



# Demographic and Income Profile - Appraisal Version

Coldwell Banker Commercial Southwest

Shelby Inn  
5072 Voelkel Ln,  
Fayetteville, TX, 78940

Site Type: Ring

Latitude: 30.020652  
Longitude: -96.59766  
Radius: 1 Miles

| Summary                | 2000 | 2009 | 2014 |
|------------------------|------|------|------|
| Population             | 70   | 87   | 96   |
| Households             | 27   | 33   | 36   |
| Families               | 20   | 24   | 26   |
| Average Household Size | 2.59 | 2.64 | 2.67 |
| Owner Occupied HUs     | 21   | 26   | 29   |
| Renter Occupied HUs    | 6    | 7    | 8    |
| Median Age             | 41.0 | 40.5 | 42.8 |

| Trends: 2009-2014 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | 1.99%  | 1.79% | 0.91%    |
| Households                    | 1.76%  | 1.76% | 0.94%    |
| Families                      | 1.61%  | 1.59% | 0.74%    |
| Owner HHs                     | 2.21%  | 2.41% | 1.19%    |
| Median Household Income       | -0.04% | 0.79% | 0.80%    |

|                          | 2000     |         | 2009     |         | 2014     |         |
|--------------------------|----------|---------|----------|---------|----------|---------|
| Households by Income     | Number   | Percent | Number   | Percent | Number   | Percent |
| < \$15,000               | 4        | 12.5%   | 4        | 12.1%   | 4        | 11.1%   |
| \$15,000 - \$24,999      | 5        | 15.6%   | 4        | 12.1%   | 4        | 11.1%   |
| \$25,000 - \$34,999      | 4        | 12.5%   | 2        | 6.1%    | 3        | 8.3%    |
| \$35,000 - \$49,999      | 4        | 12.5%   | 6        | 18.2%   | 6        | 16.7%   |
| \$50,000 - \$74,999      | 9        | 28.1%   | 8        | 24.2%   | 10       | 27.8%   |
| \$75,000 - \$99,999      | 3        | 9.4%    | 5        | 15.2%   | 5        | 13.9%   |
| \$100,000 - \$149,999    | 3        | 9.4%    | 3        | 9.1%    | 3        | 8.3%    |
| \$150,000 - \$199,000    | 0        | 0.0%    | 1        | 3.0%    | 1        | 2.8%    |
| \$200,000+               | 0        | 0.0%    | 0        | 0.0%    | 0        | 0.0%    |
| Median Household Income  | \$45,000 |         | \$52,222 |         | \$52,129 |         |
| Average Household Income | \$43,509 |         | \$56,072 |         | \$56,319 |         |
| Per Capita Income        | \$19,903 |         | \$21,981 |         | \$21,827 |         |

|                   | 2000   |         | 2009   |         | 2014   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 5      | 7.1%    | 5      | 5.9%    | 5      | 5.4%    |
| 5 - 9             | 6      | 8.6%    | 5      | 5.9%    | 6      | 6.5%    |
| 10 - 14           | 4      | 5.7%    | 7      | 8.2%    | 7      | 7.5%    |
| 15 - 19           | 4      | 5.7%    | 7      | 8.2%    | 7      | 7.5%    |
| 20 - 24           | 3      | 4.3%    | 3      | 3.5%    | 4      | 4.3%    |
| 25 - 34           | 7      | 10.0%   | 9      | 10.6%   | 7      | 7.5%    |
| 35 - 44           | 10     | 14.3%   | 11     | 12.9%   | 14     | 15.1%   |
| 45 - 54           | 10     | 14.3%   | 12     | 14.1%   | 13     | 14.0%   |
| 55 - 64           | 7      | 10.0%   | 12     | 14.1%   | 14     | 15.1%   |
| 65 - 74           | 7      | 10.0%   | 7      | 8.2%    | 10     | 10.8%   |
| 75 - 84           | 5      | 7.1%    | 5      | 5.9%    | 4      | 4.3%    |
| 85+               | 2      | 2.9%    | 2      | 2.4%    | 2      | 2.2%    |

