



Village at Live Oak

12315 Judson Rd

Medical Office/Retail For Lease

Last space available before construction begins on the two new floors of the Northeast Methodist Hospital across the street!



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Property Summary

Address	12315 Judson Road
Location	Judson Rd and Topperwein Rd
Property Details	24,294 SF 2.0040 Acres
Legal Description	CB 5049B BLK 3 LOT 23 BRENTWOOD OAKS UNIT-4
Zoning	B-2
Year Built	1985
Floors	1
Road Frontage	647.34

Comments

- Excellent visibility
- Easy access to IH-35, Loop 1604, and Loop 410
- Well located across from Northeast Methodist Hospital
- Easy ingress/egress to adjacent thoroughfares
- Pylon signage available
- Enjoys strong demographics
- Professionally managed
- Attractive architecture and landscaping
- Ideal for a wide variety of commercial uses including medical, office, and retail
- Surrounded by numerous established and growing subdivisions
- Abundant surface parking

Traffic Counts

IH-35, just west of Judson Road; 196,975 vpd (2015)
 IH-35 just west of Loop 1604; 191,955 vpd (2015)
 Source: TxDOT Statewide Planning Map

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Quote Sheet

Total Available SF	2,230	
Lease Price/SF	Retail \$16.00 NNN Office \$16.00 NNN	} Not negotiable-free rent is possible depending on the variables of the deal
Triple Net	\$6.54	
Finishout Quote	Negotiable	
Financial Information	Required prior to submission of lease document by Landlord	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.	

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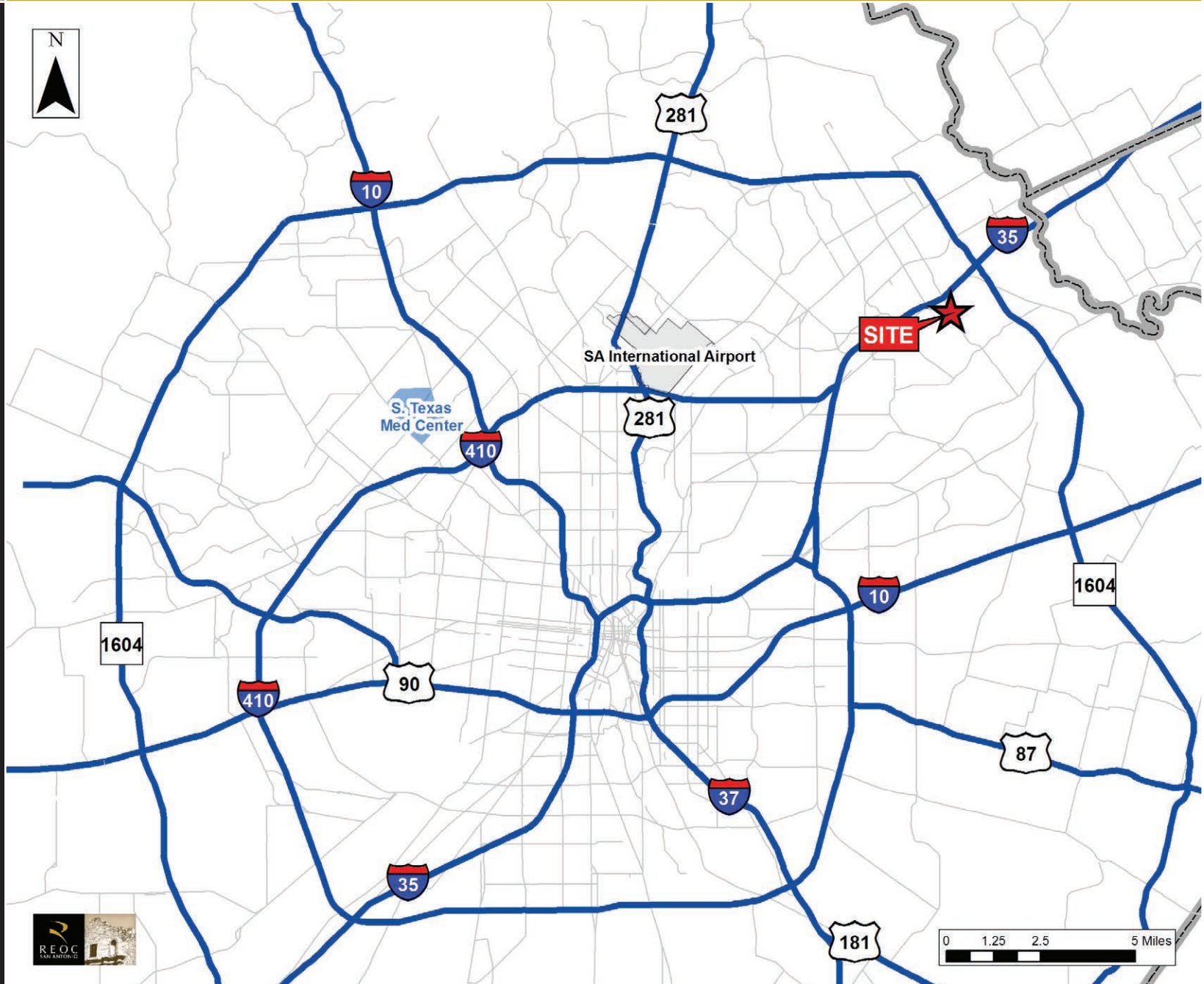
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map



