

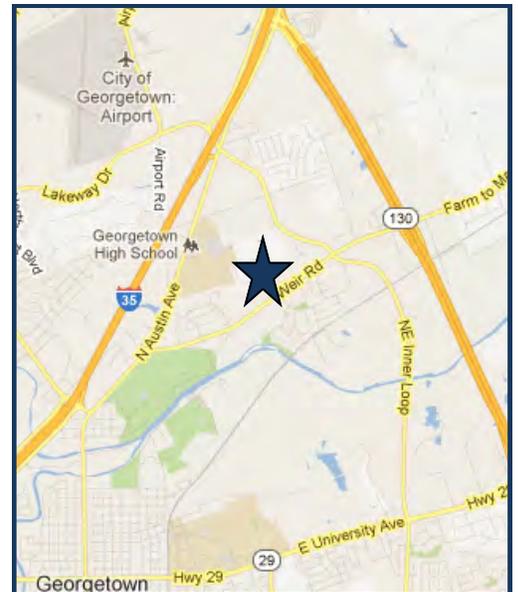
FOR SALE

27.98 ACRES



650 FM 971, Georgetown, Texas 78626

- 27.98 acres with approximately 1,800 ft of San Gabriel River frontage
 - Approximately 1/3 of the river frontage is high bluff
 - The remaining 2/3 of the river is at river bank level
 - Ideal for a park-like amenity adjacent to the City of Georgetown park
- Property includes a 1,786 SF single-family home built in the 1800's and remodeled in 1950
- Located at the southeast corner of FM 971 and East Morrow Street
- 1.8 miles driving distance from the Georgetown Square!
- Utilities: City of Georgetown, 12" water line traverses the property
- Zoning: AG (Agriculture)
- Specific Use: Will require rezoning for commercial or multi-family use
- Sales Price: \$2,750,000.00



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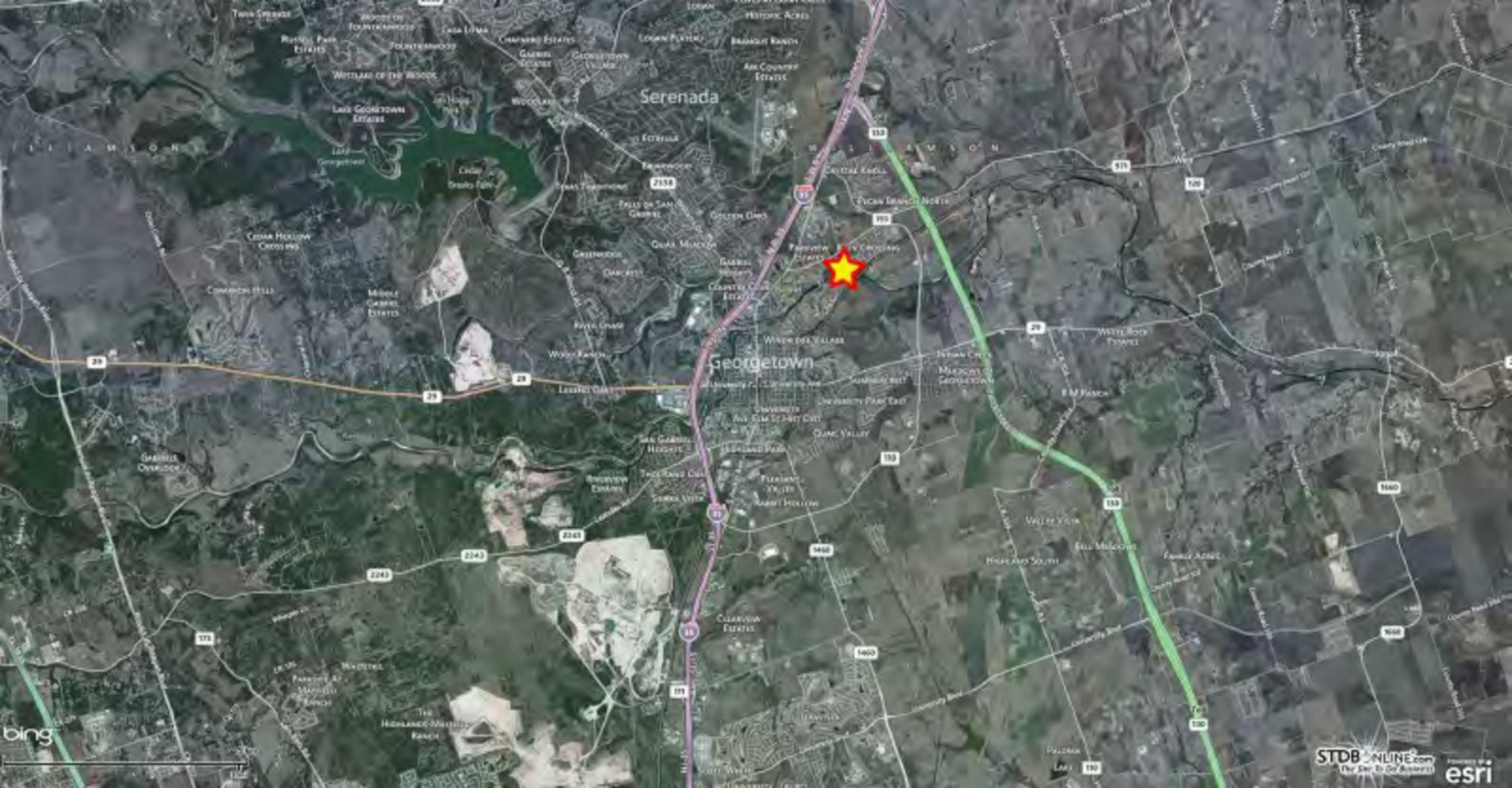


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Community Summary

Prepared by Charles Harvey

650 FM 971
Murray Tract
Ring: 1 mile radius

Latitude: 30.655723
Longitude: -97.66113

Summary	2000	2010	2015
Population	2,738	3,782	4,433
Households	1,001	1,385	1,629
Families	698	947	1,102
Average Household Size	2.49	2.58	2.60
Owner Occupied HUs	552	764	903
Renter Occupied HUs	449	621	726
Median Age	30.0	30.1	30.6
Total Housing Units	1,057	1,444	1,714
Vacant Housing Units	56	59	85
Average Home Value	\$115,271	\$188,859	\$240,202

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	96	9.6%	100	7.2%	93	5.7%
\$15,000 - \$24,999	133	13.2%	60	4.3%	59	3.6%
\$25,000 - \$34,999	76	7.6%	125	9.0%	110	6.7%
\$35,000 - \$49,999	202	20.1%	166	12.0%	136	8.3%
\$50,000 - \$74,999	256	25.5%	336	24.3%	461	28.3%
\$75,000 - \$99,999	123	12.2%	210	15.2%	180	11.0%
\$100,000 - \$149,999	108	10.7%	276	19.9%	437	26.8%
\$150,000 - \$199,000	5	0.5%	79	5.7%	107	6.6%
\$200,000+	6	0.6%	32	2.3%	47	2.9%
Median Household Income	\$49,572		\$67,141		\$71,601	
Average Household Income	\$55,904		\$80,011		\$88,063	
Per Capita Income	\$20,446		\$28,993		\$31,887	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	234	8.5%	342	9.0%	406	9.2%
5 - 14	393	14.4%	537	14.2%	659	14.9%
15 - 19	219	8.0%	274	7.2%	303	6.8%
20 - 24	259	9.5%	347	9.2%	376	8.5%
25 - 34	547	20.0%	698	18.5%	851	19.2%
35 - 44	399	14.6%	545	14.4%	613	13.8%
45 - 54	278	10.2%	418	11.1%	487	11.0%
55 - 64	157	5.7%	292	7.7%	352	7.9%
65 - 74	101	3.7%	152	4.0%	203	4.6%
75 - 84	94	3.4%	105	2.8%	116	2.6%
85+	56	2.0%	71	1.9%	71	1.6%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,280	83.3%	2,897	76.6%	3,416	77.0%
Black Alone	115	4.2%	202	5.3%	235	5.3%
American Indian Alone	17	0.6%	32	0.8%	35	0.8%
Asian Alone	21	0.8%	44	1.2%	50	1.1%
Pacific Islander Alone	2	0.1%	3	0.1%	3	0.1%
Some Other Race Alone	239	8.7%	482	12.7%	554	12.5%
Two or More Races	63	2.3%	123	3.3%	141	3.2%
Hispanic Origin (Any Race)	532	19.4%	1,051	27.8%	1,281	28.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

Prepared by Charles Harvey

650 FM 971
Murray Tract
Ring: 3 miles radius

Latitude: 30.655723
Longitude: -97.66113

Summary	2000	2010	2015
Population	22,718	30,236	35,628
Households	7,580	10,098	11,987
Families	5,659	7,254	8,493
Average Household Size	2.72	2.78	2.79
Owner Occupied HUs	4,986	6,314	7,512
Renter Occupied HUs	2,593	3,784	4,475
Median Age	32.8	33.2	33.5
Total Housing Units	7,926	10,583	12,653
Vacant Housing Units	347	485	666
Average Home Value	\$131,289	\$207,705	\$259,473

