

# La Arcata Retail Center

Phase I, II & III - 115, 123 & 139 N Loop 1604 E, San Antonio, Texas 78248

High-end Retail  
Space for Lease

Ask about our current rent and finish-out concessions



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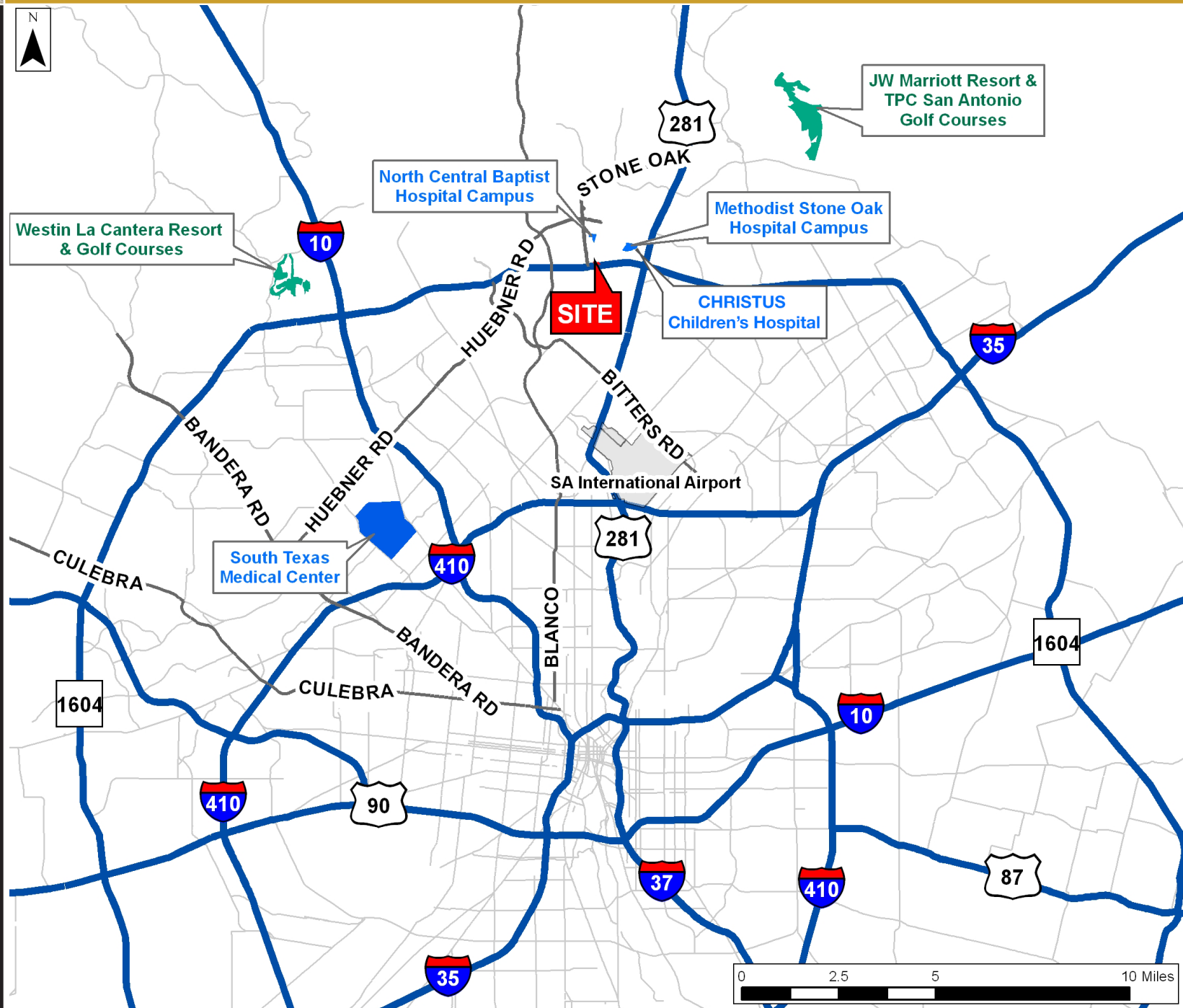
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# City Location Map



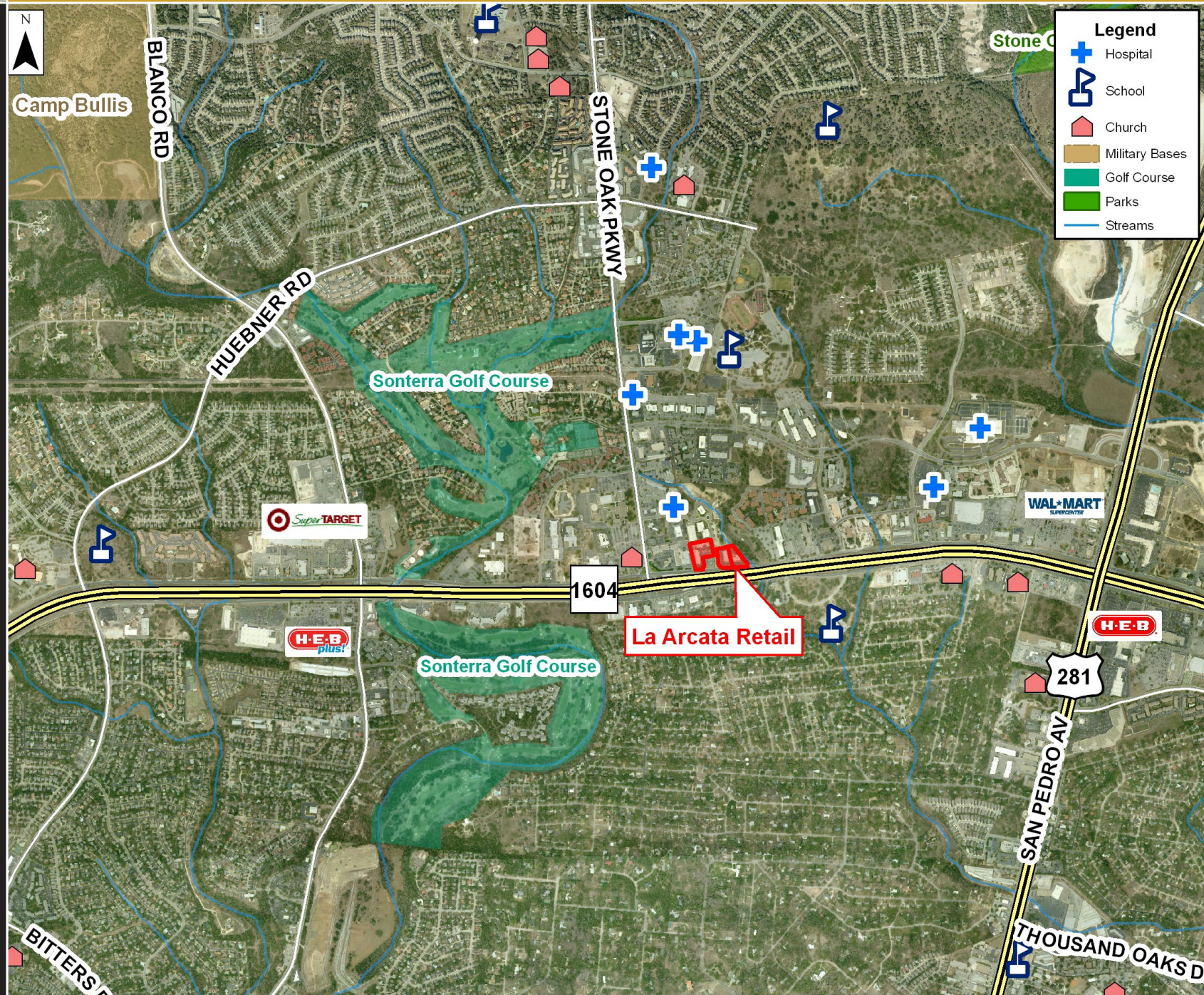
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# Aerial Map



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# Site Aerial



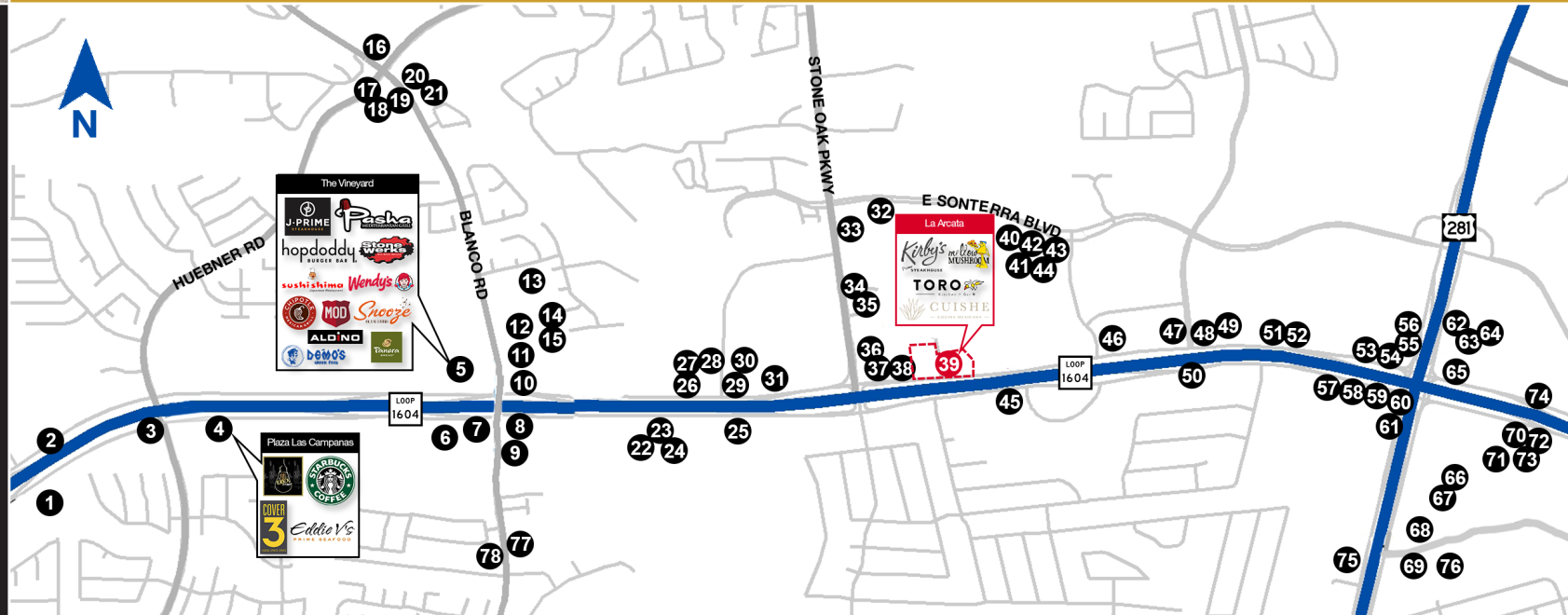
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# Area Restaurants