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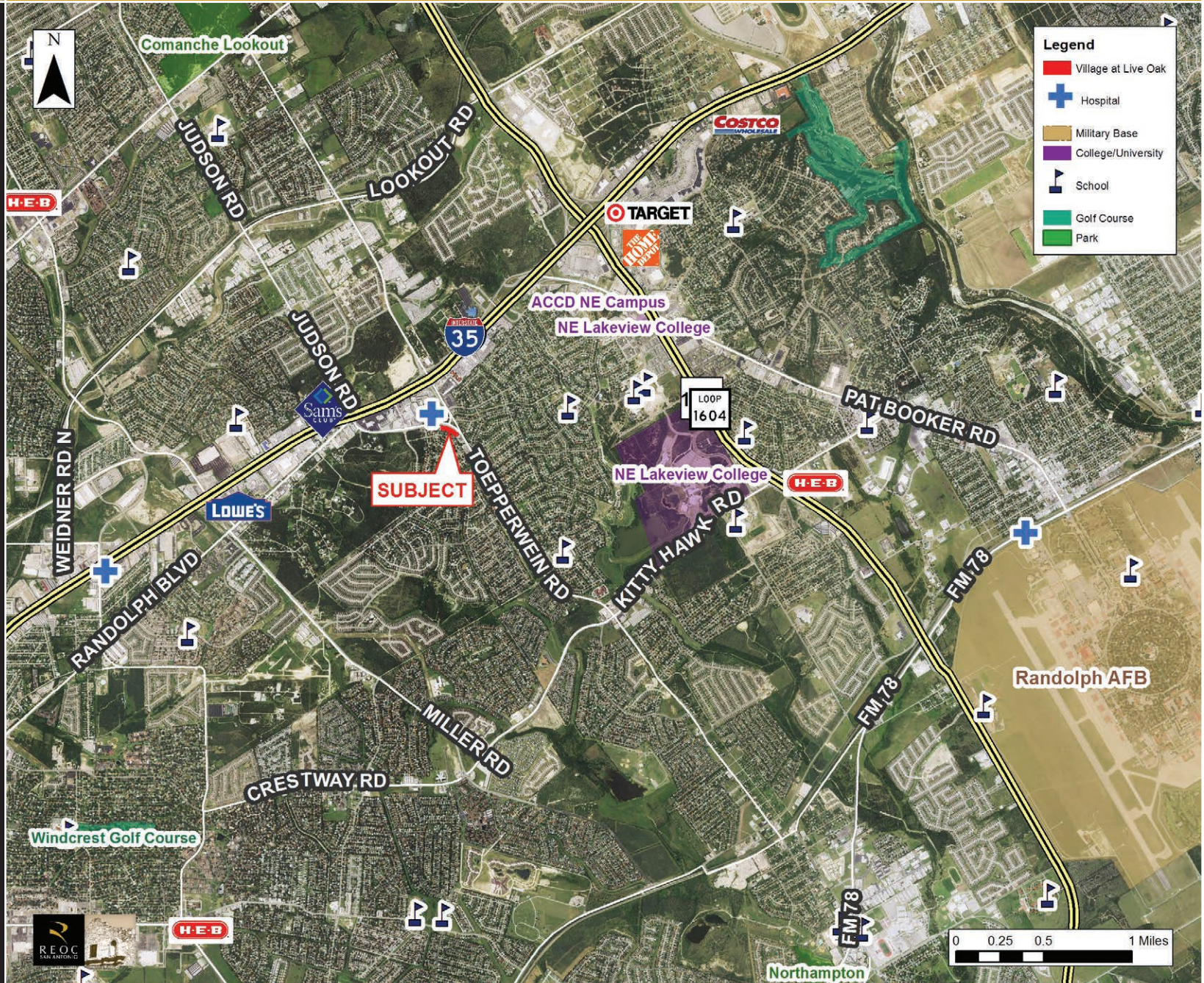
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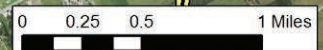
Aerial Map