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	844	11.0%	900	8.9%	874	7.3%
\$15,000 - \$24,999	782	10.2%	572	5.7%	578	4.8%
\$25,000 - \$34,999	772	10.1%	885	8.8%	809	6.8%
\$35,000 - \$49,999	1,347	17.6%	1,365	13.5%	1,146	9.6%
\$50,000 - \$74,999	1,741	22.7%	2,096	20.8%	2,957	24.7%
\$75,000 - \$99,999	1,129	14.7%	1,540	15.2%	1,357	11.3%
\$100,000 - \$149,999	744	9.7%	1,868	18.5%	3,030	25.3%
\$150,000 - \$199,000	168	2.2%	464	4.6%	650	5.4%
\$200,000+	145	1.9%	410	4.1%	583	4.9%
Median Household Income	\$51,020		\$65,344		\$70,687	
Average Household Income	\$62,003		\$80,273		\$89,114	
Per Capita Income	\$21,557		\$27,803		\$30,934	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,621	7.1%	2,306	7.6%	2,752	7.7%
5 - 14	3,328	14.6%	4,088	13.5%	4,974	14.0%
15 - 19	2,084	9.2%	2,501	8.3%	2,671	7.5%
20 - 24	1,893	8.3%	2,510	8.3%	2,824	7.9%
25 - 34	3,207	14.1%	4,483	14.8%	5,424	15.2%
35 - 44	3,422	15.1%	3,862	12.8%	4,480	12.6%
45 - 54	2,681	11.8%	3,940	13.0%	4,304	12.1%
55 - 64	1,677	7.4%	2,881	9.5%	3,635	10.2%
65 - 74	1,279	5.6%	1,712	5.7%	2,381	6.7%
75 - 84	1,009	4.4%	1,213	4.0%	1,384	3.9%
85+	517	2.3%	743	2.5%	800	2.2%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,802	82.8%	23,226	76.8%	27,577	77.4%
Black Alone	865	3.8%	1,499	5.0%	1,762	4.9%
American Indian Alone	109	0.5%	187	0.6%	205	0.6%
Asian Alone	144	0.6%	308	1.0%	363	1.0%
Pacific Islander Alone	16	0.1%	20	0.1%	21	0.1%
Some Other Race Alone	2,298	10.1%	4,102	13.6%	4,673	13.1%
Two or More Races	483	2.1%	893	3.0%	1,027	2.9%
Hispanic Origin (Any Race)	4,938	21.7%	8,625	28.5%	10,410	29.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

Prepared by Charles Harvey

650 FM 971
Murray Tract
Ring: 5 miles radius

Latitude: 30.655723
Longitude: -97.66113

Summary	2000	2010	2015
Population	35,273	50,979	62,345
Households	12,429	17,867	22,022
Families	9,625	13,477	16,453
Average Household Size	2.66	2.73	2.73
Owner Occupied HUs	9,203	12,928	16,025
Renter Occupied HUs	3,226	4,939	5,997
Median Age	36.1	39.3	39.8
Total Housing Units	12,986	18,669	23,148
Vacant Housing Units	557	802	1,126
Average Home Value	\$155,436	\$257,904	\$317,628

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,114	8.9%	1,225	6.9%	1,181	5.4%
\$15,000 - \$24,999	1,064	8.5%	829	4.6%	829	3.8%
\$25,000 - \$34,999	1,149	9.2%	1,261	7.1%	1,154	5.2%
\$35,000 - \$49,999	1,983	15.9%	2,043	11.4%	1,704	7.7%
\$50,000 - \$74,999	2,819	22.6%	3,595	20.1%	5,107	23.2%
\$75,000 - \$99,999	1,978	15.9%	2,738	15.3%	2,418	11.0%
\$100,000 - \$149,999	1,706	13.7%	4,044	22.6%	6,615	30.0%
\$150,000 - \$199,000	360	2.9%	1,236	6.9%	1,739	7.9%
\$200,000+	301	2.4%	895	5.0%	1,277	5.8%
Median Household Income	\$57,232		\$74,833		\$84,190	
Average Household Income	\$68,508		\$90,658		\$99,906	
Per Capita Income	\$24,676		\$32,917		\$36,498	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,361	6.7%	3,379	6.6%	4,069	6.5%
5 - 14	5,037	14.3%	6,437	12.6%	7,903	12.7%
15 - 19	2,921	8.3%	3,641	7.1%	4,039	6.5%
20 - 24	2,304	6.5%	3,229	6.3%	3,743	6.0%
25 - 34	4,436	12.6%	6,311	12.4%	7,782	12.5%
35 - 44	5,317	15.1%	6,127	12.0%	7,172	11.5%
45 - 54	4,576	13.0%	7,177	14.1%	7,964	12.8%
55 - 64	3,309	9.4%	6,312	12.4%	8,306	13.3%
65 - 74	2,709	7.7%	4,415	8.7%	6,466	10.4%
75 - 84	1,689	4.8%	2,771	5.4%	3,481	5.6%
85+	614	1.7%	1,177	2.3%	1,421	2.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,453	86.3%	41,938	82.3%	51,717	83.0%
Black Alone	1,060	3.0%	1,887	3.7%	2,273	3.6%
American Indian Alone	150	0.4%	266	0.5%	296	0.5%
Asian Alone	240	0.7%	572	1.1%	712	1.1%
Pacific Islander Alone	20	0.1%	26	0.1%	27	0.0%
Some Other Race Alone	2,726	7.7%	5,048	9.9%	5,847	9.4%
Two or More Races	624	1.8%	1,242	2.4%	1,472	2.4%
Hispanic Origin (Any Race)	6,053	17.2%	11,131	21.8%	13,777	22.1%

Data Note: Income is expressed in current dollars.

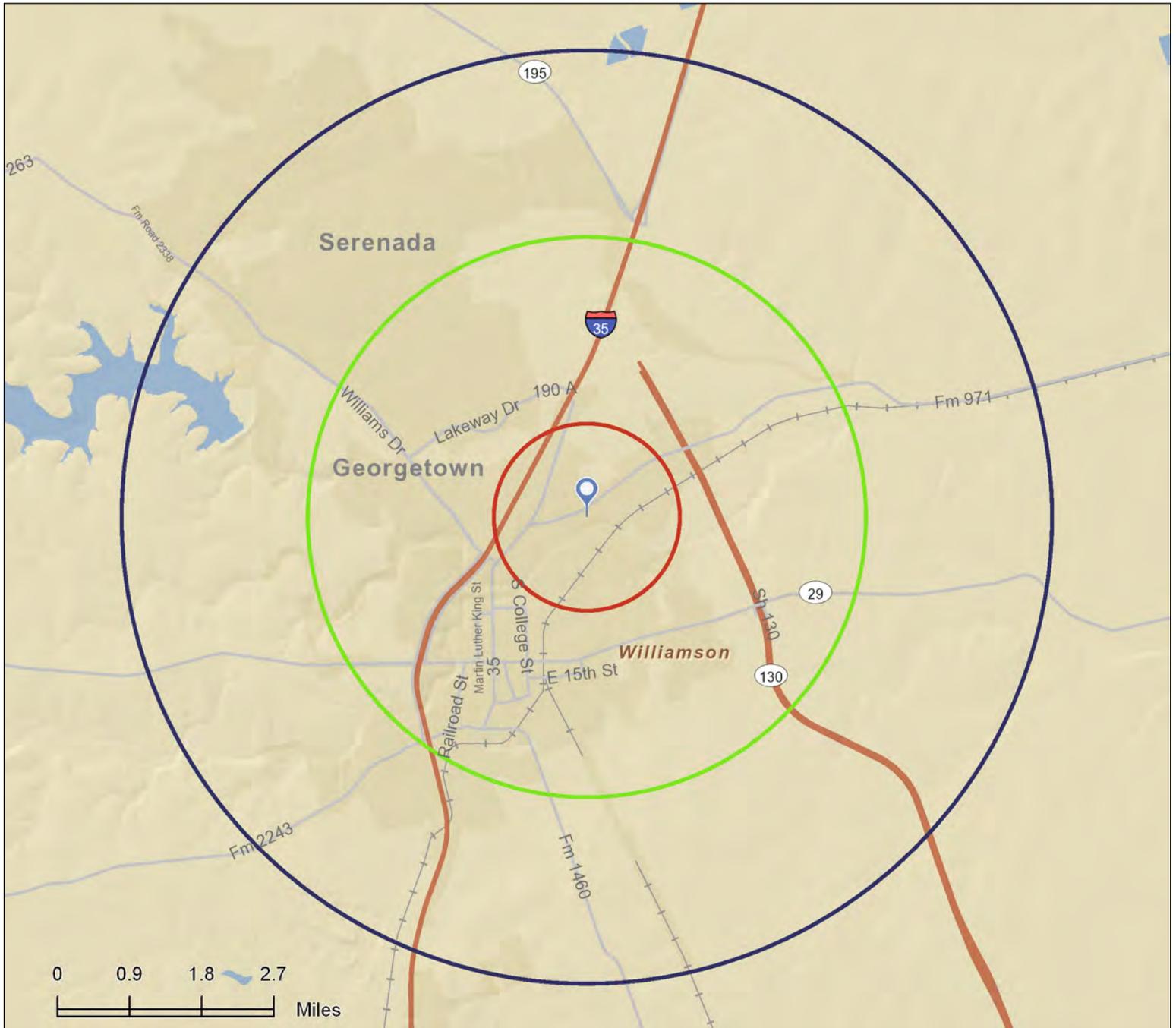
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Site Details Map

650 FM 971
Murray Tract
Ring: 1, 3, 5 Miles

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113



This site is located in:

