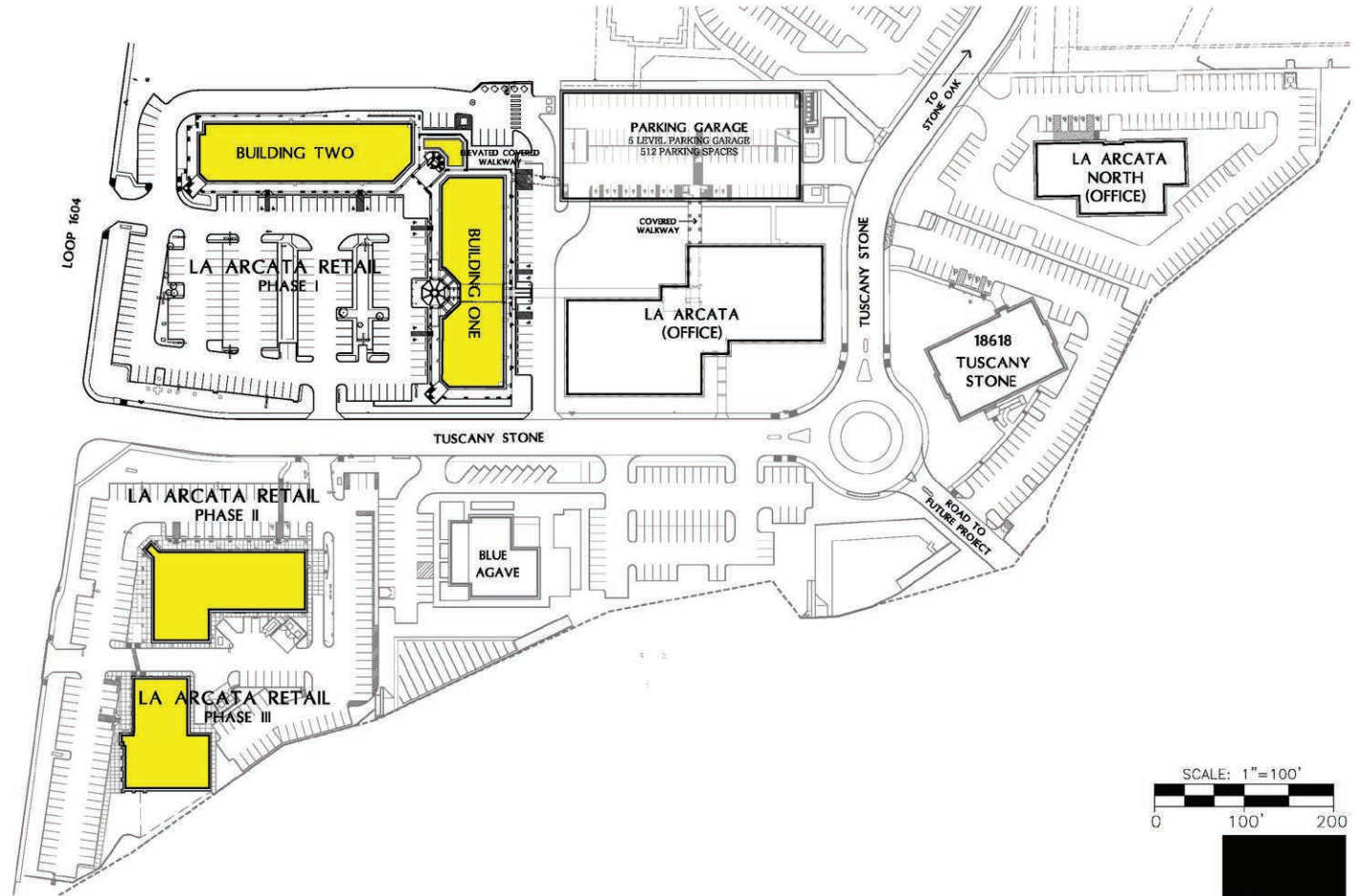
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Access from Loop 1604 and Stone Oak Pkwy via Tuscany Stone