1. Galpao Gaucho Brazilian Steakhouse
2. Big Z Burger Joint
3. Burger King
4. Plaza Las Campanas
  - Eddie V's Prime Seafood
  - Cover 3
  - Starbuck's
  - The Edison Experiment
5. The Vineyard
  - J Prime
  - Pasha
  - Hopdoddy
  - Stone Werks
  - Aldino
  - Demo's Greek
  - Panera
6. Poke Central
7. Jim's
8. Popeye's
9. McDonald's
10. Luby's
11. Chick Fil A
12. Whataburger
13. Wingstop
14. Wahkee Chinese
15. Taco Blvd
16. El Taco Grill
17. Kennedy's Public House
18. Café Vida
19. Sake Café
20. Hon Machi Korean BBQ
21. Heavenly Pho
22. NOSH kitchen + bar
23. Costa Pacifica
24. SILO
25. Eggspectation
26. Zoe's Kitchen
27. Full Belly Café + Bar
28. Tarka Indian Kitchen
29. Torchy's Tacos
30. Chama Gaucha Brazilian Steakhouse
31. Jerusalem Grill
32. Delicious Tamales
33. Luciano Pizzeria
34. Taipei Restaurant
35. Marioli Mexican Cuisine
36. FRIDA Mexican Restaurant
37. Corner Bakery
38. Sushi Zushi
39. La Arcata
  - Kirby's Steakhouse
  - Mellow Mushroom
  - Toro Kitchen + Bar
  - Cuishe Cocina Mexicana
40. Kumori Sushi & Teppanyaki
41. First Watch
42. Jimmy John's
43. Salata
44. Smashin Crab
45. Little Woodrow's
46. Embers Wood Fire Kitchen & Tap
47. Gorditas Dona Tota
48. Brickhouse
49. Jason's Deli
50. The Hoppy Monk
51. Hon Machi Sushi Teppanyaki
52. Chuck E Cheese
53. Chick fil A
54. Ay Chiwawa
55. Whataburger
56. Sonic
57. Schlotzsky's
58. IHOP
59. Taco Bell / KFC
60. Bill Miller BBQ
61. Laguna Madre Seafood
62. Buffalo Wild Wings
63. Subway
64. Pho Nguyen Restaurant
65. Wayback Burgers
66. Fish City Grill
67. Zio's Italian Kitchen
68. Chuy's
69. Chilli's Grill & Bar
70. Red Robin Gourmet Burgers
71. Stout's Pizza Co
72. Pei Wei Asian Diner
73. Firehouse Subs
74. Genghis Grill
75. Red Lobster
76. Sizzling Wok
77. El Jalisco Grill
78. The Longhorn Cafe

Highlight indicates high-end restaurant

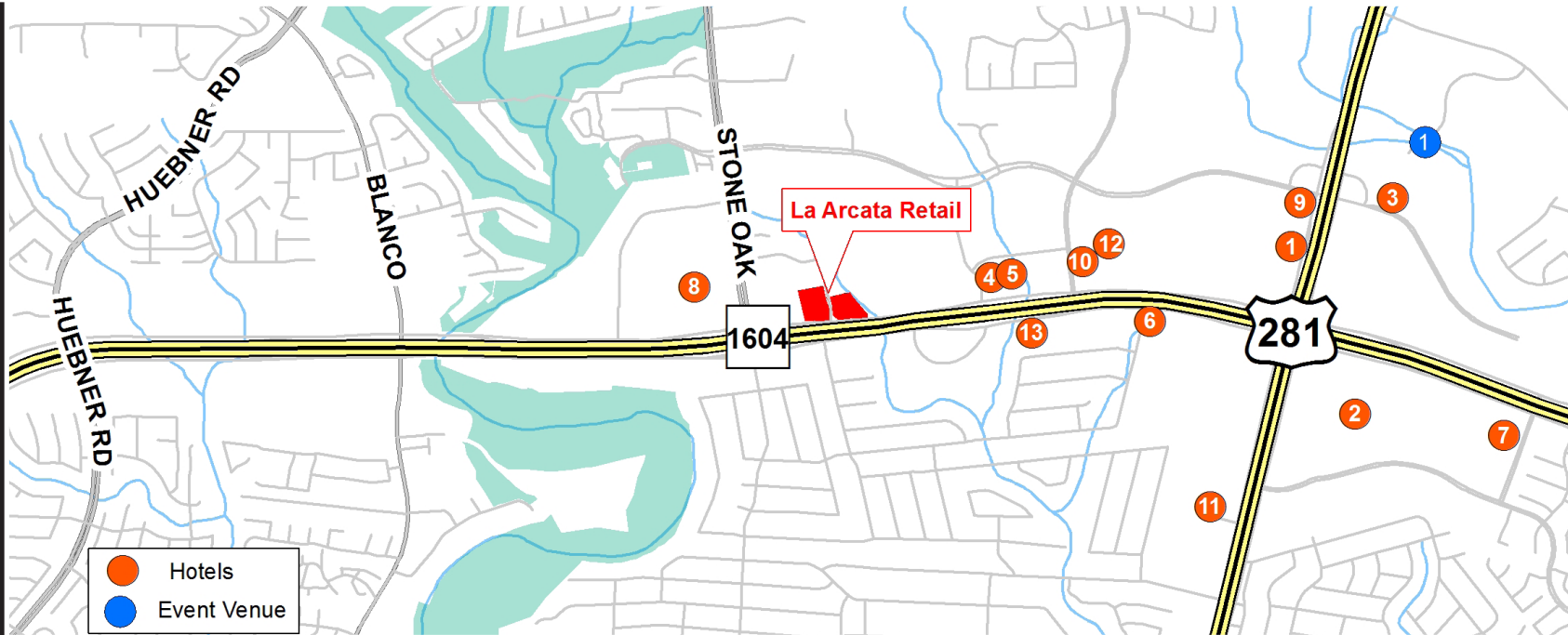
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# Area Hotels & Resorts



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 Brasserie Pavil to the Westin La Cantera Resort: 10 minutes or 6.87 miles.

— Route from Brasserie Pavil to the JW Marriott Resort: 17 minutes or 9.85 miles.



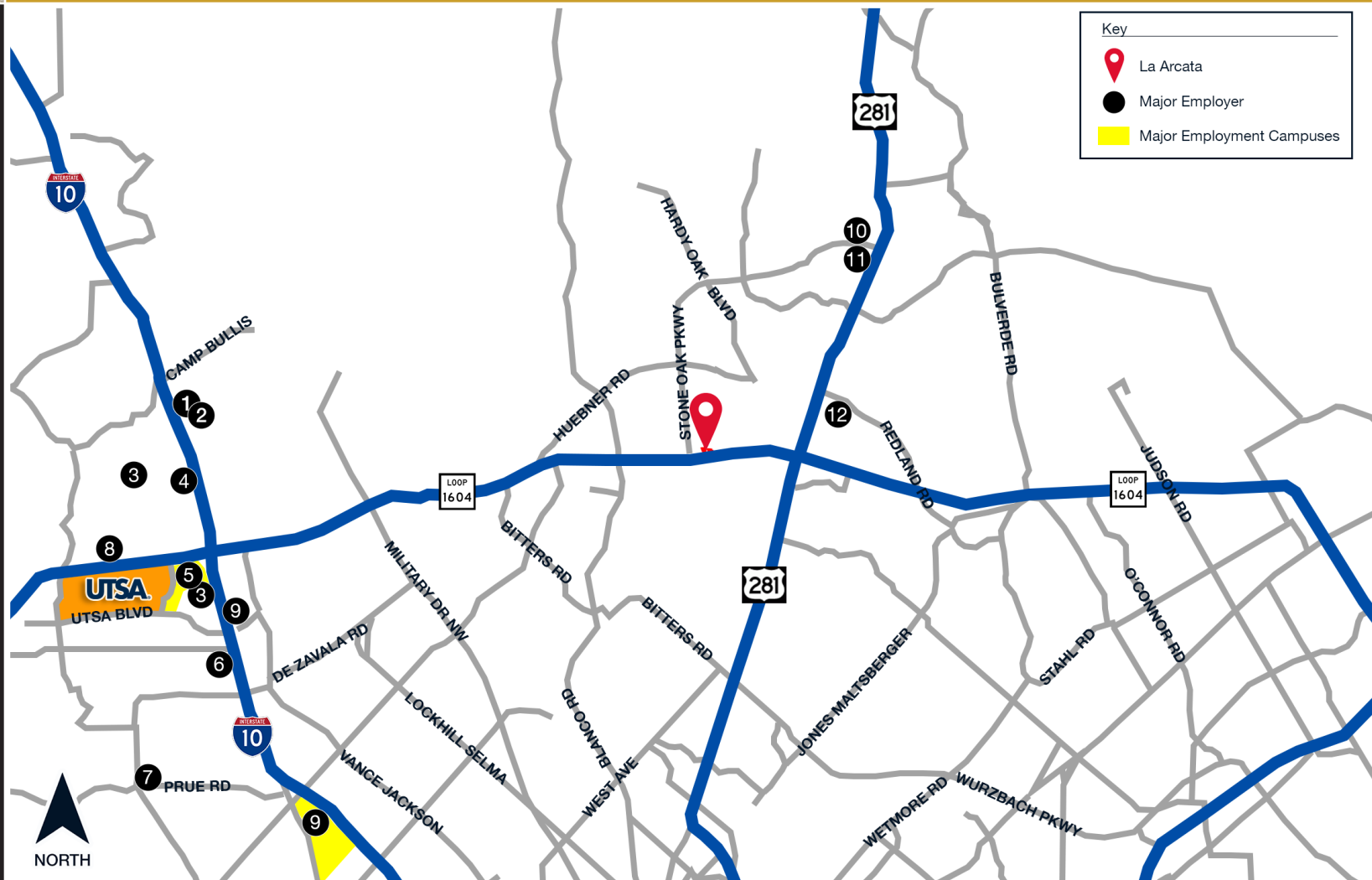
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# Area Major Employers



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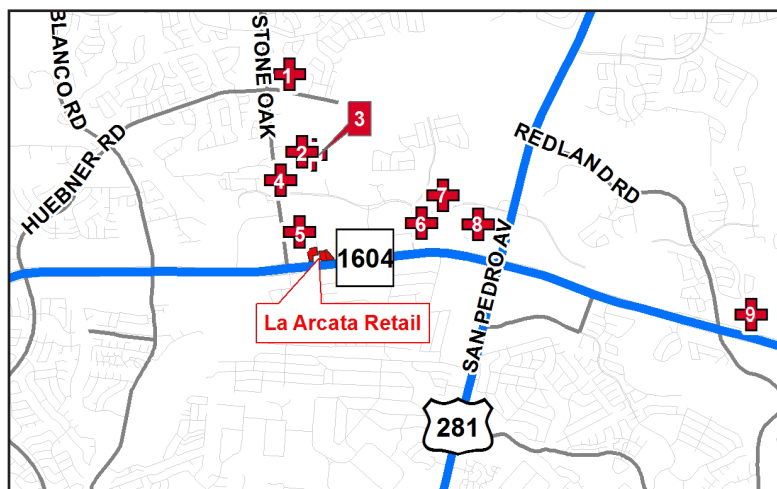
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- |  |                        |
|--|------------------------|
| 1. NuStar Energy                         | 9. USAA                |
| 2. Medtronic                             | 10. JPMorgan Chase     |
| 3. Security Service Federal Credit Union | 11. iHeart Media       |
| 4. Six Flags Fiesta Texas                | 12. Marathon Petroleum |
| 5. Valero Energy Corporation             |                        |
| 6. Kinetic Concepts (KCI)                |                        |
| 7. Accenture                             |                        |
| 8. Harland Clarke                        |                        |





# 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. CHRISTUS Children's Hospital
9. 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.