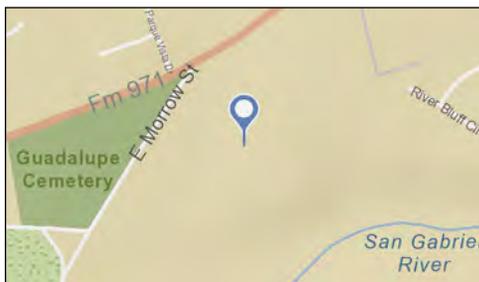
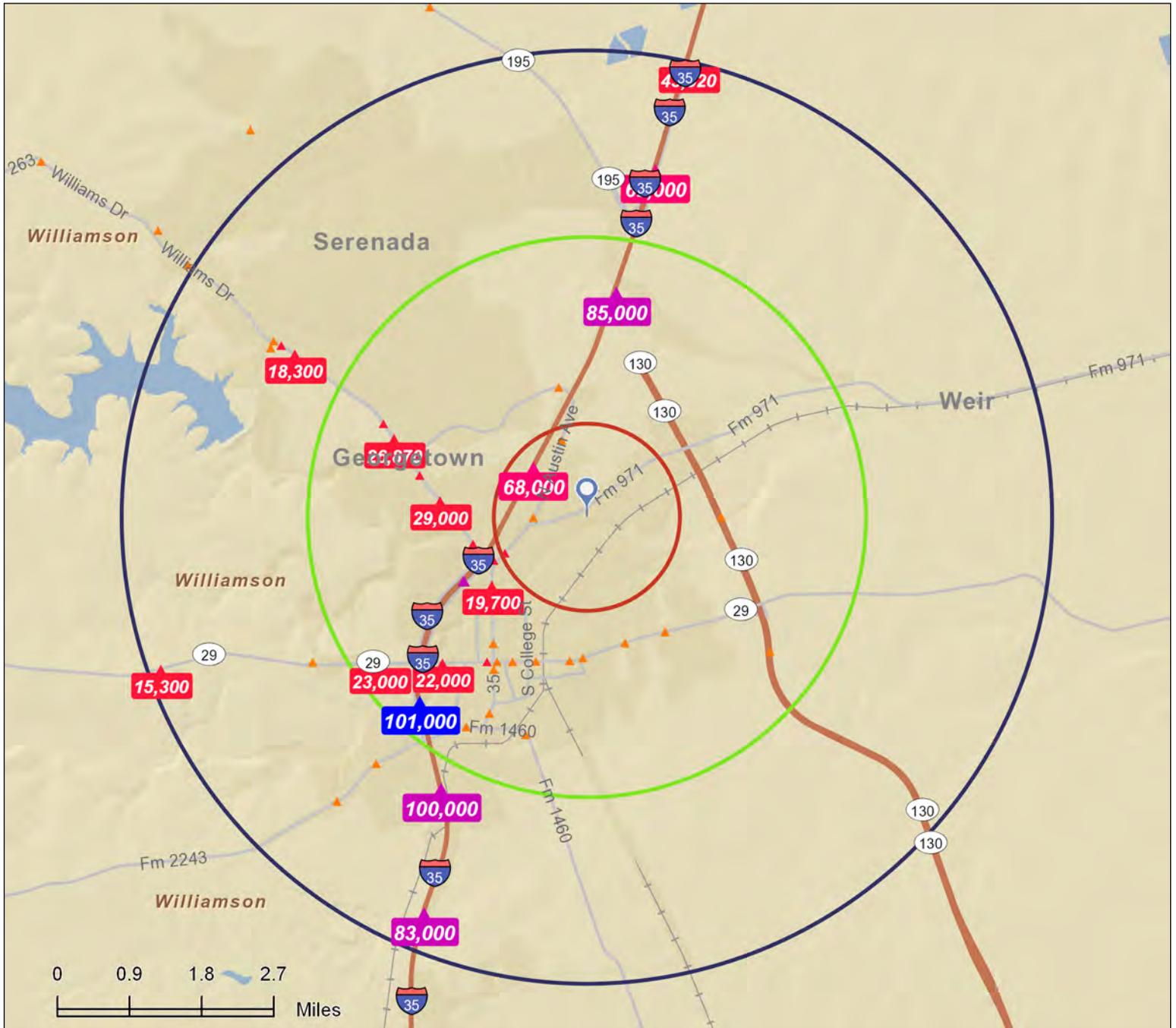
City:	Georgetown city	County:	Williamson County
State:	Texas	Census Tract:	48491020801
ZIP Code:	78626	Census Block:	484910208011
CBSA:	Austin-Round Rock-San Marcos, TX Metropolitan Statistical Area (12420)		



Traffic Count Map

650 FM 971
 Murray Tract
 Ring: 1, 3, 5 Miles

Prepared by Charles Harvey
 Latitude: 30.655723
 Longitude: -97.66113



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

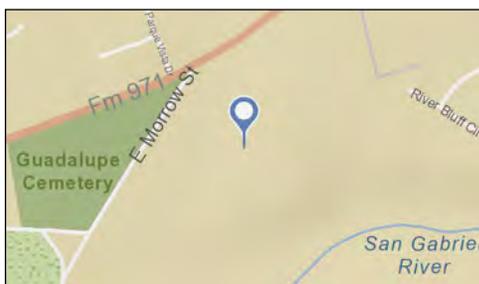
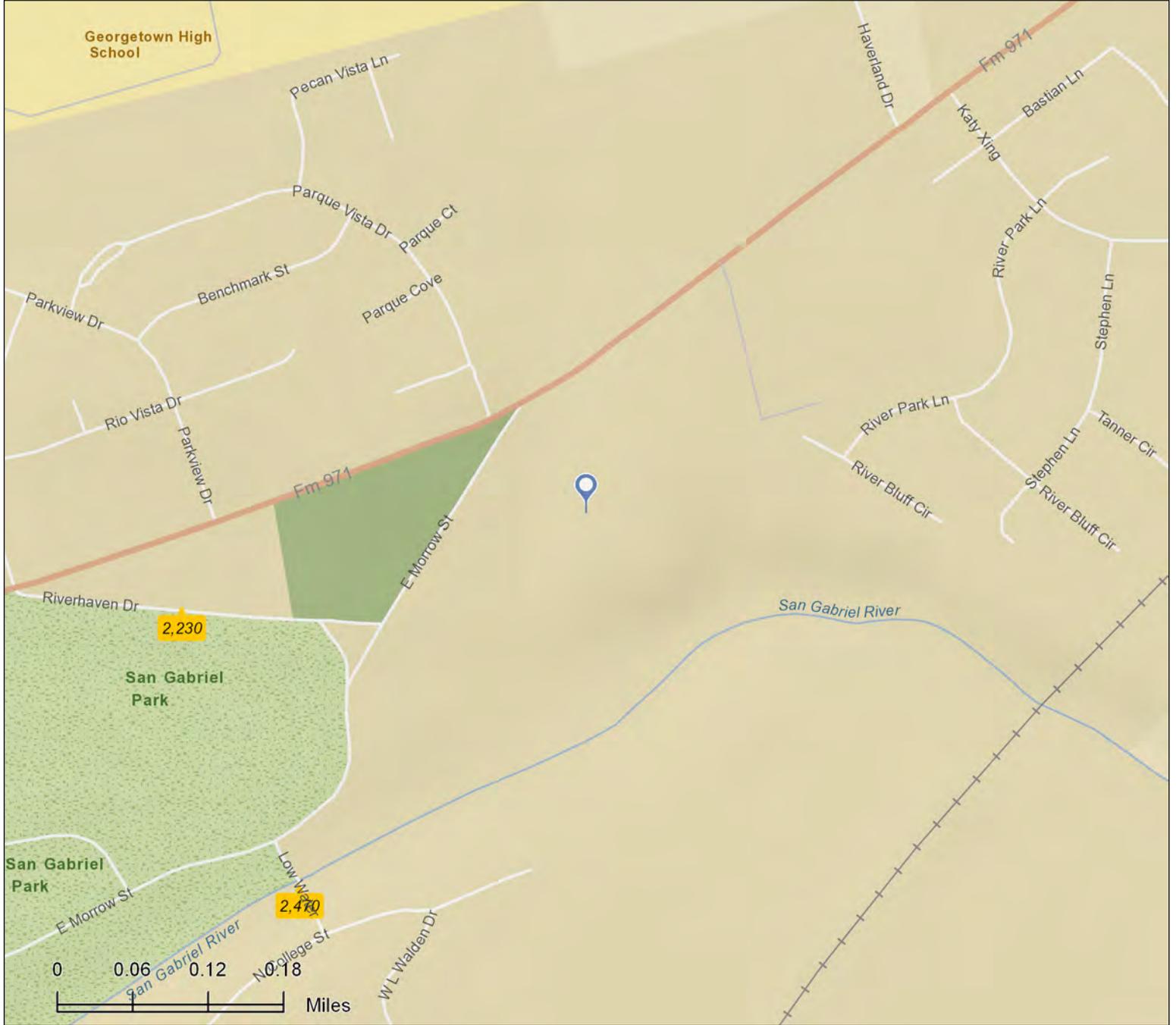




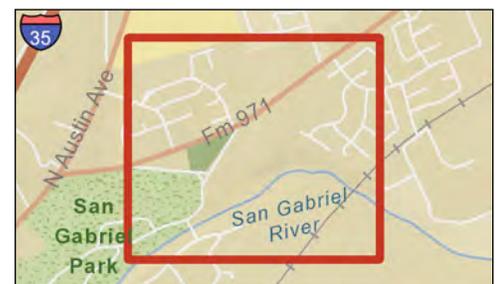
Traffic Count Map - Close Up

650 FM 971
Murray Tract
Ring: 1, 3, 5 Miles

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Age 50+ Profile

650 FM 971
Murray Tract
Ring: 1 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

Demographic Summary	Census 2010	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Total Population	2,970	3,010	3,192	182	1.18%
Population 50+	804	844	957	113	2.54%
Median Age	33.8	33.9	34.5	0.6	0.35%
Households	1,152	1,157	1,227	70	1.18%
% Householders 55+	31.9%	33.3%	36.6%	3.3	1.91%
Owner/Renter Ratio	0.8	0.8	0.8	0.0	0.00%
Median Home Value	-	\$156,201	\$167,314	\$11,113	1.38%
Average Home Value	-	\$165,259	\$176,533	\$11,274	1.33%
Median Household Income	-	\$55,140	\$60,945	\$5,805	2.02%
Median Household Income for Householder 55+	-	\$40,517	\$51,001	\$10,484	4.71%