Site Plan - La Arcata Shopping Center



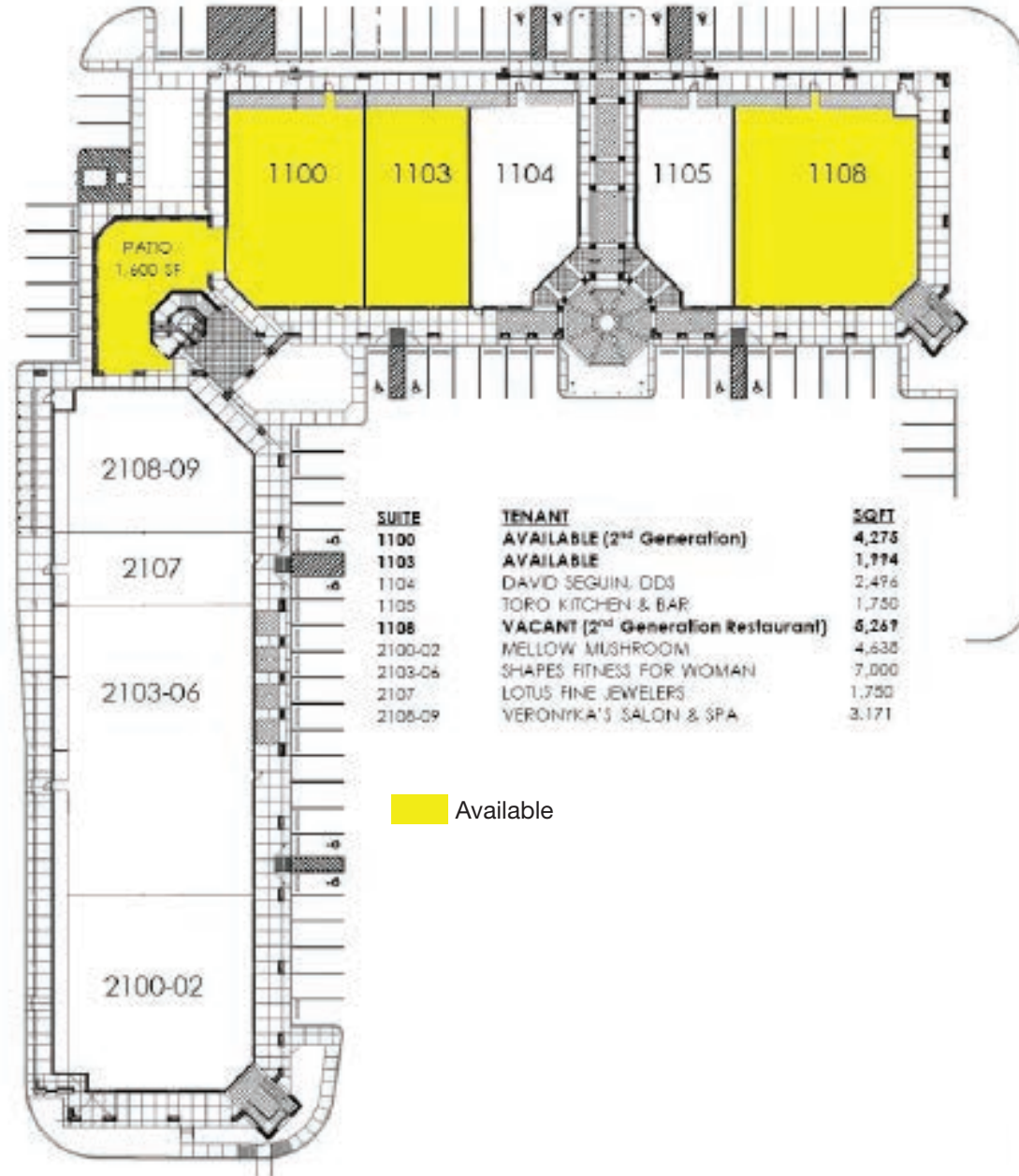
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Floor Plan - Retail Phase I, Floor 1



