

6818 Heuermann Rd

IH-10 W & Heuermann Rd, San Antonio, TX 78256

Now Pre-Leasing

Ask about pre-leasing concessions



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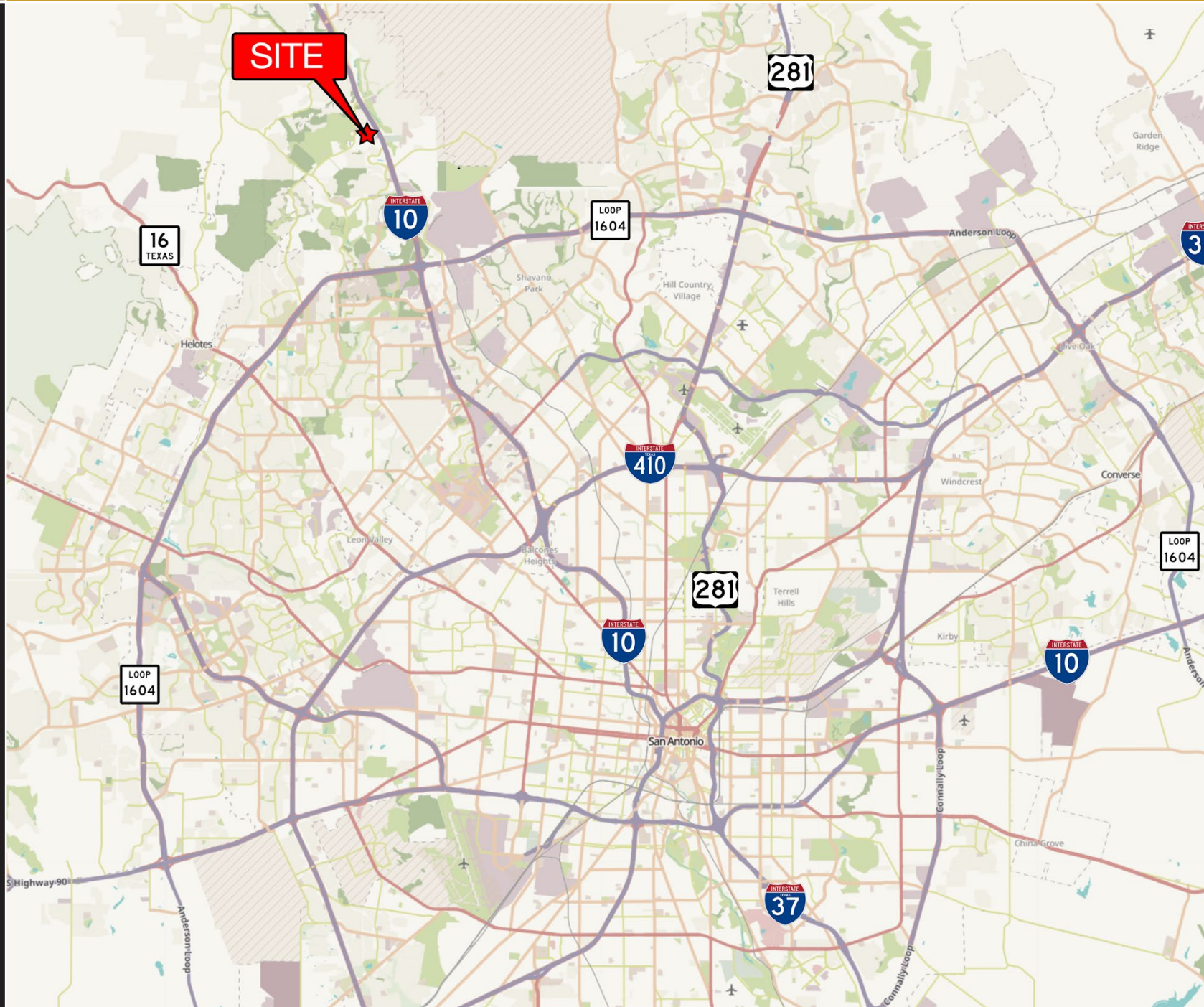
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City Location Map