Population by Age and Sex						
Male Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	308	100.0%	325	100.0%	373	100.0%
50-54	68	22.1%	69	21.2%	68	18.4%
55-59	62	20.1%	65	20.0%	72	19.2%
60-64	37	12.0%	41	12.6%	47	12.6%
65-69	35	11.4%	38	11.7%	50	13.3%
70-74	30	9.7%	33	10.2%	44	11.8%
75-79	27	8.8%	27	8.3%	34	9.1%
80-84	25	8.1%	26	8.0%	29	7.7%
85+	24	7.8%	26	8.0%	29	7.8%

Female Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	497	100.0%	520	100.0%	585	100.0%
50-54	82	16.5%	83	16.0%	82	14.1%
55-59	84	16.9%	88	16.8%	96	16.4%
60-64	66	13.3%	72	13.8%	83	14.1%
65-69	52	10.5%	58	11.2%	77	13.1%
70-74	36	7.2%	39	7.5%	51	8.7%
75-79	51	10.3%	52	10.0%	62	10.6%
80-84	43	8.7%	43	8.3%	45	7.6%
85+	83	16.7%	85	16.4%	90	15.4%

Total Population	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	804	27.1%	844	28.1%	957	30.0%
50-54	150	5.0%	152	5.1%	151	4.7%
55-59	146	4.9%	152	5.1%	167	5.2%
60-64	103	3.5%	112	3.7%	130	4.1%
65-69	86	2.9%	96	3.2%	126	4.0%
70-74	66	2.2%	72	2.4%	95	3.0%
75-79	78	2.6%	80	2.6%	96	3.0%
80-84	68	2.3%	69	2.3%	73	2.3%
85+	107	3.6%	111	3.7%	119	3.7%
65+	405	13.6%	428	14.2%	509	15.9%
75+	253	8.5%	260	8.6%	288	9.0%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 1 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

2012 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	157	100%	107	100%	120	100%	384	100%
<\$15,000	13	8.3%	16	15.0%	35	29.2%	64	16.7%
\$15,000-\$24,999	19	12.1%	22	20.6%	32	26.7%	73	19.0%
\$25,000-\$34,999	11	7.0%	10	9.3%	7	5.8%	28	7.3%
\$35,000-\$49,999	20	12.7%	14	13.1%	24	20.0%	58	15.1%
\$50,000-\$74,999	35	22.3%	26	24.3%	19	15.8%	80	20.8%
\$75,000-\$99,999	19	12.1%	13	12.1%	0	0.0%	32	8.3%
\$100,000-\$149,999	34	21.7%	5	4.7%	3	2.5%	42	10.9%
\$150,000-\$199,999	2	1.3%	0	0.0%	0	0.0%	2	0.5%
\$200,000+	3	1.9%	0	0.0%	0	0.0%	3	0.8%
Median HH Income	\$58,153		\$39,320		\$21,861		\$40,517	
Average HH Income	\$70,718		\$46,684		\$31,321		\$51,682	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	173	100%	140	100%	136	100%	449	100%
<\$15,000	11	6.4%	18	12.9%	37	27.2%	66	14.7%
\$15,000-\$24,999	12	6.9%	21	15.0%	28	20.6%	61	13.6%
\$25,000-\$34,999	11	6.4%	11	7.9%	7	5.1%	29	6.5%
\$35,000-\$49,999	20	11.6%	13	9.3%	28	20.6%	61	13.6%
\$50,000-\$74,999	44	25.4%	44	31.4%	31	22.8%	119	26.5%
\$75,000-\$99,999	24	13.9%	23	16.4%	1	0.7%	48	10.7%
\$100,000-\$149,999	46	26.6%	10	7.1%	5	3.7%	61	13.6%
\$150,000-\$199,999	2	1.2%	0	0.0%	0	0.0%	2	0.4%
\$200,000+	3	1.7%	0	0.0%	0	0.0%	3	0.7%
Median HH Income	\$66,168		\$52,333		\$29,453		\$51,001	
Average HH Income	\$79,188		\$54,050		\$35,249		\$58,047	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 1 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

2012 Population 50+ by Race	Number	Percent	% Pop
Total	840	100.0%	27.9%
White Alone	794	94.5%	30.7%
Black Alone	18	2.1%	14.5%
American Indian Alone	2	0.2%	7.7%
Asian Alone	2	0.2%	7.4%
Pacific Islander Alone	0	0.0%	0.0%
Some Other Race Alone	16	1.9%	12.1%
Two or More Races	8	1.0%	7.0%
Hispanic Origin (Any Race)	91	10.8%	13.9%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	367	100.0%	31.9%
Family Households	183	49.9%	15.9%
Householder Age 55-64	88	24.0%	7.6%
Householder Age 65-74	49	13.4%	4.3%
Householder Age 75-84	37	10.1%	3.2%
Householder Age 85+	9	2.5%	0.8%
Nonfamily Households	184	50.1%	16.0%
Householder Age 55-64	63	17.2%	5.5%
Householder Age 65-74	49	13.4%	4.3%
Householder Age 75-84	40	10.9%	3.5%
Householder Age 85+	32	8.7%	2.8%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	365	100.0%	31.7%
Owner Occupied Housing Units	216	59.2%	18.8%
Householder Age 55-64	90	24.7%	7.8%
Householder Age 65-74	66	18.1%	5.7%
Householder Age 75-84	46	12.6%	4.0%
Householder Age 85+	14	3.8%	1.2%
Renter Occupied Housing Units	149	40.8%	12.9%
Householder Age 55-64	60	16.4%	5.2%
Householder Age 65-74	32	8.8%	2.8%
Householder Age 75-84	31	8.5%	2.7%
Householder Age 85+	26	7.1%	2.3%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 3 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

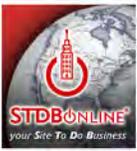
Demographic Summary	Census 2010	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Total Population	30,829	32,301	36,453	4,153	2.45%
Population 50+	8,758	9,511	11,420	1,909	3.73%
Median Age	33.9	34.2	35.0	0.8	0.46%
Households	10,626	11,088	12,651	1,563	2.67%
% Householders 55+	38.0%	39.4%	42.5%	3.1	1.53%
Owner/Renter Ratio	1.6	1.6	1.7	0.1	1.22%
Median Home Value	-	\$163,483	\$175,737	\$12,254	1.46%
Average Home Value	-	\$177,485	\$190,163	\$12,678	1.39%
Median Household Income	-	\$55,452	\$62,596	\$7,144	2.45%
Median Household Income for Householder 55+	-	\$44,037	\$53,872	\$9,835	4.11%

Population by Age and Sex						
Male Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,873	100.0%	4,228	100.0%	5,107	100.0%
50-54	931	24.0%	977	23.1%	1,020	20.0%
55-59	746	19.3%	813	19.2%	952	18.6%
60-64	655	16.9%	728	17.2%	879	17.2%
65-69	483	12.5%	550	13.0%	753	14.7%
70-74	377	9.7%	425	10.1%	601	11.8%
75-79	295	7.6%	318	7.5%	410	8.0%
80-84	192	5.0%	202	4.8%	233	4.6%
85+	194	5.0%	215	5.1%	259	5.1%

Female Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,885	100.0%	5,285	100.0%	6,313	100.0%
50-54	992	20.3%	1,041	19.7%	1,088	17.2%
55-59	863	17.7%	934	17.7%	1,083	17.2%
60-64	760	15.6%	846	16.0%	1,023	16.2%
65-69	611	12.5%	696	13.2%	967	15.3%
70-74	455	9.3%	504	9.5%	692	11.0%
75-79	404	8.3%	429	8.1%	539	8.5%
80-84	323	6.6%	330	6.2%	362	5.7%
85+	477	9.8%	506	9.6%	558	8.8%

Total Population	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	8,758	28.4%	9,511	29.4%	11,420	31.3%
50-54	1,923	6.2%	2,017	6.2%	2,109	5.8%
55-59	1,609	5.2%	1,747	5.4%	2,035	5.6%
60-64	1,414	4.6%	1,573	4.9%	1,902	5.2%
65-69	1,094	3.5%	1,246	3.9%	1,720	4.7%
70-74	832	2.7%	929	2.9%	1,293	3.5%
75-79	699	2.3%	747	2.3%	949	2.6%
80-84	515	1.7%	531	1.6%	594	1.6%
85+	672	2.2%	721	2.2%	818	2.2%
65+	3,812	12.4%	4,174	12.9%	5,374	14.7%
75+	1,886	6.1%	1,999	6.2%	2,361	6.5%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 3 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