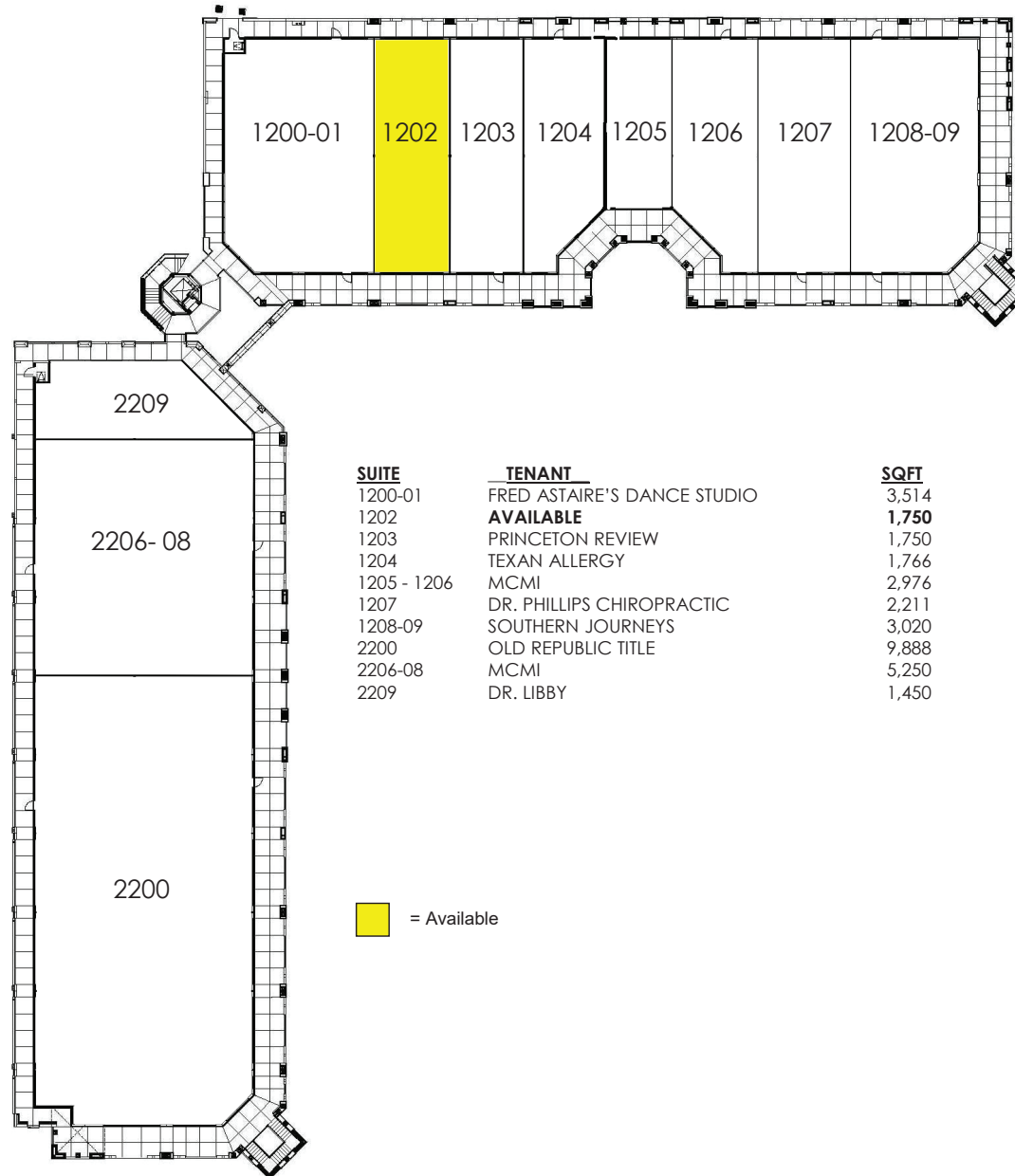
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Floor Plan - Retail Phase I, Floor 2



<u>SUITE</u>	<u>TENANT</u>	<u>SQFT</u>
1200-01	FRED ASTAIRE'S DANCE STUDIO	3,514
1202	AVAILABLE	1,750
1203	PRINCETON REVIEW	1,750
1204	TEXAN ALLERGY	1,766
1205 - 1206	MCMI	2,976
1207	DR. PHILLIPS CHIROPRACTIC	2,211
1208-09	SOUTHERN JOURNEYS	3,020
2200	OLD REPUBLIC TITLE	9,888
2206-08	MCMI	5,250
2209	DR. LIBBY	1,450