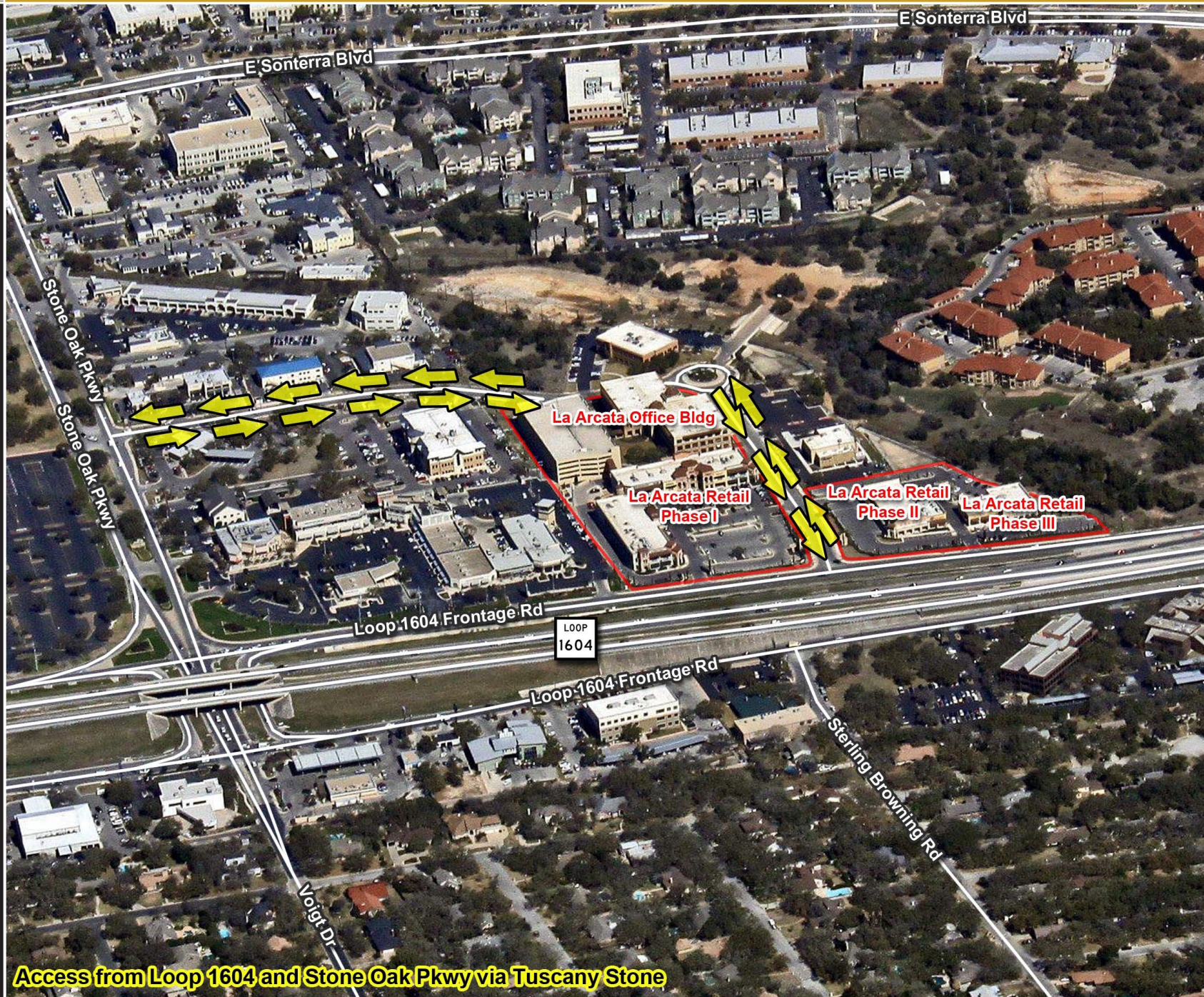
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# Oblique Aerial Photo



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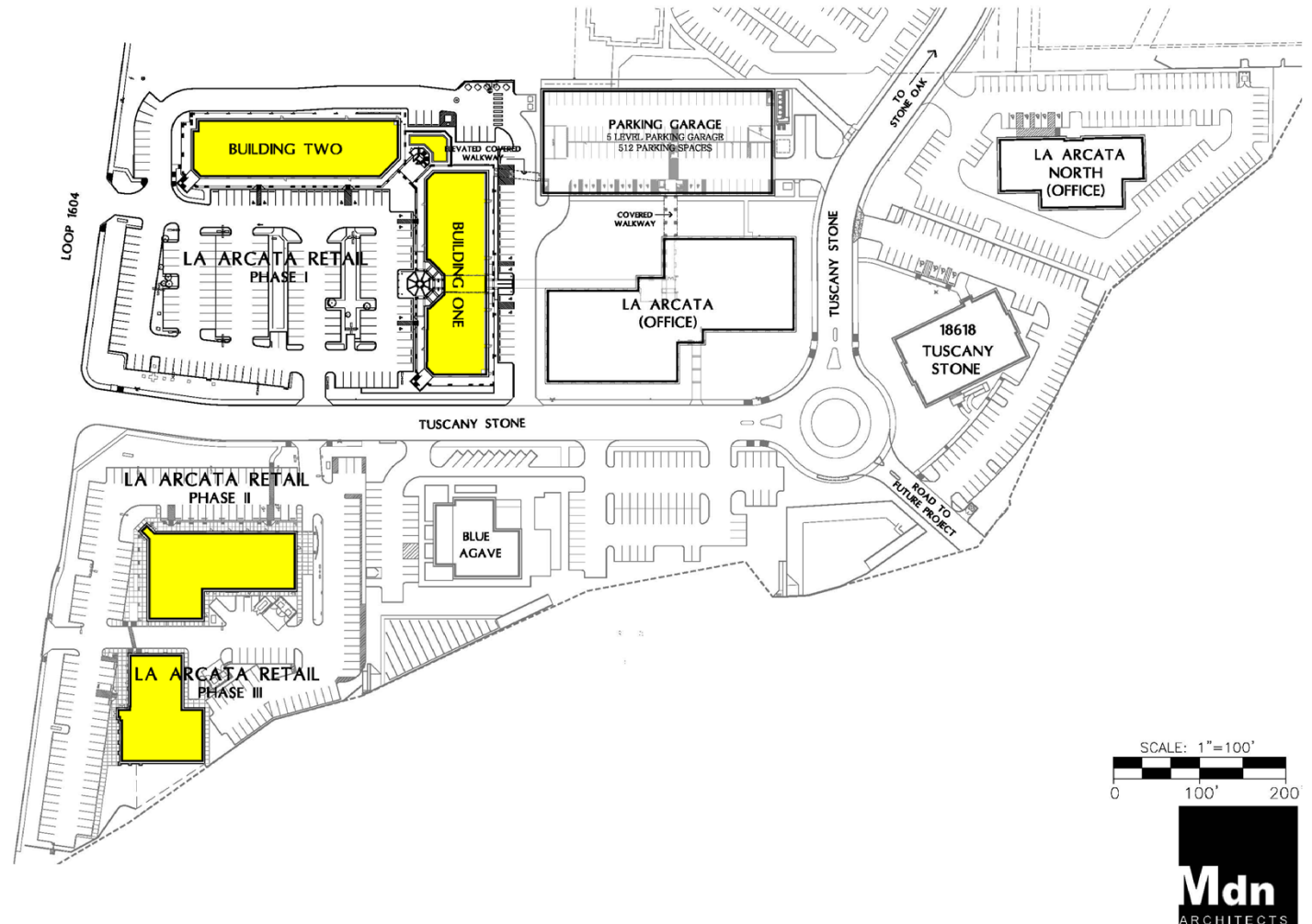
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**Access from Loop 1604 and Stone Oak Pkwy via Tuscany Stone**