2012 Households by Income and Age of Householder 55+

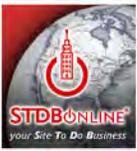
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,894	100%	1,316	100%	1,154	100%	4,364	100%
<\$15,000	225	11.9%	228	17.3%	347	30.1%	800	18.3%
\$15,000-\$24,999	138	7.3%	166	12.6%	214	18.5%	518	11.9%
\$25,000-\$34,999	130	6.9%	107	8.1%	175	15.2%	412	9.4%
\$35,000-\$49,999	254	13.4%	203	15.4%	210	18.2%	667	15.3%
\$50,000-\$74,999	371	19.6%	276	21.0%	143	12.4%	790	18.1%
\$75,000-\$99,999	277	14.6%	166	12.6%	21	1.8%	464	10.6%
\$100,000-\$149,999	315	16.6%	110	8.4%	29	2.5%	454	10.4%
\$150,000-\$199,999	106	5.6%	38	2.9%	8	0.7%	152	3.5%
\$200,000+	77	4.1%	22	1.7%	7	0.6%	106	2.4%
Median HH Income	\$60,963		\$45,686		\$25,667		\$44,037	
Average HH Income	\$78,159		\$57,629		\$33,755		\$60,226	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,222	100%	1,795	100%	1,362	100%	5,379	100%
<\$15,000	217	9.8%	273	15.2%	386	28.3%	876	16.3%
\$15,000-\$24,999	90	4.1%	160	8.9%	202	14.8%	452	8.4%
\$25,000-\$34,999	101	4.5%	110	6.1%	168	12.3%	379	7.0%
\$35,000-\$49,999	237	10.7%	220	12.3%	245	18.0%	702	13.1%
\$50,000-\$74,999	517	23.3%	469	26.1%	252	18.5%	1,238	23.0%
\$75,000-\$99,999	402	18.1%	294	16.4%	39	2.9%	735	13.7%
\$100,000-\$149,999	426	19.2%	182	10.1%	47	3.5%	655	12.2%
\$150,000-\$199,999	139	6.3%	56	3.1%	12	0.9%	207	3.8%
\$200,000+	93	4.2%	31	1.7%	11	0.8%	135	2.5%
Median HH Income	\$71,488		\$54,897		\$29,812		\$53,872	
Average HH Income	\$88,629		\$65,262		\$39,415		\$68,368	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
 Murray Tract
 Ring: 3 mile radius

Prepared by Charles Harvey
 Latitude: 30.655723
 Longitude: -97.66113

2012 Population 50+ by Race	Number	Percent	% Pop
Total	9,511	100.0%	29.4%
White Alone	8,563	90.0%	32.8%
Black Alone	354	3.7%	20.3%
American Indian Alone	47	0.5%	18.6%
Asian Alone	65	0.7%	20.6%
Pacific Islander Alone	4	0.0%	25.0%
Some Other Race Alone	381	4.0%	12.9%
Two or More Races	97	1.0%	10.3%
Hispanic Origin (Any Race)	1,405	14.8%	14.6%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	4,035	100.0%	38.0%
Family Households	2,422	60.0%	22.8%
Householder Age 55-64	1,168	28.9%	11.0%
Householder Age 65-74	728	18.0%	6.9%
Householder Age 75-84	408	10.1%	3.8%
Householder Age 85+	118	2.9%	1.1%
Nonfamily Households	1,613	40.0%	15.2%
Householder Age 55-64	580	14.4%	5.5%
Householder Age 65-74	458	11.4%	4.3%
Householder Age 75-84	381	9.4%	3.6%
Householder Age 85+	194	4.8%	1.8%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	4,035	100.0%	38.0%
Owner Occupied Housing Units	2,958	73.3%	27.8%
Householder Age 55-64	1,304	32.3%	12.3%
Householder Age 65-74	906	22.5%	8.5%
Householder Age 75-84	557	13.8%	5.2%
Householder Age 85+	191	4.7%	1.8%
Renter Occupied Housing Units	1,077	26.7%	10.1%
Householder Age 55-64	444	11.0%	4.2%
Householder Age 65-74	280	6.9%	2.6%
Householder Age 75-84	232	5.7%	2.2%
Householder Age 85+	121	3.0%	1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 5 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

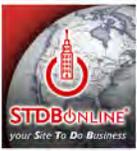
Demographic Summary	Census 2010	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Total Population	49,221	52,083	59,753	7,670	2.79%
Population 50+	16,614	18,193	22,122	3,929	3.99%
Median Age	37.9	38.4	39.3	0.9	0.46%
Households	17,744	18,682	21,608	2,926	2.95%
% Householders 55+	44.2%	45.6%	48.9%	3.3	1.41%
Owner/Renter Ratio	2.4	2.3	2.4	0.1	0.85%
Median Home Value	-	\$187,911	\$198,082	\$10,171	1.06%
Average Home Value	-	\$216,261	\$227,323	\$11,062	1.00%
Median Household Income	-	\$62,573	\$70,722	\$8,149	2.48%
Median Household Income for Householder 55+	-	\$55,618	\$64,474	\$8,856	3.00%

Population by Age and Sex						
Male Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	7,568	100.0%	8,327	100.0%	10,193	100.0%
50-54	1,566	20.7%	1,656	19.9%	1,748	17.1%
55-59	1,300	17.2%	1,427	17.1%	1,685	16.5%
60-64	1,275	16.8%	1,428	17.1%	1,740	17.1%
65-69	1,064	14.1%	1,220	14.7%	1,680	16.5%
70-74	888	11.7%	1,001	12.0%	1,396	13.7%
75-79	665	8.8%	717	8.6%	912	9.0%
80-84	458	6.1%	483	5.8%	548	5.4%
85+	352	4.7%	395	4.7%	484	4.7%

Female Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,046	100.0%	9,866	100.0%	11,929	100.0%
50-54	1,657	18.3%	1,749	17.7%	1,844	15.5%
55-59	1,518	16.8%	1,655	16.8%	1,937	16.2%
60-64	1,489	16.5%	1,666	16.9%	2,026	17.0%
65-69	1,281	14.2%	1,465	14.9%	2,024	17.0%
70-74	1,002	11.1%	1,116	11.3%	1,526	12.8%
75-79	803	8.9%	849	8.6%	1,055	8.8%
80-84	592	6.5%	606	6.1%	663	5.6%
85+	704	7.8%	759	7.7%	856	7.2%

Total Population	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	16,614	33.8%	18,193	34.9%	22,122	37.0%
50-54	3,222	6.5%	3,405	6.5%	3,591	6.0%
55-59	2,818	5.7%	3,082	5.9%	3,622	6.1%
60-64	2,765	5.6%	3,095	5.9%	3,766	6.3%
65-69	2,346	4.8%	2,685	5.2%	3,704	6.2%
70-74	1,890	3.8%	2,117	4.1%	2,922	4.9%
75-79	1,468	3.0%	1,566	3.0%	1,968	3.3%
80-84	1,050	2.1%	1,090	2.1%	1,210	2.0%
85+	1,055	2.1%	1,153	2.2%	1,339	2.2%
65+	7,809	15.9%	8,611	16.5%	11,143	18.6%
75+	3,573	7.3%	3,809	7.3%	4,517	7.6%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 5 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

2012 Households by Income and Age of Householder 55+

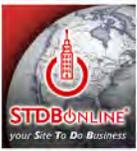
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,362	100%	2,806	100%	2,357	100%	8,525	100%
<\$15,000	317	9.4%	340	12.1%	480	20.4%	1,137	13.3%
\$15,000-\$24,999	199	5.9%	264	9.4%	300	12.7%	763	9.0%
\$25,000-\$34,999	207	6.2%	189	6.7%	333	14.1%	729	8.6%
\$35,000-\$49,999	374	11.1%	364	13.0%	423	17.9%	1,161	13.6%
\$50,000-\$74,999	588	17.5%	574	20.5%	397	16.8%	1,559	18.3%
\$75,000-\$99,999	508	15.1%	416	14.8%	96	4.1%	1,020	12.0%
\$100,000-\$149,999	677	20.1%	369	13.2%	226	9.6%	1,272	14.9%
\$150,000-\$199,999	273	8.1%	160	5.7%	52	2.2%	485	5.7%
\$200,000+	218	6.5%	129	4.6%	50	2.1%	397	4.7%
Median HH Income	\$74,729		\$58,252		\$36,663		\$55,618	
Average HH Income	\$91,830		\$76,583		\$52,385		\$75,904	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,973	100%	3,816	100%	2,780	100%	10,569	100%
<\$15,000	296	7.5%	395	10.4%	529	19.0%	1,220	11.5%
\$15,000-\$24,999	130	3.3%	240	6.3%	277	10.0%	647	6.1%
\$25,000-\$34,999	156	3.9%	181	4.7%	298	10.7%	635	6.0%
\$35,000-\$49,999	339	8.5%	384	10.1%	452	16.3%	1,175	11.1%
\$50,000-\$74,999	815	20.5%	937	24.6%	627	22.6%	2,379	22.5%
\$75,000-\$99,999	724	18.2%	700	18.3%	148	5.3%	1,572	14.9%
\$100,000-\$149,999	890	22.4%	576	15.1%	310	11.2%	1,776	16.8%
\$150,000-\$199,999	346	8.7%	221	5.8%	71	2.6%	638	6.0%
\$200,000+	277	7.0%	183	4.8%	66	2.4%	526	5.0%
Median HH Income	\$81,848		\$66,742		\$43,244		\$64,474	
Average HH Income	\$104,396		\$86,242		\$59,805		\$86,114	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