 = Available

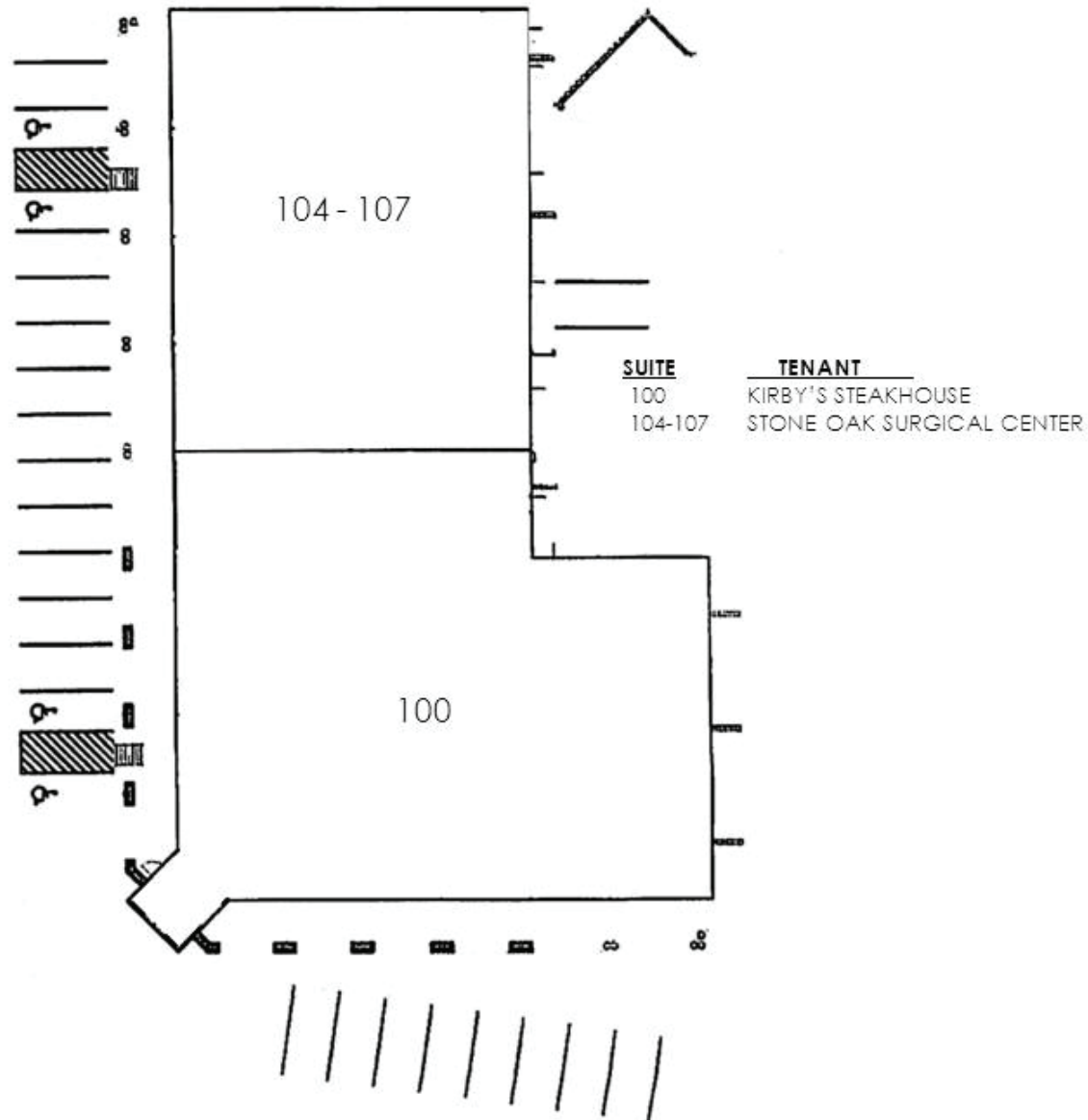
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Floor Plan - Retail Phase II



