

HENRY GARCIA

henry@spinterests.com | 281.433.5736

S&PINTERESTS

www.spinterests.com | Main: 713.766.4500 5353 West Alabama, Suite 306 | Houston, TX 77056 ETHAN BECK

ethanbeck@spinterests.com | 832.454.8586

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale

# PROPERTY OVERVIEW















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### PROPERTY FEATURES:

- New Medical Office + Retail Development adjacent to Village ER
- Space Available: ±11,000 SF Mixed Use Building ±18,900 SF Phase II Retail Space
- ± 30,000 SF Pad Site Available
- Frontage on HWY 290 near Jones Rd.
- Convenient Ingress & Egress from US 290
- Lease Rate: \$19.50 PSF + NNN
- Pad Site for Sale or Ground Lease

### **DEMOGRAPHIC SUMMARY:**

| Radius               | 1 Mile    | 3 Mile   | 5 Mile   |
|----------------------|-----------|----------|----------|
| 2020 Population      | 5.170     | 89,364   | 272,799  |
| 2025 Population Est. | 5,342     | 92,507   | 285,201  |
| Daytime Population   | 7,981     | 116,062  | 302,336  |
| Average HH Income    | \$127,252 | \$99,793 | \$89,302 |

### TRAFFIC COUNTS: Northwest Fwy: 211,139 VPD (SE of site)

Northwest Fwy: 194,752 VPD (NW of site)

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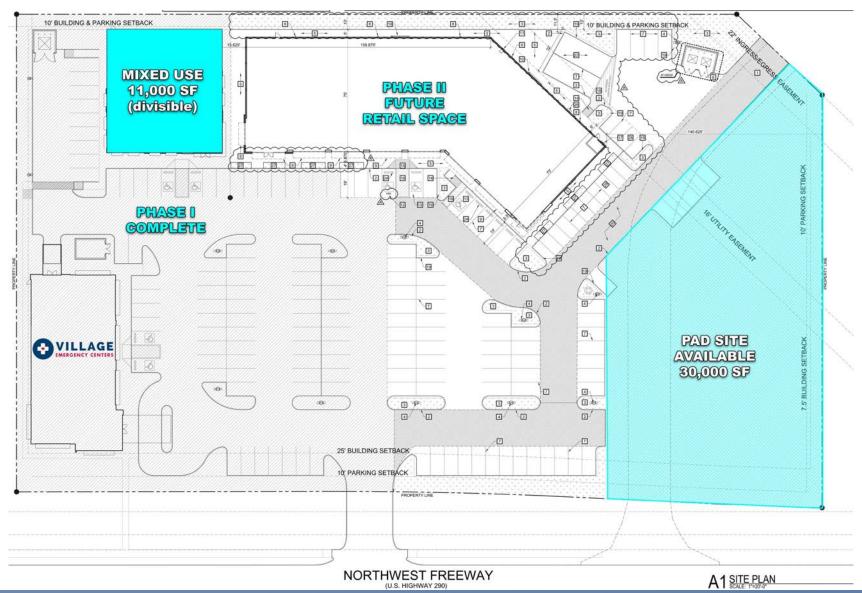
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## VILLAGE FORUM - MIXED USE BUILDING LEASE PLAN



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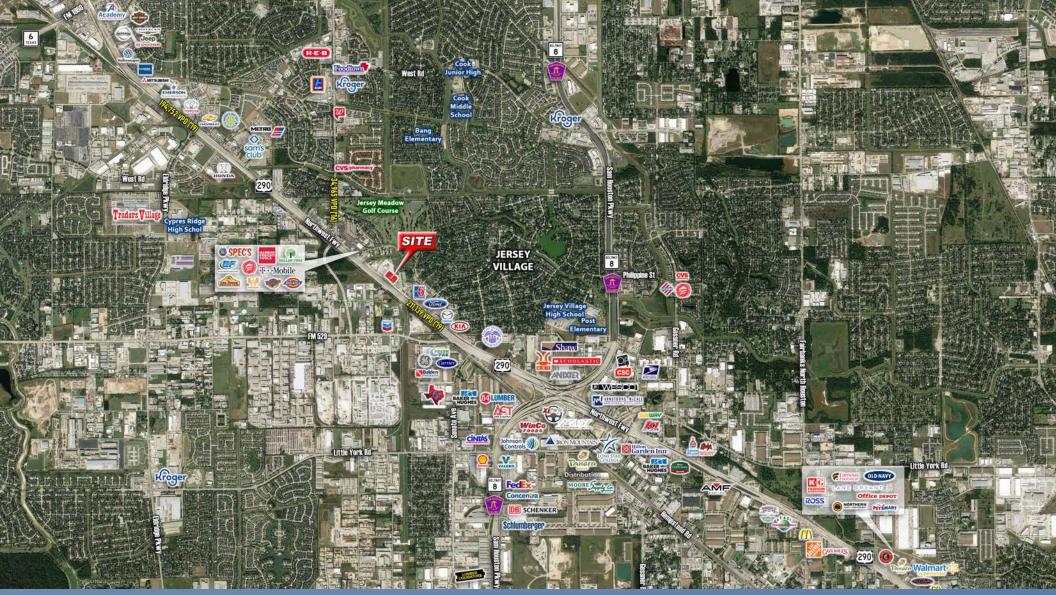


