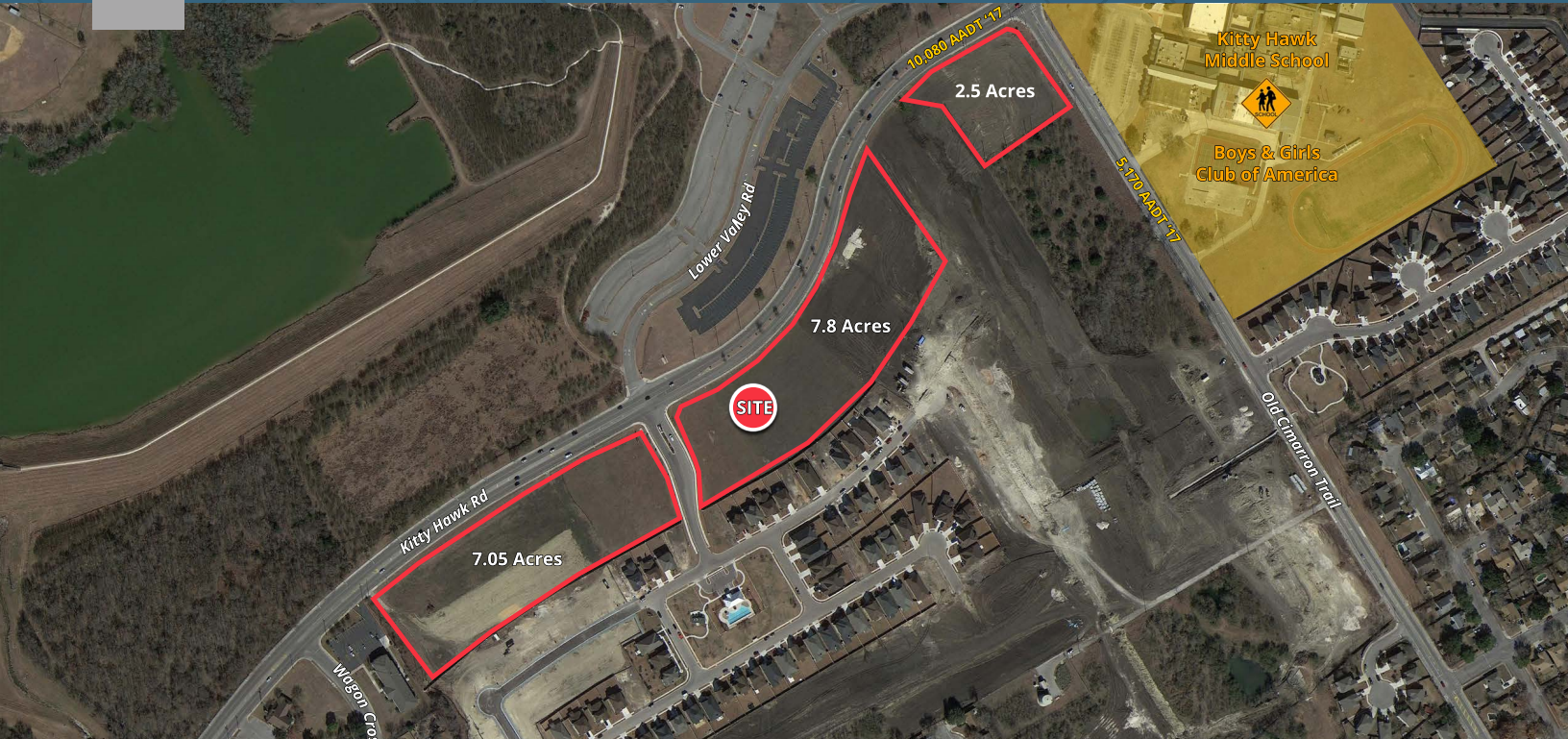


FOR SALE

Kitty Hawk Land

SEC of Kitty Hawk Rd. & Wagon Crossing | Universal City, TX 78148



Overview

AVAILABLE

Site 1: 2.5 AC
Site 2: 7.8 AC
Site 3: 7.05 AC

SALE PRICE

Call for Pricing

Description

- Three tracts of land located on Kitty Hawk Road just south of Loop 1604.
- Owner will consider partial sales and pad sales.
- Located across from Northeast Lakeview College that has recently gained accreditation, with expectations of the 5,000 student body to double in the near future.
- KB Kitty Hawk Subdivision is underway with 250 homes proposed over seven phases.

