

AUSTIN METRO  
#1 BEST PLACE  
TO LIVE

U.S. NEWS

2017



FILE RENDERING

**EXCLUSIVE OFFERING** | \$6,580,000 – 6.25% CAP  
**KINDERCARE LEARNING CENTERS – CORPORATE NET LEASE**



1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)

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**Property.** 12,327± SF building on 1.79± acre site.

**Tenant.** Lessee: KinderCare Education, LLC. | KinderCare Learning Centers: Nearly 1,400 Nationally Accredited learning centers across the country.

**Lease structure.** Brand new, 15-year, Corporate Net Lease with 12% rent increases every 5-years in primary term & options.

**Location.** KinderCare is located on the southwest corner of South A.W. Grimes Blvd. (20,000 VPD) and Gattis School Rd. (18,000 VPD) on the south side of Round Rock which is both established and growing. The subject property is strategically located in a heavy retail and dense residential area of Round Rock, TX. Within a 3-mile radius of the site, the population is 102,989 people and the total number of employees is 58,937 with an average household income of nearly \$80,000. Additionally, less than 2-miles from the site is Dell's World Head Quarters with approximately 11,000 employees and La Frontera, Round Rock's largest master-planned development. The learning center is scheduled to open prior to the start of the Fall 2017 school year. Round Rock is the second fastest-growing city in America and located approximately 20 miles north of Austin, TX.

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## **DISCLAIMER**

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 1900 South A.W. Grimes Blvd., Round Rock, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)

<b>PRICE   CAP RATE:</b>	\$6,580,000   6.25%
<b>BUILDING AREA:</b>	12,327± Square Feet
<b>LAND AREA:</b>	1.79± Acres
<b>YEAR BUILT:</b>	2017
<b>LANDLORD RESPONSIBILITY:</b>	Structure Only Other Items NNN
<b>OWNERSHIP:</b>	Fee Simple Interest
<b>OCCUPANCY:</b>	100%

**LEASE OVERVIEW**

<b>Initial Lease Term:</b>	15-Years, Plus (4) 5-Year Options to Renew
<b>Projected Rent Commencement:</b>	August 2017
<b>Projected Lease Expiration:</b>	August 2032
<b>Lease Type:</b>	Corporate Net Lease
<b>Rent Increases:</b>	12% every 5-Years in Primary Term & Options
<b>Call Agent For Rent Roll:</b>	

\* Rent is based on a formula that includes a % of total improvement costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.

**TENANT OVERVIEW**

Lessee: KinderCare Education, LLC d.b.a. KinderCare Learning Centers  
 Guarantor: KUEHG Corp.



**KINDERCARE EDUCATION, LLC. | [www.kc-education.com](http://www.kc-education.com)**

KinderCare Education, LLC., one of the largest private employers in Oregon, currently operates in 39 states under their various brands including KinderCare Learning Centers, Knowledge Beginnings, The Grove School, Cambridge Preschools, Family Care Solutions, and Champions Before- & After- School Programs. They are the nation's leading private provider in early childhood education with over 27,000 teachers and 33,000 employees instructing and caring for over 158,000 children across the nation in nearly 1,400 nationally accredited facilities.



**KINDERCARE LEARNING CENTERS | [www.kindercare.com](http://www.kindercare.com)**

KinderCare Learning Centers is an American operator of for-profit child care and early childhood education facilities founded in 1969 and currently owned by KinderCare Education. The company provides educational programs for children from six weeks to 12 years old. KinderCare was originally founded as Kinder-Care Nursery Schools in July 1969 by a savvy real estate developer, Perry Mendel, in Montgomery, Alabama, who recognized the increased demand for quality preschool childcare as more women began to enter the workforce. The first learning center opened with the distinctive red bell tower façade, which would eventually become the company's trademark logo, and accommodated 70 children. Mendel's predictions for child care demand were correct and soon the company began to flourish with tremendous growth. In 1971, to better reflect their focus on child care with an emphasis on education, the company changed its name to Kinder-Care Learning Centers. That same year the company would grow to 19 facilities with new offerings such as infant care and transportation for school-aged children who needed it, marking a promising future for the company's growth. Expansion continued at a rapid pace with the company going public in 1972.

The childcare behemoth would eventually transition owners, shorten the name to KinderCare, privatize once again, and move the corporate headquarters to Portland, Oregon before expanding even further. KinderCare began offering other child care initiatives such as corporate child care, KinderCare at Work, with companies like Walt Disney World, bolstering growth to new levels. The learning facility has now grown into one of the top pre-school and after-school child care facilities in the nation with nearly 1,400 Nationally Accredited locations across the U.S.

1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)



**KINDERCARE EDUCATION MISSION**

At KinderCare Education, we make it our passion to nurture a sense of discovery, joy, and wonder in every child, every day, at every one of our centers. As the nation's leading private provider in accredited early childhood education, we're committed to delivering the highest-quality child care and educational opportunities for families and the dedicated professionals who serve them.