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|  | 1 mile    | 3 miles   | 5 miles   |  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|--|-----------|-----------|-----------|
| Population Summary   | 4.742     | 65.406    | 107.010   | 2020 Households by Income                      |           |           |           |
| 2000 Total Population                                      | 4,713     | 65,106    | 197,918   | Household Income Base                          | 2,079     | 32,119    | 94,611    |
| 2010 Total Population                                      | 4,981     | 85,087    | 253,689   | <\$15,000                                      | 3.0%      | 6.1%      | 6.9%      |
| 2020 Total Population                                      | 5,170     | 89,364    | 272,799   | \$15,000 - \$24,999                            | 6.0%      | 6.1%      | 7.0%      |
| 2020 Group Quarters  | - /       | 611       | 1,035     | \$25,000 - \$34,999                            | 6.0%      | 7.2%      | 9.1%      |
| 2025 Total Population                                      | 5,342     | 92,507    | 285,201   | \$35,000 - \$49,999                            | 13.2%     | 13.4%     | 13.8%     |
| 2020-2025 Annual Rate                                      | 0.66%     | 0.69%     | 0.89%     | \$50,000 - \$74,999                            | 15.6%     | 19.5%     | 19.1%     |
| 2020 Total Daytime Population                              | 7,981     | 116,062   | 302,336   | \$75,000 - \$99,999                            | 11.2%     | 12.3%     | 13.3%     |
| Workers  | 5,560     | 72,174    | 165,672   | \$100,000 - \$149,999                          | 14.5%     | 16.8%     | 16.4%     |
| Residents  | 2,421     | 43,888    | 136,664   | \$150,000 - \$199,999                          | 12.5%     | 8.6%      | 7.1%      |
| Household Summary  |           |           |           | \$200,000+                                     | 18.1%     | 9.9%      | 7.2%      |
| 2000 Households  | 1,788     | 23,045    | 69,326    | Average Household Income                       | \$127,252 | \$99,793  | \$89,302  |
| 2000 Average Household Size                                | 2.63      | 2.80      | 2.84      | 2025 Households by Income                      | Ψ127,232  | Ψ33,733   | ψ05,502   |
| 2010 Households  | 2,031     | 30,912    | 88,994    | Household Income Base                          | 2,128     | 33,065    | 98,400    |
| 2010 Average Household Size                                | 2.45      | 2.73      | 2.84      |  |           |           |           |
| 2020 Households  | 2,079     | 32,119    | 94,611    | <\$15,000                                      | 3.0%      | 5.9%      | 6.5%      |
| 2020 Average Household Size                                | 2.48      | 2.76      | 2.87      | \$15,000 - \$24,999                            | 5.5%      | 5.6%      | 6.4%      |
| 2025 Households  | 2,128     | 33,065    | 98,400    | \$25,000 - \$34,999                            | 5.7%      | 6.7%      | 8.6%      |
| 2025 Average Household Size                                | 2.51      | 2.78      | 2.89      | \$35,000 - \$49,999                            | 12.5%     | 12.6%     | 13.0%     |
| 2020-2025 Annual Rate                                      | 0.47%     | 0.58%     | 0.79%     | \$50,000 - \$74,999                            | 15.1%     | 19.1%     | 18.7%     |
| 2010 Families  | 1,379     | 21,670    | 63,940    | \$75,000 - \$99,999                            | 10.9%     | 12.4%     | 13.6%     |
| 2010 Average Family Size                                   | 2.99      | 3.30      | 3.37      | \$100,000 - \$149,999                          | 14.1%     | 17.2%     | 17.3%     |
| 2020 Families  | 1,414     | 22,365    | 67,607    | \$150,000 - \$199,999                          | 12.8%     | 9.2%      | 7.9%      |
| 2020 Average Family Size                                   | 3.02      | 3.35      | 3.42      | \$200,000+                                     | 20.5%     | 11.3%     | 8.1%      |
| 2025 Families  | 1,452     | 23,041    | 70,357    | Average Household Income                       | \$139,299 | \$109,084 | \$97,517  |
| 2025 Average Family Size                                   | 3.05      | 3.37      | 3.44      | 2020 Owner Occupied Housing Units by Value     |           | · · ·     |           |
| 2020-2025 Annual Rate                                      | 0.53%     | 0.60%     | 0.80%     | Total  | 1,344     | 18,581    | 55,299    |
| Housing Unit Summary                                       |           |           |           | <\$50,000                                      | 0.3%      | 2.3%      | 1.6%      |
| 2000 Housing Units   | 1,870     | 24,275    | 72,851    | \$50,000 - \$99,999                            | 0.4%      | 4.2%      | 7.9%      |
| Owner Occupied Housing Units                               | 64.2%     | 66.1%     | 63.7%     | \$100,000 - \$149,999                          | 2.1%      | 16.4%     | 21.6%     |
| Renter Occupied Housing Units                              | 31.3%     | 28.9%     | 31.4%     | \$150,000 - \$149,999<br>\$150,000 - \$199,999 | 14.7%     | 19.5%     | 25.9%     |
| Vacant Housing Units                                       | 4.4%      | 5.1%      | 4.8%      |  | 21.2%     | 18.1%     | 17.1%     |
| -  | 2,127     | 32,993    | 95,439    | \$200,000 - \$249,999                          |           |           |           |
| 2010 Housing Units   | 61.7%     | 57.3%     | 57.7%     | \$250,000 - \$299,999                          | 26.1%     | 13.9%     | 9.9%      |
| Owner Occupied Housing Units Renter Occupied Housing Units | 33.8%     | 36.4%     | 35.5%     | \$300,000 - \$399,999                          | 19.8%     | 12.7%     | 8.7%      |
| Vacant Housing Units                                       | 4.5%      | 6.3%      | 6.8%      | \$400,000 - \$499,999                          | 8.3%      | 6.6%      | 3.4%      |
| 5  | 2,172     | 34,016    | 100,104   | \$500,000 - \$749,999                          | 5.7%      | 4.2%      | 2.7%      |
| 2020 Housing Units   |           |           |           | \$750,000 - \$999,999                          | 0.7%      | 1.2%      | 0.6%      |
| Owner Occupied Housing Units                               | 62.0%     | 54.6%     | 55.3%     | \$1,000,000 - \$1,499,999                      | 0.7%      | 0.8%      | 0.5%      |
| Renter Occupied Housing Units                              | 33.7%     | 39.8%     | 39.3%     | \$1,500,000 - \$1,999,999                      | 0.0%      | 0.0%      | 0.1%      |
| Vacant Housing Units                                       | 4.3%      | 5.6%      | 5.5%      | \$2,000,000 +                                  | 0.0%      | 0.2%      | 0.1%      |
| 2025 Housing Units   | 2,222     | 35,042    | 104,088   | Average Home Value                             | \$305,543 | \$261,502 | \$222,159 |
| Owner Occupied Housing Units                               | 62.3%     | 54.9%     | 55.3%     | 2025 Owner Occupied Housing Units by Value     |           |           |           |
| Renter Occupied Housing Units                              | 33.4%     | 39.5%     | 39.3%     | Total  | 1,382     | 19,214    | 57,507    |
| Vacant Housing Units                                       | 4.2%      | 5.6%      | 5.5%      | <\$50,000                                      | 0.1%      | 1.6%      | 1.1%      |
| Median Household Income                                    |           |           |           | \$50,000 - \$99,999                            | 0.2%      | 3.0%      | 5.9%      |
| 2020   | \$87,482  | \$70,837  | \$65,062  | \$100,000 - \$149,999                          | 1.1%      | 12.2%     | 16.9%     |
| 2025   | \$92,645  | \$75,176  | \$69,283  | \$150,000 - \$199,999                          | 8.5%      | 15.8%     | 22.4%     |
| Median Home Value  |           |           |           | \$200,000 - \$249,999                          | 17.4%     | 17.9%     | 18.4%     |
| 2020   | \$271,652 | \$220,885 | \$186,556 | \$250,000 - \$299,999                          | 26.8%     | 15.6%     | 12.4%     |
| 2025   | \$292,116 | \$248,569 | \$209,901 | \$300,000 - \$399,999                          | 24.1%     | 16.2%     | 12.1%     |
| Per Capita Income  |           |           |           | \$300,000 - \$399,999<br>\$400,000 - \$499,999 | 11.3%     | 8.3%      | 4.4%      |
| 2020   | \$52,561  | \$35,846  | \$30,911  |  |           |           |           |
| 2025   | \$57,101  | \$38,963  | \$33,572  | \$500,000 - \$749,999<br>\$750,000 - \$000,000 | 8.1%      | 5.5%      | 4.0%      |
| Median Age   |           |           |           | \$750,000 - \$999,999                          | 1.2%      | 2.2%      | 1.2%      |
| 2010   | 41.3      | 34.2      | 33.0      | \$1,000,000 - \$1,499,999                      | 1.2%      | 1.3%      | 0.9%      |
| 2020   | 42.5      | 35.8      | 34.6      | \$1,500,000 - \$1,999,999                      | 0.0%      | 0.0%      | 0.2%      |
| 2025   | 42.8      | 36.2      | 35.0      | \$2,000,000 +                                  | 0.0%      | 0.4%      | 0.2%      |
|  |           |           |           | Average Home Value                             | \$339,696 | \$301,501 | \$255,333 |