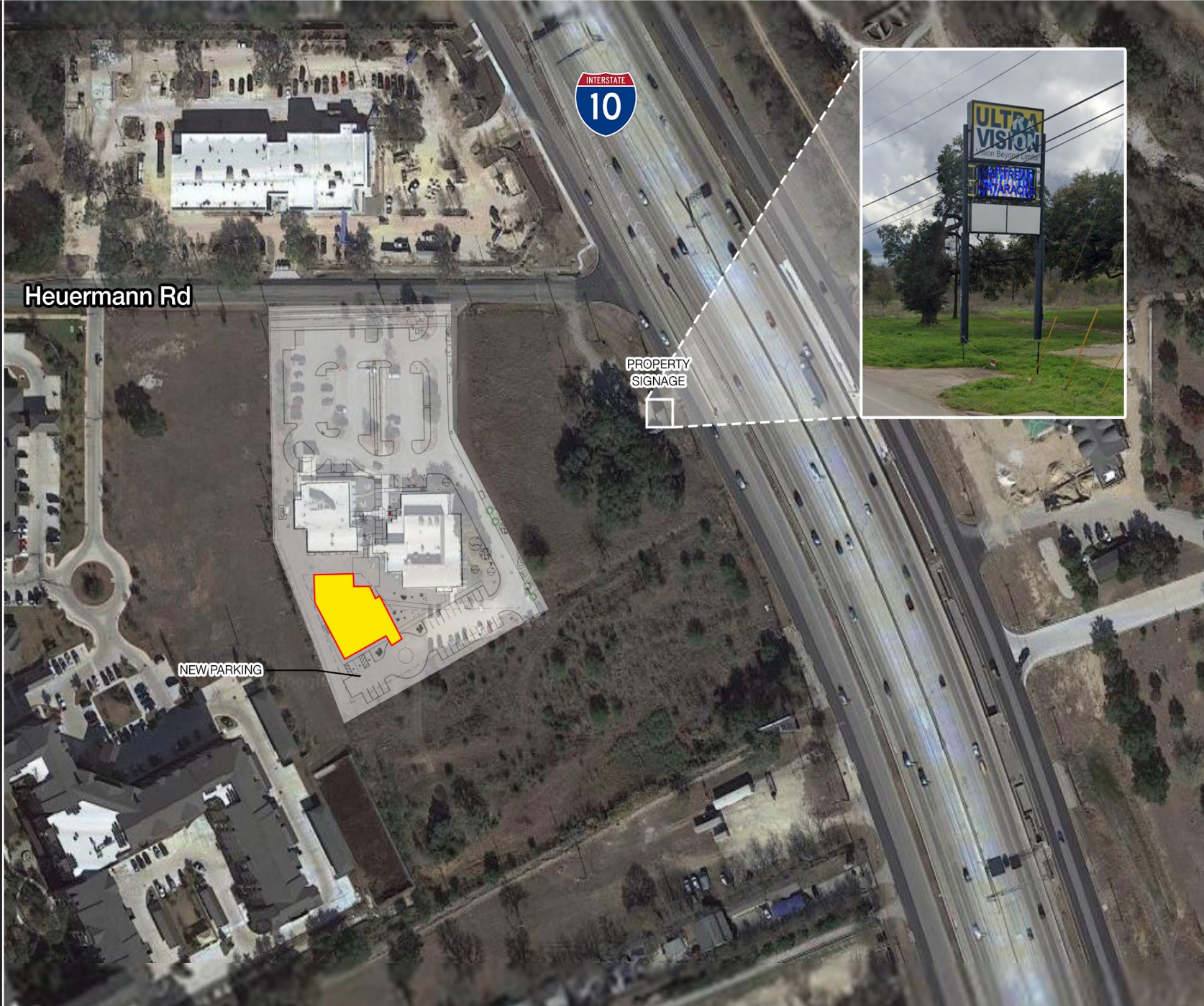
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Site Aerial



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Site Plan



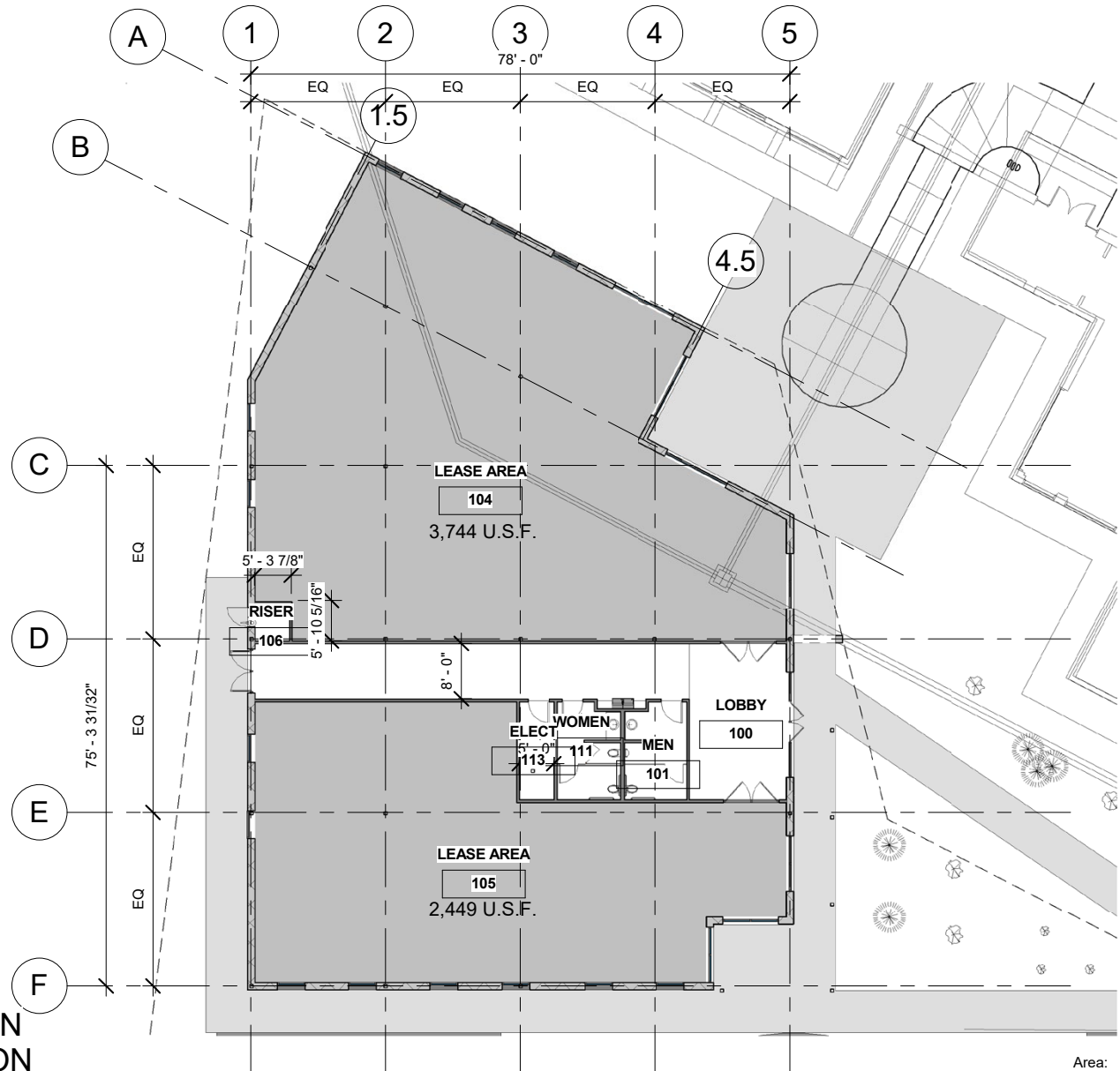
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Conceptual Floor Plan