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Aerial Map



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Site Aerial



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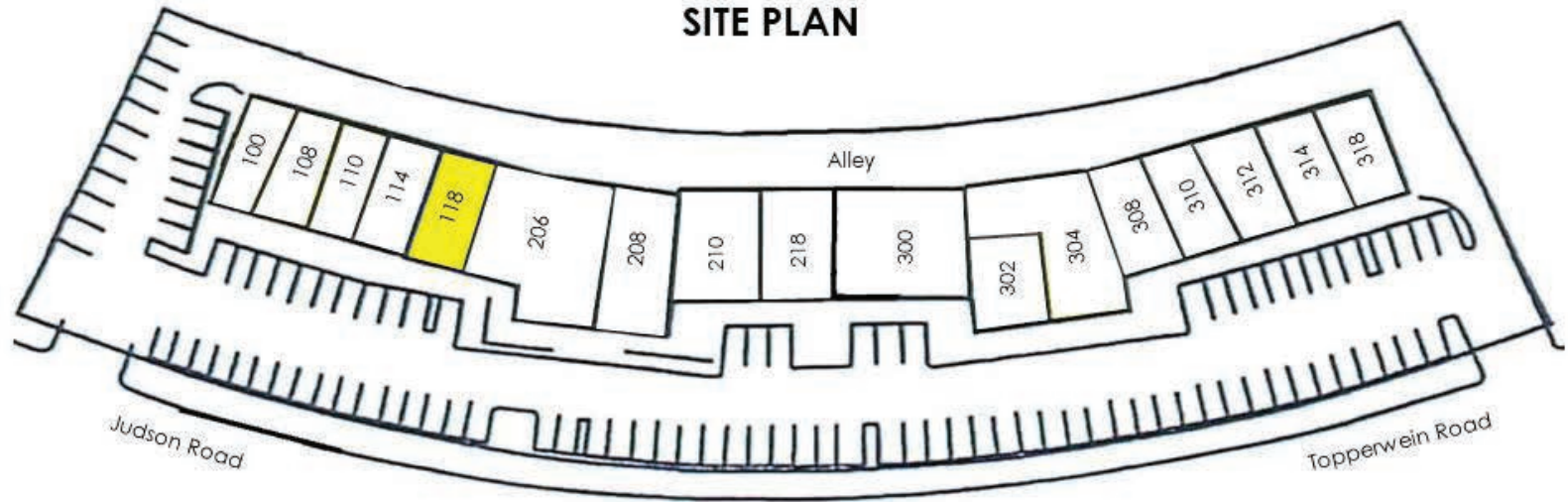
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Site Plan

VILLAGE AT LIVE OAK SITE PLAN



SUITE #	TENANT	SF
100	SUBWAY	1,380
108	HIMANSHU PATEL	1,608
110	VEDA MEDICAL	1,225
114	UNITY OF FAITH CHRISTIAN MINISTRIES INTERNATIONAL	1,585
118	AVAILABLE	2,230
206	ADVANCED ORTHOPEDIC DESIGNS	4,139
208	DR. STEPHEN EARLE	1,440
210	NEW SOUND HEARING AID CENTERS	1,358
218	DR. LOU BAETEN, DDS	954
300	EXPRESS NAILS	1,739
302	STATE FARM INSURANCE	506
304	GG SPA	1,304
308	THE VILLAGE FLORIST	875
310	PHYSICAL THERAPY PROVIDERS	1,030
312	PHYSICAL THERAPY PROVIDERS	828
314	FRESH START LASER TATTOO REMOVAL	605
318	PRIMACORE	1,488

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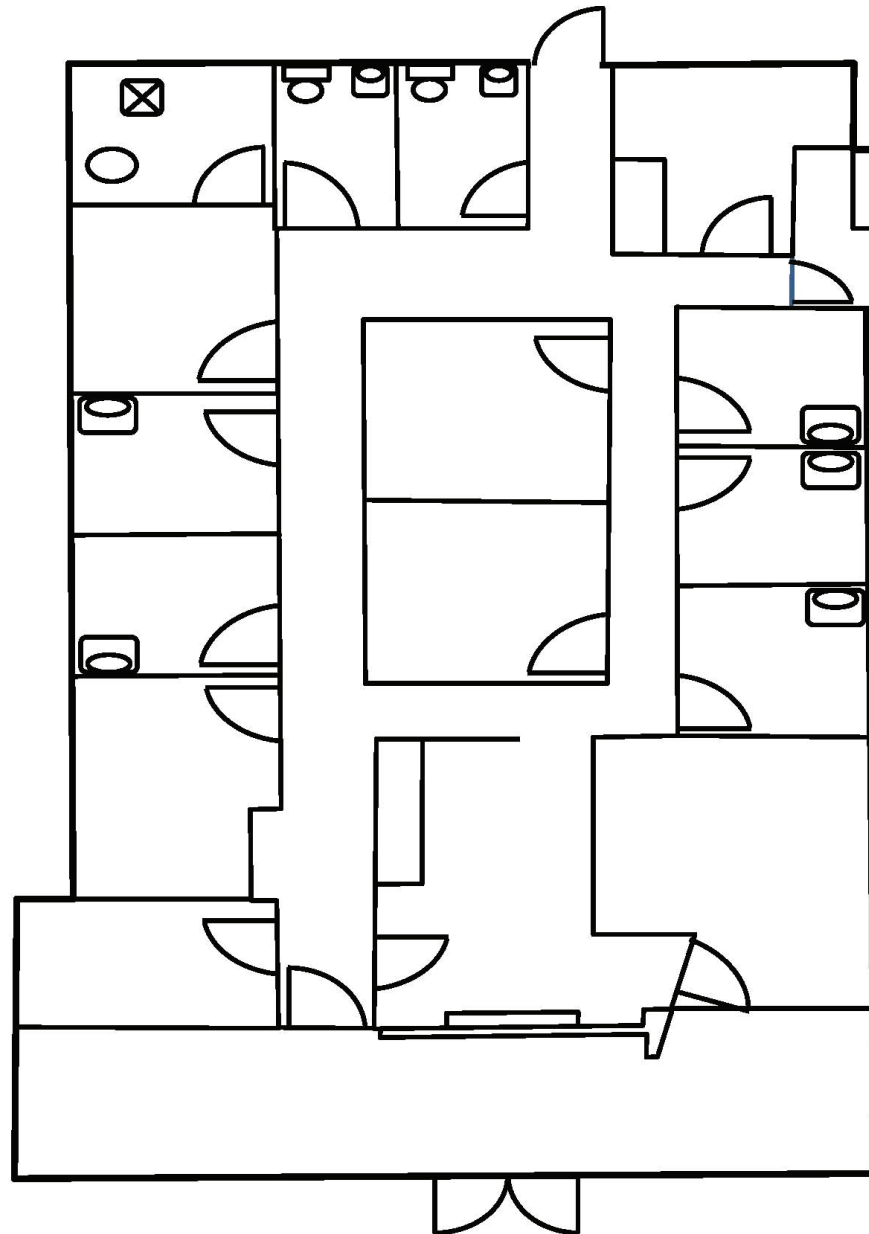
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Floor Plan - Suite 118: Existing