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|  |                        | 1 mile | 3 miles | 5 miles |
|--|------------------------|--------|---------|---------|
| 0 - 4  | 2010 Population by Age |        |         |         |
| S - 9  | Total                  | 4,981  | 85,085  | 253,690 |
| 10 - 14  | 0 - 4                  | 5.3%   | 7.5%    | 7.8%    |
| 15 - 24  | 5 - 9                  | 5.1%   | 7.5%    | 7.7%    |
| 25 - 34  | 10 - 14                | 5.4%   | 7.5%    | 7.7%    |
| 35 - 44       11.5%       15.3%       15.0%         45 - 54       16.7%       15.3%       11.7%         55 - 64       17.5%       11.0%       10.5%         65 - 74       7.7%       4.4%       4.3%         75 - 84       3.1%       2.0%       1.9%         85 +       0.7%       0.9%       0.7%         18 +       80.3%       73.1%       72.2%         2020 Population by Age       7.169       89,362       272,798         0 - 4       4.7%       6.7%       7.0%         5 - 9       5.1%       6.8%       7.0%         10 - 14       5.7%       6.8%       7.0%         15 - 24       10.6%       12.9%       13.3%         25 - 34       13.5%       15.7%       16.2%         35 - 44       13.6%       13.9%       13.7%         45 - 54       12.3%       12.7%       12.7%         55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       1.2%       6   | 15 - 24                | 13.3%  | 13.5%   | 14.3%   |
| 45 - 54       16,7%       15,3%       14,7%         55 - 64       17,5%       11.0%       10.5%         65 - 74       7,7%       4,4%       4,3%         75 - 84       3,1%       2,0%       1,9%         85 +       0,7%       0,9%       0,7%         18 +       80,3%       73,1%       72,2%         Total       5,169       89,362       272,798         0 - 4       4,7%       6,7%       7,0%         5 - 9       5,1%       6,8%       7,0%         15 - 24       10,6%       12,9%       13,3%         15 - 24       10,6%       12,9%       13,3%         25 - 34       13,5%       15,7%       16,2%         35 - 44       13,5%       15,7%       16,2%         35 - 44       13,1%       12,7%       11,9%         45 - 54       12,3%       13,2%       12,7%         55 - 64       14,7%       12,7%       11,9%         75 - 84       5,3%       2,8%       2,7%         85 +       1,4%       1,0%       0,9%         18 +       81,2%       75,9%       75,9%         75 - 84       1,4%       1   | 25 - 34                | 13.6%  | 15.2%   | 15.4%   |
| 55 - 64       17.5%       11.0%       10.5%         65 - 74       7.7%       4.4%       4.3%         75 - 84       3.1%       2.0%       1.9%         85 +       0.7%       0.9%       0.7%         18 +       80.3%       73.1%       72.2%         ZOZ POpulation by Age         Total       5,169       89,362       272.798         0 - 4       4.7%       6.7%       7.0%         5 - 9       5.1%       6.8%       7.0%         10 - 14       5.7%       6.8%       7.0%         15 - 24       10.6%       12.9%       13.3%         25 - 34       13.5%       15.7%       16.2%         35 - 44       13.5%       15.7%       16.2%         45 - 54       12.3%       13.2%       12.7%         55 - 64       12.3%       13.2%       12.7%         65 - 74       13.1%       7.5%       5.5%         75 - 84       13.1%       7.5%       7.5%         85 +       1.4%       1.0%       0.9%         85 +       1.4%       1.0%       0.9%         18 +       8.1%       6.8%       7.2%   | 35 - 44                | 11.5%  | 15.3%   | 15.0%   |
| 65 - 74       7,7%       4,4%       4,3%         75 - 84       3,1%       2,0%       1,9%         85 +       0,7%       0,9%       0,7%         18 +       80,3%       73,1%       72,2%         2020 Population by Age       Total       5,169       89,362       272,798         0 - 4       4,7%       6,7%       7,0%         5 - 9       5,1%       6,8%       7,0%         10 - 14       5,7%       6,8%       7,0%         15 - 24       10,6%       12,9%       13,3%         25 - 34       13,5%       15,7%       16,2%         35 - 44       13,6%       13,9%       13,7%         45 - 54       12,3%       13,2%       12,7%         55 - 64       14,7%       12,7%       11,9%         75 - 84       5,3%       2,8%       2,7%         85 +       1,4%       1,0%       0,9%         18 +       8,12%       7,5%       7,5%         75 - 84       13,1%       7,5%       7,5%         75 - 84       8,12%       7,5%       7,5%         75 - 9       4,9%       6,5%       6,9%         10 - 4       <   | 45 - 54                | 16.7%  | 15.3%   | 14.7%   |
| 75 - 84       3.1%       2.0%       1.9%         85 +       0.7%       0.9%       0.7%         18 +       80.3%       73.1%       72.2%         2020 Population by Age         Total       5,169       89,362       272.798         0 - 4       4.7%       6.7%       7.0%         5 - 9       5.1%       6.8%       7.0%         10 - 14       5.7%       6.8%       7.0%         15 - 24       10.6%       12.9%       13.3%         25 - 34       13.5%       15.7%       16.2%         35 - 44       13.6%       13.9%       13.7%         45 - 54       12.3%       13.2%       12.7%         55 - 64       14.7%       11.2%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       8.1,2%       75.9%       75.0%         2025 Population by Age       2025 Population by Age       2025 Population by Age       205.6       285,201         10 - 4       4.8%       6.8%       7.2%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.9%       6.  | 55 - 64                | 17.5%  | 11.0%   | 10.5%   |
| 85 +         0.7%         0.9%         0.7%           2020 Population by Age         2020 Population by Age           Total         5,169         89,362         272,798           0 - 4         4.7%         6.7%         7.0%           5 - 9         5.1%         6.8%         7.0%           10 - 14         5.7%         6.8%         7.0%           15 - 24         10.6%         12.9%         13.3%           25 - 34         13.5%         15.7%         16.2%           35 - 44         13.6%         13.9%         12.7%           45 - 54         12.3%         13.2%         12.7%           55 - 64         14.7%         12.7%         1.1%           65 - 74         13.1%         7.5%         7.5%           75 - 84         5.3%         2.8%         2.7%           85 +         1.4%         1.0%         0.9%           18 +         81.2%         75.9%         75.9%           75 - 9         4.9%         6.5%         6.9%           5 - 9         4.9%         6.5%         6.9%           10 - 14         5.4%         6.6%         6.9%           5 - 9         4.9%         6.5  | 65 - 74                | 7.7%   | 4.4%    | 4.3%    |
| 18 +   | 75 - 84                | 3.1%   | 2.0%    | 1.9%    |
| Total   \$1,69   \$9,362   \$272,798   \$0 - 4   \$4,7%   \$6,7%   \$7,0%   \$7.0%   \$1.04   \$1.06 | 85 +                   | 0.7%   | 0.9%    | 0.7%    |
| Total         5,169         89,362         272,798           0 - 4         4.7%         6.7%         7.0%           5 - 9         5,1%         6.8%         7.0%           15 - 24         10.6%         12.9%         13.3%           25 - 34         13.5%         15.7%         16.2%           35 - 44         13.6%         13.9%         13.7%           45 - 54         12.3%         13.2%         12.7%           55 - 64         14.7%         12.7%         11.9%           65 - 74         13.1%         7.5%         7.5%           75 - 84         5.3%         2.8%         2.7%           85 +         1.4%         1.0%         0.9%           18 +         12.2%         75.9%         75.9%           75 - 94         4.8%         6.8%         7.2%           85 +         1.4%         1.0%         0.9%           18 +         2.9         2.506         285,201           0 - 4         4.8%         6.8%         7.2%           5 - 9         4.9%         6.5%         6.9%           10 - 14         5.4%         6.6%         6.9%           15 - 24         11.0%  | 18 +                   | 80.3%  | 73.1%   | 72.2%   |
| 0 - 4  | 2020 Population by Age |        |         |         |
| 5 - 9         5.1%         6.8%         7.0%           10 - 14         5.7%         6.8%         7.0%           15 - 24         10.6%         12.9%         13.3%           25 - 34         13.5%         15.7%         16.2%           35 - 44         13.6%         13.9%         13.7%           45 - 54         12.3%         13.2%         12.7%           55 - 64         14.7%         12.7%         11.9%           65 - 74         13.1%         7.5%         7.5%           75 - 84         5.3%         2.8%         2.7%           85 +         1.4%         1.0%         0.9%           18 +         81.2%         75.9%         75.0%           2025 Population by Age         75.9%         75.9%         75.0%           2025 Population by Age         85.24         92,506         285.201           0 - 4         4.8%         6.8%         7.2%           5 - 9         4.9%         6.5%         6.9%           15 - 24         11.0%         12.3%         12.8%           25 - 34         12.4%         16.0%         16.2%           35 - 44         14.7%         14.5%         14.7%   | Total                  | 5,169  | 89,362  | 272,798 |
| 10 - 14  | 0 - 4                  | 4.7%   | 6.7%    | 7.0%    |
| 15 - 24       10.6%       12.9%       13.3%         25 - 34       13.5%       15.7%       16.2%         35 - 44       13.6%       13.9%       13.7%         45 - 54       12.3%       13.2%       12.7%         55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age       5.342       92,506       285,201         10 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.2%       11.8%       10.8%         65 - 74       12.4%  | 5 - 9                  | 5.1%   | 6.8%    | 7.0%    |
| 25 - 34       13.5%       15.7%       16.2%         35 - 44       13.6%       13.9%       13.7%         45 - 54       12.3%       13.2%       12.7%         55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age       75.9%       75.0%         2025 Population by Age       85.9       2.7%       6.8%       7.2%         5 - 9       4.8%       6.8%       7.2%       6.9%       6.9%       10.14       5.4%       6.6%       6.9%       6.9%       15.24       11.0%       12.3%       12.8%   | 10 - 14                | 5.7%   | 6.8%    | 7.0%    |