FLOOR PLAN
ULTRAVISION

Area:

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Market Aerial



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La Cantera Retailers



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The RIM Retailers



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- Marcos Pizza
- Sonic
- Popeyes
- Racer Classic Car Wash
- Smoothie King
- Which Wich
- Nail & Spa
- Great Clips
- Mattress Firm
- McDonald's
- Mil Familia
- Whataburger
- Whataburger
- Security Service
- Federal Credit Union
- Panera Bread
- Full Spectrum ER/ Urgent Care
- Starbucks
- Pigtails & Crewcuts
- Dental Care
- Tiago's
- Yellow Fish Sushi
- Potbelly Sandwich
- Rock & Rye
- Russo's Italian
- Torchy's Tacos
- The Lion & Rose
- Maggiano's
- Woodhouse Day Spa
- Alta Moda Salon
- Custom Eye Care
- Sport Clips
- T-Mobile
- AT&T
- FedEx/Kinkos
- Bakery Lorraine
- San Antonio Shoes
- Verizon
- Venice Nails
- The UPS
- Laser Dream Spa
- GameStop
- Freddy's Frozen Custard
- Bob's Steakhouse
- Best Buy
- Ulta
- Factory Mattress
- Ross Dress for Less
- World Market
- Target
- Marriot
- Hilton
- Stone Werks
- Lowe's
- Mattress Firm
- Staples
- Dick's Sporting Goods
- Nordstrom Rack
- Saks Fifth Ave
- Five Below
- Sun & Ski Sports
- Lifetime Fitness
- Lupe Tortilla
- Bass Pro Shop
- Hobby Lobby
- PetSmart
- Boot Barn
- Subway
- Basset Furniture
- Zoe's Kitchen
- Mattress Firm
- Home Consignment
- Lane Bryant
- Raising Cane's
- Aqua Tots
- Total Wine
- Target
- Dollar Tree
- Famous Footwear
- America's Best
- Spectrum
- Carter's
- Torrid
- Michael's Art
- JC Penney
- Kirkland's
- Old Navy
- Burlington
- DSW Shoes



Property Summary

Address	6818 Heuermann Rd
Location	IH-10 & Heuermann Rd
Property Size	12,000 Square Feet
Legal Description	NCB 18333 (Ultra 20/10 Replat) Block 3 Lot 5
Zoning	C2
Building Status	Proposed
# of Floors	1

Nearby Medical Facilities

- Adjacent tenants: Ultravision, San Antonio Heart, Vascular, & Rhythm Center
- Texas MedClinic
- Boerne Methodist Emergency Hospital
- San Antonio Integrated Medical Plaza

Comments

- Rare opportunity to lease medical space along I-10 corridor
- Unparalleled location along IH-10 Corridor
- Underserved medical services in a growing market
- Easily Accessible to I-10 commuters and local residents
- Conveniently located near growing Boerne Residential community
- Enjoys some of the strongest demographics in the city with highest household incomes
- Located near affluent neighborhoods of The Dominion, Fair Oaks Ranch, and Anaqua Springs
- Area employers include NuStar Energy, Medtronics, SSFCU, Valero, and USAA
- Close proximity to UTSA, the RIM, The Shops at La Cantera, and Six Flags Fiesta Texas

Traffic Counts

IH-10, north of Heuermann Rd; 98,299 vpd (2019)
Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	1,000 - 12,000
Base Rental	\$33.00-\$35.00 psf (with 3% annual increases)
Triple Net	\$10.54 (Estimated net of utilities and janitorial)
Term	Five (5) to ten (10) years
Improvements	\$45.00
Pylon Signage	No charge
Parking Ratio	5:1,000
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.

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San Antonio Overview

Largest U.S. Cities

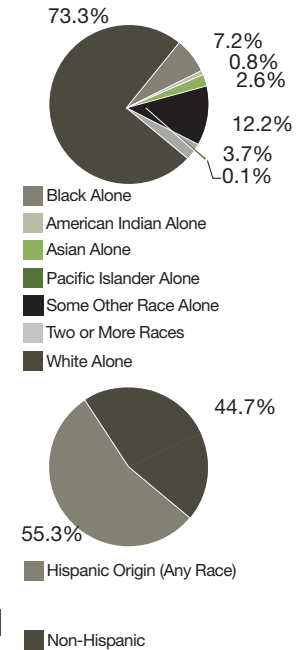
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

