

SHOP COS.  
DEV. DEV.

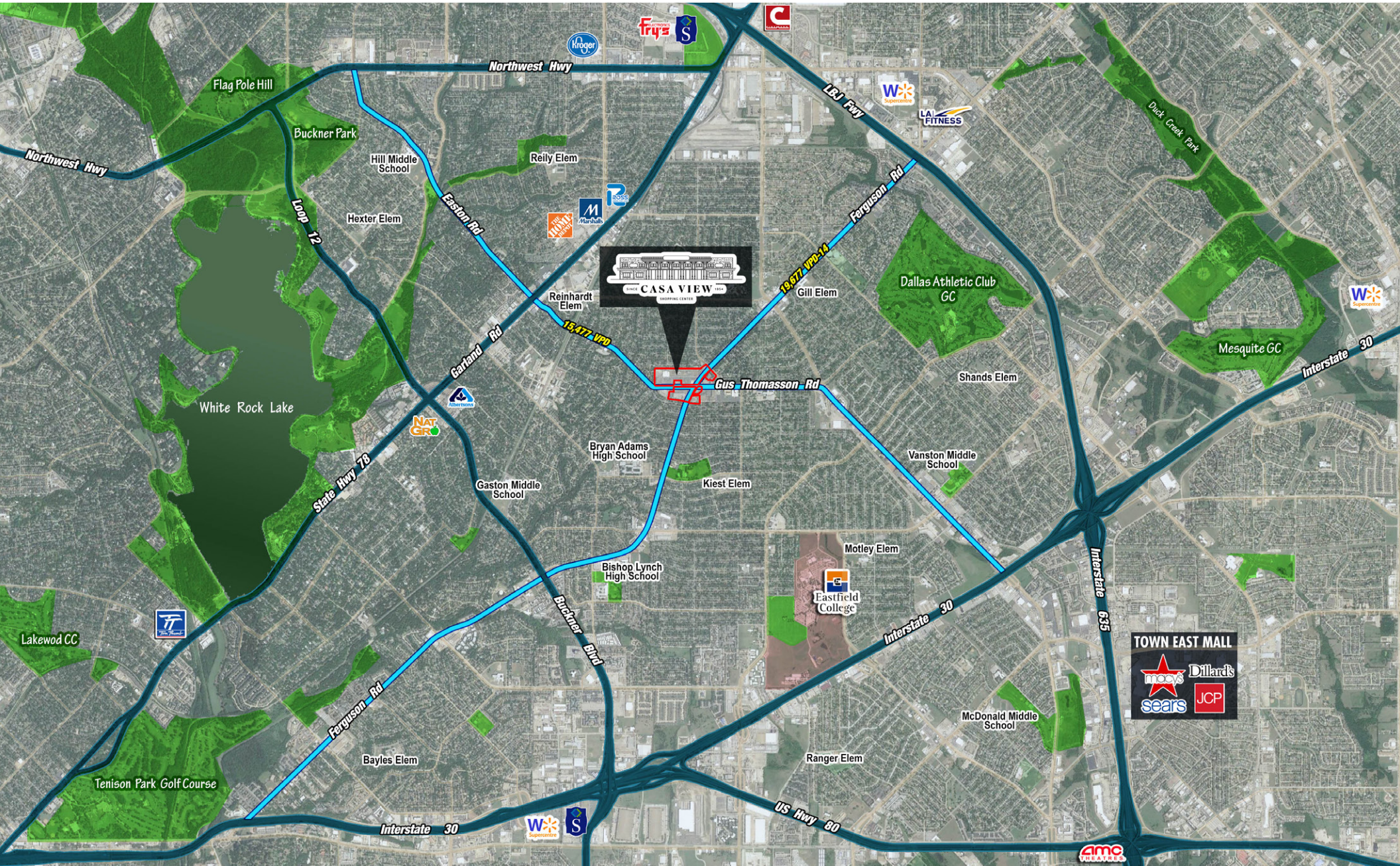
# REDEVELOPMENT



# CASA VIEW



# 3 MILE AERIAL





# 1 MILE AERIAL





# CLOSE UP AERIAL



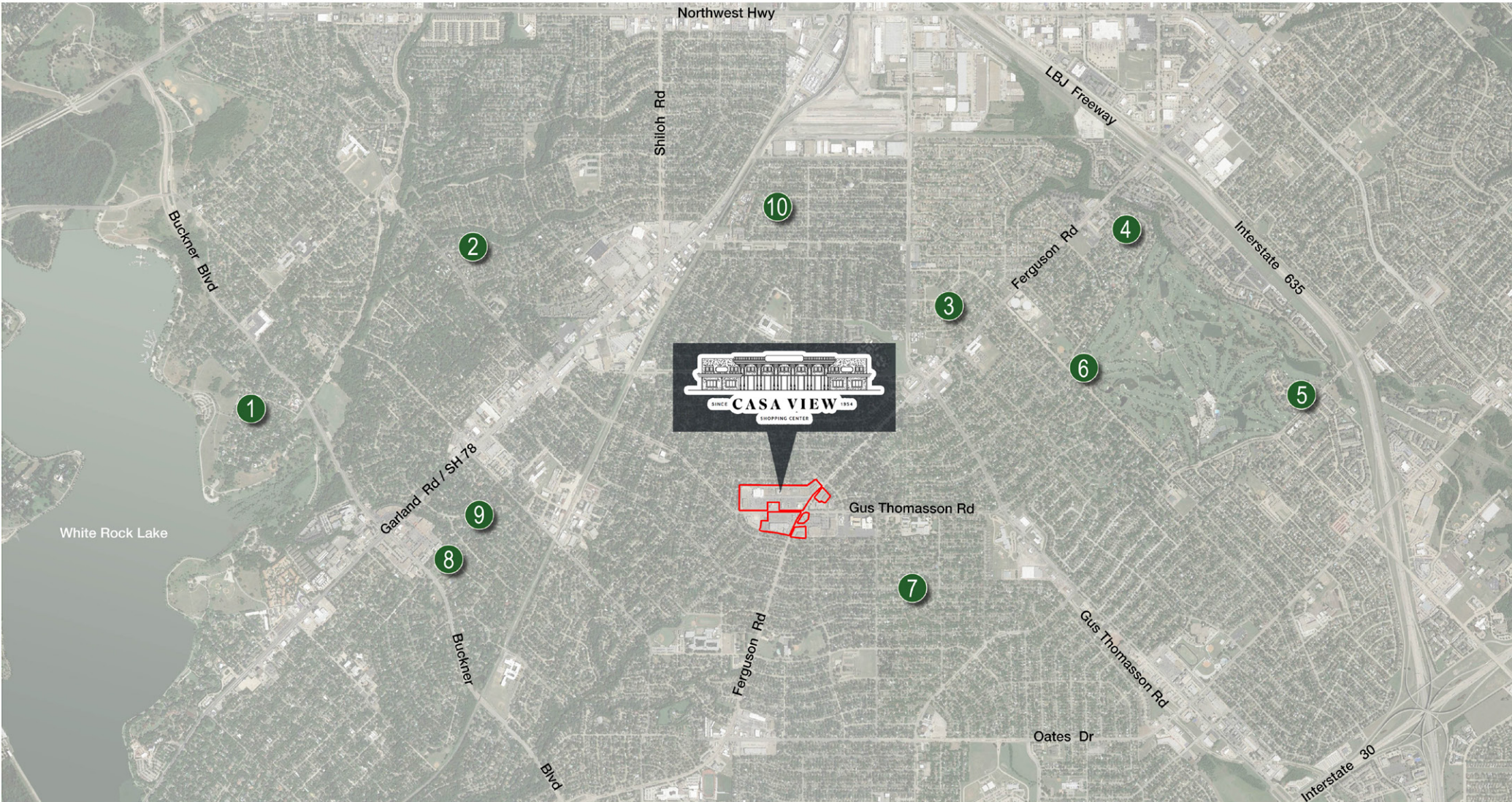


# OBLIQUE OVERVIEW AERIAL





# HOUSING VALUE AERIAL



## HOUSING VALUES

#1 - \$1,450,000	4,103 sf	#2 - \$520,000	2,794 sf	#3 - \$229,000	1,787 sf	#4 - \$239,000	1,722 sf	#5 - \$525,000	3,082 sf	#6 - \$360,000	2,986 sf	#7 - \$230,000	1,358 sf	#8 - \$599,900	3,048 sf	#9 - \$449,990	2,148 sf	#10 - \$269,000	1,740 sf



# SITE PLAN





# BEFORE & AFTER





# BEFORE & AFTER





# BEFORE & AFTER

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COURTYARD PHOTOS

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# DEMOGRAPHICS

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<b>Variable</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>7 Mile</b>
2019 Total Population (Esri)	20,418	145,598	356,027	761,280
2019 Total Daytime Population	14,755	118,862	326,857	717,382
2024 Total Population (Esri)	21,006	150,981	370,672	802,729
2010 Total Population	19,079	134,656	327,096	679,617
2000 Total Population	17,757	132,979	325,092	695,225
2019-2024 Population: Annual Growth Rate	0.57%	0.73%	0.81%	1.07%
2010-2019 Population: Annual Growth Rate	0.74%	0.85%	0.92%	1.23%
2019 Median Age	34.7	33.9	34.1	33.2