| 35 - 44       13.6%       13.9%       13.7%         45 - 54       12.3%       13.2%       12.7%         55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age       75.9%       75.9%       75.0%         10 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.9%       12.1%       11.7%         55 - 64       12.4%       8.4%       8.3%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9% <t< td=""><td>15 - 24</td><td>10.6%</td><td>12.9%</td><td>13.3%</td></t<>  | 15 - 24                | 10.6%  | 12.9%   | 13.3%   |
| 45 - 54       12.3%       13.2%       12.7%         55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.9%       12.1%       11.7%         55 - 64       12.2%       11.8%       10.8%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9%       1.1%       1.0%     <  | 25 - 34                | 13.5%  | 15.7%   | 16.2%   |
| 55 - 64       14.7%       12.7%       11.9%         65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.2%       11.8%       10.8%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9%       1.1%       1.0%         85 +       1.9%       1.1%       1.0%         18 +       81.5%       76.4%       75.2%   | 35 - 44                | 13.6%  | 13.9%   | 13.7%   |
| 65 - 74       13.1%       7.5%       7.5%         75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       11.0%       12.3%       12.8%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         45 - 54       12.9%       11.8%       10.8%         65 - 74       12.9%       11.8%       10.8%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9%       1.1%       1.0%         18 +       81.5%       76.4%       75.2%         2010 Population by Sex       2,465       41,916       125,259   | 45 - 54                | 12.3%  | 13.2%   | 12.7%   |
| 75 - 84       5.3%       2.8%       2.7%         85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.9%       12.1%       11.7%         55 - 64       12.2%       11.8%       10.8%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9%       1.1%       1.0%         18 +       81.5%       76.4%       75.2%         2010 Population by Sex         Males       2,516       43,171       128,430         2025 Populat  | 55 - 64                | 14.7%  | 12.7%   | 11.9%   |
| 85 +       1.4%       1.0%       0.9%         18 +       81.2%       75.9%       75.0%         2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.2%       11.8%       10.8%         65 - 74       12.4%       8.4%       8.3%         75 - 84       12.4%       8.4%       8.3%         85 +       1.9%       1.1%       1.0%         18 +       81.5%       76.4%       75.2%         2010 Population by Sex         Males       2,465       41,916       125,259         Females       2,573       44,126       134,521         Females       2,597       45,687       140,420         20  | 65 - 74                | 13.1%  | 7.5%    | 7.5%    |
| 18 + 81.2% 75.9% 75.0%       2025 Population by Age       Total     5,342     92,506     285,201       0 - 4     4.8%     6.8%     7.2%       5 - 9     4.9%     6.6%     6.9%       10 - 14     5.4%     6.6%     6.9%       15 - 24     11.0%     12.3%     12.8%       25 - 34     12.4%     16.0%     16.2%       35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.9%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     12.4%     8.4%     8.3%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,573     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,402  | 75 - 84                | 5.3%   | 2.8%    | 2.7%    |
| 2025 Population by Age         Total       5,342       92,506       285,201         0 - 4       4.8%       6.8%       7.2%         5 - 9       4.9%       6.5%       6.9%         10 - 14       5.4%       6.6%       6.9%         15 - 24       11.0%       12.3%       12.8%         25 - 34       12.4%       16.0%       16.2%         35 - 44       14.7%       14.5%       14.7%         45 - 54       12.9%       12.1%       11.7%         55 - 64       12.9%       12.1%       11.7%         65 - 74       12.4%       8.4%       8.3%         75 - 84       7.4%       3.8%       3.7%         85 +       1.9%       1.1%       1.0%         18 +       81.5%       76.4%       75.2%         2010 Population by Sex         Males       2,516       43,171       128,430         2020 Population by Sex         Males       2,573       44,126       134,521         Females       2,573       45,238       138,278         2025 Population by Sex         Males       2,667       45,667       140,420 <td>85 +</td> <td>1.4%</td> <td>1.0%</td> <td>0.9%</td>  | 85 +                   | 1.4%   | 1.0%    | 0.9%    |
| Total         5,342         92,506         285,201           0 - 4         4.8%         6.8%         7.2%           5 - 9         4.9%         6.5%         6.9%           10 - 14         5.4%         6.6%         6.9%           15 - 24         11.0%         12.3%         12.8%           25 - 34         12.4%         16.0%         16.2%           35 - 44         14.7%         14.5%         14.7%           45 - 54         12.9%         12.1%         11.7%           55 - 64         12.2%         11.8%         10.8%           65 - 74         12.4%         8.4%         8.3%           75 - 84         7.4%         3.8%         3.7%           85 +         1.9%         1.1%         1.0%           18 +         81.5%         76.4%         75.2%           2010 Population by Sex         Males         2,465         41,916         125,259           Females         2,516         43,171         128,430           2020 Population by Sex         2,573         44,126         134,521           Females         2,597         45,238         138,278           2025 Population by Sex         2,667   | 18 +                   | 81.2%  | 75.9%   | 75.0%   |
| 0 - 4     4.8%     6.8%     7.2%       5 - 9     4.9%     6.5%     6.9%       10 - 14     5.4%     6.6%     6.9%       15 - 24     11.0%     12.3%     12.8%       25 - 34     12.4%     16.0%     16.2%       35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,573     44,126     134,521       Females     2,573     44,126     134,521       Females     2,573     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  | 2025 Population by Age |        |         |         |
| 5 - 9     4.9%     6.5%     6.9%       10 - 14     5.4%     6.6%     6.9%       15 - 24     11.0%     12.3%     12.8%       25 - 34     12.4%     16.0%     16.2%       35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,573     45,238     138,278       2025 Population by Sex       Males     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  |                        | 5,342  | 92,506  | 285,201 |
| 10 - 14  | 0 - 4                  | 4.8%   | 6.8%    | 7.2%    |
| 15 - 24     11.0%     12.3%     12.8%       25 - 34     12.4%     16.0%     16.2%       35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  | 5 - 9                  |        | 6.5%    | 6.9%    |
| 25 - 34     12.4%     16.0%     16.2%       35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex     Wales     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,573     44,126     134,521       Females     2,573     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   |                        | 5.4%   | 6.6%    | 6.9%    |
| 35 - 44     14.7%     14.5%     14.7%       45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  |                        | 11.0%  | 12.3%   | 12.8%   |
| 45 - 54     12.9%     12.1%     11.7%       55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,573     44,126     134,521       Females     2,573     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   |                        | 12.4%  | 16.0%   | 16.2%   |
| 55 - 64     12.2%     11.8%     10.8%       65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       Zo10 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       Z020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  |                        |        |         |         |
| 65 - 74     12.4%     8.4%     8.3%       75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  | 45 - 54                | 12.9%  | 12.1%   | 11.7%   |
| 75 - 84     7.4%     3.8%     3.7%       85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  | 55 - 64                | 12.2%  | 11.8%   | 10.8%   |
| 85 +     1.9%     1.1%     1.0%       18 +     81.5%     76.4%     75.2%       2010 Population by Sex     Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   |                        |        | 8.4%    |         |
| 18 +     81.5%     76.4%     75.2%       2010 Population by Sex     Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex     Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   | 75 - 84                | 7.4%   | 3.8%    | 3.7%    |
| 2010 Population by Sex       Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex     Value       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  |                        |        |         |         |
| Males     2,465     41,916     125,259       Females     2,516     43,171     128,430       2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   |                        | 81.5%  | 76.4%   | 75.2%   |
| Females         2,516         43,171         128,430           2020 Population by Sex         8           Males         2,573         44,126         134,521           Females         2,597         45,238         138,278           2025 Population by Sex         Males         2,667         45,667         140,420  | 2010 Population by Sex |        |         |         |
| 2020 Population by Sex       Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420   | Males                  | 2,465  | 41,916  | 125,259 |
| Males     2,573     44,126     134,521       Females     2,597     45,238     138,278       2025 Population by Sex       Males     2,667     45,667     140,420  | Females                | 2,516  | 43,171  | 128,430 |
| Females         2,597         45,238         138,278           2025 Population by Sex         Males         2,667         45,667         140,420   | 2020 Population by Sex |        |         |         |
| 2025 Population by Sex       Males     2,667     45,667     140,420  |                        | ,      |         |         |
| Males 2,667 45,667 140,420   |                        | 2,597  | 45,238  | 138,278 |
| ,  | 2025 Population by Sex |        |         |         |
| Females 2,675 46,840 144,781   |                        |        |         |         |
|  | Females                | 2,675  | 46,840  | 144,781 |

