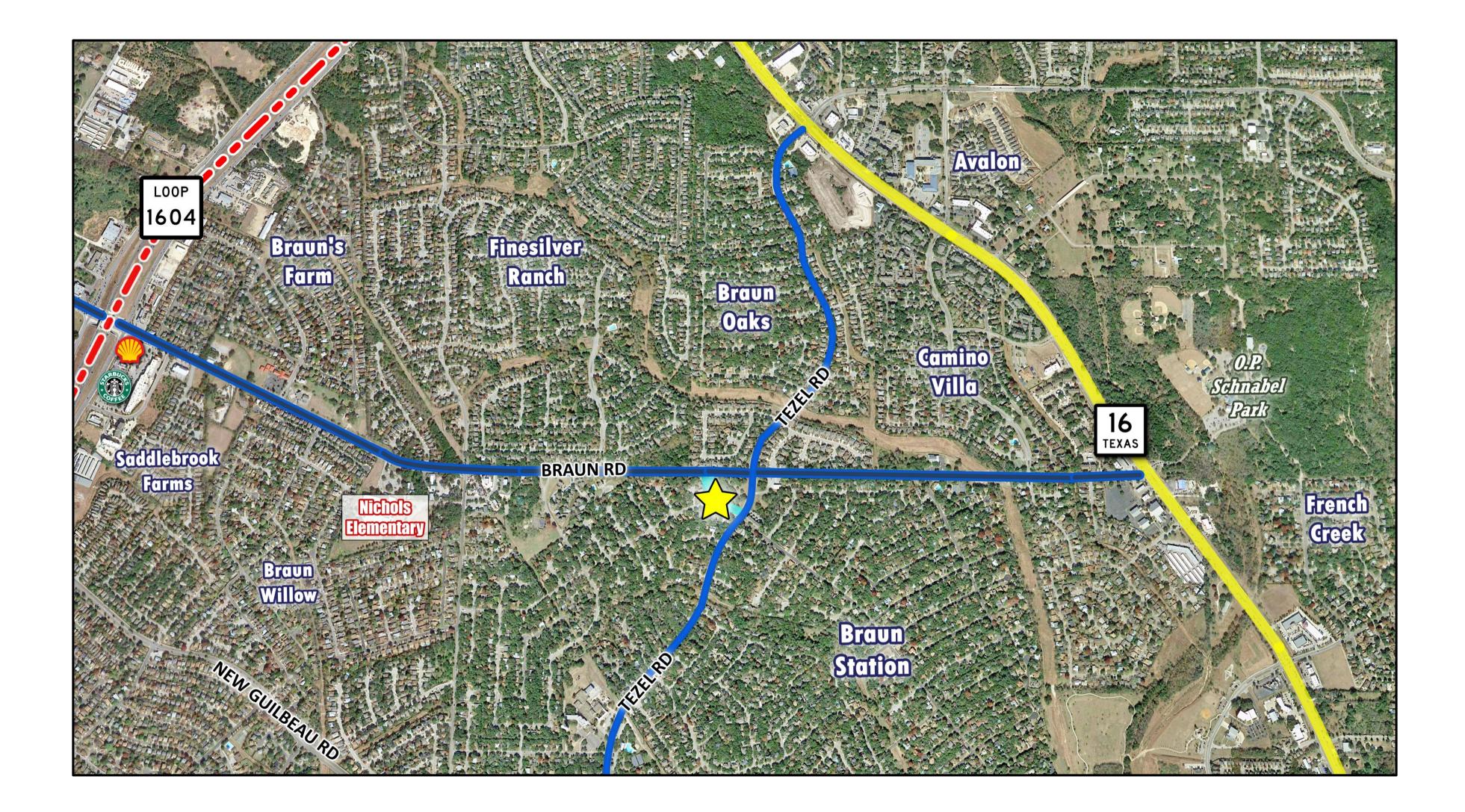


PRE-LEASING 7,500 SF RETAIL SPACE BRAUN RD & TEZEL RD, SAN ANTONIO TX 78254



First American Commercial Property Group 18618 Tuscany Stone, Ste. 210, San Antonio, TX 78258 Ph: 210.496.7775 | Fx: 210.496.3256