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
2017 Population	10,021	90,917	222,017
2017 Daytime Population	8,072	77,263	193,185
2022 Total Households	4,277	35,596	84,740
2022 Average HH Income	\$79,657	\$83,512	\$85,399

Year: 2018 | Source: Esri

Contact

DREW ALLEN

210.827.4097 | drew.allen@srsre.com

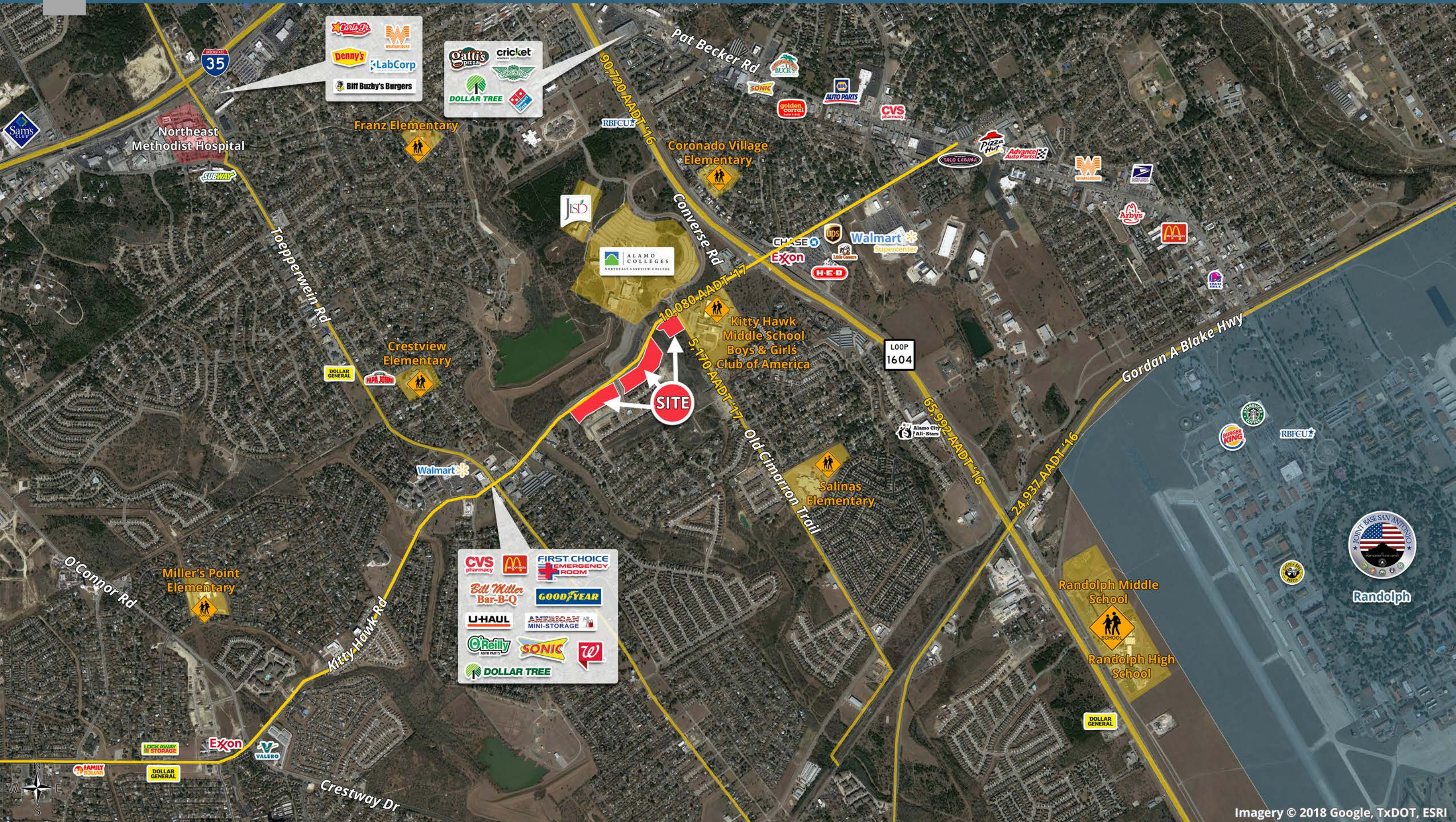
WEBB SELLERS

210.04.2781 | webb.sellers@srsre.com

Traffic Counts

Kitty Hawk Rd. West of Old Cimarron Trl.	10,080 AADT
Old Cimarron Trl. South of Kitty Hawk Rd.	5,170 AADT