|  | 1 mile         | 3 miles         | 5 miles          |
|--|----------------|-----------------|------------------|
| 2010 Population by Race/Ethnicity Total            | 4.001          | 05.005          | 252.600          |
| White Alone  | 4,981<br>76.5% | 85,085<br>60.1% | 253,689<br>58.4% |
| Black Alone  | 76.5%<br>8.2%  | 11.7%           | 13.2%            |
| American Indian Alone                              | 0.5%           | 0.7%            | 0.7%             |
| Asian Alone  | 8.9%           | 13.1%           | 11.1%            |
| Pacific Islander Alone                             | 0.0%           | 0.1%            | 0.1%             |
| Some Other Race Alone                              | 3.5%           | 11.2%           | 13.2%            |
| Two or More Races                                  | 2.4%           | 3.2%            | 3.4%             |
| Hispanic Origin                                    | 14.5%          | 31.8%           | 37.4%            |
| Diversity Index                                    | 54.8           | 77.8            | 80.3             |
| 2020 Population by Race/Ethnicity                  |                |                 |                  |
| Total  | 5,170          | 89,364          | 272,798          |
| White Alone  | 71.2%          | 54.0%           | 53.2%            |
| Black Alone  | 9.3%           | 12.7%           | 14.1%            |
| American Indian Alone                              | 0.5%           | 0.6%            | 0.6%             |
| Asian Alone  | 11.3%          | 15.4%           | 12.9%            |
| Pacific Islander Alone                             | 0.0%           | 0.1%            | 0.1%             |
| Some Other Race Alone                              | 4.4%           | 13.3%           | 15.1%            |
| Two or More Races                                  | 3.2%           | 3.9%            | 4.0%             |
| Hispanic Origin                                    | 18.5%          | 37.0%           | 42.4%            |
| Diversity Index                                    | 63.1           | 82.3            | 83.7             |
| 2025 Population by Race/Ethnicity                  |                |                 |                  |
| Total  | 5,343          | 92,507          | 285,201          |
| White Alone  | 68.6%          | 51.7%           | 51.3%            |
| Black Alone  | 9.6%           | 13.0%           | 14.3%            |
| American Indian Alone                              | 0.5%           | 0.6%            | 0.6%             |
| Asian Alone  | 12.8%          | 16.5%           | 13.7%            |
| Pacific Islander Alone                             | 0.0%           | 0.0%            | 0.1%             |
| Some Other Race Alone                              | 4.8%           | 13.9%           | 15.7%            |
| Two or More Races                                  | 3.6%           | 4.2%            | 4.3%             |
| Hispanic Origin                                    | 20.7%          | 39.5%           | 44.8%            |
| Diversity Index                                    | 66.7           | 83.7            | 84.7             |
| 2010 Population by Relationship and Household Type | 4.004          | 05.007          | 252.600          |
| Total  | 4,981          | 85,087          | 253,689          |
| In Households                                      | 99.9%          | 99.3%           | 99.6%            |
| In Family Households                               | 84.0%          | 86.1%           | 87.4%            |
| Householder  | 28.5%          | 25.5%           | 25.2%            |
| Spouse   | 23.5%<br>27.1% | 19.4%           | 18.4%            |
| Child<br>Other relative                            | 3.6%           | 33.8%<br>5.5%   | 35.3%<br>6.2%    |
| Nonrelative  | 1.3%           | 2.0%            | 2.4%             |
| In Nonfamily Households                            | 15.9%          | 13.2%           | 12.2%            |
| •  | 0.1%           | 0.7%            | 0.4%             |
| In Group Quarters Institutionalized Population     | 0.1%           | 0.7%            | 0.4%             |
| Noninstitutionalized Population                    | 0.0%           | 0.6%            | 0.3%             |
| Noninstitutionalized Population                    | 0.1%           | 0.0%            | 0.1%             |