Drew Bundrick: dbundrick@dirtdealers.com Peter Goff: pgoff@dirtdealers.com

PROPERTY HIGHLIGHTS





FOR MORE INFORMATION CONTACT:

Drew Bundrick dbundrick@dirtdealers.com pgoff@dirtdealers.com

Peter Goff

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Location: – Site is located at the southwest corner of Braud Rd & Tezel Rd in San Antonio, Texas.

Size: 7,500 SF

School District: Northside ISD

Utilities: Water: SAWS Sewer: SAWS **Electric: CPS**

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

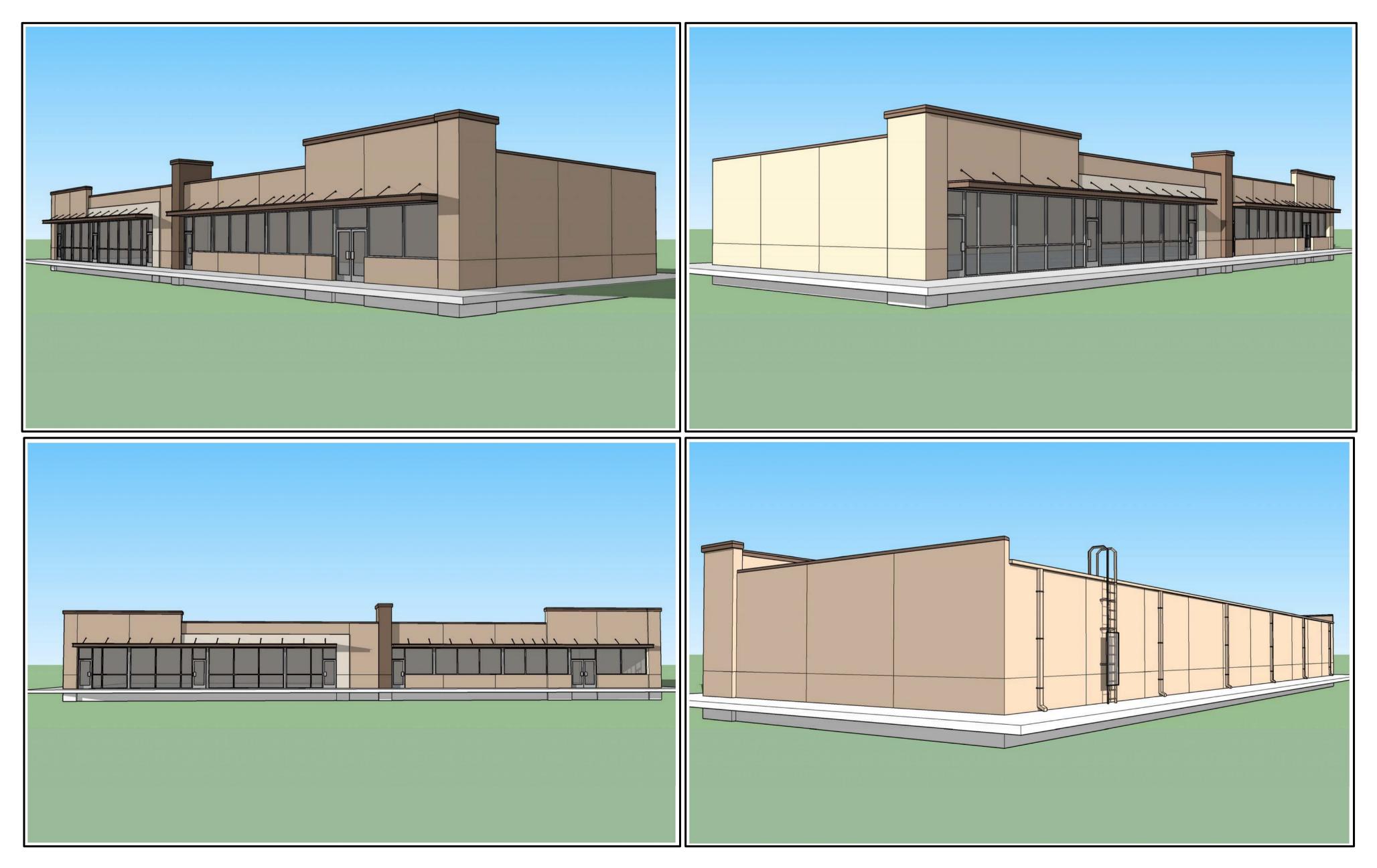
Terms: 60 months +

Area Overview: The intersection of Braun & Tezel sits in the middle of the Great Northwest community with 17,000 residents living within 1 mile and 120,000 within 3 miles of the site. Perfect for any neighborhood retail use such as: dry cleaning, daycare, restaurants, etc.

Price: \$22.00 - \$24.00 PSF* *Drive-thru available on end cap

First American Commercial Property Group 18618 Tuscany Stone, Ste. 210, San Antonio, TX 78258 Ph: 210.496.7775 | Fx: 210.496.3256

PROJECT RENDERING



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.