We see the greatness in every child, and we believe teachers can change the world. Every day, more than 33,000 of our employees create a world of learning, joy, and adventure for more than 158,000 children.

**KINDERCARE EDUCATION BRANDS**

**KinderCare Education Early Learning Programs**

We are early childhood learning and care experts, guiding more than 1,380 community-based centers for children 6 weeks old through school-age.



**Family Care Benefits**  
 Partners with 400+ organizations to provide customized family care benefits



**Before- & After-School Programs**  
 470+ sites serving school-age children

**K.C.E. FACTS**

**45+**  
 years teaching children to love learning

**27,000+**  
 teachers nationwide

**33,000+**  
 employees nationwide

**1,370+**  
 nationally accredited centers

**158,000+**  
 children educated in our centers each day

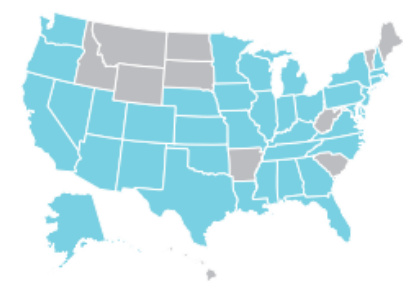
**51,000+**  
 children prepared for kindergarten each year in our centers

**250,000+**  
 books purchased last year for our centers

**62M+**  
 meals served last year (including breakfast and lunch)

**1.3M+**  
 crayons purchased each year for our centers

**K.C.E. LOCATIONS**



States where we operate  
 Headquartered in Portland, Oregon

More than 1,370 of KinderCare centers and sites are nationally accredited by industry-leading early childhood education agencies, such as the National Association for the Education of Young Children (NAEYC).



FILE RENDERING

## Children Attending KinderCare Learning Centers Outperform Peers

**Portland, OR – November 3, 2016** – According to new data, kindergarten students who experienced high-quality early childhood education at KinderCare Education were on average four months ahead of their peers nationally. The study was conducted using the Terra Nova, a widely-used standardized assessment tool.

The findings are consistent with other assessments, including previous results from the Maryland Model for School Readiness, which measure the impact that KinderCare learning programs have on children. Additional research shows that:

- Students enrolled in KinderCare centers for more than one year yielded even higher scores, and
- Average scores of KinderCare students consistently increased over the past three years.

“The research is clear – high-quality early education improves outcomes for children,” said Dr. Elanna Yalow, Chief Academic Officer for KinderCare Education. “The findings demonstrate the effectiveness of our curriculum and the commitment of our outstanding teachers to providing great learning experiences.”

The quality of early learning at KinderCare Education is further validated by independent, third-party accreditation. Accreditation is the gold standard in designating high-quality early learning programs, and sets a higher bar than state and local licensing requirements.

KinderCare Education has now reached nearly 100 percent accreditation for its over 1,400 learning centers across the country, making it the largest provider of accredited early learning in the U.S.

Accreditation is an intensive process and involves staff evaluations, family feedback, classroom observations and health and safety checks. Fewer than 10 percent of early education programs in America are accredited. The largest and best regarded of these accrediting organizations, the National Association of the Education of Young Children (NAEYC), evaluates each center based on excellence in key areas including curriculum, relationships among teachers, their students, and their families, and center leadership.

“Together, these milestones indicate a strong connection between the efficacy of early learning programs in KinderCare centers, the high standards of accreditation, and the impact both have on children,” said Dr. Yalow.

*Assessment Methodology:* The Terra Nova, a standardized year-end assessment, was administered to 1,673 kindergarten students from 214 KinderCare Education centers throughout the U.S. The evaluated students were five years old at the time of the research. The assessments were conducted in March 2016.

**Source:** Education, KinderCare. "KinderCare Education." *Children Attending KC Centers Outperform Peers* | KinderCare Education. N.p., n.d. Web. 21 Feb. 2017. <<http://www.kc-education.com/newsroom/company-stories/children-attending-kc-centers-outperform-peers>>.





## Austin is No. 1 on prestigious U.S. News 'Best Places to Live' ranking

By: Michael Theis | Austin Business Journal

**Austin, TX – February 7, 2017** – Austin's economy may be growing slower than in recent years, but Austin is the best place to live in the United States, according to U.S. News and World Report. After ranking No. 2 a year earlier, the Texas capital took the top spot in the magazine's 2017 edition of its Best Places to Live in the U.S. list, which ranks major metro areas on a number of factors including unemployment, annual household income, cost of living, education, health care and migration.

Austin's high score is due to its booming population growth as well as a strong showing in U.S. News' desirability survey, which asked 2,000 internet users where in the U.S. they would prefer to live. Over the past five years, Austin has averaged annual population growth of about 3 percent. Further, in 2016 the regional population estimate increased above 2 million people, according to the U.S. Census Bureau.