**Data Note:** Income is expressed in current dollars.

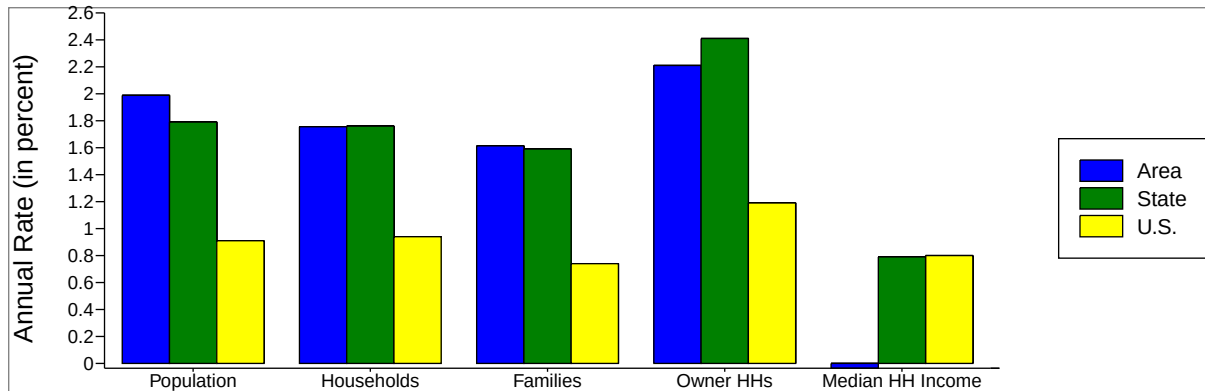
**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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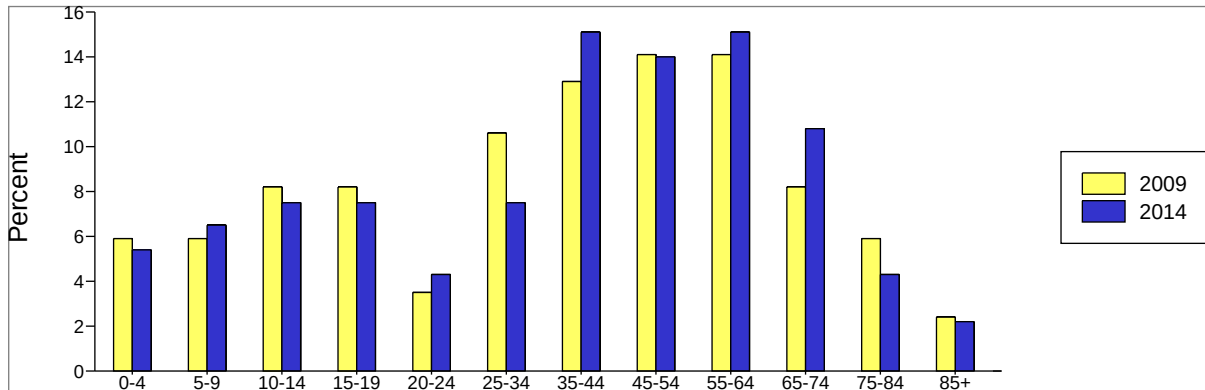
Site Type: Ring

Latitude: 30.020652  
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Radius: 1 Miles

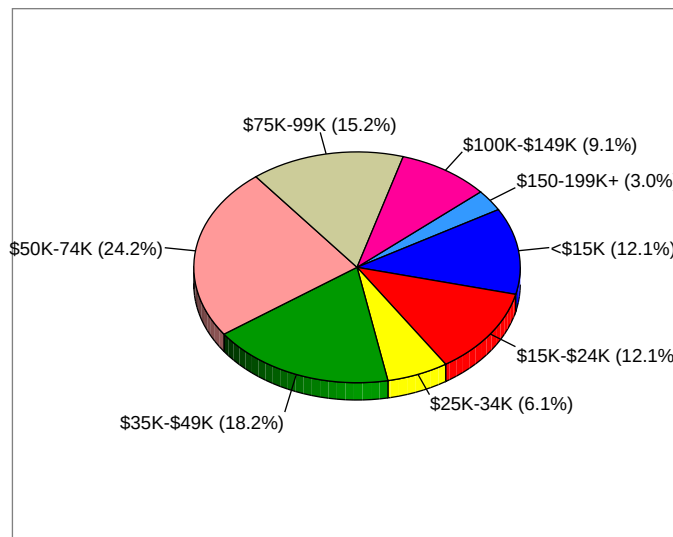
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