Demographic and Income Profile

9501-9559 Tezel Rd, San Antonio, Texas, 78254 Ring Band: 0 - 1 mile radius

Population by Age Num 0 - 4 1 5 - 9 1 10 - 14 1 15 - 19 1	sus 20	Asus 2010 15,362 5,479 4,217 2,79 4,240 1,239 36.4 Area 0,73% 0,74% 0,68% 0,92% 1,56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327 \$96,327 \$96,327	2018 16,443 5,880 4,477 2.78 4,373 1,507 37.6 State 1.65% 1.62% 1.62% 1.62% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5% 5.7%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	20: 17,0 6,1 4,6 2. 4,5 1,5 38 Nation 0.83 0.79 0.71 1.16 2.50 023 Perce 5.7 3.5 5.2 7.8 17.7 15.8 28.4 9.3 6.7
Households Families Average Household Size Owner Occupied Housing Units Renter Occupied Housing Units Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		5,479 4,217 2.79 4,240 1,239 36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	5,880 4,477 2.78 4,373 1,507 37.6 State 1.65% 1.62% 1.62% 2.09% 2.23% 2.23% 2.23% 2.23% 2.23% 2.23% 3.5% 3.5% 3.5% 3.5% 3.5% 3.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	6,1 4,6 2, 4,5 1,5 38 Nation 0.83 0.79 0.71 1.16 2.50 D23 Perce 5.7 3.5 5.2 7.8 17.7 15.8 28.4 9.3
Families Average Household Size Owner Occupied Housing Units Renter Occupied Housing Units Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		4,217 2.79 4,240 1,239 36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	4,477 2.78 4,373 1,507 37.6 State 1.65% 1.62% 1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	4,6 2. 4,5 1,5 38 Nation 0.83 0.79 0.71 1.16 2.50 D23 Perce 5.7 3.5 5.2 7.8 17.7 15.8 28.4 9.3
Average Household Size Owner Occupied Housing Units Renter Occupied Housing Units Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income *		2.79 4,240 1,239 36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	2.78 4,373 1,507 37.6 State 1.65% 1.62% 1.58% 2.09% 2.23% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	2. 4,5 1,5 38 Nation 0.83 0.75 1.16 2.50 D23 Perce 5.7 3.5 5.2 7.8 17.7 15.8 28.4 9.3
Owner Occupied Housing Units Renter Occupied Housing Units Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		4,240 1,239 36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	4,373 1,507 37.6 State 1.65% 1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	4,5 1,5 3 Nation 0.8 0.7 1.16 2.50 D23 Perco 5. 3.9 5.2 7.8 17.7 15.8 28.4 9.3
Renter Occupied Housing Units Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		1,239 36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	1,507 37.6 State 1.65% 1.62% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	1,5 33 Nation 0.83 0.79 0.73 1.16 2.50 D23 Perce 5.3 3.1 5.2 7.8 17.3 15.8 28.4 9.3
Median Age Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		36.4 Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	37.6 State 1.65% 1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	3 Nation 0.8 0.7 0.7 1.10 2.50 D23 Perc 5. 3. 5. 7.8 17. 15.8 28.4 9.