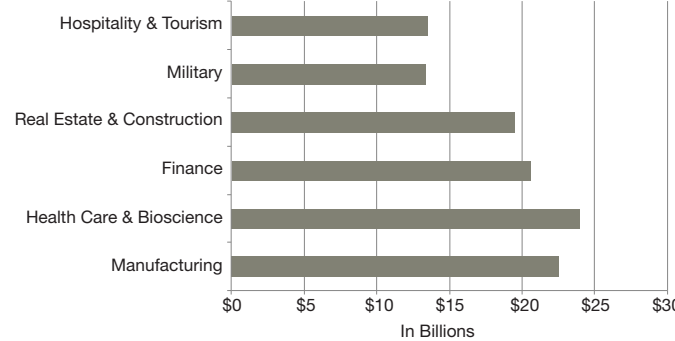
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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
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

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.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune

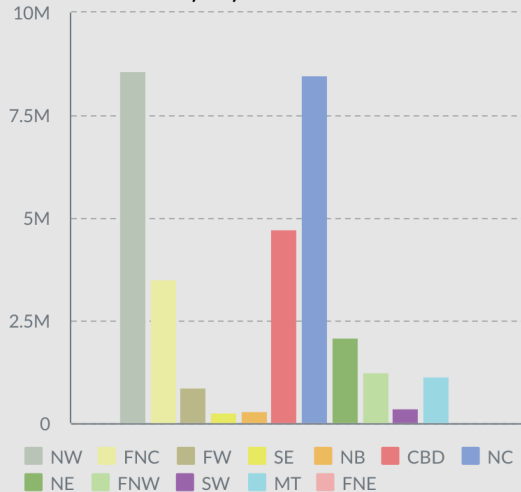
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Office Market Snapshot - 1Q 2022

Citywide Inventory
31,634,562 SF TOTAL



Development

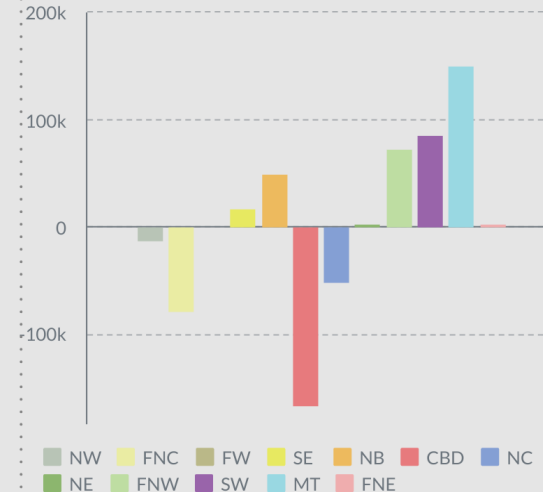


Concord Park III FNC 101,000 SF

PROJECTS UNDER CONSTRUCTION

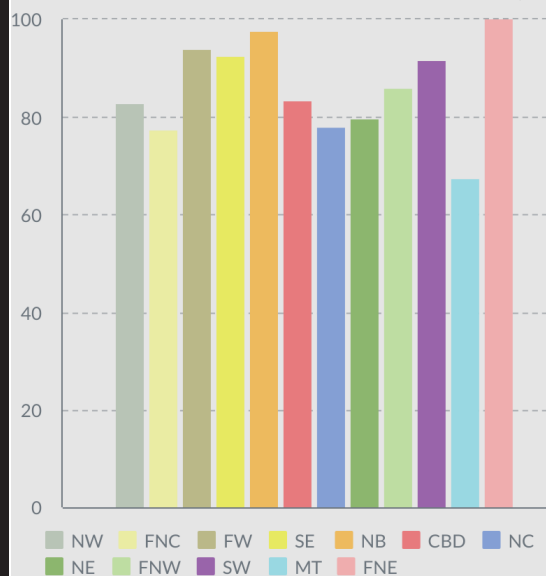
City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
East End	CBD	186,996 SF
Farinon Business Park Bldg III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

YTD Absorption
(131,154 SF)