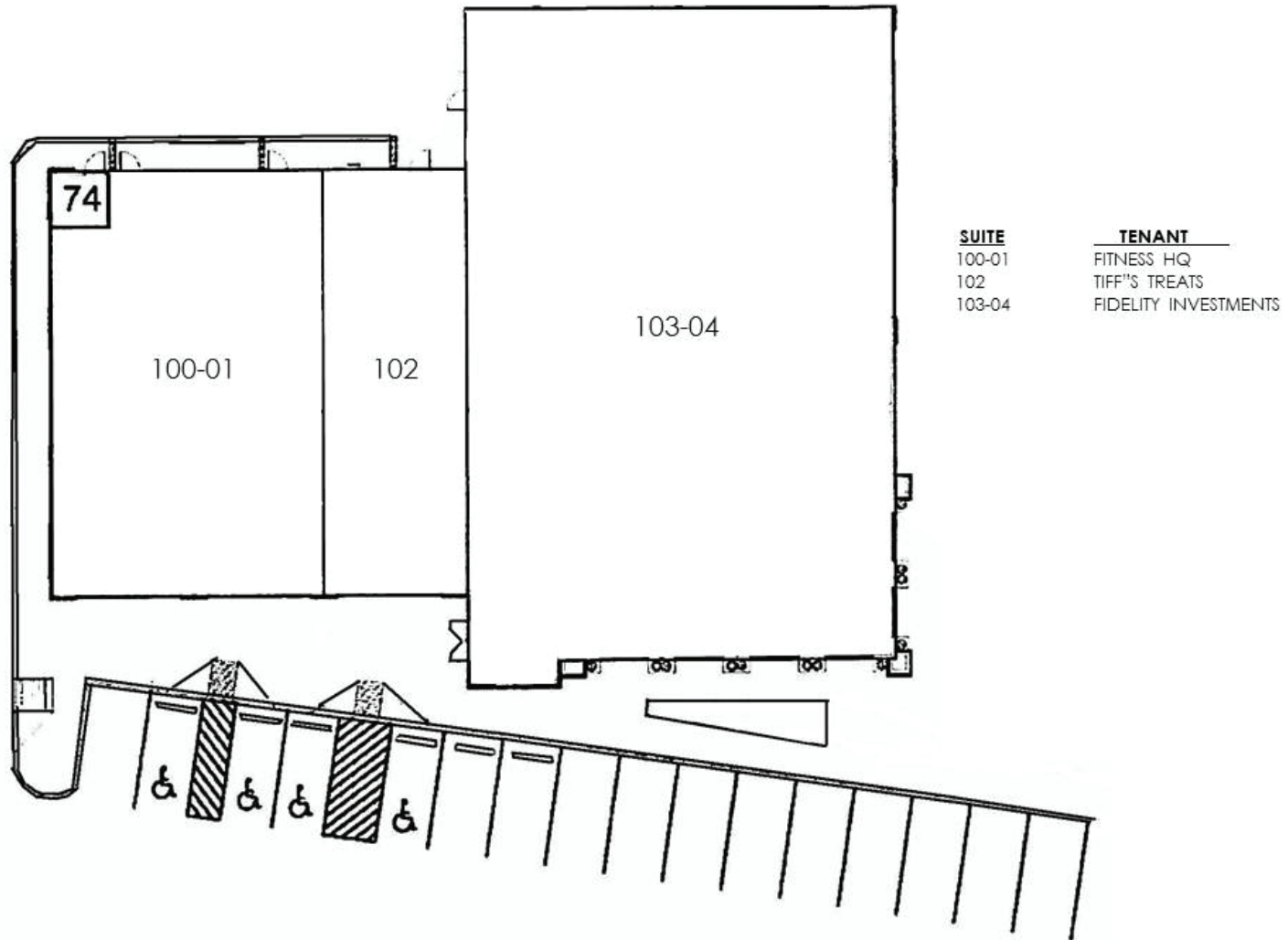
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Floor Plan - Retail Phase III



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Photos - Retail Phase II



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Photos - Retail Phase III



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Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone

Retail Phase I - 115 N. Loop 1604 East, San Antonio, TX 78232

Retail Phase II - 123 N. Loop 1604 East, San Antonio, TX 78232

Retail Phase III - 139 N. Loop 1604 East, San Antonio, TX 78232

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:198

Size

- Retail Phase I - 66,089 Total Square Feet
- Retail Phase II - 14,677 Total Square Feet
- Retail Phase III - 10,597 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

Use

- High-end 1st floor retail
- 2nd story storefront office for medical professionals and neighborhood businesses

Benefits

- Nearly 190,000 square feet of retail, office and fine dining
- Office building 97% leased
- Ample parking available including five level structured parking garage and overall 1:198 (retail) & 1:250 (office) parking ratio
- Fountain/plaza adjacent to the office building
- Distinctive exterior pylon signage available

La Arcata Retail Center Tenants

- Veronyka's Color Salon & Spa
- Trinity Title of Texas
- Paul McLornan, DDS
- Fred Astaire Dance Studio
- Dr. Phillips Chiropractic
- Kirby's Steakhouse
- Stone Oak Surgery Center
- Fidelity Brokerage Services
- Dr. Seguin, DDS
- Texan Allergy
- Southern Journeys
- Mellow Mushroom
- Lotus Nail Spa
- Fitness HQ
- Mission City Management
- The Princeton Review
- Toro Kitchen & Bar
- Tiff's Treats
- X-Golf
- Go For Fit

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Market Summary

- Located at the epicenter of San Antonio's major growth
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the Stone Oak Medical Center areas
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Over 15 "mega" churches in the surrounding community
- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- There are 29,852 employers with over 360,700 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings

Traffic Counts

Loop 1604, east of Stone Oak Pkwy; 95,273 vpd (2014)

Source: TxDOT Statewide Planning Map

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Quote Sheet - Retail Phase I

Square Footage Available	Total Building Size	66,089
	Largest Contiguous Area	6,269
	Smallest Available Space	1,800
	Smallest Divisible Area	1,800

Base Rental 1st Floor Retail
 \$25.00 - \$27.00 per square foot annually
 (\$2.08 - \$2.25) per square foot monthly)

2nd Floor Retail/Office
 \$19.00 - \$21.00 per square foot annually
 (\$1.58 - \$1.75) per square foot monthly)

(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental Due upon execution of lease document by Tenant

Triple Net Estimated at \$7.67 per square foot annually

Term Five (5) years to ten (10) (typical)