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Site Type: Ring

Latitude: 30.020652  
Longitude: -96.59766  
Radius: 3 Miles

| Summary                | 2000 | 2009 | 2014 |
|------------------------|------|------|------|
| Population             | 334  | 400  | 432  |
| Households             | 142  | 168  | 182  |
| Families               | 102  | 120  | 128  |
| Average Household Size | 2.35 | 2.38 | 2.37 |
| Owner Occupied HUs     | 116  | 135  | 147  |
| Renter Occupied HUs    | 26   | 34   | 35   |
| Median Age             | 41.6 | 43.3 | 44.5 |

| Trends: 2009-2014 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 1.55% | 1.79% | 0.91%    |
| Households                    | 1.61% | 1.76% | 0.94%    |
| Families                      | 1.3%  | 1.59% | 0.74%    |
| Owner HHs                     | 1.72% | 2.41% | 1.19%    |
| Median Household Income       | 1.67% | 0.79% | 0.80%    |

|                          | 2000     |         | 2009     |         | 2014     |         |
|--------------------------|----------|---------|----------|---------|----------|---------|
| Households by Income     | Number   | Percent | Number   | Percent | Number   | Percent |
| < \$15,000               | 30       | 19.7%   | 28       | 16.6%   | 27       | 14.8%   |
| \$15,000 - \$24,999      | 23       | 15.1%   | 24       | 14.2%   | 25       | 13.7%   |
| \$25,000 - \$34,999      | 21       | 13.8%   | 17       | 10.1%   | 16       | 8.8%    |
| \$35,000 - \$49,999      | 21       | 13.8%   | 27       | 16.0%   | 34       | 18.7%   |
| \$50,000 - \$74,999      | 34       | 22.4%   | 38       | 22.5%   | 45       | 24.7%   |
| \$75,000 - \$99,999      | 13       | 8.6%    | 20       | 11.8%   | 20       | 11.0%   |
| \$100,000 - \$149,999    | 9        | 5.9%    | 12       | 7.1%    | 12       | 6.6%    |
| \$150,000 - \$199,000    | 1        | 0.7%    | 3        | 1.8%    | 3        | 1.6%    |
| \$200,000+               | 0        | 0.0%    | 0        | 0.0%    | 0        | 0.0%    |
| Median Household Income  | \$36,004 |         | \$42,057 |         | \$45,690 |         |
| Average Household Income | \$42,912 |         | \$50,575 |         | \$50,991 |         |
| Per Capita Income        | \$18,725 |         | \$20,642 |         | \$20,746 |         |

|                   | 2000   |         | 2009   |         | 2014   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 18     | 5.4%    | 22     | 5.5%    | 23     | 5.3%    |
| 5 - 9             | 24     | 7.3%    | 25     | 6.2%    | 26     | 6.0%    |
| 10 - 14           | 19     | 5.7%    | 27     | 6.7%    | 30     | 6.9%    |
| 15 - 19           | 23     | 6.9%    | 27     | 6.7%    | 27     | 6.3%    |
| 20 - 24           | 14     | 4.2%    | 16     | 4.0%    | 19     | 4.4%    |
| 25 - 34           | 35     | 10.6%   | 41     | 10.2%   | 39     | 9.0%    |
| 35 - 44           | 48     | 14.5%   | 51     | 12.7%   | 55     | 12.7%   |
| 45 - 54           | 49     | 14.8%   | 62     | 15.5%   | 61     | 14.1%   |
| 55 - 64           | 38     | 11.5%   | 60     | 15.0%   | 67     | 15.5%   |
| 65 - 74           | 29     | 8.8%    | 36     | 9.0%    | 53     | 12.3%   |
| 75 - 84           | 25     | 7.6%    | 23     | 5.7%    | 22     | 5.1%    |
| 85+               | 9      | 2.7%    | 11     | 2.7%    | 10     | 2.3%    |