Trends: 2018 - 2023 Annual Rate Population Households Families Owner HHs Median Household Income Households by Income <\$15,000		Area 0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	State 1.65% 1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	Natio 0.8 0.7 0.7 1.1 2.5 D23 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Population Households Households Families Owner HHs Median Household Income Households by Income ************************************		0.73% 0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	1.65% 1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	0.8 0.7 0.7 1.1 2.5 D23 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Households Families Owner HHs Median Household Income Households by Income <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$35,000 - \$74,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$100,000 - \$149,999 \$200,000 + Median Household Income Average Household Income Average Household Income Per Capita Income Cen Population by Age Num 0 - 4 5 - 9 1, 10 - 14 1, 15 - 19 1,		0.74% 0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	1.62% 1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	0.7 0.7 1.1 2.5)23 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Families Owner HHs Median Household Income Households by Income <\$15,000		0.68% 0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	1.58% 2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	0.7 1.1 2.5 D23 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Owner HHs Median Household Income +ouseholds by Income <\$15,000		0.92% 1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	2.09% 2.23% 2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	1.1 2.5)23 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Median Household Income Households by Income <\$15,000		1.56%	Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	2.23% 2018 Percent 6.8% 4.0% 5.9% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	2.5 Perc 5. 3. 5. 7. 17. 15. 28. 9.
Households by Income <\$15,000			Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	2018 Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	Perc 5. 3. 5. 7. 17. 15. 28. 9.
<\$15,000 \$15,000 \$15,000 \$24,999 \$25,000 \$34,999 \$35,000 \$49,999 \$50,000 \$74,999 \$75,000 \$99,999 \$100,000 \$149,999 \$100,000 \$199,999 \$200,000 \$ Median Household Income Average Household Income Per Capita Income Per Capita Income 0 4 Population by Age Num 0 - 4 5 - 9 1, 10 - 14 1, 15 - 19 1,			Number 401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	Percent 6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	Number 346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	Perc 5. 3. 5. 7. 17. 15. 28. 9.
<pre><\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000 + </pre> <pre>Median Household Income Average Household Income Per Capita Income </pre> <pre>Median Household Income O - 4 </pre> <pre>Cem Population by Age Num 0 - 4 </pre> <pre>1,10 - 14</pre>			401 238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	6.8% 4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	346 211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	5. 3. 5. 7. 17. 15. 28. 9.
\$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income O - 4 5 - 9 1, 10 - 14 1, 15 - 19 1,			238 346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	4.0% 5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	211 319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	3. 5. 7. 17. 15. 28. 9.
\$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000 + Median Household Income Average Household Income Per Capita Income Per Capita Income O - 4 5 - 9 1, 10 - 14 1, 15 - 19 1,			346 500 1,102 936 1,524 499 335 \$82,697 \$96,327	5.9% 8.5% 18.7% 15.9% 25.9% 8.5%	319 476 1,078 964 1,733 566 408 \$89,331 \$106,231	5. 7. 17. 15. 28. 9.