Improvements Negotiable

Pylon Signage \$100 per month

Deposit Equal to one (1) month's Base Rental

Financial Information Required prior to submission of lease document by Landlord

Parking Ample surface (Structured covered parking for employees)

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

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Quote Sheet - Retail Phase II

Square Footage Available	Total Building Size	14,677
	Largest Contiguous Area	-0-
	Smallest Available Space	-0-

Base Rental	<u>Retail</u> \$25.00 - \$28.00 per square foot annually (\$2.08 - \$2.33 per square foot monthly)
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(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental	Due upon execution of lease document by Tenant
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Triple Net	Estimated at \$9.23 per square foot annually
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Term	Five (5) years
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Improvements	Negotiable
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Pylon Signage	\$100 per month
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Deposit	Equal to one (1) month's Base Rental
---------	--------------------------------------

Financial Information	Required prior to submission of lease document by Landlord
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Parking	Ample surface parking available
---------	---------------------------------

Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).
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Quote Sheet - Retail Phase III

Square Footage Available	Total Building Size	10,597
	Largest Contiguous Area	-0-
	Smallest Available Space	-0-

Base Rental	<u>Retail</u> \$28.00 per square foot annually (\$2.33 per square foot monthly)
-------------	---

(Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental	Due upon execution of lease document by Tenant
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Triple Net	Estimated at \$10.37 per square foot annually
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Term	Five (5) years
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Improvements	Negotiable
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Pylon Signage	\$100 per month
---------------	-----------------

Deposit	Equal to one (1) month's Base Rental (typical)
---------	--

Financial Information	Required prior to submission of lease document by Landlord
-----------------------	--

Parking	Ample surface parking available
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San Antonio Overview

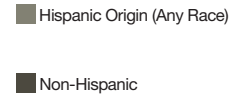
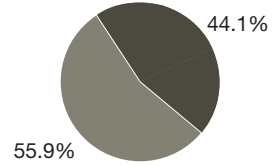
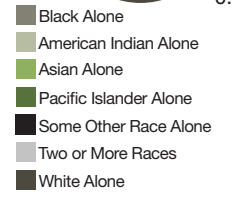
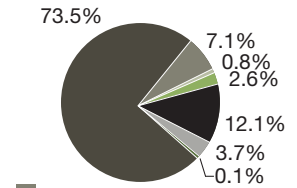
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

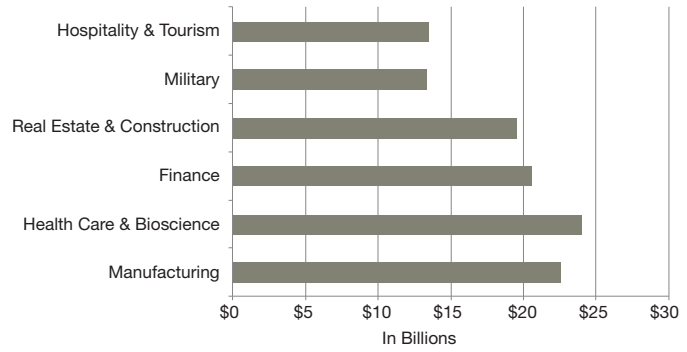
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2018 & 2023; Fortune



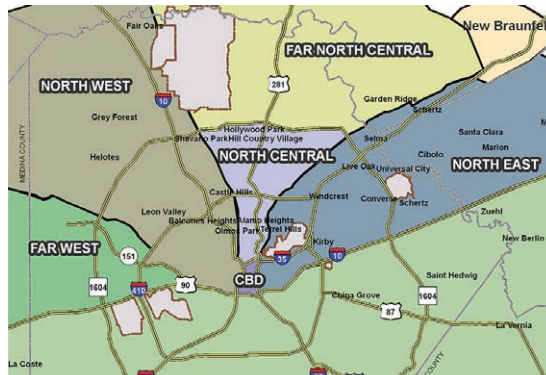
Stone Oak Area Overview

- Situated in the rolling plains of the Texas Hill Country in the northern suburbs of San Antonio
- With a residential concentration of more than fifty subdivisions, Stone Oak is a vibrant, fully self-sustaining community which serves as the centerpiece of the sprawling Far North sector
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Known for having some of the top schools and largest mega-churches in San Antonio
- Conveniently located near the crossroads of Loop 1604 & US 281 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center
- Served by a maturing medical hub anchored by North Central Baptist Hospital and Stone Oak Methodist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Andeavor (formerly Tesoro) Headquarters, NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Schlumberger, and other oil & gas companies
- Other major area employers include Clear Channel Media/iHeart Radio and Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
- Area recreational facilities include Top Golf, iFly along with Six Flags Fiesta Texas, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the spring semester 2018, 28,675 students were enrolled at nearby UTSA, more than 1,600 from one year ago
- REOC San Antonio tracks more than 5.3 million square feet of retail lease space in the Far North sector along with nearly 3.1 million square feet of multi-tenant office lease space in addition to roughly 1.2 million square feet of medical-only office space