**Data Note:** Income is expressed in current dollars.

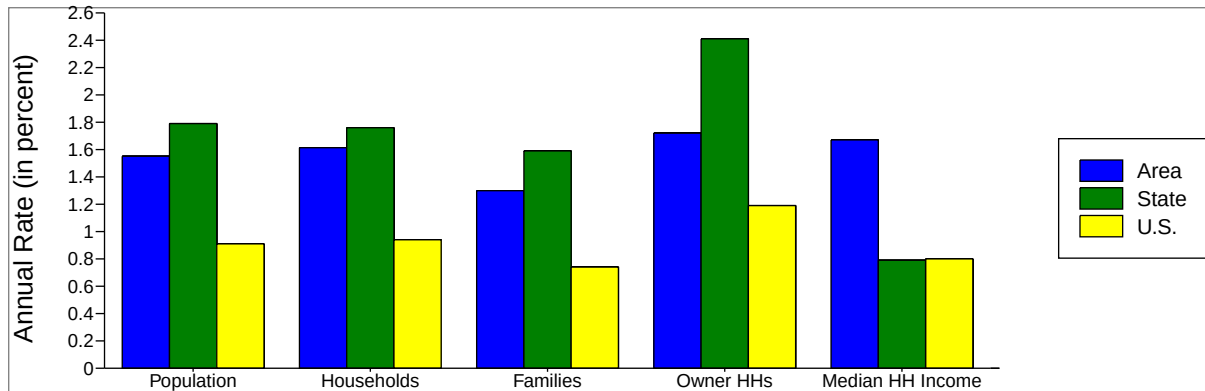
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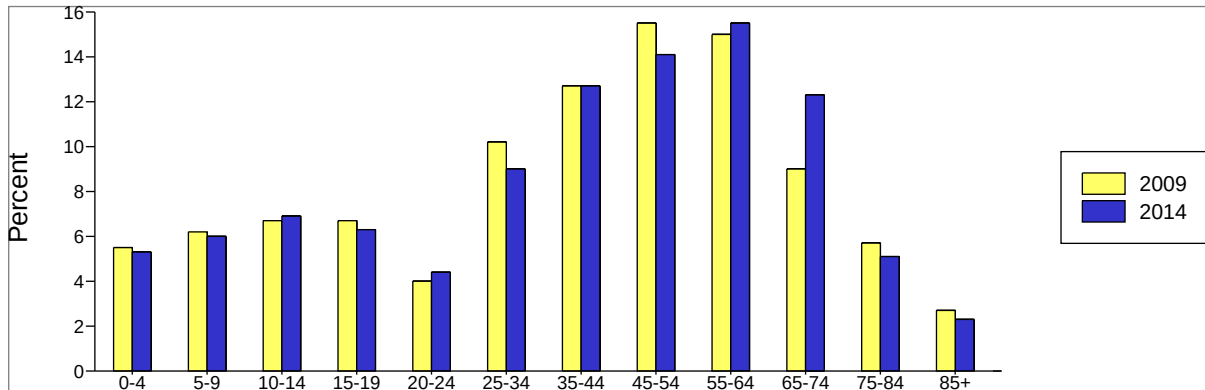
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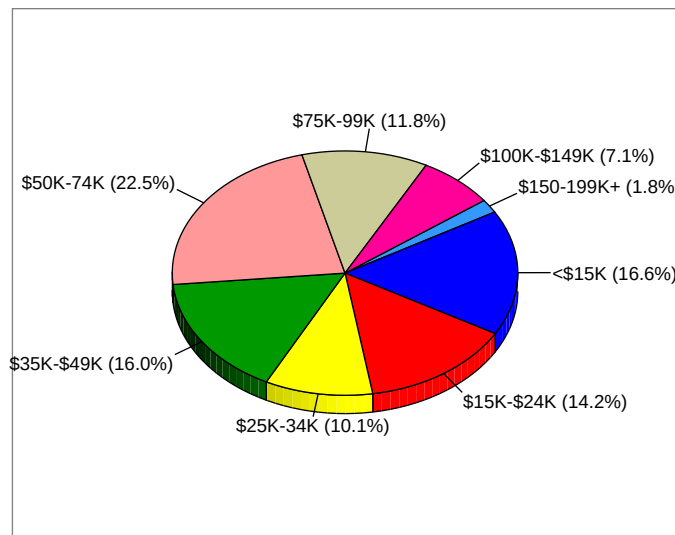
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