650 FM 971
Murray Tract
Ring: 5 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
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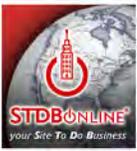
2012 Population 50+ by Race	Number	Percent	% Pop
Total	18,193	100.0%	34.9%
White Alone	16,894	92.9%	38.5%
Black Alone	436	2.4%	20.7%
American Indian Alone	73	0.4%	21.5%
Asian Alone	132	0.7%	22.5%
Pacific Islander Alone	8	0.0%	20.5%
Some Other Race Alone	491	2.7%	12.8%
Two or More Races	159	0.9%	12.0%
Hispanic Origin (Any Race)	1,924	10.6%	14.7%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	7,838	100.0%	44.2%
Family Households	5,168	65.9%	29.1%
Householder Age 55-64	2,218	28.3%	12.5%
Householder Age 65-74	1,736	22.1%	9.8%
Householder Age 75-84	974	12.4%	5.5%
Householder Age 85+	240	3.1%	1.4%
Nonfamily Households	2,670	34.1%	15.0%
Householder Age 55-64	865	11.0%	4.9%
Householder Age 65-74	780	10.0%	4.4%
Householder Age 75-84	672	8.6%	3.8%
Householder Age 85+	353	4.5%	2.0%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	7,839	100.0%	44.2%
Owner Occupied Housing Units	6,401	81.7%	36.1%
Householder Age 55-64	2,525	32.2%	14.2%
Householder Age 65-74	2,162	27.6%	12.2%
Householder Age 75-84	1,335	17.0%	7.5%
Householder Age 85+	379	4.8%	2.1%
Renter Occupied Housing Units	1,438	18.3%	8.1%
Householder Age 55-64	559	7.1%	3.2%
Householder Age 65-74	354	4.5%	2.0%
Householder Age 75-84	311	4.0%	1.8%
Householder Age 85+	214	2.7%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

650 FM 971
Murray Tract
Ring: 1 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

Summary	Census 2010	2012	2017
Population	2,970	3,010	3,192
Households	1,152	1,157	1,227
Families	722	707	754
Average Household Size	2.42	2.44	2.45
Owner Occupied Housing Units	522	510	560
Renter Occupied Housing Units	630	646	667
Median Age	33.8	33.9	34.5
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.18%	1.49%	0.68%
Households	1.18%	1.51%	0.74%
Families	1.30%	1.73%	0.72%
Owner HHs	1.89%	1.82%	0.91%
Median Household Income	2.02%	3.07%	2.55%

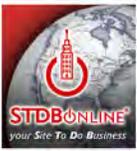
Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	140	12.1%	132	10.8%
\$15,000 - \$24,999	144	12.4%	105	8.6%
\$25,000 - \$34,999	91	7.9%	82	6.7%
\$35,000 - \$49,999	133	11.5%	134	10.9%
\$50,000 - \$74,999	246	21.3%	294	24.0%
\$75,000 - \$99,999	132	11.4%	157	12.8%
\$100,000 - \$149,999	233	20.1%	279	22.7%
\$150,000 - \$199,999	16	1.4%	21	1.7%
\$200,000+	22	1.9%	24	2.0%
Median Household Income	\$55,140		\$60,945	
Average Household Income	\$67,197		\$74,103	
Per Capita Income	\$28,404		\$31,386	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	206	6.9%	210	7.0%	223	7.0%
5 - 9	240	8.1%	239	7.9%	250	7.8%
10 - 14	222	7.5%	221	7.3%	235	7.4%
15 - 19	223	7.5%	217	7.2%	219	6.9%
20 - 24	223	7.5%	231	7.7%	229	7.2%
25 - 34	424	14.3%	435	14.5%	464	14.5%
35 - 44	406	13.7%	397	13.2%	405	12.7%
45 - 54	372	12.5%	366	12.2%	361	11.3%
55 - 64	249	8.4%	264	8.8%	297	9.3%
65 - 74	152	5.1%	168	5.6%	221	6.9%
75 - 84	146	4.9%	149	5.0%	169	5.3%
85+	107	3.6%	111	3.7%	119	3.7%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,580	86.9%	2,583	85.8%	2,651	83.0%
Black Alone	111	3.7%	124	4.1%	171	5.4%
American Indian Alone	23	0.8%	26	0.9%	34	1.1%
Asian Alone	25	0.8%	27	0.9%	35	1.1%
Pacific Islander Alone	3	0.1%	3	0.1%	5	0.2%
Some Other Race Alone	123	4.1%	132	4.4%	160	5.0%
Two or More Races	105	3.5%	114	3.8%	137	4.3%
Hispanic Origin (Any Race)	616	20.7%	655	21.8%	811	25.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

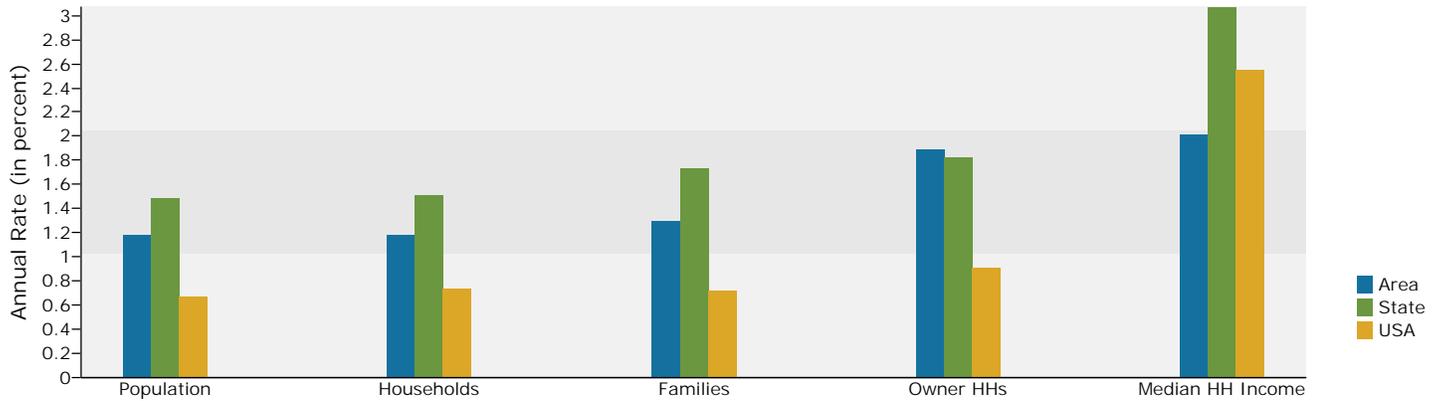


Demographic and Income Profile

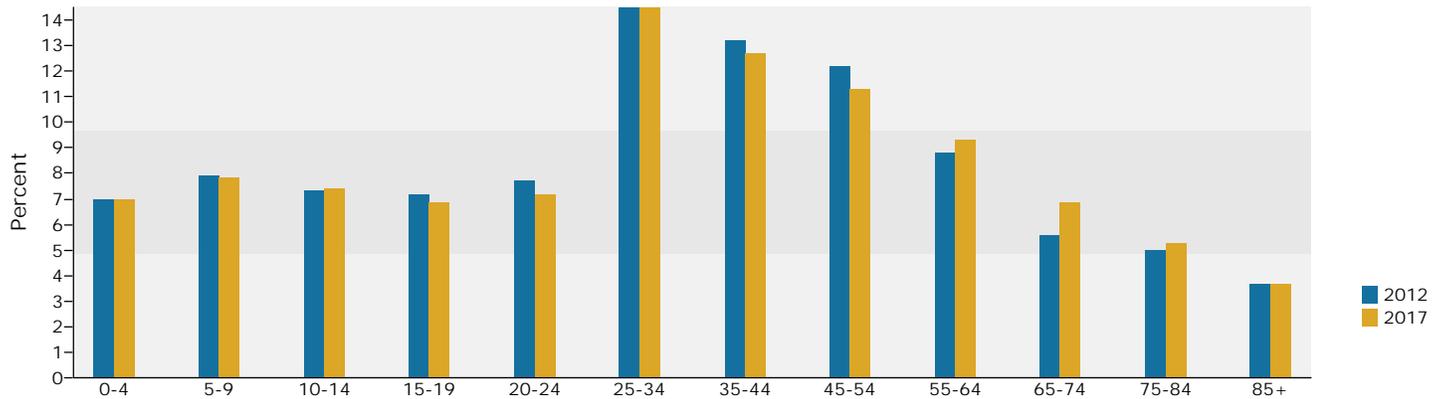
650 FM 971
Murray Tract
Ring: 1 mile radius

Prepared by Charles Harvey
Latitude: 30.655723
Longitude: -97.66113

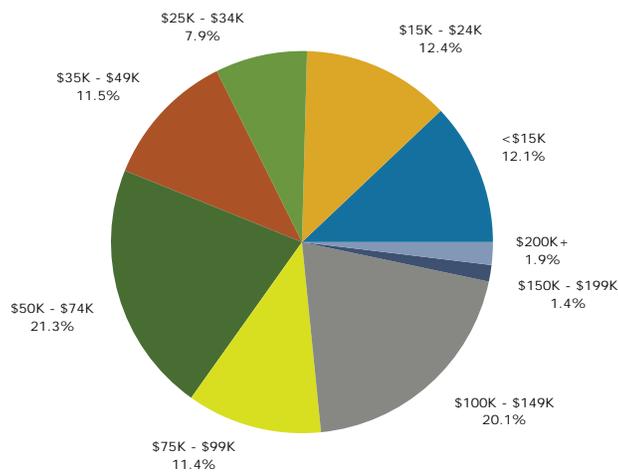
Trends 2012-2017



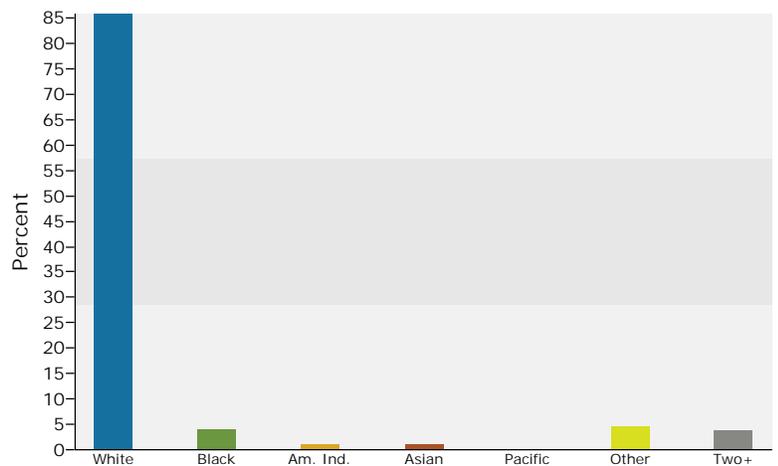
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 21.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