2,230 SF



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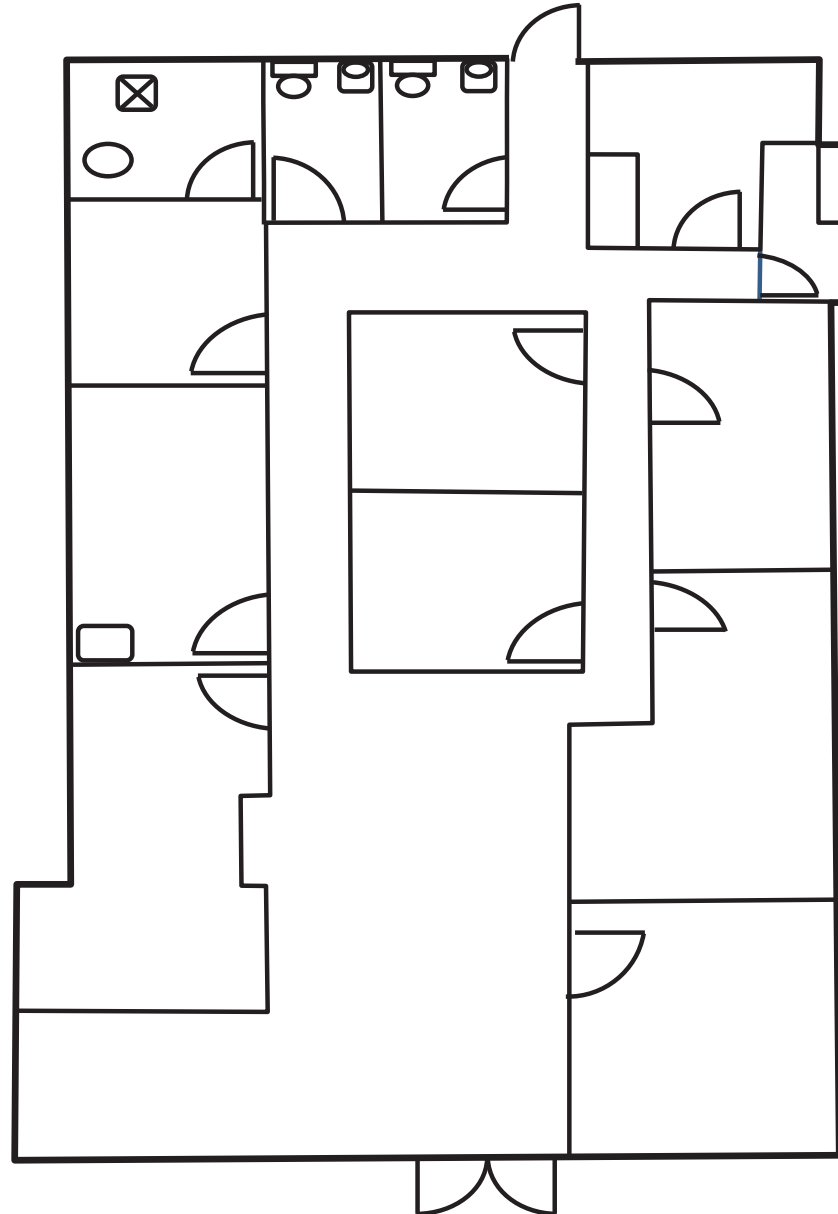
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Floor Plan - Suite 118: Proposed

2,230 SF



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Photos



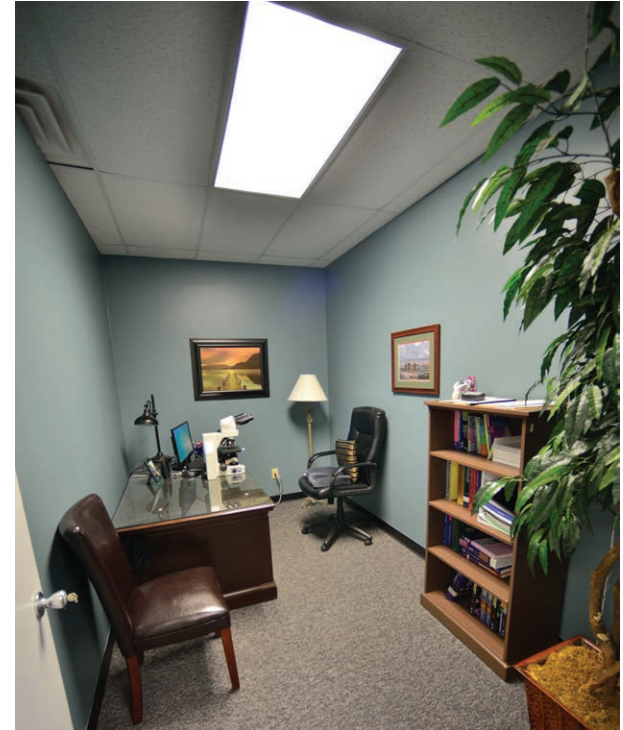
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San Antonio Overview