Year: 2016 | Source: TxDot





Imagery © 2018 Google, ESRI Traffic Counts

Kitty Hawk Land

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	1 mile	3 miles	5 miles
Population			
2000 Population	6,585	61,193	145,727
2010 Population	9,260	78,840	194,955
2017 Population	10,021	90,917	222,017
2022 Population	10,654	99,185	241,679
2000-2010 Annual Rate	3.47%	2.57%	2.95%
2010-2017 Annual Rate	1.10%	1.99%	1.81%
2017-2022 Annual Rate	1.23%	1.76%	1.71%
2017 Male Population	48.1%	48.0%	48.1%
2017 Female Population	51.9%	52.0%	51.9%
2017 Median Age	35.5	35.6	35.6
2017 Total Daytime Population	8,072	77,263	193,185
Workers	3,224	30,745	76,841
Residents	4,848	46,518	116,344

In the identified area, the current year population is 10,021. In 2010, the Census count in the area was 9,260. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 10,654 representing a change of 1.23% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.6%	65.5%	64.2%
2017 Black Alone	14.0%	16.0%	16.7%
2017 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2017 Asian Alone	2.8%	3.7%	3.4%
2017 Pacific Islander Alone	0.4%	0.4%	0.3%
2017 Other Race	6.0%	8.3%	9.5%
2017 Two or More Races	5.5%	5.3%	5.1%
2017 Hispanic Origin (Any Race)	36.1%	39.1%	40.5%

Persons of Hispanic origin represent 36.1% of the population in the identified area compared to 18.1% 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 72.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,585	21,743	51,436
2010 Households	3,797	28,760	69,512
2017 Total Households	4,045	32,726	78,089
2022 Total Households	4,277	35,596	84,740
2000-2010 Annual Rate	3.92%	2.84%	3.06%
2010-2017 Annual Rate	0.88%	1.80%	1.62%
2017-2022 Annual Rate	1.12%	1.70%	1.65%
2017 Average Household Size	2.48	2.74	2.82

The household count in this area has changed from 3,797 in 2010 to 4,045 in the current year, a change of 0.88% annually. The five-year projection of households is 4,277, a change of 1.12% annually from the current year total. Average household size is currently 2.48, compared to 2.44 in the year 2010. The number of families in the current year is 2,637 in the specified area.

Kitty Hawk Land

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$57,959	\$62,162	\$62,281
2022 Median Household Income	\$62,690	\$67,934	\$67,699
2017-2022 Annual Rate	1.58%	1.79%	1.68%
Average Household Income			
2017 Average Household Income	\$71,235	\$74,690	\$76,528
2022 Average Household Income	\$79,657	\$83,512	\$85,399
2017-2022 Annual Rate	2.26%	2.26%	2.22%
Per Capita Income			
2017 Per Capita Income	\$28,188	\$27,514	\$27,266
2022 Per Capita Income	\$31,349	\$30,586	\$30,265
2017-2022 Annual Rate	2.15%	2.14%	2.11%

Households by Income

Current median household income is \$57,959 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$62,690 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$71,235 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$79,657 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,188 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,349 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,674	22,655	53,779
2000 Owner Occupied Housing Units	1,652	14,114	35,742
2000 Renter Occupied Housing Units	933	7,629	15,694
2000 Vacant Housing Units	89	912	2,343
2010 Total Housing Units	3,989	30,608	74,156
2010 Owner Occupied Housing Units	2,139	18,637	47,496
2010 Renter Occupied Housing Units	1,658	10,123	22,016
2010 Vacant Housing Units	192	1,848	4,644
2017 Total Housing Units	4,181	33,836	81,248
2017 Owner Occupied Housing Units	2,156	20,027	50,785
2017 Renter Occupied Housing Units	1,889	12,699	27,305
2017 Vacant Housing Units	136	1,110	3,159
2022 Total Housing Units	4,410	36,738	87,914
2022 Owner Occupied Housing Units	2,280	21,641	54,764
2022 Renter Occupied Housing Units	1,996	13,955	29,976
2022 Vacant Housing Units	133	1,142	3,174

Currently, 51.6% of the 4,181 housing units in the area are owner occupied; 45.2%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 3,989 housing units in the area - 53.6% owner occupied, 41.6% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 2.11%. Median home value in the area is \$130,029, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.29% annually to \$138,650.

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 or 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	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date