650 FM 971
Murray Tract
Ring: 3 mile radius

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Latitude: 30.655723
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Summary	Census 2010	2012	2017
Population	30,829	32,301	36,453
Households	10,626	11,088	12,651
Families	7,486	7,697	8,879
Average Household Size	2.66	2.69	2.68
Owner Occupied Housing Units	6,586	6,794	7,917
Renter Occupied Housing Units	4,040	4,294	4,733
Median Age	33.9	34.2	35.0
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	2.45%	1.49%	0.68%
Households	2.67%	1.51%	0.74%
Families	2.90%	1.73%	0.72%
Owner HHs	3.11%	1.82%	0.91%
Median Household Income	2.45%	3.07%	2.55%

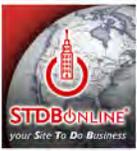
Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	1,422	12.8%	1,433	11.3%
\$15,000 - \$24,999	923	8.3%	713	5.6%
\$25,000 - \$34,999	883	8.0%	707	5.6%
\$35,000 - \$49,999	1,598	14.4%	1,491	11.8%
\$50,000 - \$74,999	2,376	21.4%	3,227	25.5%
\$75,000 - \$99,999	1,491	13.4%	2,070	16.4%
\$100,000 - \$149,999	1,600	14.4%	2,035	16.1%
\$150,000 - \$199,999	450	4.1%	556	4.4%
\$200,000+	345	3.1%	419	3.3%
Median Household Income	\$55,452		\$62,596	
Average Household Income	\$70,912		\$79,257	
Per Capita Income	\$26,968		\$29,912	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,157	7.0%	2,253	7.0%	2,541	7.0%
5 - 9	2,225	7.2%	2,321	7.2%	2,613	7.2%
10 - 14	2,241	7.3%	2,323	7.2%	2,669	7.3%
15 - 19	2,584	8.4%	2,592	8.0%	2,774	7.6%
20 - 24	2,572	8.3%	2,692	8.3%	2,758	7.6%
25 - 34	4,090	13.3%	4,330	13.4%	4,865	13.3%
35 - 44	4,081	13.2%	4,163	12.9%	4,584	12.6%
45 - 54	4,046	13.1%	4,132	12.8%	4,340	11.9%
55 - 64	3,023	9.8%	3,320	10.3%	3,937	10.8%
65 - 74	1,926	6.2%	2,175	6.7%	3,013	8.3%
75 - 84	1,214	3.9%	1,278	4.0%	1,543	4.2%
85+	672	2.2%	721	2.2%	818	2.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,170	81.6%	26,069	80.7%	28,528	78.3%
Black Alone	1,546	5.0%	1,747	5.4%	2,353	6.5%
American Indian Alone	218	0.7%	253	0.8%	345	0.9%
Asian Alone	285	0.9%	315	1.0%	425	1.2%
Pacific Islander Alone	16	0.1%	16	0.0%	20	0.1%
Some Other Race Alone	2,743	8.9%	2,959	9.2%	3,586	9.8%
Two or More Races	851	2.8%	941	2.9%	1,197	3.3%
Hispanic Origin (Any Race)	8,937	29.0%	9,644	29.9%	12,156	33.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

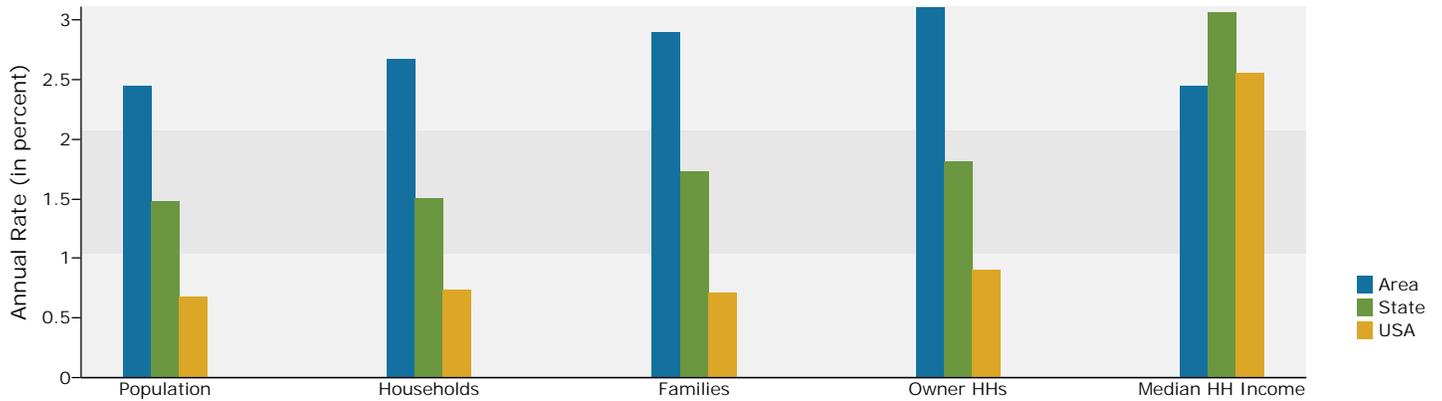


Demographic and Income Profile

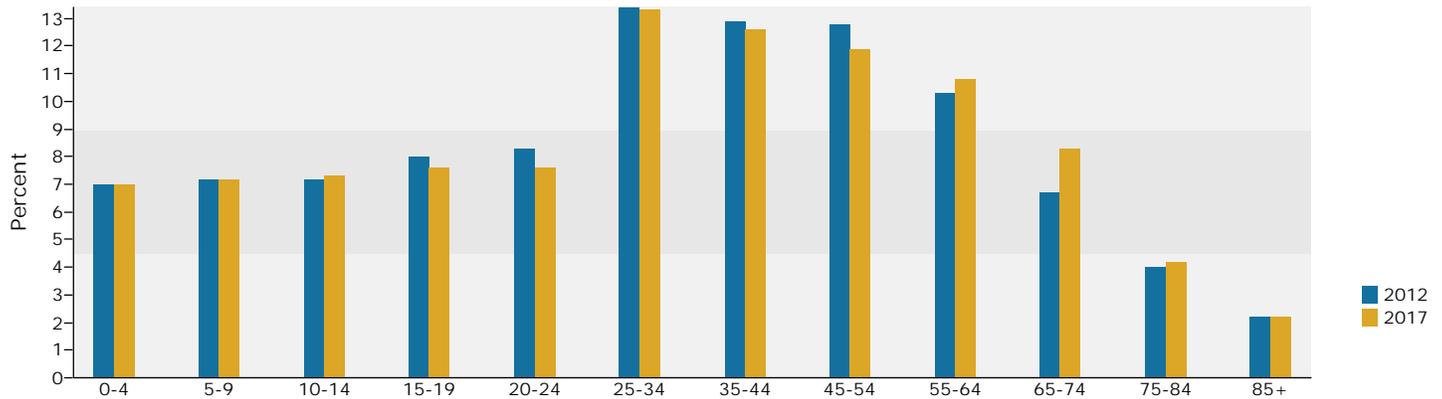
650 FM 971
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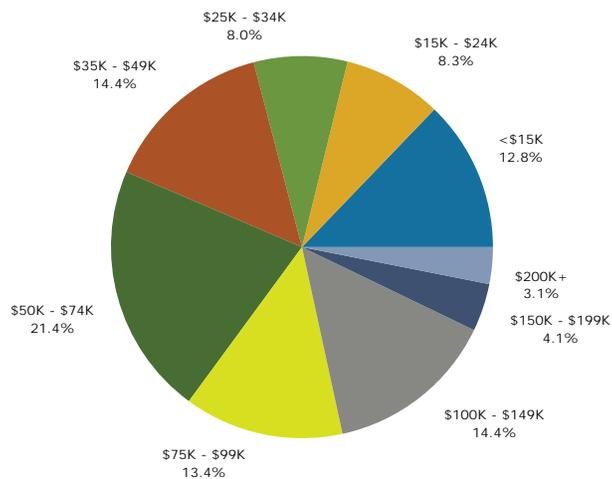
Trends 2012-2017



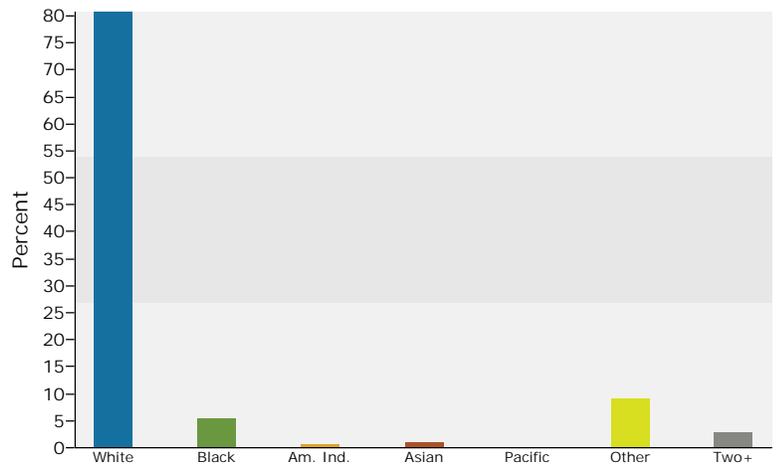
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 29.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