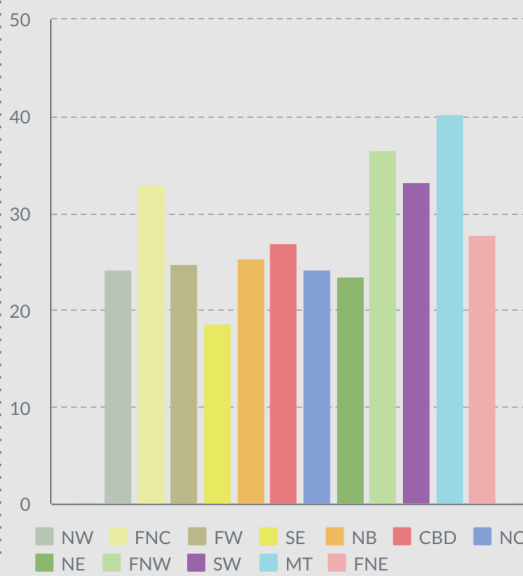
Direct Occupancy

25,655,778 SF
81.1%
vs 1Q21

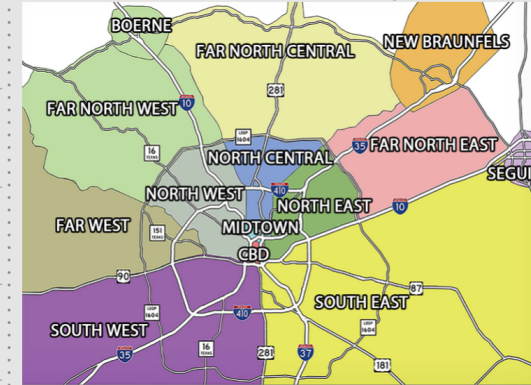


Average Quoted Rent

\$27.19/SF/YR
Full Service
vs 1Q21



Submarket Map



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

Market Intelligence Guided by Experience

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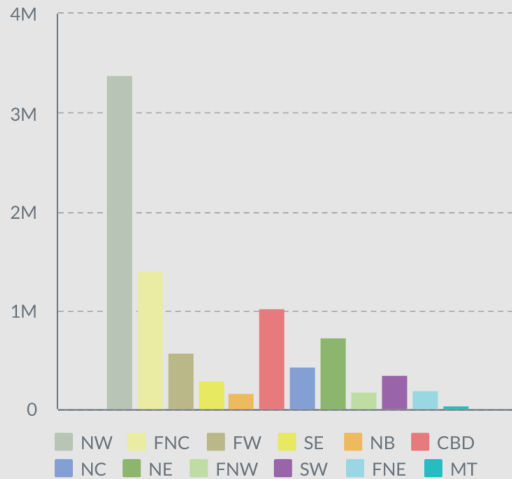
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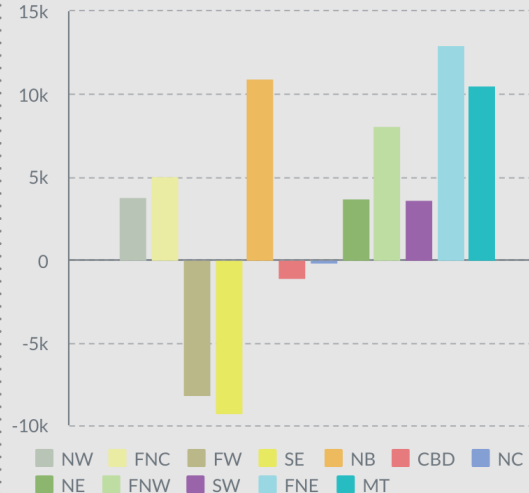


Medical Office Market Snapshot - 1Q 2022

Citywide Inventory
8,795,097 SF TOTAL



YTD Absorption
40,160 SF



Healthcare Industry

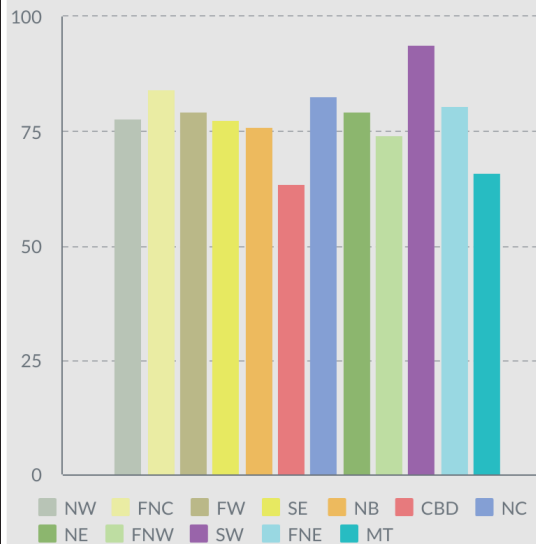
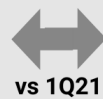
- \$32.6 Billion Economic Impact (2019) – 4.4x vs 1994
- Nearly one-fifth of SA workforce employed in Healthcare & Bioscience industry
- 46,602 net new jobs over past decade

South Texas Medical Center Key Facts

- 9 major hospitals
- 5.38 million annual patient visits
- 27,386 medical facility employees
- 40+ medical/professional office buildings