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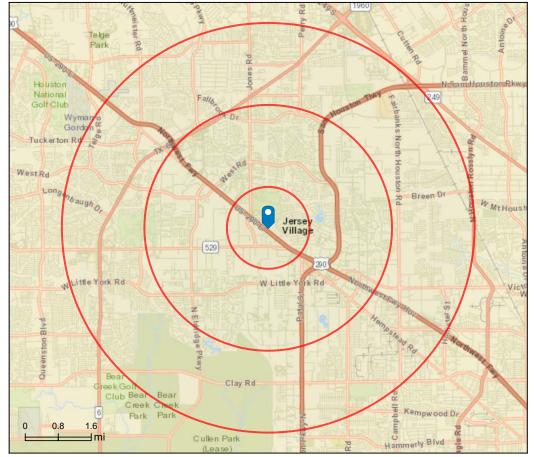
|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2020 Population 25+ by Educational Attainment |        |         |         |
| Total   | 3,821  | 59,763  | 178,991 |
| Less than 9th Grade                           | 2.7%   | 5.8%    | 7.7%    |
| 9th - 12th Grade, No Diploma                  | 2.7%   | 5.5%    | 7.3%    |
| High School Graduate                          | 13.4%  | 20.7%   | 21.6%   |
| GED/Alternative Credential                    | 1.8%   | 3.4%    | 3.5%    |
| Some College, No Degree                       | 21.7%  | 20.3%   | 22.0%   |
| Associate Degree                              | 7.1%   | 7.1%    | 6.9%    |
| Bachelor's Degree                             | 33.6%  | 24.4%   | 21.3%   |
| Graduate/Professional Degree                  | 16.9%  | 12.7%   | 9.7%    |
| 2020 Population 15+ by Marital Status         |        |         |         |
| Total   | 4,369  | 71,250  | 215,248 |
| Never Married                                 | 29.2%  | 33.7%   | 36.1%   |
| Married                                       | 55.7%  | 51.8%   | 49.8%   |
| Widowed                                       | 4.9%   | 4.1%    | 4.2%    |
| Divorced                                      | 10.2%  | 10.4%   | 10.0%   |
| 2020 Civilian Population 16+ in Labor Force   |        |         |         |
| Civilian Population 16+                       | 2,960  | 49,611  | 150,053 |
| Population 16+ Employed                       | 92.9%  | 92.5%   | 91.7%   |
| Population 16+ Unemployment rate              | 7.1%   | 7.5%    | 8.3%    |
| Population 16-24 Employed                     | 8.8%   | 10.6%   | 11.3%   |
| Population 16-24 Unemployment rate            | 11.4%  | 11.5%   | 14.7%   |
| Population 25-54 Employed                     | 59.3%  | 66.3%   | 67.0%   |
| Population 25-54 Unemployment rate            | 6.8%   | 7.2%    | 7.4%    |
| Population 55-64 Employed                     | 19.9%  | 17.2%   | 16.1%   |
| Population 55-64 Unemployment rate            | 6.8%   | 6.3%    | 7.3%    |
| Population 65+ Employed                       | 12.0%  | 5.9%    | 5.6%    |
| Population 65+ Unemployment rate              | 5.4%   | 7.0%    | 7.6%    |
| 2020 Employed Population 16+ by Industry      |        |         |         |
| Total   | 2,750  | 45,889  | 137,624 |
| Agriculture/Mining                            | 4.6%   | 4.1%    | 3.5%    |
| Construction                                  | 7.5%   | 8.0%    | 9.0%    |
| Manufacturing                                 | 10.0%  | 13.2%   | 12.4%   |
| Wholesale Trade                               | 3.0%   | 4.4%    | 4.5%    |
| Retail Trade                                  | 6.9%   | 8.8%    | 10.1%   |
| Transportation/Utilities                      | 6.0%   | 5.3%    | 6.3%    |
| Information                                   | 0.3%   | 1.1%    | 1.1%    |
| Finance/Insurance/Real Estate                 | 13.5%  | 8.5%    | 6.9%    |
| Services                                      | 45.4%  | 44.5%   | 44.2%   |
| Public Administration                         | 2.8%   | 2.1%    | 2.0%    |
| 2020 Employed Population 16+ by Occupation    |        |         |         |
| Total   | 2,749  | 45,890  | 137,624 |
| White Collar                                  | 77.2%  | 66.8%   | 61.7%   |
| Management/Business/Financial                 | 22.9%  | 18.7%   | 16.2%   |
| Professional                                  | 29.0%  | 23.3%   | 20.3%   |
| Sales   | 14.4%  | 11.0%   | 11.2%   |
| Administrative Support                        | 10.8%  | 13.7%   | 14.0%   |
| Services                                      | 10.8%  | 13.3%   | 15.0%   |
| Blue Collar                                   | 12.0%  | 19.9%   | 23.3%   |
| Farming/Forestry/Fishing                      | 0.0%   | 0.0%    | 0.1%    |
| Construction/Extraction                       | 4.9%   | 5.3%    | 6.0%    |
| Installation/Maintenance/Repair               | 1.9%   | 2.8%    | 3.4%    |
| Production                                    | 1.5%   | 6.5%    | 7.0%    |