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Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	6,120		7,810		8,842	
Households	2,754		3,598		4,110	
Families	1,773		2,289		2,600	
Average Household Size	2.16		2.13		2.11	
Owner Occupied Housing Units	1,708		1,764		2,119	
Renter Occupied Housing Units	1,046		1,834		1,990	
Median Age	41.1		40.4		39.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	2.51%		1.65%		0.83%	
Households	2.70%		1.62%		0.79%	
Families	2.58%		1.58%		0.71%	
Owner HHS	3.74%		2.09%		1.16%	
Median Household Income	0.73%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	129	3.6%	130	3.2%		
\$15,000 - \$24,999	189	5.3%	187	4.5%		
\$25,000 - \$34,999	190	5.3%	195	4.7%		
\$35,000 - \$49,999	310	8.6%	329	8.0%		
\$50,000 - \$74,999	531	14.8%	590	14.4%		
\$75,000 - \$99,999	408	11.3%	463	11.3%		
\$100,000 - \$149,999	762	21.2%	948	23.1%		
\$150,000 - \$199,999	484	13.5%	550	13.4%		
\$200,000+	597	16.6%	716	17.4%		
Median Household Income	\$101,810		\$105,592			
Average Household Income	\$131,302		\$140,165			
Per Capita Income	\$55,540		\$59,055			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	294	4.8%	376	4.8%	465	5.3%
5 - 9	352	5.8%	403	5.2%	443	5.0%
10 - 14	466	7.6%	503	6.4%	471	5.3%
15 - 19	462	7.6%	531	6.8%	516	5.8%
20 - 24	335	5.5%	485	6.2%	504	5.7%
25 - 34	692	11.3%	1,064	13.6%	1,518	17.2%
35 - 44	801	13.1%	971	12.4%	1,153	13.0%
45 - 54	930	15.2%	1,006	12.9%	1,039	11.8%
55 - 64	738	12.1%	1,011	12.9%	1,058	12.0%
65 - 74	459	7.5%	706	9.0%	872	9.9%
75 - 84	361	5.9%	443	5.7%	492	5.6%
85+	229	3.7%	309	4.0%	311	3.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,149	84.1%	6,292	80.6%	6,938	78.5%
Black Alone	226	3.7%	340	4.4%	416	4.7%
American Indian Alone	20	0.3%	27	0.3%	31	0.4%
Asian Alone	335	5.5%	544	7.0%	721	8.2%
Pacific Islander Alone	8	0.1%	13	0.2%	17	0.2%
Some Other Race Alone	240	3.9%	370	4.7%	439	5.0%
Two or More Races	142	2.3%	223	2.9%	280	3.2%
Hispanic Origin (Any Race)	1,713	28.0%	2,555	32.7%	3,128	35.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	72,916		81,816		87,717	
Households	28,689		32,387		34,702	
Families	19,730		21,954		23,418	
Average Household Size	2.52		2.51		2.51	
Owner Occupied Housing Units	18,881		19,355		21,278	
Renter Occupied Housing Units	9,808		13,032		13,423	
Median Age	37.6		38.4		38.1	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.40%		1.65%		0.83%	
Households	1.39%		1.62%		0.79%	
Families	1.30%		1.58%		0.71%	
Owner HHs	1.91%		2.09%		1.16%	
Median Household Income	0.87%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,290	4.0%	1,173	3.4%		
\$15,000 - \$24,999	1,504	4.6%	1,383	4.0%		
\$25,000 - \$34,999	1,755	5.4%	1,673	4.8%		
\$35,000 - \$49,999	2,871	8.9%	2,849	8.2%		
\$50,000 - \$74,999	4,748	14.7%	4,889	14.1%		
\$75,000 - \$99,999	3,931	12.1%	4,163	12.0%		
\$100,000 - \$149,999	7,203	22.2%	8,222	23.7%		
\$150,000 - \$199,999	4,056	12.5%	4,396	12.7%		
\$200,000+	5,028	15.5%	5,953	17.2%		
Median Household Income		\$100,403		\$104,827		
Average Household Income		\$127,692		\$138,816		
Per Capita Income		\$50,101		\$54,340		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,198	5.8%	4,414	5.4%	4,944	5.6%
5 - 9	5,272	7.2%	4,978	6.1%	5,162	5.9%
10 - 14	5,836	8.0%	5,634	6.9%	5,300	6.0%
15 - 19	5,092	7.0%	5,376	6.6%	5,128	5.8%