\$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Cen Population by Age Num 0 - 4 5 - 9 1, 10 - 14 1, 15 - 19 1,			500 1,102 936 1,524 499 335 \$82,697 \$96,327	8.5% 18.7% 15.9% 25.9% 8.5%	476 1,078 964 1,733 566 408 \$89,331 \$106,231	7. 17. 15. 28. 9.
\$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Per Capita Income Cen Population by Age Num 0 - 4 5 - 9 1, 10 - 14 15 - 19 1,			1,102 936 1,524 499 335 \$82,697 \$96,327	18.7% 15.9% 25.9% 8.5%	1,078 964 1,733 566 408 \$89,331 \$106,231	17. 15. 28. 9.
\$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000 + Median Household Income Average Household Income Per Capita Income Per Capita Income 0 - 4 5 - 9 1, 10 - 14 15 - 19			936 1,524 499 335 \$82,697 \$96,327	15.9% 25.9% 8.5%	964 1,733 566 408 \$89,331 \$106,231	15. 28. 9.
\$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000 + Median Household Income Average Household Income Per Capita Income Per Capita Income 0 - 4 5 - 9 1, 10 - 14 15 - 19			936 1,524 499 335 \$82,697 \$96,327	25.9% 8.5%	964 1,733 566 408 \$89,331 \$106,231	28. 9.
\$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Population by Age Num 0 - 4 5 - 9 1, 10 - 14 15 - 19 1,			499 335 \$82,697 \$96,327	25.9% 8.5%	566 408 \$89,331 \$106,231	28. 9.
\$150,000 - \$199,999 \$200,000+ Median Household Income Average Household Income Per Capita Income Cen Population by Age Num 0 - 4 5 - 9 1, 10 - 14 15 - 19			499 335 \$82,697 \$96,327	8.5%	566 408 \$89,331 \$106,231	9.
\$200,000+ Median Household Income Average Household Income Per Capita Income Population by Age 0 - 4 5 - 9 10 - 14 10 - 14 15 - 19			335 \$82,697 \$96,327		408 \$89,331 \$106,231	
Average Household Income Cen Per Capita Income Cen Population by Age Num 0 - 4 1 5 - 9 1, 10 - 14 1, 15 - 19 1,		10	\$96,327		\$106,231	
Average Household Income Cen Per Capita Income Cen Population by Age Num 0 - 4 1 5 - 9 1, 10 - 14 1, 15 - 19 1,		10	\$96,327		\$106,231	
Per Capita Income		10				
Cent Population by Age Num 0 - 4 1 5 - 9 1, 10 - 14 1, 15 - 19 1,		10	\$34,690		+	
Population by Age Num 0 - 4 1 5 - 9 1 10 - 14 1 15 - 19 1		4.0			\$38,248	
0 - 4 5 - 9 10 - 14 15 - 19 1,	- 1-			2018		023
5 - 9 1, 10 - 14 1, 15 - 19 1,		Percent	Number	Percent	Number	Perc
10 - 14 1, 15 - 19 1,	891	5.8%	903	5.5%	929	5.
15 - 19 1,	127	7.3%	940	5.7%	940	5.
	181	7.7%	1,042	6.3%	999	5.
	214	7.9%	1,043	6.3%	981	5.
-	094	7.1%	1,007	6.1%	886	5.
25 - 34 1,	871	12.2%	2,736	16.6%	2,731	16.
35 - 44 2,	266	14.8%	2,061	12.5%	2,524	14.
45 - 54 2,	387	15.5%	2,247	13.7%	2,047	12.
	919	12.5%	2,176	13.2%	2,178	12.
	889	5.8%	1,516	9.2%	1,774	10.
	373	2.4%	579	3.5%	832	4.
	150	1.0%	193	1.2%	234	1.
	sus 20			2018		023
	nber	Percent	Number	Percent	Number	Perc
-	474	81.2%	12,918	78.6%	13,197	77.
	633	4.1%	746	4.5%	817	4.
American Indian Alone	98	0.6%	108	0.7%	115	4. 0.
			533			
	406	2.6%		3.2%	632	3.
Pacific Islander Alone	22	0.1%	27	0.2%	31	0.
-	203 528	7.8% 3.4%	1,468 643	8.9% 3.9%	1,551 711	9. 4.
		2.170	0.0	2.0 /0	,	
	863	44.7%	8,149	49.6%	8,922	52.
Note: Income is expressed in current dollars.						
ce: U.S. Census Bureau, Census 2010 Summary File 1. Esri foreca	asts for 2	018 and 2023.				