|   | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| 2010 Households by Type                       |        |         |         |
| Total   | 2,031  | 30,912  | 88,993  |
| Households with 1 Person                      | 26.9%  | 24.6%   | 22.8%   |
| Households with 2+ People                     | 73.1%  | 75.4%   | 77.2%   |
| Family Households                             | 67.9%  | 70.1%   | 71.8%   |
| Husband-wife Families                         | 55.8%  | 53.3%   | 52.4%   |
| With Related Children                         | 20.2%  | 28.3%   | 28.5%   |
| Other Family (No Spouse Present)              | 12.1%  | 16.8%   | 19.4%   |
| Other Family with Male Householder            | 3.5%   | 4.7%    | 5.6%    |
| With Related Children                         | 2.0%   | 2.8%    | 3.3%    |
| Other Family with Female Householder          | 8.5%   | 12.1%   | 13.9%   |
| With Related Children                         | 5.6%   | 8.5%    | 9.7%    |
| Nonfamily Households                          | 5.2%   | 5.3%    | 5.3%    |
| All Households with Children                  | 27.9%  | 39.9%   | 42.0%   |
| Multigenerational Households                  | 3.2%   | 5.2%    | 6.1%    |
| Unmarried Partner Households                  | 4.4%   | 5.6%    | 6.2%    |
| Male-female                                   | 3.8%   | 4.8%    | 5.4%    |
| Same-sex                                      | 0.6%   | 0.7%    | 0.8%    |
| 2010 Households by Size                       |        |         |         |
| Total   | 2,030  | 30,912  | 88,993  |
| 1 Person Household                            | 26.9%  | 24.6%   | 22.8%   |
| 2 Person Household                            | 36.8%  | 29.0%   | 28.2%   |
| 3 Person Household                            | 17.8%  | 17.5%   | 17.8%   |
| 4 Person Household                            | 12.0%  | 15.9%   | 16.0%   |
| 5 Person Household                            | 4.4%   | 7.5%    | 8.5%    |
| 6 Person Household                            | 1.4%   | 3.2%    | 3.8%    |
| 7 + Person Household                          | 0.7%   | 2.3%    | 2.9%    |
| 2010 Households by Tenure and Mortgage Status |        |         |         |
| Total   | 2,031  | 30,912  | 88,994  |
| Owner Occupied                                | 64.6%  | 61.1%   | 61.9%   |
| Owned with a Mortgage/Loan                    | 41.7%  | 46.7%   | 48.2%   |
| Owned Free and Clear                          | 22.9%  | 14.4%   | 13.7%   |
| Renter Occupied                               | 35.4%  | 38.9%   | 38.1%   |
| 2020 Affordability, Mortgage and Wealth       |        |         |         |
| Housing Affordability Index                   | 159    | 149     | 162     |
| Percent of Income for Mortgage                | 13.0%  | 13.0%   | 12.0%   |
| Wealth Index                                  | 201    | 113     | 93      |
| 2010 Housing Units By Urban/ Rural Status     |        |         |         |
| Total Housing Units                           | 2,127  | 32,993  | 95,439  |
| Housing Units Inside Urbanized Area           | 100.0% | 100.0%  | 100.0%  |
| Housing Units Inside Urbanized Cluster        | 0.0%   | 0.0%    | 0.0%    |
| Rural Housing Units                           | 0.0%   | 0.0%    | 0.0%    |
| 2010 Population By Urban/ Rural Status        |        |         |         |
| Total Population                              | 4,981  | 85,087  | 253,689 |
| Population Inside Urbanized Area              | 100.0% | 100.0%  | 100.0%  |
| Population Inside Urbanized Cluster           | 0.0%   | 0.0%    | 0.0%    |
| Rural Population                              | 0.0%   | 0.0%    | 0.0%    |
|   |        |         | 21070   |

