

AVAILABLE

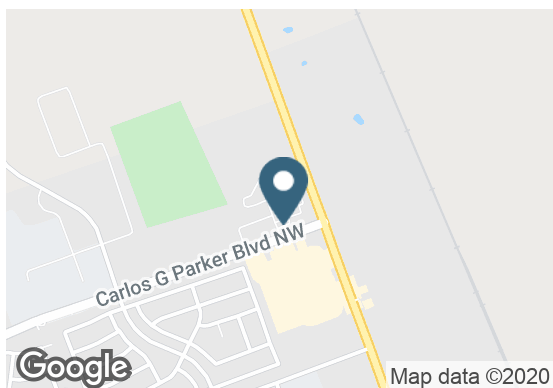
HEB Taylor Retail and Pad Sites Available

100 Carlos G Parker Boulevard Northwest | Taylor, TX



Overview

| | |
|-----------|----------------------|
| AVAILABLE | Suite 105 - 5,464 SF |
| LOT SIZE | 0.744 AC |
| NNN | \$4.11 PSF |



Description

- HEB anchored shopping center
- Located at the main retail intersection of Highway 95 and Hwy. 397
- Excellent visibility
- Ample parking
- Easily accessible via Highway 95 and Carlos G Parker Blvd NW

Nearby Retailers



Demographics

| | 5 MILE | 10 MILE | 15 MILE |
|----------------------|----------|----------|-----------|
| 2019 Population | 17,762 | 47,093 | 187,162 |
| Total Households | 6,242 | 15,510 | 60,167 |
| Avg Household Income | \$69,878 | \$82,369 | \$109,078 |

Year: 2018 | Source: Esri

Contact

CARSON HAWLEY

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Traffic Counts

| | |
|--|------------|
| Highway 95 S of Carlos G Parker Boulevard NW | 13,368 VPD |
| N Main Street South of Mallard Lane | 14,119 VPD |

Year: 2012 | Source: KSS Fuels

SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

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SITE

H-E-B **TWIN LIQUORS**
FINE WINE & SPIRITS

COST CUTTERS
FAMILY HAIR SALON

Applebee's **FAST MED URGENT CARE**

at&t **BURGER KING**

AUSTIN TELCO
FEDERAL CREDIT UNION

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

BEALLS **cricket**
wireless

boost **Domino's** **Jack**
mobile pizza in the box

JACKSON HEWITT TAX SERVICE **Mariachis de Jalisco**
MEXICAN RESTAURANT

WILLIAMSON COUNTY
EXPO
center

Taylor Regional Park & Sports Complex

Taylor Middle School

Walmart Supercenter

TH Johnson Elementary & Main Street Intermediate

Naomi Pasemann Elementary

CUBESMART
self storage + logistics

TRACTOR SUPPLY CO.

Advance! Auto Parts!

Chicken EXPRESS

MCCOY'S
BUILDING SUPPLY

SIRLOIN STOCKADE

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JACKSON HEWITT TAX SERVICE **Mariachis de Jalisco**
MEXICAN RESTAURANT

Baylor Scott & White
HEALTH

Gatti's
pizza

HT Fitness

McDonald's

U-HAUL

Pizza Hut

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| SUITE | TENANT | SF |
|------------|------------------|--------------|
| 111 | Dollar Tree | 9,647 |
| 110 | Ace Dental | 1,300 |
| 109 | Sky Nails | 1,200 |
| 105 | Available | 5,464 |
| 103 | Cost Cutters | 1,200 |
| 102 | Twin Liquors | 2,400 |



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| | 5 miles | 10 miles | 15 miles |
|------------------------|---------|----------|----------|
| Population | | | |
| 2000 Population | 14,613 | 23,286 | 57,817 |
| 2010 Population | 16,193 | 38,356 | 125,283 |
| 2019 Population | 17,762 | 47,093 | 187,162 |
| 2024 Population | 18,881 | 53,879 | 222,276 |
| 2000-2010 Annual Rate | 1.03% | 5.12% | 8.04% |
| 2010-2019 Annual Rate | 1.00% | 2.24% | 4.43% |
| 2019-2024 Annual Rate | 1.23% | 2.73% | 3.50% |
| 2019 Male Population | 47.4% | 48.3% | 49.0% |
| 2019 Female Population | 52.6% | 51.7% | 51.0% |
| 2019 Median Age | 36.5 | 34.8 | 34.1 |