2019 Total Housing Units	6,866	58,789	141,152	310,675
2024 Total Housing Units	6,944	60,052	145,024	324,395
2010 Total Housing Units	6,668	56,104	132,997	282,246
2000 Total Housing Units	6,568	55,006	129,859	280,133
2019-2024 Population: Annual Growth Rate	0.57%	0.73%	0.81%	1.07%
2010-2019 Population: Annual Growth Rate	0.74%	0.85%	0.92%	1.23%
2019 Average Household Income	\$60,554	\$67,240	\$78,948	\$79,889
2019 Median Household Income	\$49,268	\$50,480	\$53,976	\$53,103
2019 Per Capita Income	\$19,111	\$24,597	\$28,481	\$29,178
2019 Education: Less than 9th Grade	15%	11%	10%	11%
2019 Education: 9-12th Grade	13%	11%	10%	10%
2019 Education: High School Diploma	25%	22%	20%	19%
2019 Education: Some College/No Degree	16%	21%	21%	20%
2019 Education: Associate's Degree	6%	7%	6%	6%
2019 Education: Associate's Degree	6%	7%	6%	6%
2019 Education: Bachelor's Degree	13%	16%	18%	19%
2019 Education: Graduate Degree	7%	8%	10%	11%
2019 Total Businesses	342	3,706	10,566	25,307
2019 Total Employees	2,841	36,436	116,468	276,596

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SHOP <sup>COS.</sup>

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# INFORMATION ABOUT BROKERAGE SERVICES



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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

SHOP COMPANIES

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