20 - 24	4,235	5.8%	4,979	6.1%	4,716	5.4%
25 - 34	9,061	12.4%	11,695	14.3%	14,322	16.3%
35 - 44	11,196	15.4%	11,201	13.7%	12,902	14.7%
45 - 54	11,596	15.9%	11,604	14.2%	11,078	12.6%
55 - 64	8,639	11.8%	10,503	12.8%	10,666	12.2%
65 - 74	4,367	6.0%	6,874	8.4%	7,991	9.1%
75 - 84	2,333	3.2%	3,103	3.8%	3,978	4.5%
85+	1,091	1.5%	1,454	1.8%	1,531	1.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,969	83.6%	65,964	80.6%	69,112	78.8%
Black Alone	2,713	3.7%	3,500	4.3%	4,024	4.6%
American Indian Alone	268	0.4%	316	0.4%	344	0.4%
Asian Alone	3,940	5.4%	5,401	6.6%	6,700	7.6%
Pacific Islander Alone	71	0.1%	96	0.1%	116	0.1%
Some Other Race Alone	2,935	4.0%	3,844	4.7%	4,267	4.9%
Two or More Races	2,020	2.8%	2,694	3.3%	3,153	3.6%
Hispanic Origin (Any Race)	21,346	29.3%	27,368	33.5%	31,517	35.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	177,183		200,466		215,728	
Households	71,375		80,215		85,982	
Families	47,184		52,919		56,700	
Average Household Size	2.47		2.49		2.50	
Owner Occupied Housing Units	44,960		47,428		51,787	
Renter Occupied Housing Units	26,415		32,787		34,194	
Median Age	37.1		38.3		38.5	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.48%		1.65%		0.83%	
Households	1.40%		1.62%		0.79%	
Families	1.39%		1.58%		0.71%	
Owner HHs	1.77%		2.09%		1.16%	
Median Household Income	1.84%		2.23%		2.50%	
Households by Income	2018			2023		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,676	4.6%	3,191	3.7%		
\$15,000 - \$24,999	4,507	5.6%	3,988	4.6%		
\$25,000 - \$34,999	5,146	6.4%	4,816	5.6%		
\$35,000 - \$49,999	8,065	10.1%	8,058	9.4%		
\$50,000 - \$74,999	12,540	15.6%	13,121	15.3%		
\$75,000 - \$99,999	9,890	12.3%	10,663	12.4%		
\$100,000 - \$149,999	16,599	20.7%	19,207	22.3%		
\$150,000 - \$199,999	8,899	11.1%	9,819	11.4%		
\$200,000+	10,892	13.6%	13,118	15.3%		
Median Household Income		\$89,014		\$97,495		
Average Household Income		\$118,985		\$130,785		
Per Capita Income		\$47,808		\$52,324		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,526	5.9%	11,020	5.5%	12,188	5.6%
5 - 9	12,249	6.9%	12,321	6.1%	12,809	5.9%
10 - 14	13,367	7.5%	13,656	6.8%	13,440	6.2%
15 - 19	11,801	6.7%	12,615	6.3%	12,619	5.8%
20 - 24	11,122	6.3%	12,522	6.2%	12,499	5.8%
25 - 34	24,051	13.6%	28,468	14.2%	32,629	15.1%
35 - 44	26,780	15.1%	28,549	14.2%	32,233	14.9%
45 - 54	27,862	15.7%	27,905	13.9%	27,626	12.8%
55 - 64	21,545	12.2%	25,959	12.9%	26,424	12.2%
65 - 74	10,591	6.0%	17,281	8.6%	20,253	9.4%
75 - 84	5,293	3.0%	7,355	3.7%	9,840	4.6%
85+	1,995	1.1%	2,814	1.4%	3,166	1.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	145,914	82.4%	159,856	79.7%	168,603	78.2%
Black Alone	7,577	4.3%	9,487	4.7%	10,829	5.0%
American Indian Alone	822	0.5%	977	0.5%	1,070	0.5%
Asian Alone	7,943	4.5%	11,014	5.5%	13,735	6.4%
Pacific Islander Alone	185	0.1%	245	0.1%	293	0.1%
Some Other Race Alone	9,340	5.3%	11,769	5.9%	12,894	6.0%
Two or More Races	5,402	3.0%	7,118	3.6%	8,304	3.8%
Hispanic Origin (Any Race)	56,859	32.1%	72,064	35.9%	82,728	38.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Information About Brokerage Services

11-2-2015

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 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 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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