# Site Plan - La Arcata

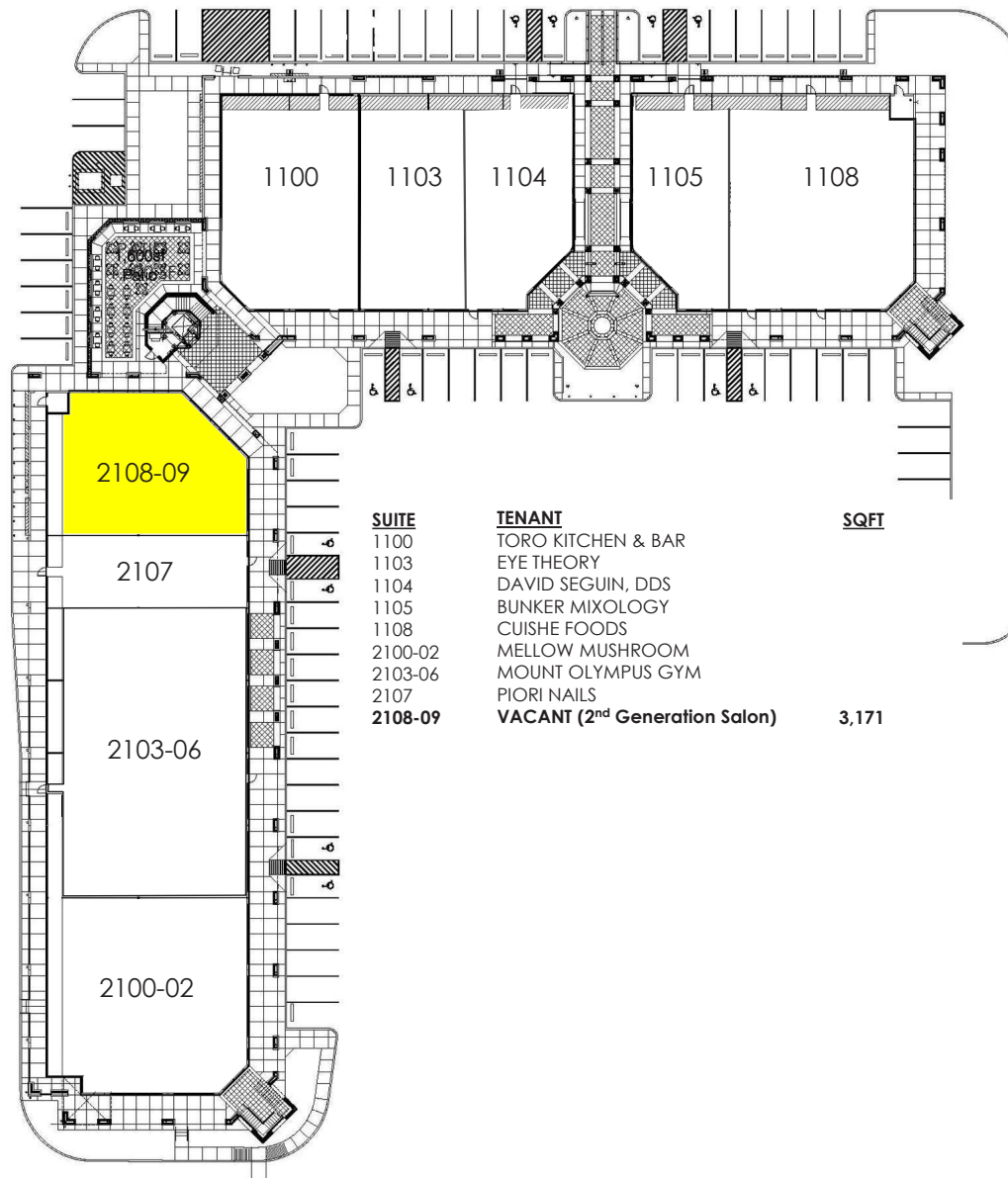


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# Floor Plan - Retail Phase I, Floor 1



= Available

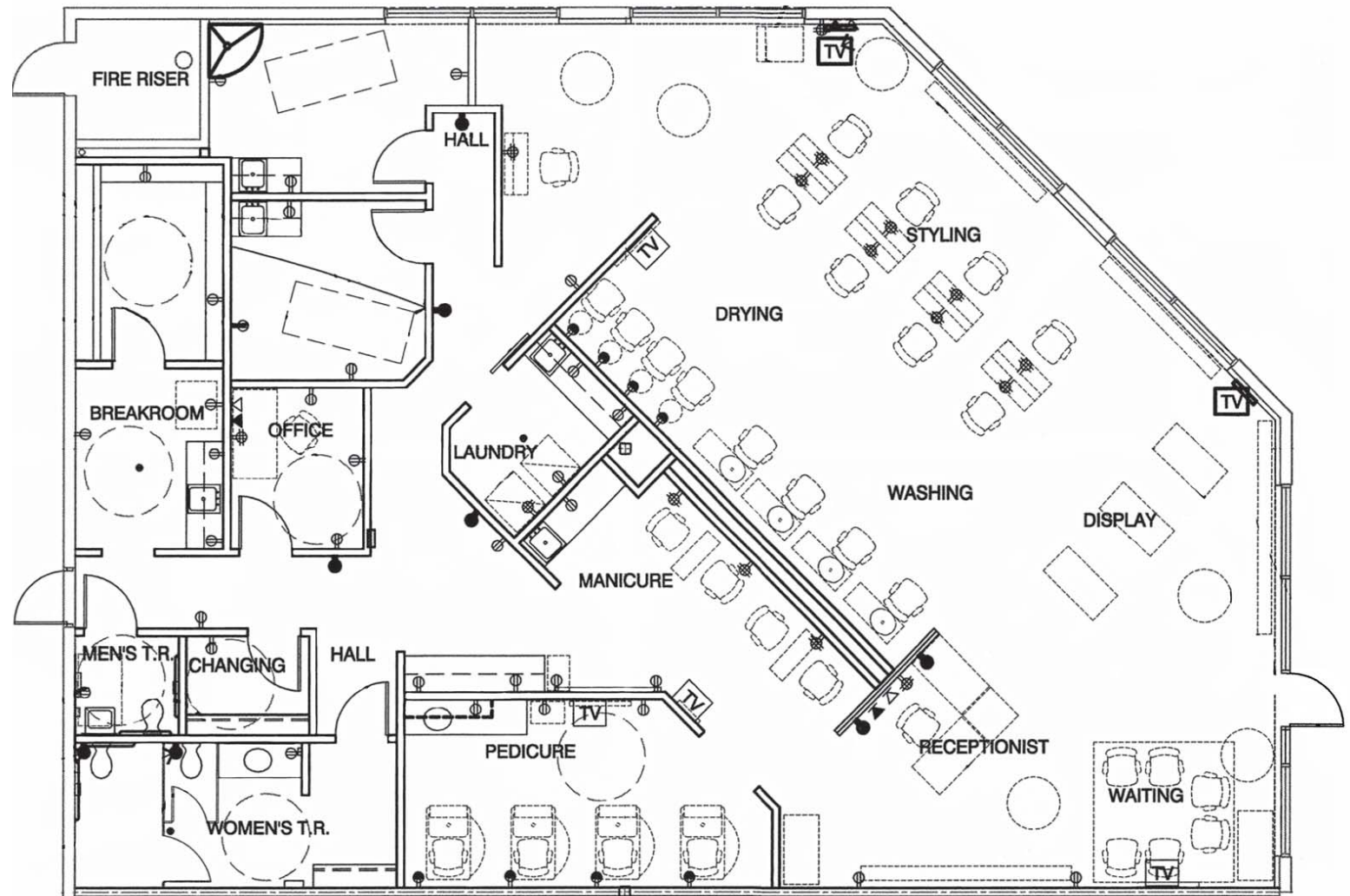
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# Floor Plan - Suite 2108 - 2109

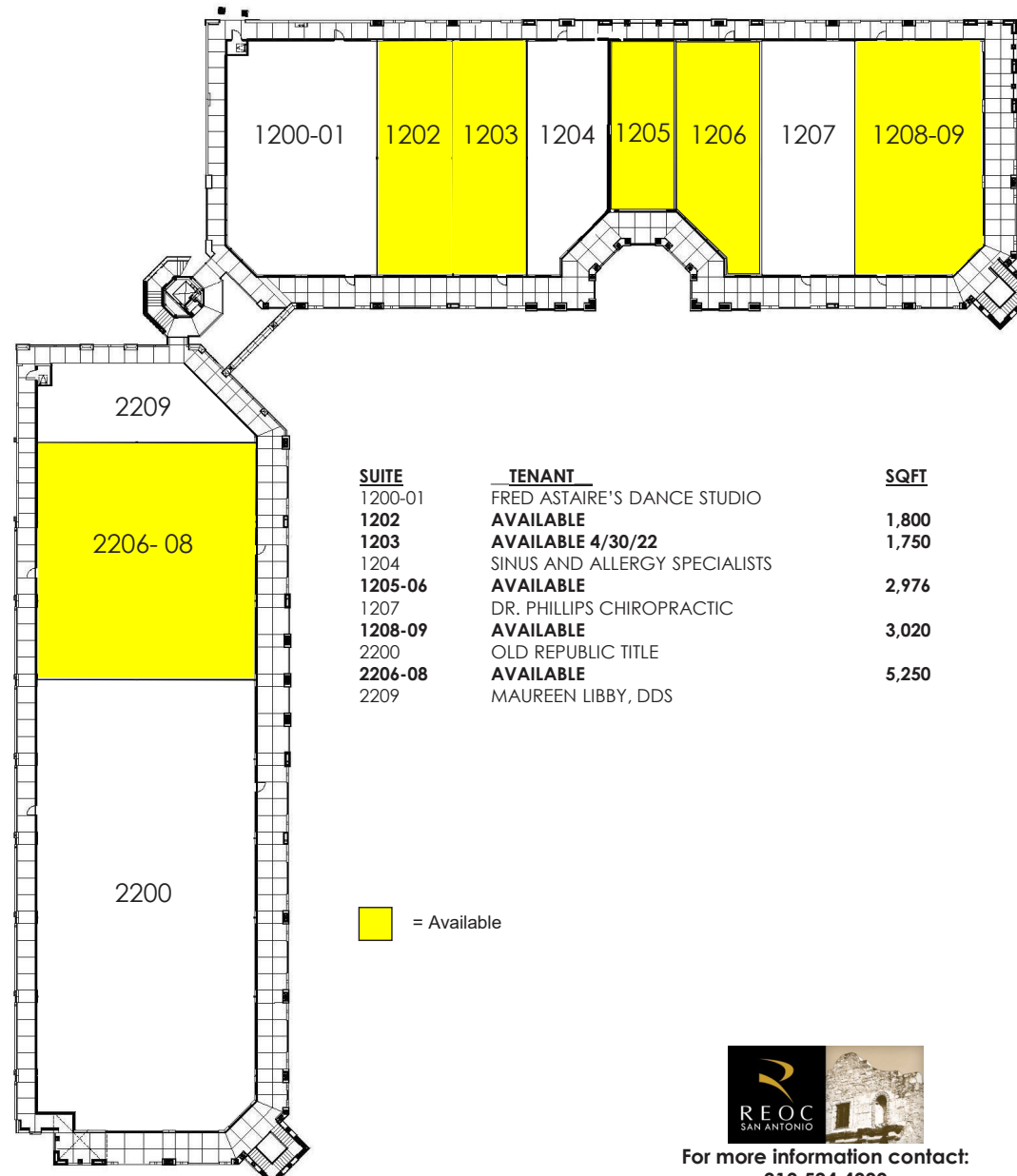


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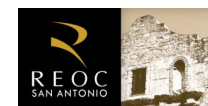


# Floor Plan - Retail Phase I, Floor 2



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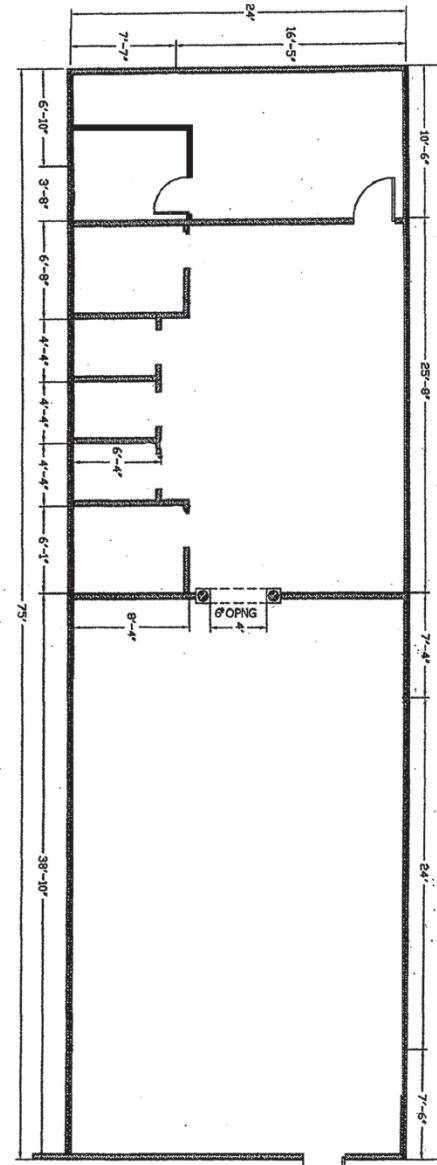