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Site Type: Ring

Latitude: 30.020652  
Longitude: -96.59766  
Radius: 5 Miles

| Summary                | 2000 | 2009  | 2014  |
|------------------------|------|-------|-------|
| Population             | 924  | 1,072 | 1,145 |
| Households             | 391  | 449   | 478   |
| Families               | 279  | 316   | 334   |
| Average Household Size | 2.36 | 2.38  | 2.39  |
| Owner Occupied HUs     | 320  | 360   | 389   |
| Renter Occupied HUs    | 71   | 88    | 90    |
| Median Age             | 42.7 | 45.1  | 45.8  |

| Trends: 2009-2014 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 1.33% | 1.79% | 0.91%    |
| Households                    | 1.26% | 1.76% | 0.94%    |
| Families                      | 1.11% | 1.59% | 0.74%    |
| Owner HHs                     | 1.56% | 2.41% | 1.19%    |
| Median Household Income       | 1.18% | 0.79% | 0.80%    |

|                          | 2000     |         | 2009     |         | 2014     |         |
|--------------------------|----------|---------|----------|---------|----------|---------|
| Households by Income     | Number   | Percent | Number   | Percent | Number   | Percent |
| < \$15,000               | 79       | 19.1%   | 72       | 16.1%   | 68       | 14.3%   |
| \$15,000 - \$24,999      | 62       | 15.0%   | 62       | 13.9%   | 65       | 13.6%   |
| \$25,000 - \$34,999      | 59       | 14.3%   | 50       | 11.2%   | 48       | 10.1%   |
| \$35,000 - \$49,999      | 58       | 14.0%   | 70       | 15.7%   | 93       | 19.5%   |
| \$50,000 - \$74,999      | 88       | 21.3%   | 102      | 22.8%   | 111      | 23.3%   |
| \$75,000 - \$99,999      | 33       | 8.0%    | 50       | 11.2%   | 50       | 10.5%   |
| \$100,000 - \$149,999    | 29       | 7.0%    | 32       | 7.2%    | 32       | 6.7%    |
| \$150,000 - \$199,000    | 3        | 0.7%    | 7        | 1.6%    | 8        | 1.7%    |
| \$200,000+               | 2        | 0.5%    | 2        | 0.4%    | 2        | 0.4%    |
| Median Household Income  | \$36,233 |         | \$42,607 |         | \$45,178 |         |
| Average Household Income | \$45,586 |         | \$51,694 |         | \$52,039 |         |
| Per Capita Income        | \$19,657 |         | \$21,134 |         | \$21,260 |         |

|                   | 2000   |         | 2009   |         | 2014   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 47     | 5.1%    | 55     | 5.1%    | 57     | 5.0%    |
| 5 - 9             | 65     | 7.0%    | 62     | 5.8%    | 63     | 5.5%    |
| 10 - 14           | 55     | 6.0%    | 67     | 6.3%    | 75     | 6.6%    |
| 15 - 19           | 63     | 6.8%    | 69     | 6.4%    | 69     | 6.0%    |
| 20 - 24           | 39     | 4.2%    | 42     | 3.9%    | 48     | 4.2%    |
| 25 - 34           | 91     | 9.9%    | 109    | 10.2%   | 106    | 9.3%    |
| 35 - 44           | 132    | 14.3%   | 130    | 12.1%   | 143    | 12.5%   |
| 45 - 54           | 137    | 14.9%   | 170    | 15.9%   | 159    | 13.9%   |
| 55 - 64           | 106    | 11.5%   | 170    | 15.9%   | 191    | 16.7%   |
| 65 - 74           | 89     | 9.7%    | 103    | 9.6%    | 142    | 12.4%   |
| 75 - 84           | 73     | 7.9%    | 64     | 6.0%    | 62     | 5.4%    |
| 85+               | 25     | 2.7%    | 30     | 2.8%    | 29     | 2.5%    |