650 FM 971
Murray Tract
Ring: 5 mile radius

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Summary	Census 2010	2012	2017
Population	49,221	52,083	59,753
Households	17,744	18,682	21,608
Families	13,068	13,578	15,866
Average Household Size	2.63	2.65	2.65
Owner Occupied Housing Units	12,461	13,018	15,328
Renter Occupied Housing Units	5,283	5,664	6,280
Median Age	37.9	38.4	39.3
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	2.79%	1.49%	0.68%
Households	2.95%	1.51%	0.74%
Families	3.16%	1.73%	0.72%
Owner HHs	3.32%	1.82%	0.91%
Median Household Income	2.48%	3.07%	2.55%

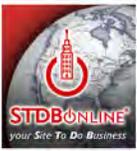
Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	1,954	10.5%	1,947	9.0%
\$15,000 - \$24,999	1,260	6.7%	968	4.5%
\$25,000 - \$34,999	1,389	7.4%	1,084	5.0%
\$35,000 - \$49,999	2,479	13.3%	2,285	10.6%
\$50,000 - \$74,999	3,758	20.1%	5,141	23.8%
\$75,000 - \$99,999	2,686	14.4%	3,711	17.2%
\$100,000 - \$149,999	3,218	17.2%	4,077	18.9%
\$150,000 - \$199,999	1,070	5.7%	1,306	6.0%
\$200,000+	868	4.6%	1,089	5.0%
Median Household Income	\$62,573		\$70,722	
Average Household Income	\$80,888		\$90,708	
Per Capita Income	\$30,697		\$34,325	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,206	6.5%	3,373	6.5%	3,838	6.4%
5 - 9	3,444	7.0%	3,625	7.0%	4,124	6.9%
10 - 14	3,597	7.3%	3,756	7.2%	4,352	7.3%
15 - 19	3,694	7.5%	3,724	7.1%	4,031	6.7%
20 - 24	3,219	6.5%	3,395	6.5%	3,500	5.9%
25 - 34	5,631	11.4%	6,009	11.5%	6,814	11.4%
35 - 44	6,397	13.0%	6,582	12.6%	7,322	12.3%
45 - 54	6,642	13.5%	6,832	13.1%	7,240	12.1%
55 - 64	5,583	11.3%	6,177	11.9%	7,388	12.4%
65 - 74	4,236	8.6%	4,802	9.2%	6,626	11.1%
75 - 84	2,518	5.1%	2,656	5.1%	3,178	5.3%
85+	1,055	2.1%	1,153	2.2%	1,339	2.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,823	85.0%	43,844	84.2%	49,047	82.1%
Black Alone	1,846	3.8%	2,109	4.0%	2,895	4.8%
American Indian Alone	289	0.6%	340	0.7%	473	0.8%
Asian Alone	520	1.1%	587	1.1%	826	1.4%
Pacific Islander Alone	35	0.1%	39	0.1%	53	0.1%
Some Other Race Alone	3,524	7.2%	3,841	7.4%	4,742	7.9%
Two or More Races	1,185	2.4%	1,323	2.5%	1,718	2.9%
Hispanic Origin (Any Race)	12,028	24.4%	13,102	25.2%	16,852	28.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

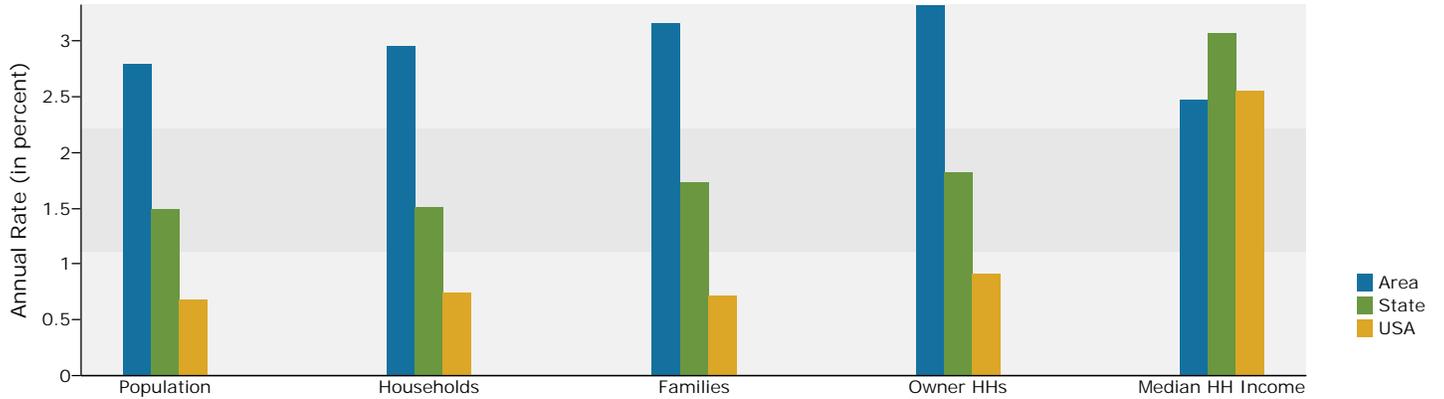


Demographic and Income Profile

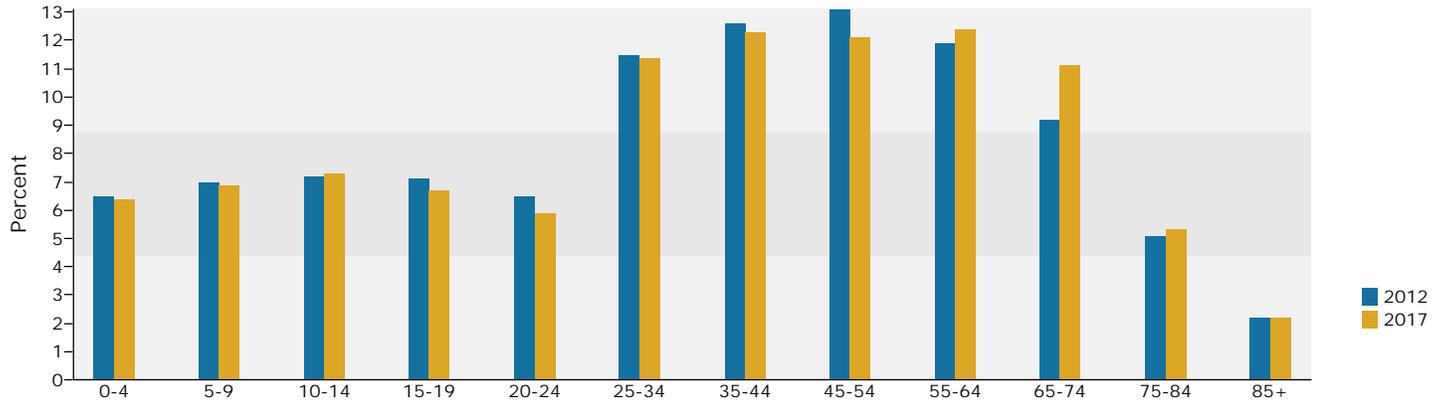
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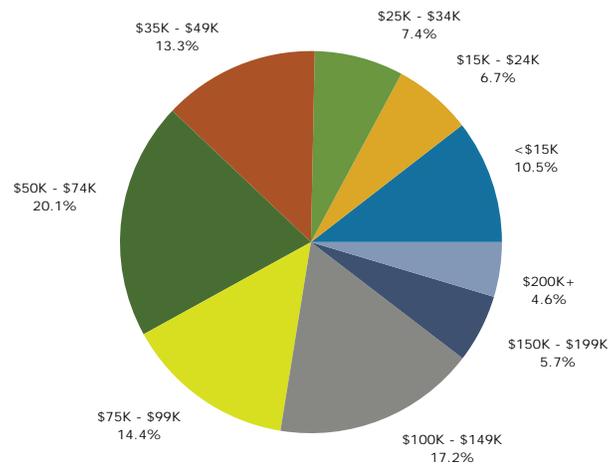
Trends 2012-2017



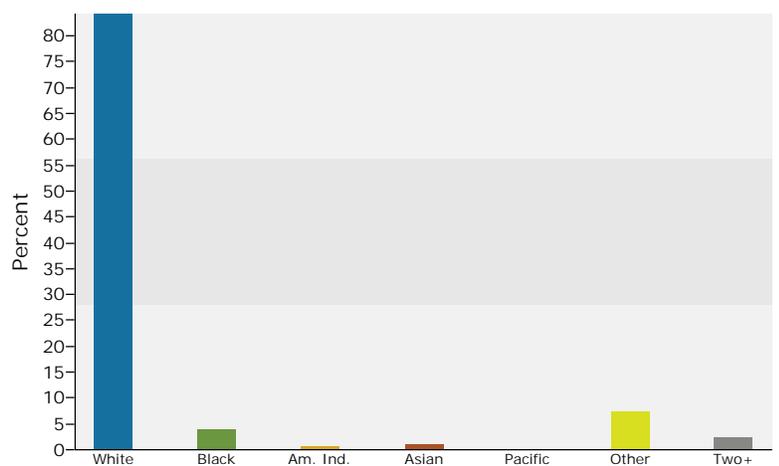
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 25.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Approved by the Texas Real Estate Commission for Voluntary Use *Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the **owner's** agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K