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# Floor Plan - Suite 1202

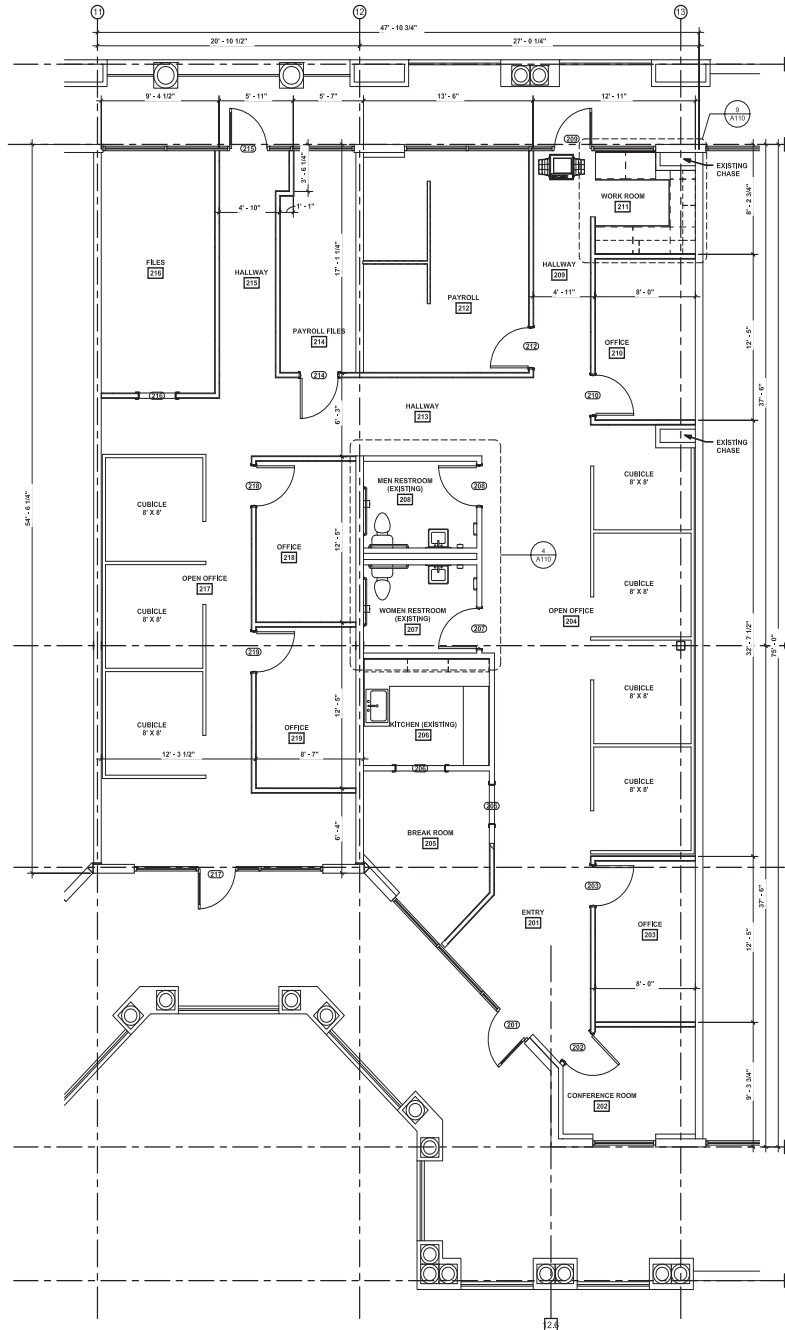


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# Floor Plan - Suite 1205-1206

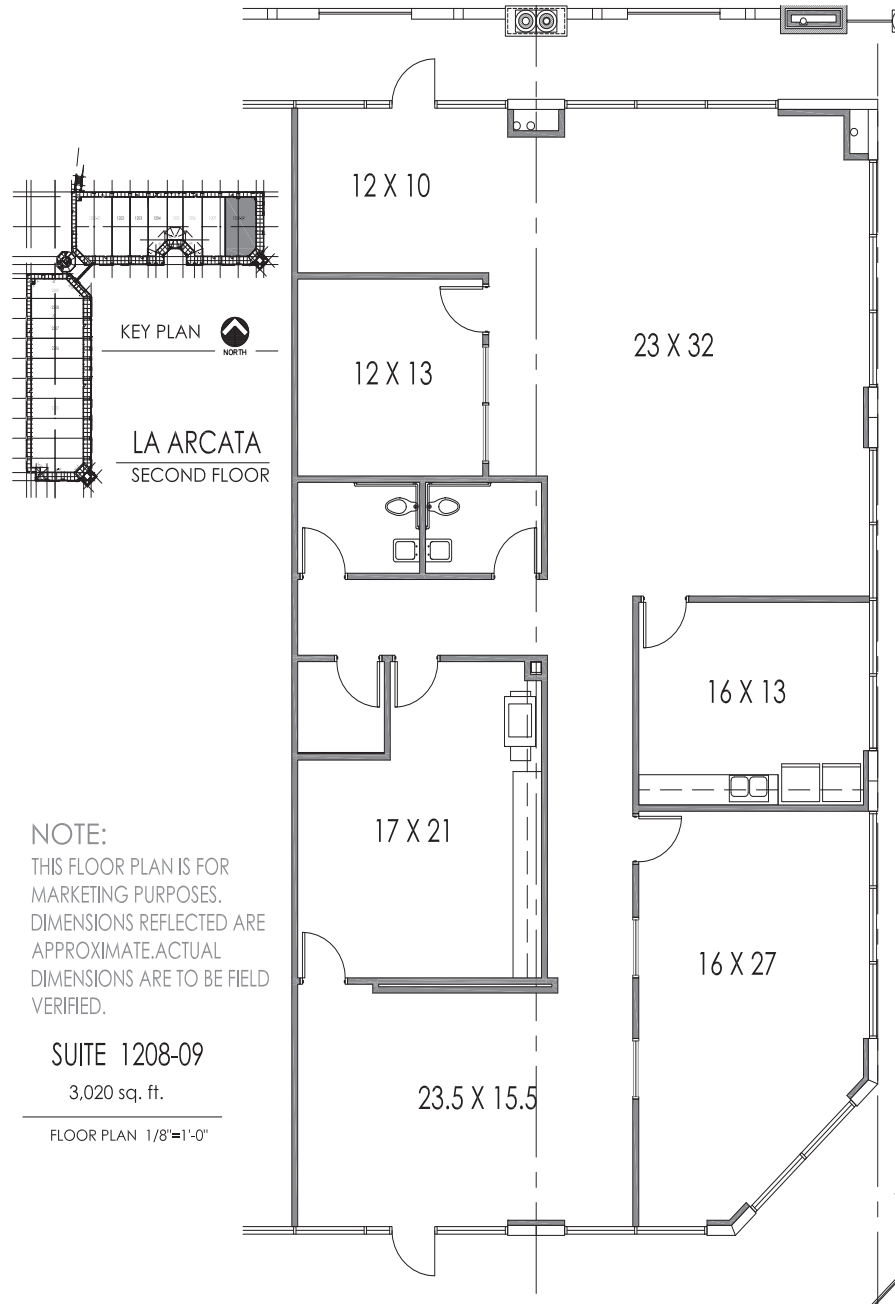


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# Floor Plan - Suite 1208-1209



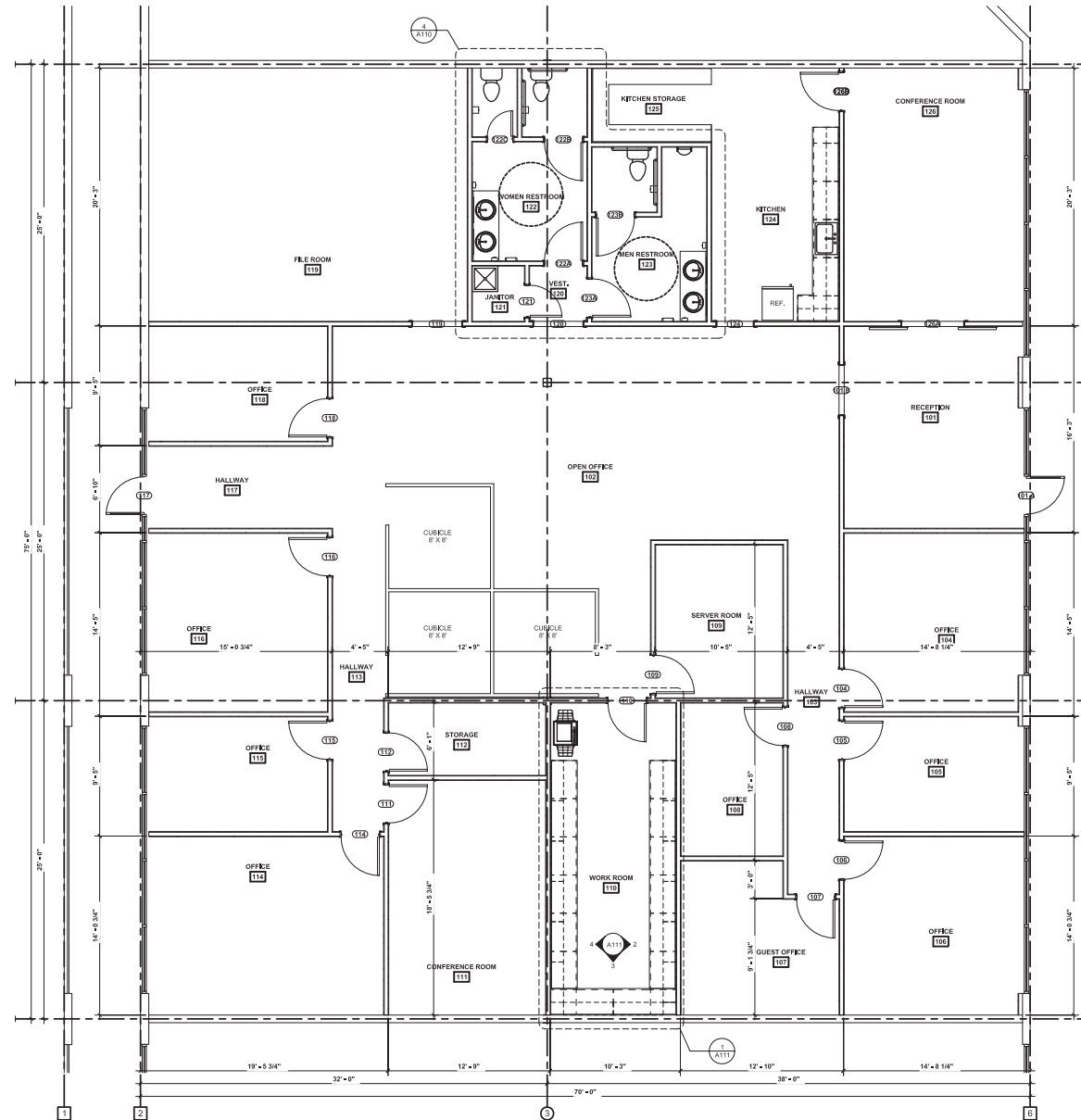
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# Floor Plan - Suite 2206-2208