**Data Note:** Income is expressed in current dollars.

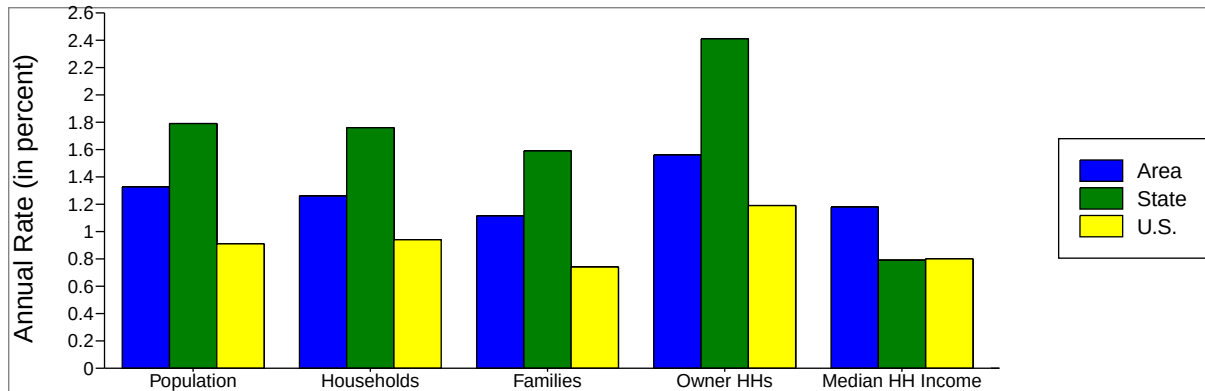
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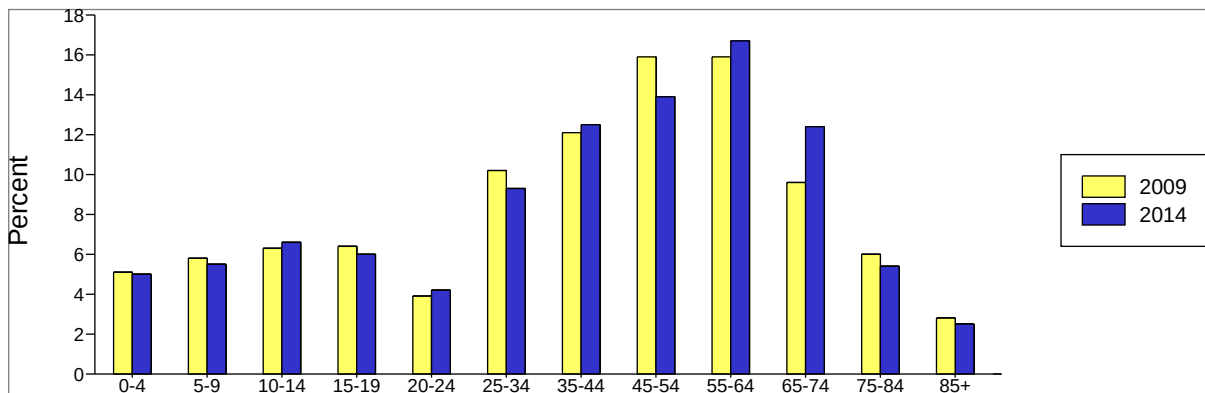
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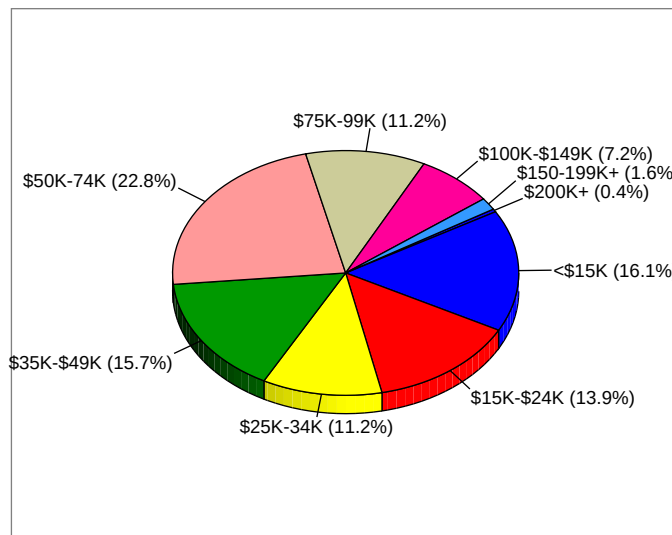
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.