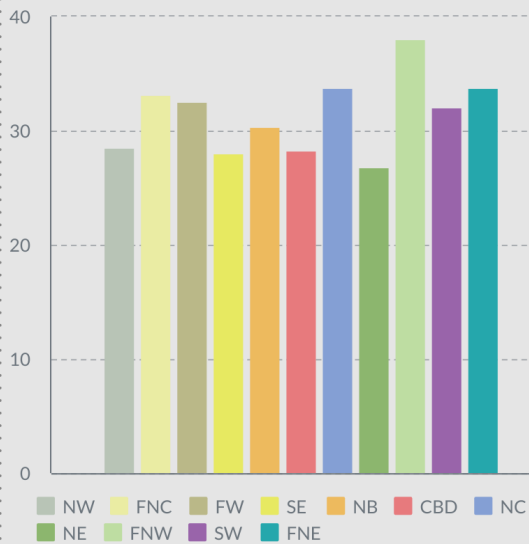
Direct Occupancy

6,868,780 SF
78.1%

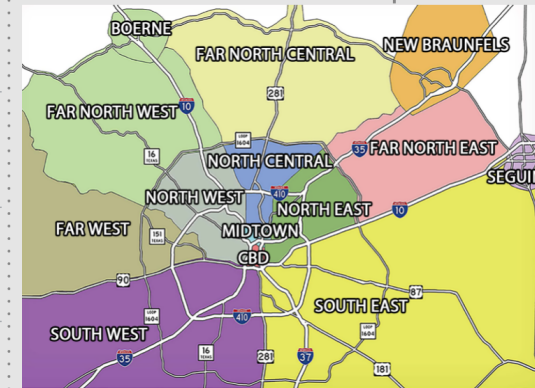


Average Quoted Rent

\$29.67/SF/YR
Full Service



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: 5-Mile

Summary	Census 2010		2021		2026	
Population	54,659		86,807		97,992	
Households	19,910		33,400		38,058	
Families	12,511		20,878		23,494	
Average Household Size	2.57		2.49		2.48	
Owner Occupied Housing Units	12,660		17,784		20,008	
Renter Occupied Housing Units	7,250		15,616		18,050	
Median Age	29.4		33.2		34.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.45%		1.54%		0.71%	
Households	2.65%		1.53%		0.71%	
Families	2.39%		1.49%		0.64%	
Owner HHs	2.38%		1.79%		0.91%	
Median Household Income	2.08%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		2,957	8.9%	2,881	7.6%	
\$15,000 - \$24,999		2,008	6.0%	1,928	5.1%	
\$25,000 - \$34,999		1,672	5.0%	1,751	4.6%	
\$35,000 - \$49,999		2,780	8.3%	2,924	7.7%	
\$50,000 - \$74,999		5,332	16.0%	6,026	15.8%	
\$75,000 - \$99,999		3,374	10.1%	3,828	10.1%	
\$100,000 - \$149,999		6,265	18.8%	7,527	19.8%	
\$150,000 - \$199,999		3,867	11.6%	4,921	12.9%	
\$200,000+		5,143	15.4%	6,269	16.5%	
Median Household Income		\$87,943		\$97,488		
Average Household Income		\$120,895		\$132,159		
Per Capita Income		\$46,735		\$51,528		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,179	5.8%	4,326	5.0%	4,850	4.9%
5 - 9	3,524	6.4%	4,778	5.5%	5,109	5.2%
10 - 14	3,333	6.1%	5,119	5.9%	5,273	5.4%
15 - 19	6,930	12.7%	8,648	10.0%	9,287	9.5%
20 - 24	7,205	13.2%	9,489	10.9%	10,441	10.7%
25 - 34	6,857	12.5%	13,426	15.5%	14,820	15.1%
35 - 44	7,484	13.7%	11,152	12.8%	13,426	13.7%
45 - 54	6,775	12.4%	9,765	11.2%	10,695	10.9%
55 - 64	5,086	9.3%	9,330	10.7%	10,060	10.3%
65 - 74	2,790	5.1%	6,857	7.9%	8,310	8.5%
75 - 84	1,150	2.1%	3,067	3.5%	4,557	4.7%
85+	347	0.6%	851	1.0%	1,166	1.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,186	77.2%	65,232	75.1%	72,108	73.6%
Black Alone	2,770	5.1%	4,208	4.8%	4,868	5.0%
American Indian Alone	268	0.5%	465	0.5%	546	0.6%
Asian Alone	3,946	7.2%	7,202	8.3%	9,234	9.4%
Pacific Islander Alone	83	0.2%	128	0.1%	154	0.2%
Some Other Race Alone	3,522	6.4%	6,091	7.0%	6,912	7.1%
Two or More Races	1,883	3.4%	3,481	4.0%	4,170	4.3%
Hispanic Origin (Any Race)	18,723	34.3%	34,541	39.8%	40,914	41.8%

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 : 10-Mile

Summary		Census 2010		2021		2026	
Population		431,518		521,905		563,735	
Households		171,291		207,300		223,805	
Families		109,190		131,267		141,434	
Average Household Size		2.49		2.49		2.49	
Owner Occupied Housing Units		101,070		117,895		128,654	
Renter Occupied Housing Units		70,221		89,405		95,151	
Median Age		34.0		36.3		37.0	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		1.55%		1.54%		0.71%	
Households		1.54%		1.53%		0.71%	
Families		1.50%		1.49%		0.64%	
Owner HHs		1.76%		1.79%		0.91%	
Median Household Income		1.47%		2.15%		2.41%	
Households by Income				2021		2026	
				Number	Percent	Number	Percent
<\$15,000				14,901	7.2%	13,680	6.1%
\$15,000 - \$24,999				12,770	6.2%	11,691	5.2%
\$25,000 - \$34,999				14,813	7.1%	14,249	6.4%
\$35,000 - \$49,999				23,027	11.1%	23,207	10.4%
\$50,000 - \$74,999				38,703	18.7%	41,359	18.5%
\$75,000 - \$99,999				27,620	13.3%	30,078	13.4%
\$100,000 - \$149,999				35,700	17.2%	41,009	18.3%
\$150,000 - \$199,999				19,117	9.2%	23,859	10.7%
\$200,000+				20,644	10.0%	24,669	11.0%
Median Household Income				\$74,479		\$80,135	
Average Household Income				\$101,885		\$112,461	
Per Capita Income				\$40,452		\$44,627	
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		27,468	6.4%	29,277	5.6%	32,236	5.7%
5 - 9		29,291	6.8%	30,950	5.9%	32,544	5.8%
10 - 14		29,844	6.9%	32,450	6.2%	32,999	5.9%
15 - 19		31,825	7.4%	34,846	6.7%	35,645	6.3%
20 - 24		36,783	8.5%	39,224	7.5%	40,953	7.3%
25 - 34		66,375	15.4%	83,625	16.0%	88,966	15.8%
35 - 44		61,238	14.2%	74,129	14.2%	85,232	15.1%
45 - 54		60,504	14.0%	63,807	12.2%	66,516	11.8%
55 - 64		46,010	10.7%	60,852	11.7%	61,576	10.9%
65 - 74		23,996	5.6%	44,814	8.6%	50,378	8.9%
75 - 84		12,954	3.0%	20,416	3.9%	27,942	5.0%
85+		5,232	1.2%	7,516	1.4%	8,748	1.6%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		338,696	78.5%	394,515	75.6%	419,814	74.5%
Black Alone		21,396	5.0%	27,223	5.2%	30,187	5.4%
American Indian Alone		2,495	0.6%	3,110	0.6%	3,372	0.6%
Asian Alone		21,341	4.9%	32,365	6.2%	39,540	7.0%
Pacific Islander Alone		462	0.1%	645	0.1%	768	0.1%
Some Other Race Alone		32,334	7.5%	43,105	8.3%	46,172	8.2%
Two or More Races		14,794	3.4%	20,942	4.0%	23,881	4.2%
Hispanic Origin (Any Race)		178,042	41.3%	238,117	45.6%	266,811	47.3%