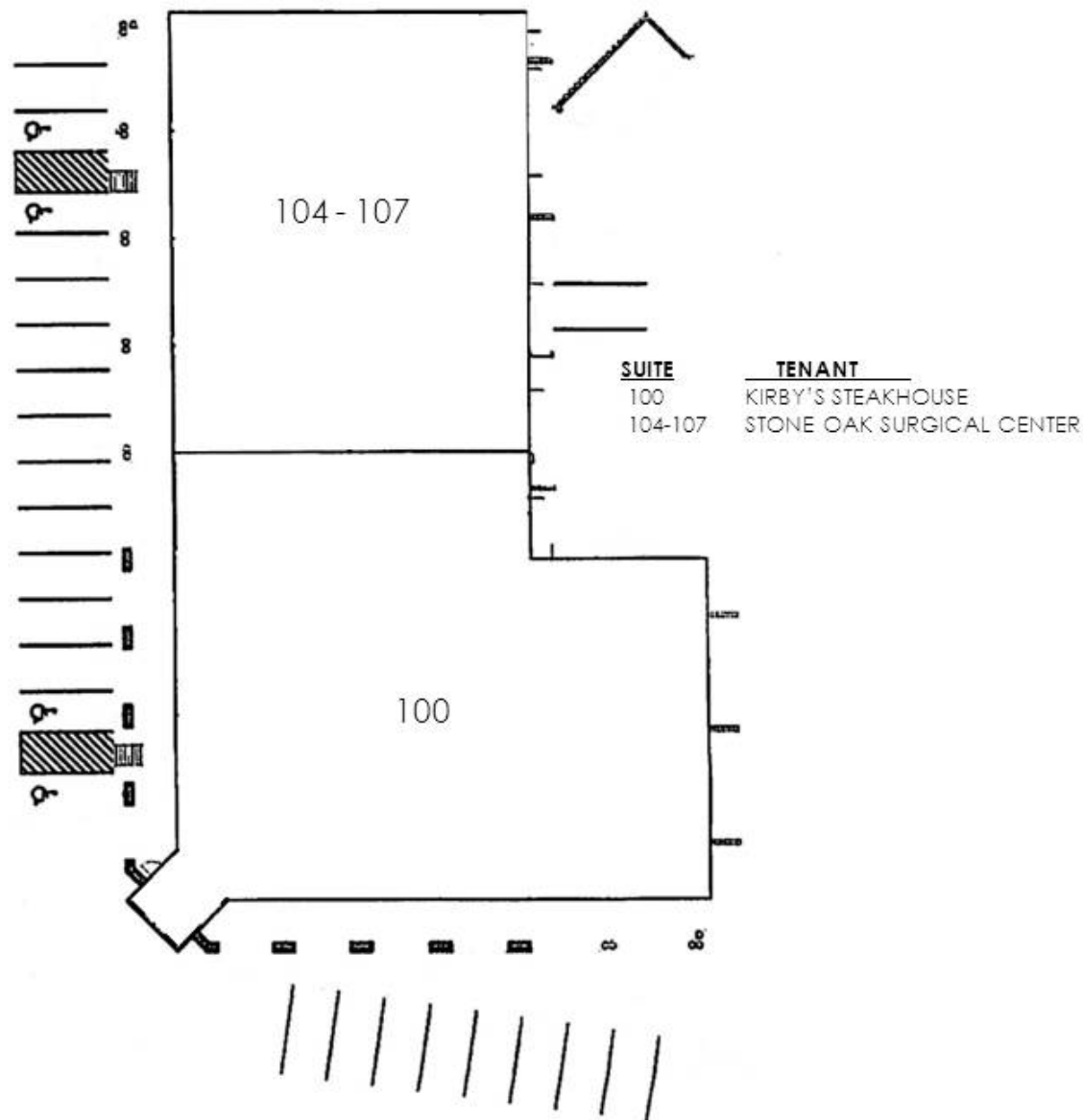


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# Floor Plan - Retail Phase II



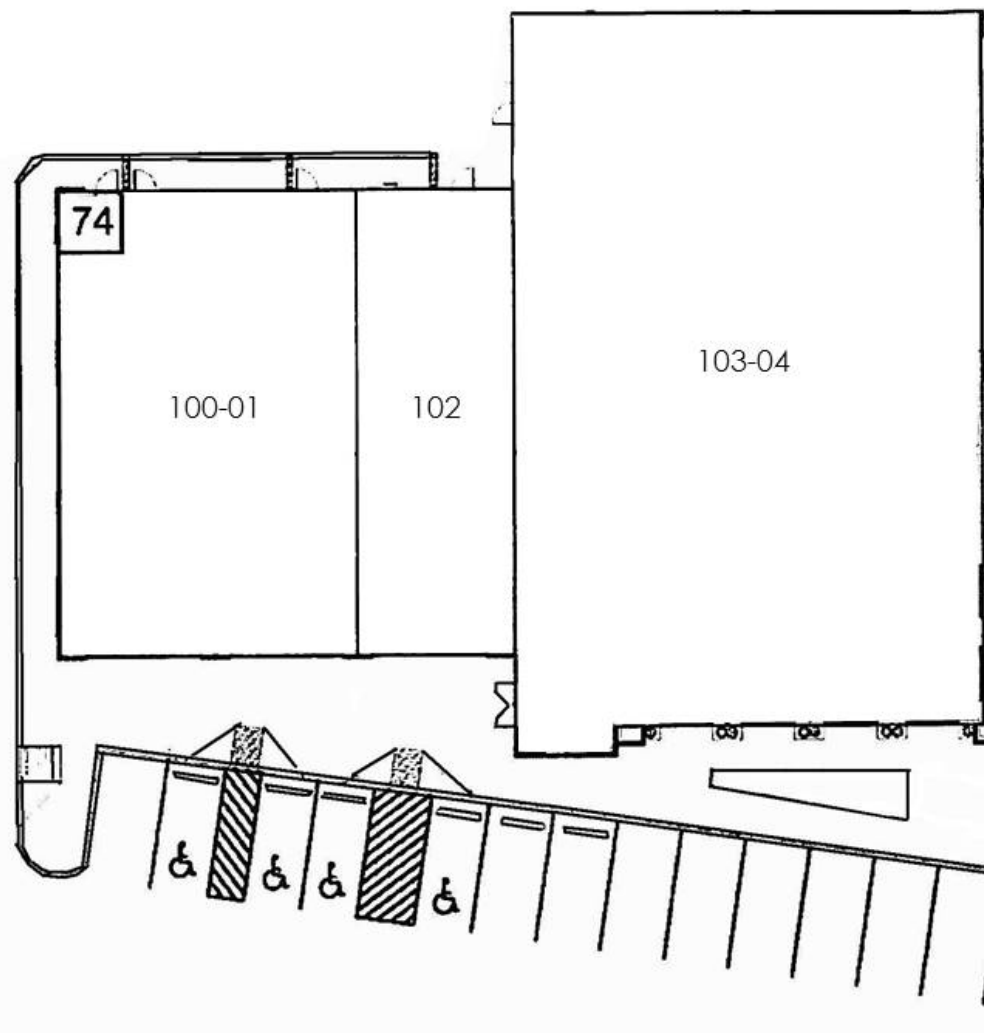
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# Floor Plan - Retail Phase III



<u>SUITE</u>	<u>TENANT</u>
100-01	FITNESS HQ
102	TIFF'S TREATS
103-04	FIDELITY INVESTMENTS

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# Photos - Retail Phase I



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# Photos - Retail Phase I



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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

- Old Republic Title
- Maureen Libby, DDS
- Fred Astaire Dance Studio
- Dr. Phillips Chiropractic
- Kirby's Steakhouse
- Stone Oak Surgery Center
- Fidelity Brokerage Services
- David Seguin, DDS
- Sinus and Allergy Specialists
- Mellow Mushroom
- Piori Nails
- Fitness HQ
- Cuishe Foods
- The Princeton Review
- Toro Kitchen & Bar
- Tiff's Treats

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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 South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- 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
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- 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
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- 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
- Area golf courses include 8 existing facilities and the new PGA resort

Loop 1604, east of Stone Oak Pkwy; 131,146 vpd (2019)

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	1,750
	Smallest Divisible Area	1,750
Base Rental	<u>1st Floor Retail</u> \$25.00 - \$27.00 per square foot annually (\$2.08- \$2.25) per square foot monthly)	
	<u>2nd Floor Retail/Office</u> \$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	
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).	

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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.





# Quote Sheet - Retail Phase II

Square Footage Available	Total Building Size Largest Contiguous Area Smallest Available Space	14,677 -0- -0-
Base Rental	<u>Retail</u> \$25.00 - \$28.00 per square foot annually (\$2.08 - \$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	
Term	Five (5) years	
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 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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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.



# Quote Sheet - Retail Phase III

Square Footage Available	Total Building Size Largest Contiguous Area Smallest Available Space	10,597 -0- -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	
Term	Five (5) years	
Improvements	Negotiable	
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	
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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# San Antonio Overview

## Largest U.S. Cities

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

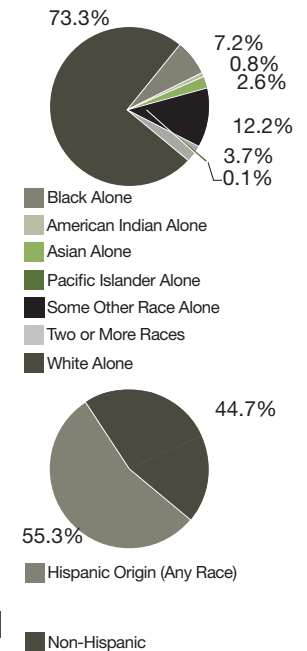
## San Antonio-New Braunfels Metro Area

2000 Census	Population	1,711,703	Median Age	32.9	Total Households	601,265
2010 Census		2,142,508		34.1		763,022
2021 Estimate		2,605,310		36.0		930,556
2026 Projection		2,834,097		36.7		1,013,865

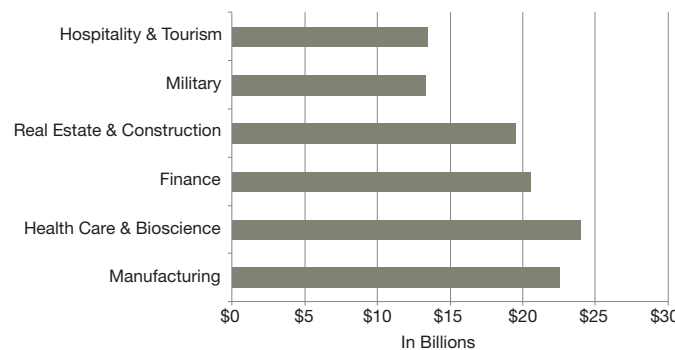
  

2000 Census	Avg. Household Income	\$51,426	Median Household Income	\$39,029	Per Capita Income	\$18,443
2010 Census		\$62,458		\$50,146		\$22,135
2021 Estimate		\$83,925		\$61,131		\$30,121
2026 Projection		\$93,430		\$67,188		\$33,557

## Ethnicity



## Major Industries



Fortune 500 Companies		
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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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.