Largest U.S. Cities

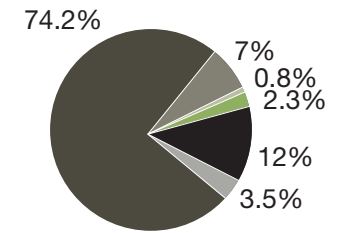
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

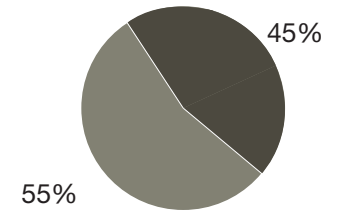
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2015 Estimate	2,318,052	34.8	829,834
2020 Projection	2,524,054	35.6	906,792

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2015 Estimate	\$72,664	\$52,913	\$26,383
2020 Projection	\$82,673	\$60,771	\$30,048

Ethnicity



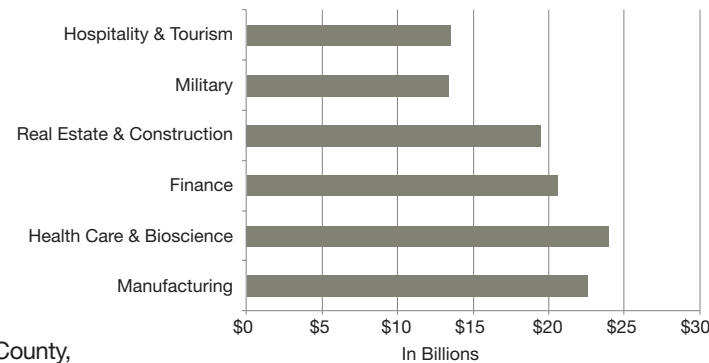
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	13
2	Tesoro Corp	77
3	USAA	122
4	CST Brands, Inc	277
5	iHeart Media	429
6	NuStar Energy	741

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Office Market Snapshot - 3Q 2017

Citywide

	3Q 2017	3Q 2016
All Classes		
Inventory	30,224,492	29,940,341
Direct Vacant	4,416,727	4,673,386
%Vacant	14.6%	15.6%
Average Rent	\$23.30	\$23.87
3Q Absorption	121,083	391,324
YTD Absorption	325,320	841,500
Class A Space		
Inventory	11,721,456	11,224,965
Direct Vacant	1,515,712	1,311,201
%Vacant	12.9%	11.7%
Average Rent	\$27.92	\$27.86
3Q Absorption	140,516	214,458
YTD Absorption	123,640	453,299
Class B Space		
Inventory	15,452,300	15,360,965
Direct Vacant	2,387,089	2,610,388
%Vacant	15.4%	17.0%
Average Rent	\$20.77	\$21.92
3Q Absorption	(26,373)	137,101
YTD Absorption	175,354	324,848
Class C Space		
Inventory	3,050,736	3,354,411
Direct Vacant	513,926	751,797
%Vacant	16.8%	22.4%
Average Rent	\$16.91	\$16.84
3Q Absorption	6,940	39,765
YTD Absorption	26,326	63,353

Central Business District

	3Q 2017	3Q 2016
All Classes		
Inventory	5,127,025	5,504,574
Direct Vacant	823,111	1,024,096
%Vacant	16.1%	18.6%
Average Rent	\$21.16	\$23.57
3Q Absorption	(23,382)	15,497
YTD Absorption	(14,198)	91,157
Class A Space		
Inventory	2,002,381	2,002,381
Direct Vacant	253,841	238,180
%Vacant	12.7%	11.9%
Average Rent	\$26.17	\$27.71
3Q Absorption	(23,981)	(10,615)
YTD Absorption	(35,922)	20,854
Class B Space		
Inventory	2,374,905	2,566,490
Direct Vacant	386,373	461,688
%Vacant	16.3%	18.0%
Average Rent	\$18.60	\$21.75
3Q Absorption	8,924	17,390
YTD Absorption	37,309	64,289
Class C Space		
Inventory	749,739	935,703
Direct Vacant	182,897	324,228
%Vacant	24.4%	34.7%
Average Rent	\$16.54	\$15.51
3Q Absorption	(8,325)	8,722
YTD Absorption	(15,585)	6,014

Suburban (Non-CBD)