Prepared by Esri Latitude: 29.53104 Longitude: -98.65958



Demographic and Income Profile

9501-9559 Tezel Rd, San Antonio, Texas, 78254 Ring Band: 1 - 3 mile radius

Summary	Cer	isus 2010
Population		108,117
Households		37,835
Families		28,114
Average Household Size		2.85
Owner Occupied Housing Units		28,583
Renter Occupied Housing Units		9,252
Median Age		32.7
Trends: 2018 - 2023 Annual Rate		Area
Population		1.25%
Households		1.18%
Families		1.14%
Owner HHs		1.57%
Median Household Income		1.54%
Households by Income		
<\$15,000		
\$15,000 - \$24,999		
\$25,000 - \$34,999		
\$35,000 - \$49,999		
\$50,000 - \$74,999		
\$75,000 - \$99,999		
\$100,000 - \$149,999		
\$150,000 - \$199,999		
\$200,000+		
Median Household Income		
Average Household Income		
Per Capita Income		
Per Capita Income	Census 20	10
Per Capita Income Population by Age	Census 20 Number	10 Percent
Population by Age	Number	Percent
Population by Age 0 - 4	Number 7,688	Percent 7.1%
Population by Age 0 - 4 5 - 9	Number 7,688 8,483	Percent 7.1% 7.8%
Population by Age 0 - 4 5 - 9 10 - 14	Number 7,688 8,483 8,739	Percent 7.1% 7.8% 8.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19	Number 7,688 8,483 8,739 8,303	Percent 7.1% 7.8% 8.1% 7.7%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24	Number 7,688 8,483 8,739 8,303 7,734 17,071	Percent 7.1% 7.8% 8.1% 7.7% 7.2%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34	Number 7,688 8,483 8,739 8,303 7,734	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 910 Percent 75.7%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% 10 Percent 75.7% 5.5%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ White Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 910 Percent 75.7%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 4.2% 2.0% 0.6% 9.7% 75.7% 5.5% 0.7%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% Percent 75.7% 5.5% 0.7% 3.9% 0.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132 10,909	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% 0.6% 10 Percent 75.7% 5.5% 0.7% 3.9% 0.1% 10.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% Percent 75.7% 5.5% 0.7% 3.9% 0.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone Two or More Races	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132 10,909 4,344	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% Percent 75.7% 5.5% 0.7% 3.9% 0.1% 10.1% 10.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone Two or More Races Hispanic Origin (Any Race)	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132 10,909	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% 0.6% 10 Percent 75.7% 5.5% 0.7% 3.9% 0.1% 10.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone Two or More Races	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132 10,909 4,344	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 0.6% Percent 75.7% 5.5% 0.7% 3.9% 0.1% 10.1% 10.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone Two or More Races Hispanic Origin (Any Race)	Number 7,688 8,483 8,739 8,303 7,734 17,071 16,594 15,588 10,541 4,584 2,117 674 Census 20 Number 81,852 5,918 727 4,234 132 10,909 4,344 57,641	Percent 7.1% 7.8% 8.1% 7.7% 7.2% 15.8% 15.3% 14.4% 9.7% 4.2% 2.0% 0.6% 2.0% 0.6% 75.7% 5.5% 0.7% 3.9% 0.1% 10.1% 4.0% 53.3%