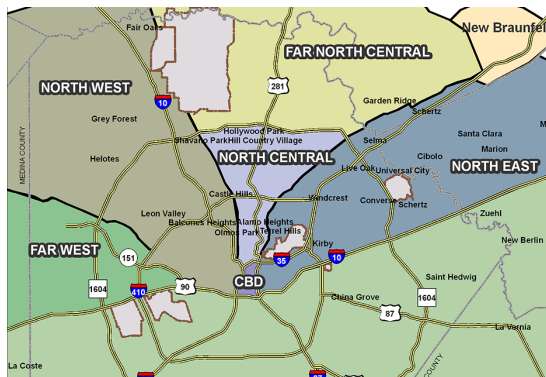


# Stone Oak Area Overview

- 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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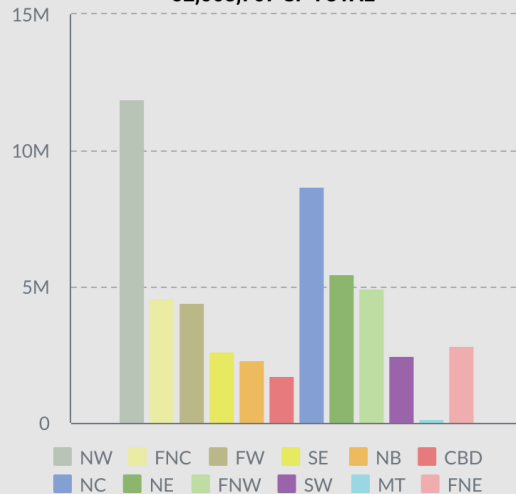




# Retail Market Snapshot - 1Q 2022

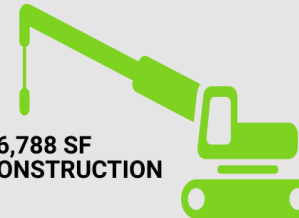
## Citywide Inventory

**52,068,707 SF TOTAL**



## Development

**166,788 SF UNDER CONSTRUCTION**



### PROJECTS DELIVERED Q1 2022

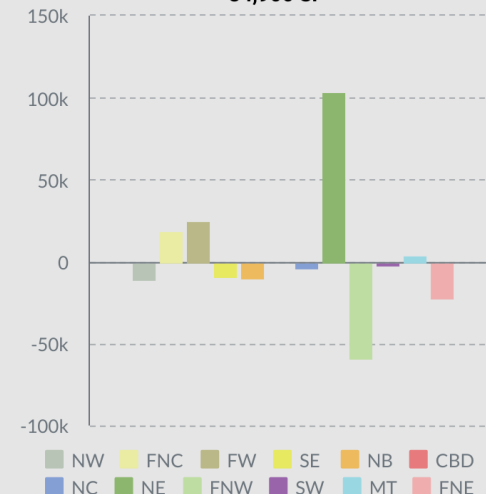
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

## YTD Absorption

**34,906 SF**

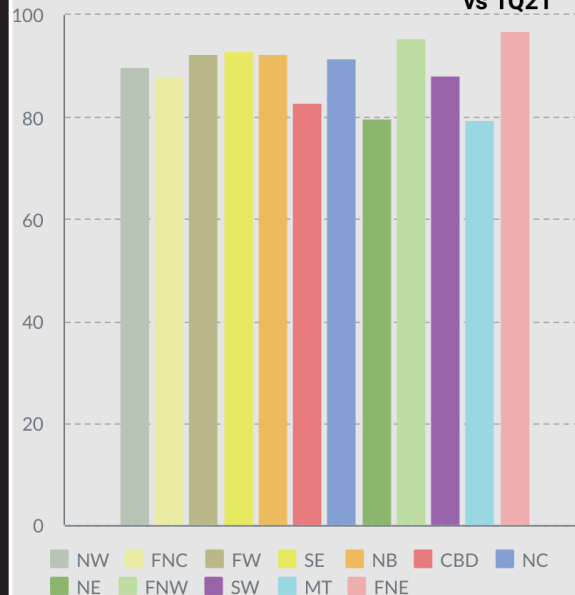


## Direct Occupancy

**46,848,876 SF  
90.0%**



**vs 1Q21**

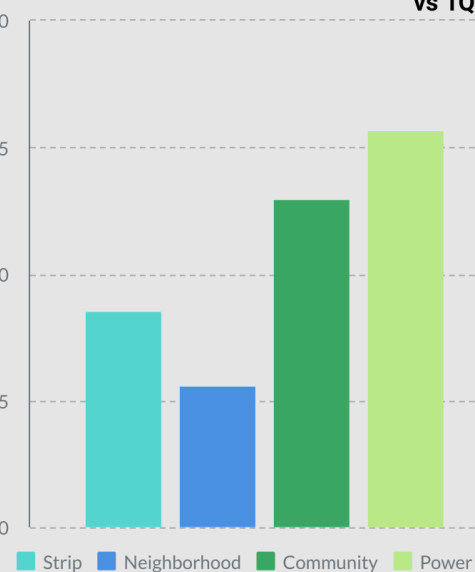


## Average Quoted Rent

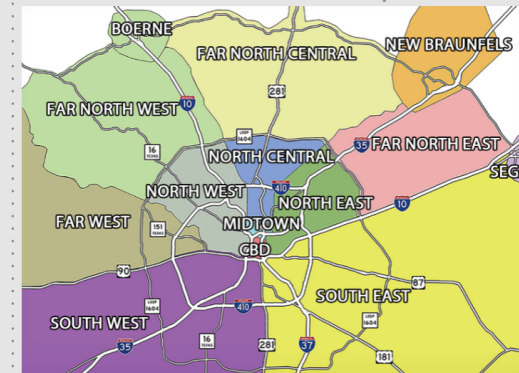
**\$18.69/SF/YR  
NNN**



**vs 1Q21**



## Submarket Map



### Submarkets

MT: Midtown  
NW: North West  
FNC: Far North Central  
FW: Far West  
FNW: Far North West  
SE: South East  
SW: South West  
NB: New Braunfels  
CBD: Central Business District  
NC: North Central  
NE: North East  
FNE: Far North East

### Market Intelligence Guided by Experience

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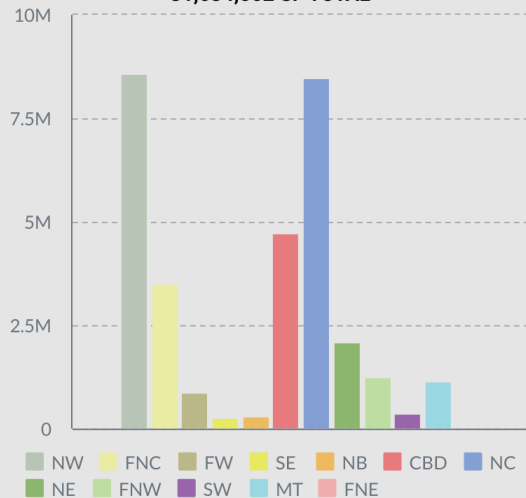
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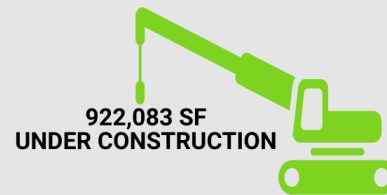


# Office Market Snapshot - 1Q 2022

**Citywide Inventory**  
31,634,562 SF TOTAL



**Development**



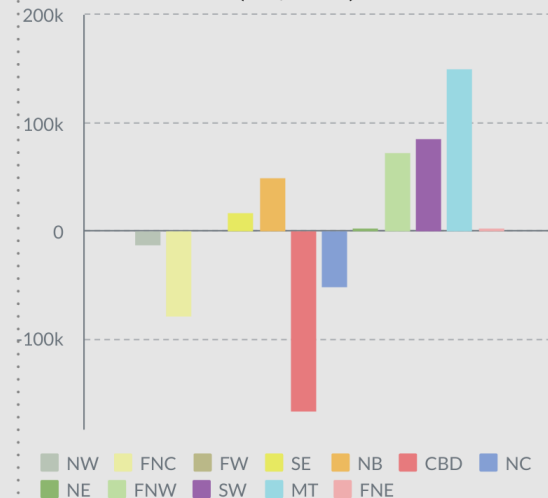
**DELIVERED Q1 2022**

Concord Park III FNC 101,000 SF

**PROJECTS UNDER CONSTRUCTION**

City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
East End	CBD	186,996 SF
Farinon Business Park Bldg III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

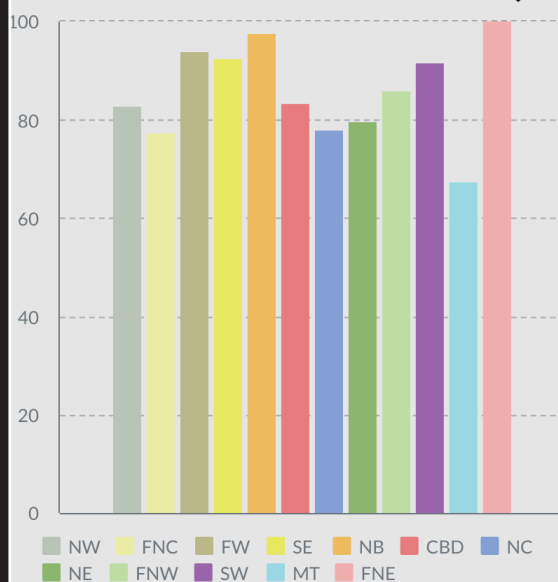
**YTD Absorption**  
(131,154 SF)