	3Q 2017	3Q 2016
All Classes		
Inventory	25,097,467	24,435,767
Direct Vacant	3,593,616	3,649,290
%Vacant	14.3%	14.9%
Average Rent	\$23.74	\$24.05
3Q Absorption	144,465	375,827
YTD Absorption	339,518	750,343
Class A Space		
Inventory	9,719,075	9,222,584
Direct Vacant	1,261,871	1,073,021
%Vacant	13.0%	11.6%
Average Rent	\$28.25	\$27.93
3Q Absorption	164,497	225,073
YTD Absorption	159,562	432,445
Class B Space		
Inventory	13,077,395	12,794,475
Direct Vacant	2,000,716	2,148,700
%Vacant	15.3%	16.8%
Average Rent	\$21.16	\$21.99
3Q Absorption	(35,297)	119,711
YTD Absorption	138,045	260,559
Class C Space		
Inventory	2,300,997	2,418,708
Direct Vacant	331,029	427,569
%Vacant	14.4%	17.7%
Average Rent	\$17.08	\$17.14
3Q Absorption	15,265	31,043
YTD Absorption	41,911	57,339

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Office Advisory Board.
 Statistical Information is calculated for multi-tenant office bldgs 20,000 sf and larger (excluding Single-Tenant, Owner-Occupied, Gov't and Medical Buildings).
 Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full-service basis (such as NNN) have been calculated up to reflect the full-service rate.

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Retail Market Snapshot - 3Q 2017

Citywide

	3Q 2017	3Q 2016
All Types		
Inventory	50,434,592	47,956,476
Direct Vacant	3,606,972	3,826,022
%Vacant	7.2%	8.0%
Average Rent	\$16.62	\$16.65
3Q Absorption	137,594	(53,553)
YTD Absorption	204,777	693,589
Regional Malls		
Inventory	7,430,208	7,430,208
Direct Vacant	82,856	45,739
%Vacant	1.1%	0.6%
3Q Absorption	(39,979)	0
YTD Absorption	(31,175)	493,111
Power Centers (250K+ sf)		
Inventory	13,757,864	12,800,531
Direct Vacant	740,484	735,360
%Vacant	5.4%	5.7%
Average Rent	\$21.07	\$22.53
3Q Absorption	39,824	(13,918)
YTD Absorption	(34,845)	67,762
Community Centers (100K-249K sf)		
Inventory	6,921,749	6,577,529
Direct Vacant	421,568	447,263
%Vacant	6.1%	6.8%
Average Rent	\$15.48	\$16.80
3Q Absorption	22,616	(38,852)
YTD Absorption	48,815	(48,784)
Neighborhood Centers (30K-99K sf)		
Inventory	19,072,798	18,639,695
Direct Vacant	2,031,253	2,234,485
%Vacant	10.7%	12.0%
Average Rent	\$15.26	\$14.83
3Q Absorption	69,801	(4,444)
YTD Absorption	152,254	151,247
Strip Centers (Less than 30K sf)		
Inventory	3,251,973	2,508,513
Direct Vacant	330,811	363,175
%Vacant	10.2%	14.5%
Average Rent	\$17.61	\$15.01
3Q Absorption	45,332	3,661
YTD Absorption	69,728	30,253

CBD/South

	3Q 2017	3Q 2016
All Types		
Inventory	6,693,710	6,883,412
Direct Vacant	416,091	351,076
%Vacant	6.2%	5.1%
Average Rent	\$19.55	\$16.25
3Q Absorption	19,008	17,130
YTD Absorption	(36,762)	483,480
Regional Malls		
Inventory	1,854,483	1,854,483
Direct Vacant	5,942	0
%Vacant	0.3%	0.0%
3Q Absorption	0	0
YTD Absorption	0	488,363
Power Centers		
Inventory	1,433,062	1,433,062
Direct Vacant	77,543	57,794
%Vacant	5.4%	4.0%
Average Rent	\$23.36	\$22.10
3Q Absorption	1,826	(5,497)
YTD Absorption	(13,199)	5,632
Community Centers		
Inventory	814,703	964,703
Direct Vacant	27,915	18,645
%Vacant	3.4%	1.9%
Average Rent	\$14.09	\$15.00
3Q Absorption	0	3,500
YTD Absorption	(6,270)	(1,418)
Neighborhood Centers		
Inventory	2,450,309	2,490,011
Direct Vacant	296,053	250,559
%Vacant	12.1%	10.1%
Average Rent	\$15.53	\$13.50
3Q Absorption	9,182	23,127
YTD Absorption	(22,733)	(4,484)
Strip Centers		
Inventory	141,153	141,153
Direct Vacant	8,638	24,078
%Vacant	6.1%	17.1%
Average Rent	\$22.82	\$15.17
3Q Absorption	8,000	(4,000)
YTD Absorption	5,440	(4,613)