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 : 15-mile

Summary	Census 2010		2021		2026	
Population	988,476		1,184,303		1,273,094	
Households	375,587		449,664		483,474	
Families	246,660		293,945		315,592	
Average Household Size	2.60		2.60		2.60	
Owner Occupied Housing Units	224,158		263,871		288,302	
Renter Occupied Housing Units	151,429		185,793		195,173	
Median Age	34.0		36.2		36.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.46%		1.54%		0.71%	
Households	1.46%		1.53%		0.71%	
Families	1.43%		1.49%		0.64%	
Owner HHs	1.79%		1.79%		0.91%	
Median Household Income	1.85%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		38,531	8.6%	35,415	7.3%	
\$15,000 - \$24,999		33,567	7.5%	31,040	6.4%	
\$25,000 - \$34,999		38,419	8.5%	37,202	7.7%	
\$35,000 - \$49,999		53,865	12.0%	54,253	11.2%	
\$50,000 - \$74,999		87,269	19.4%	93,557	19.4%	
\$75,000 - \$99,999		58,255	13.0%	64,217	13.3%	
\$100,000 - \$149,999		70,306	15.6%	81,755	16.9%	
\$150,000 - \$199,999		34,876	7.8%	44,483	9.2%	
\$200,000+		34,563	7.7%	41,540	8.6%	
Median Household Income		\$65,132		\$71,399		
Average Household Income		\$91,109		\$101,106		
Per Capita Income		\$34,623		\$38,408		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	69,153	7.0%	74,035	6.3%	80,521	6.3%
5 - 9	71,223	7.2%	76,519	6.5%	80,459	6.3%
10 - 14	70,952	7.2%	77,832	6.6%	80,983	6.4%
15 - 19	72,705	7.4%	78,746	6.6%	81,271	6.4%
20 - 24	76,252	7.7%	83,951	7.1%	86,396	6.8%
25 - 34	147,458	14.9%	180,964	15.3%	192,798	15.1%
35 - 44	137,805	13.9%	164,912	13.9%	184,887	14.5%
45 - 54	135,834	13.7%	142,190	12.0%	148,600	11.7%
55 - 64	104,438	10.6%	136,546	11.5%	136,785	10.7%
65 - 74	56,193	5.7%	101,591	8.6%	113,756	8.9%
75 - 84	32,649	3.3%	48,076	4.1%	64,937	5.1%
85+	13,814	1.4%	18,941	1.6%	21,701	1.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	761,100	77.0%	880,889	74.4%	937,613	73.6%
Black Alone	51,148	5.2%	67,108	5.7%	74,379	5.8%
American Indian Alone	7,234	0.7%	8,509	0.7%	9,061	0.7%
Asian Alone	32,220	3.3%	49,827	4.2%	60,752	4.8%
Pacific Islander Alone	1,186	0.1%	1,743	0.1%	2,043	0.2%
Some Other Race Alone	101,448	10.3%	128,767	10.9%	135,807	10.7%
Two or More Races	34,139	3.5%	47,459	4.0%	53,440	4.2%
Hispanic Origin (Any Race)	507,603	51.4%	642,417	54.2%	706,649	55.5%

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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Medical Expenditures: 5-Mile

Demographic Summary		2021	2026
Population		86,807	97,992
Households		33,400	38,058
Families		20,878	23,494
Median Household Income		\$87,943	\$97,488
Males per 100 Females		99.7	100.1
Population by Age			
Population <5 Years		5.0%	4.9%
Population 65+ Years		12.4%	14.3%
Median Age		33.2	34.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	121	\$7,544.67	\$251,991,879
Medical Care	121	\$2,551.68	\$85,226,176
Physician Services	127	\$320.91	\$10,718,467
Dental Services	123	\$493.58	\$16,485,642
Eyecare Services	124	\$85.70	\$2,862,238
Lab Tests, X-rays	123	\$84.63	\$2,826,496
Hospital Room and Hospital Services	128	\$254.26	\$8,492,362
Convalescent or Nursing Home Care	127	\$42.80	\$1,429,475
Other Medical Services (1)	130	\$200.53	\$6,697,631
Nonprescription Drugs	118	\$182.13	\$6,083,038
Prescription Drugs	113	\$379.02	\$12,659,404
Nonprescription Vitamins	123	\$121.30	\$4,051,478
Medicare Prescription Drug Premium	102	\$121.81	\$4,068,602
Eyeglasses and Contact Lenses	123	\$118.87	\$3,970,318
Hearing Aids	118	\$48.41	\$1,616,894
Medical Equipment for General Use	130	\$8.05	\$268,822
Other Medical Supplies/Equipment (2)	120	\$89.68	\$2,995,309
Health Insurance	121	\$4,992.99	\$166,765,703
Blue Cross/Blue Shield	123	\$1,325.35	\$44,266,831
Fee for Service Health Plan	130	\$1,095.91	\$36,603,526
HMO	131	\$960.97	\$32,096,535
Medicare Payments	105	\$870.48	\$29,073,911
Long Term Care Insurance	114	\$56.87	\$1,899,507
Dental Care Insurance	131	\$201.65	\$6,735,209
Vision Care Insurance	131	\$45.91	\$1,533,446
Prescription Drug Insurance	112	\$8.58	\$286,517
Other Single Service Insurance (3)	109	\$20.61	\$688,265
Medicaid Premiums	105	\$10.54	\$351,900
Tricare/Military Premiums	145	\$11.12	\$371,361
Children's Health Ins Program Premiums	119	\$3.07	\$102,627