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|  |                                 | 1 mile         | 3 miles               | 5 miles                |
|--|---------------------------------|----------------|-----------------------|------------------------|
| Top 3 Tapestry Segments                        |                                 |                |                       |                        |
| 1.   | Savvy Suburbanites (1D)         | Enterprising P | rofessionals Up and   | Coming Families (7A)   |
| 2.   | Young and Restless (11B)        | Bright Young P |                       | me Improvement (4B)    |
| 3.   | Enterprising Professionals (2D) | Home Improv    | vement (4B) Bright Yo | ung Professionals (8C) |
| 2020 Consumer Spending                         |                                 |                |                       |                        |
| Apparel & Services: Total \$                   | \$6,3                           | 334,576        | \$78,644,191          | \$209,051,057          |
| Average Spent                                  | \$3                             | ,046.93        | \$2,448.53            | \$2,209.59             |
| Spending Potential Index                       |                                 | 142            | 114                   | 103                    |
| Education: Total \$                            | \$5,                            | 720,582        | \$62,876,148          | \$162,180,294          |
| Average Spent                                  | \$2                             | ,751.60        | \$1,957.60            | \$1,714.18             |
| Spending Potential Index                       |                                 | 154            | 109                   | 96                     |
| Entertainment/Recreation: Total \$             | \$9,7                           | 298,295        | \$112,722,874         | \$297,688,917          |
| Average Spent                                  | \$4                             | ,472.48        | \$3,509.54            | \$3,146.45             |
| Spending Potential Index                       |                                 | 138            | 108                   | 97                     |
| Food at Home: Total \$                         | \$15,                           | 137,281        | \$187,900,990         | \$502,025,686          |
| Average Spent                                  | \$7                             | ,281.04        | \$5,850.15            | \$5,306.21             |
| Spending Potential Index                       |                                 | 136            | 110                   | 99                     |
| Food Away from Home: Total \$                  | \$10,                           | 988,598        | \$137,702,085         | \$366,053,328          |
| Average Spent                                  | \$5                             | ,285.52        | \$4,287.25            | \$3,869.04             |
| Spending Potential Index                       |                                 | 140            | 114                   | 103                    |
| Health Care: Total \$                          | \$16,                           | 054,851        | \$196,864,315         | \$522,838,772          |
| Average Spent                                  | \$7                             | ,722.39        | \$6,129.22            | \$5,526.19             |
| Spending Potential Index                       |                                 | 134            | 107                   | 96                     |
| HH Furnishings & Equipment: Total \$           | \$6,                            | 409,620        | \$78,814,103          | \$209,098,516          |
| Average Spent                                  | \$3                             | ,083.03        | \$2,453.82            | \$2,210.09             |
| Spending Potential Index                       |                                 | 141            | 112                   | 101                    |
| Personal Care Products & Services: Total \$    |                                 | 701,036        | \$33,622,982          | \$88,909,604           |
| Average Spent                                  | \$1                             | ,299.20        | \$1,046.83            | \$939.74               |
| Spending Potential Index                       |                                 | 141            | 114                   | 102                    |
| Shelter: Total \$                              | \$57,                           | 067,740        | \$696,331,477         | \$1,847,215,817        |
| Average Spent                                  | \$27                            | ,449.61        | \$21,679.74           | \$19,524.32            |
| Spending Potential Index                       |                                 | 142            | 112                   | 101                    |
| Support Payments/Cash Contributions/Gifts in k | (ind: Total \$ \$6,             | 595,095        | \$82,360,132          | \$218,625,267          |
| Average Spent                                  | \$3                             | ,172.24        | \$2,564.22            | \$2,310.78             |
| Spending Potential Index                       |                                 | 135            | 109                   | 99                     |
| Travel: Total \$                               | \$7,                            | 166,905        | \$85,319,171          | \$223,183,033          |
| Average Spent                                  | \$3                             | ,447.28        | \$2,656.35            | \$2,358.95             |
| Spending Potential Index                       |                                 | 143            | 110                   | 98                     |
| Vehicle Maintenance & Repairs: Total \$        |                                 | 322,855        | \$40,811,462          | \$108,737,694          |
| Average Spent                                  | \$1                             | ,598.29        | \$1,270.63            | \$1,149.31             |
| Spending Potential Index                       |                                 | 138            | 110                   | 99                     |







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### **Information About Brokerage Services**

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.                   | Email | Phone |
|---|-------------------------------|-------|-------|
| Designated Broker of Firm   | License No.                   | Email | Phone |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.                   | Email | Phone |
| Sales Agent/Associate's Name  | License No.                   | Email | Phone |
| Buyer/Ter   | nant/Seller/Landlord Initials | Date  |       |