Non-CBD/North

	3Q 2017	3Q 2016
All Types		
Inventory	43,740,882	41,073,064
Direct Vacant	3,190,881	3,474,946
%Vacant	7.3%	8.5%
Average Rent	\$16.34	\$16.69
3Q Absorption	118,586	(70,683)
YTD Absorption	241,539	210,109
Regional Malls		
Inventory	5,575,725	5,575,725
Direct Vacant	76,914	45,739
%Vacant	1.4%	0.8%
3Q Absorption	(39,979)	0
YTD Absorption	(31,175)	4,748
Power Centers		
Inventory	12,324,802	11,367,469
Direct Vacant	662,941	677,566
%Vacant	5.4%	6.0%
Average Rent	\$20.39	\$22.58
3Q Absorption	37,998	(8,421)
YTD Absorption	(21,646)	62,130
Community Centers		
Inventory	6,107,046	5,612,826
Direct Vacant	393,653	428,618
%Vacant	6.4%	7.6%
Average Rent	\$15.48	\$16.96
3Q Absorption	22,616	(42,352)
YTD Absorption	55,085	(47,366)
Neighborhood Centers		
Inventory	16,622,489	16,149,684
Direct Vacant	1,735,200	1,983,926
%Vacant	10.4%	12.3%
Average Rent	\$15.24	\$14.95
3Q Absorption	60,619	(27,571)
YTD Absorption	174,987	155,731
Strip Centers		
Inventory	3,110,820	2,367,360
Direct Vacant	322,173	339,097
%Vacant	10.4%	14.3%
Average Rent	\$17.46	\$15.00
3Q Absorption	37,332	7,661
YTD Absorption	64,288	34,866

Analysis by REOC San Antonio based on data provided by Xceligent and approved by the San Antonio Retail Advisory Board.

Statistical information is calculated on multi-tenant centers totaling 20,000 sf and larger (including both leaseable and separately owned inline space).

Rental rates reflect non-weighted strict average asking rates quoted on an annual triple net basis (excluding regional malls).