Prepared by Esri Latitude: 29.53104 Longitude: -98.65958

	2018		2023
	118,452		126,049
	41,144		43,632
	30,390		32,162
	2.87		2.88
	29,890		32,306
	11,254		11,327
	34.5		35.5
	State		National
	1.65%		0.83%
	1.62%		0.79%
	1.58%		0.71%
	2.09%		1.16%
	2.23%		2.50%
	2018		2023
Number	Percent	Number	Percent
2,183	5.3%	1,964	4.5%
2,105	5.1%	1,905	4.4%
2,688	6.5%	2,518	5.8%
5,225	12.7%	5,108	11.7%
9,218	22.4%	9,288	21.3%
7,132	17.3%	7,615	17.5%
8,439	20.5%	10,063	23.1%
2,583	6.3%	3,080	7.1%
1,584	3.8%	2,092	4.8%
2,001	2.070	_,	
\$71,789		\$77,505	
\$85,456		\$94,788	
\$29,682		\$32,790	
	2018		2023
Number	Percent	Number	Percent
7,858	6.6%	8,401	6.7%
8,069	6.8%	8,422	6.7%
8,252	7.0%	8,622	6.8%
7,753	6.5%	7,896	6.3%
7,710	6.5%	7,041	5.6%
20,516	17.3%	21,460	17.0%
17,851	15.1%	20,860	16.5%
15,485	13.1%	15,402	12.2%
13,368	11.3%	13,496	10.7%
7,895	6.7%	9,502	7.5%
2,819	2.4%	3,927	3.1%
875	0.7%	1,020	0.8%
	2018		2023
Number	Percent	Number	Percent
86,819	73.3%	91,105	72.3%
6,941	5.9%	7,665	6.1%
799	0.7%	849	0.7%
5,354	4.5%	6,413	5.1%
162	0.1%	187	0.1%
13,117	11.1%	13,966	11.1%
5,260	4.4%	5,863	4.7%
67,925	57.3%	74,963	59.5%
		М	arch 04, 2019

		11-2-2015
C C C C C C C C C C C C C C C C C C C	EQUAL HOUSING OPPORTUNITY	Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.
TYPES	S OF F A BR(A SAI	 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 BRG	DKER ⁴ Put th Inforn Answ Treat	 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 HOLD	ENSE	HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
AS AG usually above inform	SENT y in a and nation	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 FO written repres material infor seller's agent.	GENT In repriation in sage	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 agreement of ec underlined print, Must treat May, with buyer) to c Must not, u Must not, u that th that th that th that th 	GENT sment Must May, Must Must o t o t o t o a	 AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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 written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and ot the buyer/tenant will pay a price greater than the price submitted in a written offer; and ot any confidential information or any other information that a party specifically instructs the broker in writing not to
	0	disclose, unless required to do so by law.

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.

Information available at www.trec.texas.gov IABS 1-0	Information ava	mission	Regulated by the Texas Real Estate Commission
	s Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Tena
Phone	Email	License No.	Sales Agent/Associate's Name
irtdealers.com 210-496-7775	dbundrick@dirtdealers.com & pgoff@dirtdealers.com 210-496-7775	601224 dbun	Drew Bundrick & Peter Goff
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
(210) 496-7775	cscott@dirtdealers.com	501123	Craig Benton Scott
Phone	Email	License No.	Designated Broker of Firm
(210) 496-7775	cscott@dirtdealers.com	501123	Craig Benton Scott
Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
(210) 496-7775	cscott@dirtdealers.com	562388	First American Commercial Property Group
es not create an obligation for Ir records.	CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for ker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	N: This notice is being provide knowledge receipt of this noti	LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not cre you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.
ARLY ESTABLISH: nent. nent will be calculated.	SHOULD BE IN WRITING AND CLE Is under the representation agreen int will be made and how the paym	ETWEEN YOU AND A BROKER es to you, and your obligation provided to you, when payme	 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.