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Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Medical Expenditures: 10-Mile

Demographic Summary		2021	2026
Population		521,905	563,735
Households		207,300	223,805
Families		131,267	141,434
Median Household Income		\$74,479	\$80,135
Males per 100 Females		96.0	95.8
Population by Age			
Population <5 Years		5.6%	5.7%
Population 65+ Years		13.9%	15.4%
Median Age		36.3	37.0
	Spending Potential Index	Average Amount Spent	Total
Health Care	105	\$6,555.73	\$1,359,003,092
Medical Care	106	\$2,223.41	\$460,913,907
Physician Services	110	\$278.79	\$57,793,951
Dental Services	107	\$428.67	\$88,864,255
Eyecare Services	108	\$74.66	\$15,476,753
Lab Tests, X-rays	107	\$73.66	\$15,269,973
Hospital Room and Hospital Services	113	\$225.34	\$46,712,455
Convalescent or Nursing Home Care	107	\$36.11	\$7,486,428
Other Medical Services (1)	112	\$171.68	\$35,588,734
Nonprescription Drugs	103	\$159.32	\$33,026,246
Prescription Drugs	100	\$333.63	\$69,161,057
Nonprescription Vitamins	106	\$104.66	\$21,696,725
Medicare Prescription Drug Premium	91	\$108.37	\$22,465,057
Eyeglasses and Contact Lenses	105	\$101.67	\$21,075,571
Hearing Aids	104	\$42.49	\$8,807,765
Medical Equipment for General Use	116	\$7.18	\$1,488,621
Other Medical Supplies/Equipment (2)	103	\$77.18	\$16,000,316
Health Insurance	105	\$4,332.32	\$898,089,185
Blue Cross/Blue Shield	107	\$1,152.46	\$238,905,825
Fee for Service Health Plan	113	\$951.65	\$197,276,709
HMO	111	\$814.13	\$168,769,576
Medicare Payments	92	\$765.28	\$158,642,338
Long Term Care Insurance	97	\$48.28	\$10,007,939
Dental Care Insurance	114	\$175.19	\$36,316,041
Vision Care Insurance	115	\$40.35	\$8,363,691
Prescription Drug Insurance	97	\$7.46	\$1,546,109
Other Single Service Insurance (3)	96	\$18.16	\$3,763,909
Medicaid Premiums	88	\$8.82	\$1,827,841
Tricare/Military Premiums	127	\$9.71	\$2,012,447
Children's Health Ins Program Premiums	106	\$2.74	\$568,082

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Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

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Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Medical Expenditures: 15-Mile

	2021	2026	
Demographic Summary			
Population	1,184,303	1,273,094	
Households	449,664	483,474	
Families	293,945	315,592	
Median Household Income	\$65,132	\$71,399	
Males per 100 Females	95.3	95.2	
Population by Age			
Population <5 Years	6.3%	6.3%	
Population 65+ Years	14.2%	15.7%	
Median Age	36.2	36.8	
	Spending Potential Index	Average Amount Spent	Total
Health Care	96	\$5,980.97	\$2,689,426,748
Medical Care			
Physician Services	99	\$251.79	\$113,219,842
Dental Services	97	\$392.06	\$176,296,809
Eyecare Services	98	\$67.56	\$30,379,321
Lab Tests, X-rays	97	\$66.94	\$30,100,866
Hospital Room and Hospital Services	103	\$206.01	\$92,635,205
Convalescent or Nursing Home Care	99	\$33.15	\$14,905,194
Other Medical Services (1)	100	\$153.20	\$68,889,337
Nonprescription Drugs	94	\$145.14	\$65,264,285
Prescription Drugs	92	\$307.48	\$138,261,243
Nonprescription Vitamins	96	\$94.07	\$42,299,270
Medicare Prescription Drug Premium	87	\$103.20	\$46,405,728
Eyeglasses and Contact Lenses	94	\$91.47	\$41,130,953
Hearing Aids	95	\$38.79	\$17,444,009
Medical Equipment for General Use	104	\$6.46	\$2,903,642
Other Medical Supplies/Equipment (2)	93	\$69.88	\$31,423,022
Health Insurance			
Blue Cross/Blue Shield	97	\$1,044.90	\$469,854,084
Fee for Service Health Plan	102	\$860.62	\$386,987,948
HMO	99	\$728.69	\$327,664,928
Medicare Payments	87	\$721.90	\$324,613,293
Long Term Care Insurance	87	\$43.13	\$19,395,485
Dental Care Insurance	103	\$157.45	\$70,801,451
Vision Care Insurance	105	\$36.57	\$16,444,118
Prescription Drug Insurance	94	\$7.24	\$3,257,375
Other Single Service Insurance (3)	86	\$16.23	\$7,298,835
Medicaid Premiums	79	\$7.96	\$3,578,473
Tricare/Military Premiums	110	\$8.41	\$3,782,428
Children's Health Ins Program Premiums	93	\$2.40	\$1,079,231

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Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



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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 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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