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Demographics: 1-Mile

Summary	Census 2010		2017		2022	
Population	10,945		12,193		13,239	
Households	4,200		4,610		4,986	
Families	2,909		3,180		3,427	
Average Household Size	2.60		2.64		2.65	
Owner Occupied Housing Units	2,906		3,034		3,250	
Renter Occupied Housing Units	1,294		1,577		1,736	
Median Age	36.0		37.3		37.6	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.66%		1.67%		0.83%	
Households	1.58%		1.63%		0.79%	
Families	1.51%		1.58%		0.71%	
Owner HHs	1.38%		1.58%		0.72%	
Median Household Income	1.23%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	344	7.5%	391	7.8%		
\$15,000 - \$24,999	272	5.9%	279	5.6%		
\$25,000 - \$34,999	339	7.4%	330	6.6%		
\$35,000 - \$49,999	708	15.4%	686	13.8%		
\$50,000 - \$74,999	1,242	26.9%	1,232	24.7%		
\$75,000 - \$99,999	808	17.5%	905	18.2%		
\$100,000 - \$149,999	793	17.2%	1,021	20.5%		
\$150,000 - \$199,999	68	1.5%	90	1.8%		
\$200,000+	36	0.8%	51	1.0%		
Median Household Income		\$59,984		\$63,761		
Average Household Income		\$68,414		\$75,389		
Per Capita Income		\$25,638		\$28,118		
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	793	7.2%	817	6.7%	883	6.7%
5 - 9	760	6.9%	838	6.9%	875	6.6%
10 - 14	779	7.1%	813	6.7%	919	6.9%
15 - 19	638	5.8%	723	5.9%	801	6.0%
20 - 24	679	6.2%	652	5.3%	707	5.3%
25 - 34	1,677	15.3%	1,846	15.1%	1,890	14.3%
35 - 44	1,518	13.9%	1,697	13.9%	1,966	14.8%
45 - 54	1,535	14.0%	1,558	12.8%	1,601	12.1%
55 - 64	1,292	11.8%	1,469	12.0%	1,506	11.4%
65 - 74	825	7.5%	1,148	9.4%	1,266	9.6%
75 - 84	375	3.4%	517	4.2%	678	5.1%
85+	74	0.7%	115	0.9%	148	1.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,800	71.3%	8,295	68.0%	8,757	66.1%
Black Alone	1,314	12.0%	1,562	12.8%	1,773	13.4%
American Indian Alone	58	0.5%	68	0.6%	75	0.6%
Asian Alone	401	3.7%	557	4.6%	706	5.3%
Pacific Islander Alone	46	0.4%	61	0.5%	75	0.6%
Some Other Race Alone	817	7.5%	1,005	8.2%	1,107	8.4%
Two or More Races	510	4.7%	645	5.3%	746	5.6%
Hispanic Origin (Any Race)	4,064	37.1%	4,897	40.2%	5,569	42.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	94,796		105,724		113,756	
Households	35,186		38,670		41,485	
Families	24,845		27,030		28,830	
Average Household Size	2.66		2.71		2.72	
Owner Occupied Housing Units	24,171		25,294		27,001	
Renter Occupied Housing Units	11,015		13,375		14,484	
Median Age	35.7		36.9		37.2	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.48%		1.67%		0.83%	
Households	1.42%		1.63%		0.79%	
Families	1.30%		1.58%		0.71%	
Owner HHs	1.31%		1.58%		0.72%	
Median Household Income	1.62%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,702	7.0%	2,929	7.1%		
\$15,000 - \$24,999	2,460	6.4%	2,479	6.0%		
\$25,000 - \$34,999	3,439	8.9%	3,266	7.9%		
\$35,000 - \$49,999	5,637	14.6%	5,374	13.0%		
\$50,000 - \$74,999	9,158	23.7%	9,074	21.9%		
\$75,000 - \$99,999	6,649	17.2%	7,453	18.0%		
\$100,000 - \$149,999	6,168	16.0%	7,754	18.7%		
\$150,000 - \$199,999	1,525	3.9%	1,972	4.8%		
\$200,000+	931	2.4%	1,183	2.9%		
Median Household Income	\$61,189		\$66,316			
Average Household Income	\$74,264		\$82,702			
Per Capita Income	\$27,524		\$30,488			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,851	7.2%	7,163	6.8%	7,706	6.8%
5 - 9	6,864	7.2%	7,216	6.8%	7,603	6.7%
10 - 14	6,743	7.1%	7,192	6.8%	7,858	6.9%
15 - 19	6,395	6.7%	6,376	6.0%	7,017	6.2%
20 - 24	5,778	6.1%	6,335	6.0%	6,149	5.4%
25 - 34	13,896	14.7%	15,664	14.8%	16,741	14.7%
35 - 44	12,966	13.7%	14,403	13.6%	16,284	14.3%
45 - 54	12,963	13.7%	13,182	12.5%	13,292	11.7%
55 - 64	10,969	11.6%	12,541	11.9%	12,767	11.2%
65 - 74	6,544	6.9%	9,428	8.9%	10,619	9.3%
75 - 84	3,521	3.7%	4,547	4.3%	5,798	5.1%
85+	1,305	1.4%	1,679	1.6%	1,925	1.7%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,254	70.9%	71,962	68.1%	75,671	66.5%
Black Alone	11,427	12.1%	13,704	13.0%	15,394	13.5%
American Indian Alone	648	0.7%	735	0.7%	798	0.7%
Asian Alone	2,820	3.0%	3,848	3.6%	4,794	4.2%
Pacific Islander Alone	266	0.3%	343	0.3%	409	0.4%
Some Other Race Alone	8,207	8.7%	9,903	9.4%	10,718	9.4%
Two or More Races	4,173	4.4%	5,228	4.9%	5,972	5.2%
Hispanic Origin (Any Race)	37,198	39.2%	44,446	42.0%	49,928	43.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	221,514		247,177		266,514	
Households	80,905		89,049		95,698	
Families	57,237		62,489		66,850	
Average Household Size	2.71		2.75		2.76	
Owner Occupied Housing Units	52,434		54,810		58,510	
Renter Occupied Housing Units	28,471		34,239		37,188	
Median Age	34.2		35.3		35.5	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.52%		1.67%		0.83%	
Households	1.45%		1.63%		0.79%	
Families	1.36%		1.58%		0.71%	
Owner HHs	1.32%		1.58%		0.72%	
Median Household Income	1.53%		2.23%		2.12%	
Households by Income	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,032	7.9%	7,631	7.9%	7,631	8.0%
\$15,000 - \$24,999	6,968	7.8%	6,994	7.8%	6,994	7.3%
\$25,000 - \$34,999	7,915	8.9%	7,523	8.9%	7,523	7.9%
\$35,000 - \$49,999	13,296	14.9%	12,769	14.9%	12,769	13.3%
\$50,000 - \$74,999	20,340	22.8%	20,344	22.8%	20,344	21.3%
\$75,000 - \$99,999	13,832	15.5%	15,546	15.5%	15,546	16.2%
\$100,000 - \$149,999	13,712	15.4%	17,203	15.4%	17,203	18.0%
\$150,000 - \$199,999	3,671	4.1%	4,763	4.1%	4,763	5.0%
\$200,000+	2,284	2.6%	2,924	2.6%	2,924	3.1%
Median Household Income			\$58,812		\$63,436	
Average Household Income			\$72,779		\$81,244	
Per Capita Income			\$26,510		\$29,441	
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,690	7.5%	17,539	7.1%	19,030	7.1%
5 - 9	16,920	7.6%	17,678	7.2%	18,769	7.0%
10 - 14	16,992	7.7%	17,561	7.1%	19,049	7.1%
15 - 19	16,126	7.3%	15,959	6.5%	17,148	6.4%
20 - 24	14,212	6.4%	16,191	6.6%	15,550	5.8%
25 - 34	32,291	14.6%	37,671	15.2%	41,752	15.7%
35 - 44	31,031	14.0%	33,445	13.5%	38,016	14.3%
45 - 54	30,930	14.0%	31,253	12.6%	30,715	11.5%
55 - 64	23,540	10.6%	28,392	11.5%	29,231	11.0%
65 - 74	13,119	5.9%	19,335	7.8%	22,397	8.4%
75 - 84	7,108	3.2%	8,900	3.6%	11,214	4.2%
85+	2,555	1.2%	3,253	1.3%	3,642	1.4%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,575	67.5%	159,655	64.6%	167,995	63.0%
Black Alone	32,864	14.8%	39,345	15.9%	44,365	16.6%
American Indian Alone	1,691	0.8%	1,912	0.8%	2,084	0.8%
Asian Alone	6,275	2.8%	8,412	3.4%	10,389	3.9%
Pacific Islander Alone	591	0.3%	759	0.3%	898	0.3%
Some Other Race Alone	20,743	9.4%	24,880	10.1%	26,856	10.1%
Two or More Races	9,776	4.4%	12,214	4.9%	13,926	5.2%
Hispanic Origin (Any Race)	89,405	40.4%	105,974	42.9%	118,639	44.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Information About Brokerage Services

11-2-2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Information available at www.trec.texas.gov

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