**Direct Occupancy**  
25,655,778 SF  
81.1%



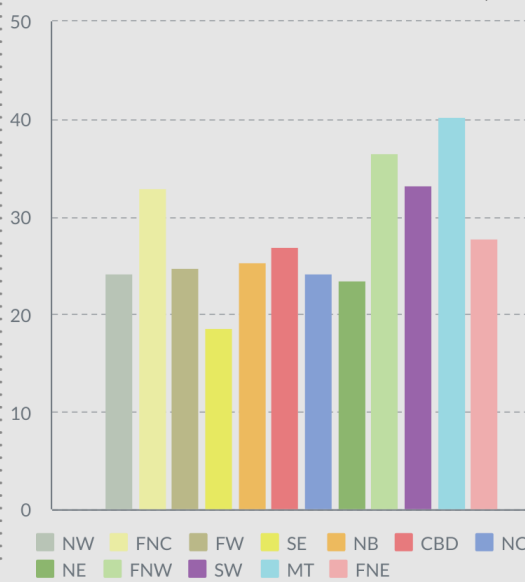
vs 1Q21



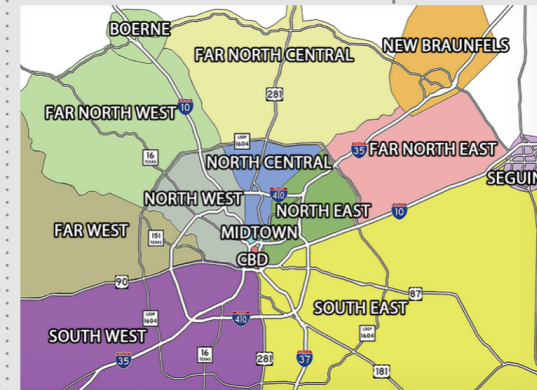
**Average Quoted Rent**  
\$27.19/SF/YR  
Full Service



vs 1Q21



**Submarket Map**



**Submarkets**

MT: Midtown  
NW: North West  
FNC: Far North Central  
FW: Far West  
FNW: Far North West  
SE: South East  
SW: South West  
NB: New Braunfels  
CBD: Central Business District  
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# Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	6,190		8,379		9,297	
Households	2,770		3,840		4,294	
Families	1,783		2,398		2,665	
Average Household Size	2.18		2.14		2.13	
Owner Occupied Housing Units	1,704		1,859		2,106	
Renter Occupied Housing Units	1,066		1,981		2,188	
Median Age	40.8		40.1		38.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.10%		1.54%		0.71%	
Households	2.26%		1.53%		0.71%	
Families	2.13%		1.49%		0.64%	
Owner HHs	2.53%		1.79%		0.91%	
Median Household Income	0.60%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	216	5.6%	217	5.1%	210	4.9%
\$15,000 - \$24,999	213	5.5%	210	4.9%	210	4.9%
\$25,000 - \$34,999	287	7.5%	288	6.7%	288	6.7%
\$35,000 - \$49,999	419	10.9%	492	11.5%	492	11.5%
\$50,000 - \$74,999	604	15.7%	699	16.3%	699	16.3%
\$75,000 - \$99,999	430	11.2%	460	10.7%	460	10.7%
\$100,000 - \$149,999	843	22.0%	934	21.8%	934	21.8%
\$150,000 - \$199,999	380	9.9%	474	11.0%	474	11.0%
\$200,000+	448	11.7%	520	12.1%	520	12.1%
Median Household Income	\$83,987		\$86,532		\$86,532	
Average Household Income	\$110,175		\$117,322		\$117,322	
Per Capita Income	\$45,775		\$48,914		\$48,914	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	300	4.8%	400	4.8%	486	5.2%
5 - 9	357	5.8%	404	4.8%	460	4.9%
10 - 14	470	7.6%	518	6.2%	456	4.9%
15 - 19	468	7.6%	576	6.9%	517	5.6%
20 - 24	346	5.6%	548	6.5%	556	6.0%
25 - 34	711	11.5%	1,174	14.0%	1,684	18.1%
35 - 44	816	13.2%	1,055	12.6%	1,207	13.0%
45 - 54	940	15.2%	1,035	12.4%	1,051	11.3%
55 - 64	745	12.0%	1,058	12.6%	1,064	11.4%
65 - 74	459	7.4%	792	9.5%	930	10.0%
75 - 84	356	5.8%	480	5.7%	547	5.9%
85+	221	3.6%	340	4.1%	339	3.6%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,191	83.9%	6,618	79.0%	7,169	77.1%
Black Alone	231	3.7%	386	4.6%	455	4.9%
American Indian Alone	19	0.3%	29	0.3%	32	0.3%
Asian Alone	349	5.6%	648	7.7%	827	8.9%
Pacific Islander Alone	8	0.1%	15	0.2%	19	0.2%
Some Other Race Alone	246	4.0%	425	5.1%	484	5.2%
Two or More Races	145	2.3%	258	3.1%	311	3.3%
Hispanic Origin (Any Race)	1,759	28.4%	2,886	34.4%	3,411	36.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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# Demographics: 3-Miles

Summary	Census 2010		2021		2026	
Population	72,595		81,217		87,241	
Households	28,559		32,163		34,536	
Families	19,637		21,637		23,173	
Average Household Size	2.52		2.51		2.51	
Owner Occupied Housing Units	18,775		19,503		20,845	
Renter Occupied Housing Units	9,784		12,661		13,691	
Median Age	37.5		38.7		38.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.44%		1.54%		0.71%	
Households	1.43%		1.53%		0.71%	
Families	1.38%		1.49%		0.64%	
Owner HHs	1.34%		1.79%		0.91%	
Median Household Income	1.51%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,544	4.8%	1,425	4.1%		
\$15,000 - \$24,999	1,327	4.1%	1,197	3.5%		
\$25,000 - \$34,999	2,126	6.6%	1,985	5.7%		
\$35,000 - \$49,999	2,965	9.2%	3,015	8.7%		
\$50,000 - \$74,999	5,333	16.6%	5,587	16.2%		
\$75,000 - \$99,999	4,284	13.3%	4,543	13.2%		
\$100,000 - \$149,999	6,485	20.2%	7,134	20.7%		
\$150,000 - \$199,999	3,729	11.6%	4,491	13.0%		
\$200,000+	4,370	13.6%	5,160	14.9%		
Median Household Income	\$89,657		\$96,647			
Average Household Income	\$118,911		\$130,196			
Per Capita Income	\$46,547		\$50,920			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,188	5.8%	4,272	5.3%	4,851	5.6%
5 - 9	5,260	7.2%	4,714	5.8%	5,066	5.8%
10 - 14	5,818	8.0%	5,346	6.6%	5,050	5.8%
15 - 19	5,072	7.0%	5,236	6.4%	4,857	5.6%
20 - 24	4,219	5.8%	4,935	6.1%	4,570	5.2%
25 - 34	9,031	12.4%	11,860	14.6%	14,392	16.5%
35 - 44	11,163	15.4%	11,207	13.8%	13,167	15.1%
45 - 54	11,540	15.9%	10,906	13.4%	10,600	12.2%
55 - 64	8,572	11.8%	10,390	12.8%	10,259	11.8%
65 - 74	4,331	6.0%	7,462	9.2%	8,242	9.4%
75 - 84	2,315	3.2%	3,405	4.2%	4,558	5.2%
85+	1,085	1.5%	1,485	1.8%	1,628	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	60,680	83.6%	64,518	79.4%	67,902	77.8%
Black Alone	2,706	3.7%	3,577	4.4%	4,030	4.6%
American Indian Alone	266	0.4%	317	0.4%	343	0.4%
Asian Alone	3,936	5.4%	5,878	7.2%	7,210	8.3%
Pacific Islander Alone	70	0.1%	103	0.1%	124	0.1%
Some Other Race Alone	2,924	4.0%	4,010	4.9%	4,380	5.0%
Two or More Races	2,012	2.8%	2,814	3.5%	3,253	3.7%
Hispanic Origin (Any Race)	21,264	29.3%	28,339	34.9%	32,279	37.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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# Demographics: 5-Miles

Summary	Census 2010		2021		2026	
Population	177,206		202,392		215,965	
Households	71,378		81,364		86,565	
Families	47,205		53,440		56,902	
Average Household Size	2.47		2.48		2.49	
Owner Occupied Housing Units	44,928		48,361		51,719	
Renter Occupied Housing Units	26,450		33,004		34,846	
Median Age	37.1		38.6		38.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.31%		1.54%		0.71%	
Households	1.25%		1.53%		0.71%	
Families	1.26%		1.49%		0.64%	
Owner HHs	1.35%		1.79%		0.91%	
Median Household Income	1.58%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,135	5.1%	3,715	4.3%		
\$15,000 - \$24,999	4,311	5.3%	3,808	4.4%		
\$25,000 - \$34,999	5,787	7.1%	5,375	6.2%		
\$35,000 - \$49,999	8,551	10.5%	8,507	9.8%		
\$50,000 - \$74,999	14,577	17.9%	15,222	17.6%		
\$75,000 - \$99,999	10,724	13.2%	11,374	13.1%		
\$100,000 - \$149,999	14,810	18.2%	16,497	19.1%		
\$150,000 - \$199,999	8,757	10.8%	10,640	12.3%		
\$200,000+	9,713	11.9%	11,427	13.2%		
Median Household Income	\$81,314		\$87,943			
Average Household Income	\$111,679		\$122,975			
Per Capita Income	\$44,942		\$49,347			
Population by Age			Census 2010		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,534	5.9%	10,837	5.4%	11,999	5.6%
5 - 9	12,269	6.9%	11,948	5.9%	12,686	5.9%
10 - 14	13,385	7.6%	13,257	6.6%	12,889	6.0%
15 - 19	11,790	6.7%	12,507	6.2%	12,163	5.6%
20 - 24	11,103	6.3%	12,673	6.3%	12,215	5.7%
25 - 34	24,055	13.6%	28,889	14.3%	33,114	15.3%
35 - 44	26,834	15.1%	29,357	14.5%	32,978	15.3%
45 - 54	27,861	15.7%	26,824	13.3%	27,031	12.5%
55 - 64	21,535	12.2%	25,932	12.8%	25,426	11.8%
65 - 74	10,579	6.0%	18,878	9.3%	20,598	9.5%
75 - 84	5,273	3.0%	8,358	4.1%	11,460	5.3%
85+	1,987	1.1%	2,934	1.4%	3,407	1.6%
Race and Ethnicity			Census 2010		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	145,934	82.4%	159,223	78.7%	166,876	77.3%
Black Alone	7,590	4.3%	9,836	4.9%	10,937	5.1%
American Indian Alone	820	0.5%	988	0.5%	1,059	0.5%
Asian Alone	7,962	4.5%	12,162	6.0%	14,910	6.9%
Pacific Islander Alone	185	0.1%	267	0.1%	317	0.1%
Some Other Race Alone	9,315	5.3%	12,334	6.1%	13,198	6.1%
Two or More Races	5,401	3.0%	7,582	3.7%	8,668	4.0%
Hispanic Origin (Any Race)	56,767	32.0%	75,697	37.4%	85,172	39.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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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 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.

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Buyer/Tenant/Seller/Landlord Initials	Date
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### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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