Executive Summary

Coldwell Banker Commercial Southwest

	5072 Voelkel Ln, Fayetteville, TX, 78940	5072 Voelkel Ln, Fayetteville, TX, 78940	5072 Voelkel Ln, Fayetteville, TX, 78940
Shelby Inn			
Site Type: Ring	**Radius: 1 Miles**	**Radius: 3 Miles**	**Radius: 5 Miles**
2009 Population			
Total Population	87	400	1,072
Male Population	54.1%	51.6%	51.5%
Female Population	45.9%	48.4%	48.5%
Median Age	40.5	43.3	45.1
2009 Income			
Median HH Income	$52,222	$42,057	$42,607
Per Capita Income	$21,981	$20,642	$21,134
Average HH Income	$56,072	$50,575	$51,694
2009 Households			
Total Households	33	168	449
Average Household Size	2.64	2.38	2.38
2009 Housing			
Owner Occupied Housing Units	48.1%	49.3%	52.1%
Renter Occupied Housing Units	13.0%	12.4%	12.7%
Vacant Housing Units	38.9%	38.3%	35.2%
Population			
1990 Population	57	309	849
2000 Population	70	334	924
2009 Population	87	400	1,072
2014 Population	96	432	1,145
1990-2000 Annual Rate	2.08%	0.78%	0.85%
2000-2009 Annual Rate	2.38%	1.97%	1.62%
2009-2014 Annual Rate	1.99%	1.55%	1.33%

In the identified market area, the current year population is 1,072. In 2000, the Census count in the market area was 924. The rate of change since 2000 was 1.62 percent annually. The five-year projection for the population in the market area is 1,145, representing a change of 1.33 percent annually from 2009 to 2014. Currently, the population is 51.5 percent male and 48.5 percent female.

Households			
1990 Households	23	132	362
2000 Households	27	142	391
2009 Households	33	168	449
2014 Households	36	182	478
1990-2000 Annual Rate	1.62%	0.73%	0.77%
2000-2009 Annual Rate	2.19%	1.83%	1.51%
2009-2014 Annual Rate	1.76%	1.61%	1.26%

The household count in this market area has changed from 391 in 2000 to 449 in the current year, a change of 1.51 percent annually. The five-year projection of households is 478, a change of 1.26 percent annually from the current year total. Average household size is currently 2.38, compared to 2.36 in the year 2000. The number of families in the current year is 316 in the market area.

Housing

Currently, 52.1 percent of the 691 housing units in the market area are owner occupied; 12.7 percent, renter occupied; and 35.2 percent are vacant. In 2000, there were 592 housing unitsâ€" 56.8 percent owner occupied, 12.6 percent renter occupied and 30.6 percent vacant. The rate of change in housing units since 2000 is 1.69 percent. Median home value in the market area is $131,410, compared to a median home value of $162,279 for the U.S. In five years, median home value is projected to change by 2.1 percent annually to $145,833. From 2000 to the current year, median home value changed by 3.72 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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Shelby Inn			
Site Type: Ring	**Radius: 1 Miles**	**Radius: 3 Miles**	**Radius: 5 Miles**
Median Household Income			
1990 Median HH Income	$15,625	$19,107	$19,539
2000 Median HH Income	$45,000	$36,004	$36,233
2009 Median HH Income	$52,222	$42,057	$42,607
2014 Median HH Income	$52,129	$45,690	$45,178
1990-2000 Annual Rate	11.16%	6.54%	6.37%
2000-2009 Annual Rate	1.62%	1.69%	1.77%
2009-2014 Annual Rate	-0.04%	1.67%	1.18%
Per Capita Income			
1990 Per Capita Income	$10,574	$11,252	$11,282
2000 Per Capita Income	$19,903	$18,725	$19,657
2009 Per Capita Income	$21,981	$20,642	$21,134
2014 Per Capita Income	$21,827	$20,746	$21,260
1990-2000 Annual Rate	6.53%	5.23%	5.71%
2000-2009 Annual Rate	1.08%	1.06%	0.79%
2009-2014 Annual Rate	-0.14%	0.1%	0.12%
Average Household Income			
1990 Average Household Income	$32,557	$29,178	$28,595
2000 Average Household Income	$43,509	$42,912	$45,586
2009 Average HH Income	$56,072	$50,575	$51,694
2014 Average HH Income	$56,319	$50,991	$52,039
1990-2000 Annual Rate	2.94%	3.93%	4.77%
2000-2009 Annual Rate	2.78%	1.79%	1.37%
2009-2014 Annual Rate	0.09%	0.16%	0.13%

Households by Income

Current median household income is $42,607 in the market area, compared to $54,719 for all U.S. households. Median household income is projected to be $45,178 in five years. In 2000, median household income was $36,233, compared to $19,539 in 1990.

Current average household income is $51,694 in this market area, compared to $71,437 for all U.S. households. Average household income is projected to be $52,039 in five years. In 2000, average household income was $45,586, compared to $28,595 in 1990.

Current per capita income is $21,134 in the market area, compared to the U.S. per capita income of $27,277. The per capita income is projected to be $21,260 in five years. In 2000, the per capita income was $19,657, compared to $11,282 in 1990.

Population by Employment

Total Businesses	6	6	24
Total Employees	32	32	121

Currently, 97.4 percent of the civilian labor force in the identified market area is employed and 2.6 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 98.3 percent of the civilian labor force, and unemployment will be 1.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 65.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 30.9 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 76.7 percent of the market area population drove alone to work, and 7.1 percent worked at home. The average travel time to work in 2000 was 24.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 23.2 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 33.8 percent were high school graduates only (29.8 percent in the U.S.)
- 9.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 14.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.