In the identified area, the current year population is 187,162. In 2010, the Census count in the area was 125,283. The rate of change since 2010 was 4.43% annually. The five-year projection for the population in the area is 222,276 representing a change of 3.50% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2019 White Alone | 67.5% | 69.4% | 67.4% |
| 2019 Black Alone | 11.7% | 11.9% | 11.8% |
| 2019 American Indian/Alaska Native Alone | 1.3% | 1.1% | 0.7% |
| 2019 Asian Alone | 1.1% | 1.6% | 6.2% |
| 2019 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2019 Other Race | 14.6% | 12.0% | 9.4% |
| 2019 Two or More Races | 3.6% | 4.0% | 4.4% |
| 2019 Hispanic Origin (Any Race) | 47.1% | 40.1% | 32.5% |

Persons of Hispanic origin represent 32.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2019 Wealth Index | 73 | 85 | 118 |
| 2000 Households | 5,135 | 8,195 | 19,211 |
| 2010 Households | 5,710 | 12,870 | 40,800 |
| 2019 Total Households | 6,242 | 15,510 | 60,167 |
| 2024 Total Households | 6,644 | 17,667 | 71,498 |
| 2000-2010 Annual Rate | 1.07% | 4.62% | 7.82% |
| 2010-2019 Annual Rate | 0.97% | 2.04% | 4.29% |
| 2019-2024 Annual Rate | 1.26% | 2.64% | 3.51% |
| 2019 Average Household Size | 2.74 | 2.98 | 3.06 |

The household count in this area has changed from 40,800 in 2010 to 60,167 in the current year, a change of 4.29% annually. The five-year projection of households is 71,498, a change of 3.51% annually from the current year total. Average household size is currently 3.06, compared to 3.01 in the year 2010. The number of families in the current year is 47,689 in the specified area.

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|-------------------------------------|----------|----------|-----------|
| Mortgage Income | | | |
| 2019 Percent of Income for Mortgage | 15.3% | 14.4% | 13.2% |
| Median Household Income | | | |
| 2019 Median Household Income | \$51,686 | \$64,943 | \$88,857 |
| 2024 Median Household Income | \$60,955 | \$76,299 | \$100,517 |
| 2019-2024 Annual Rate | 3.35% | 3.28% | 2.50% |
| Average Household Income | | | |
| 2019 Average Household Income | \$69,878 | \$82,369 | \$109,078 |
| 2024 Average Household Income | \$83,475 | \$95,483 | \$124,268 |
| 2019-2024 Annual Rate | 3.62% | 3.00% | 2.64% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$24,938 | \$27,503 | \$35,309 |
| 2024 Per Capita Income | \$29,731 | \$31,712 | \$40,227 |
| 2019-2024 Annual Rate | 3.58% | 2.89% | 2.64% |

Households by Income

Current median household income is \$88,857 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$100,517 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$109,078 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$124,268 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,309 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,227 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2019 Housing Affordability Index | 128 | 136 | 147 |
| 2000 Total Housing Units | 5,535 | 8,845 | 20,470 |
| 2000 Owner Occupied Housing Units | 3,501 | 5,973 | 14,987 |
| 2000 Renter Occupied Housing Units | 1,634 | 2,222 | 4,224 |
| 2000 Vacant Housing Units | 400 | 650 | 1,259 |
| 2010 Total Housing Units | 6,463 | 14,283 | 44,135 |
| 2010 Owner Occupied Housing Units | 3,809 | 9,599 | 31,870 |
| 2010 Renter Occupied Housing Units | 1,901 | 3,271 | 8,930 |
| 2010 Vacant Housing Units | 753 | 1,413 | 3,335 |
| 2019 Total Housing Units | 7,013 | 17,055 | 64,483 |
| 2019 Owner Occupied Housing Units | 4,288 | 12,066 | 49,227 |
| 2019 Renter Occupied Housing Units | 1,954 | 3,444 | 10,940 |
| 2019 Vacant Housing Units | 771 | 1,545 | 4,316 |
| 2024 Total Housing Units | 7,462 | 19,289 | 76,032 |
| 2024 Owner Occupied Housing Units | 4,587 | 13,994 | 59,115 |
| 2024 Renter Occupied Housing Units | 2,057 | 3,673 | 12,383 |
| 2024 Vacant Housing Units | 818 | 1,622 | 4,534 |

Currently, 76.3% of the 64,483 housing units in the area are owner occupied; 17.0%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 44,135 housing units in the area - 72.2% owner occupied, 20.2% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 18.35%. Median home value in the area is \$240,361, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.11% annually to \$266,853.

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.

| | | | |
|---|-------------|-----------------------|--------------|
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| Will Majors | 508128 | will.majors@srsre.com | 512.236 |
| Designated Broker of Firm | License No. | Email | Phone |

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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