Putting Austin over the top this year was growth in the region's median salary and the continued improvement in the regional unemployment rate, which has hovered at around 3 percent for the past 12 months.

But as Austin scores highly on other livability rankings trotted out by city boosters, regional economic growth has begun to slow. According to economic indicators tracked by the Federal Reserve Bank of Dallas, Austin's economic growth reached its post-recession peak in early 2015. Since then, the economy has continued to grow, but that growth rate is now slower than the 10-year average for growth.

"We celebrate what we're doing right to be ranked first, recognizing it also highlights the accompanying affordability, equity and mobility challenges that our city faces," Mayor Steve Adler said in a statement. "Inherent in that ranking is the strength to manage growth so we can preserve Austin's special spirit."

The authors of the U.S. News list say the rankings are intended to help people better decide where to relocate. The rankings are based on a weighted index that mixes the U.S. Census Bureau's socio-economic stats, the FBI's crime statistics and the Department of Labor's wage and economic data with proprietary data, such as polling on market desirability.

Source: Theis, Michael. "Austin is No. 1 on prestigious U.S. News 'Best Places to Live' ranking." Bizjournals.com. N.p., n.d. Web. 24 Feb. 2017. <<http://www.bizjournals.com/austin/news/2017/02/06/austin-is-no-1-on-prestigious-u-s-news-best-places.html>>.

1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)

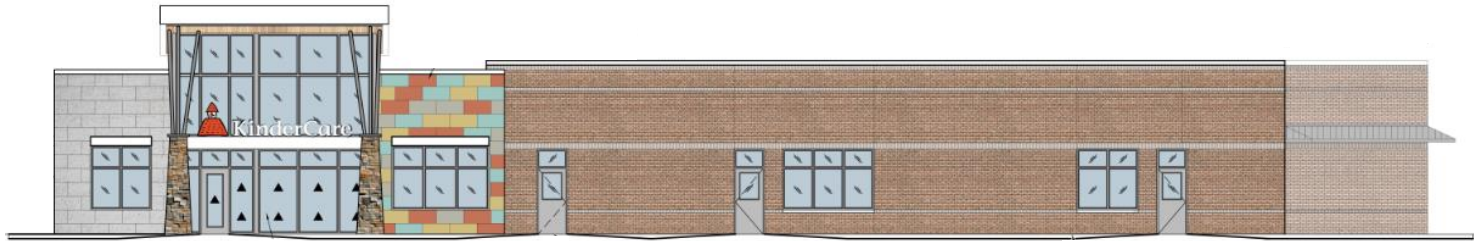


1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)









**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

### **IMMEDIATE TRADE AREA**

KinderCare is located on the southwest corner of South A.W. Grimes Blvd. (20,000 VPD) and Gattis School Rd. (18,000 VPD) on the south side of Round Rock that is both established and growing. The subject property is strategically located in a heavy retail and dense residential area of Round Rock, TX. Within a 3-mile radius of the site, the population is 102,989 people and total number of employees is 58,937 with an average household income of nearly \$80,000. The learning center is scheduled to open prior to the start of the Fall 2017 school year.

The subject property is located less than 2-miles from the intersection of I-35 (185,000 VPD) and TX-45 Toll (115,000 VPD) and is surrounded by numerous national credit tenants such as Randall (SAFEWAY), HEB, Target, Sam's Club, Walmart, Kohl's, Best Buy, Pier 1 Imports, Lowe's, Home Depot, Gander Mountain, Hobby Lobby, PetSmart, CVS, Walgreens, Bed Bath & Beyond, Advanced Auto Parts, O'Reilly Auto Parts, Outback Steak House, Longhorn Steak House, Starbucks, Chick-fil-a, McDonald's, Chipotle, and many others. Additionally, less than one mile from the site is Dell's World Head Quarters with approximately 11,000 employees.

The area's rapid growth has spearheaded development directly across from the subject property including a new Foundation Auto Repair. The parcels of land adjacent to KinderCare are undergoing development for a new Round Rock Family Emergency Room and a proposed freestanding Starbucks and Texell Credit Union.

### **ROUND ROCK / AUSTIN, TX**

Round Rock was founded as a settlement north of Austin at the low water crossing of Brushy Creek on the historic Chisholm Trail through Texas. Today, Round Rock is within the Austin-Round Rock metropolitan area in Williamson County and is the second-fastest growing city in America with an estimated population over 122,700 as of the 2016-census. With an estimated \$1.3 billion in impact from economic developments completed from 2011-2014, it is evident Round Rock is an attractive and prosperous city. The city is located about 20 miles north of downtown Austin and shares a common border with Austin.

This "super suburb" of Austin is best known as the international headquarters of Dell Computers (11,000 local employees), less than a mile from the subject property. However, the presence of Dell along with other major employers, a strong economic development program, favorable tax rates, and major retailers such as IKEA and a Premium Outlet Mall, and the mixed use La Frontera (a 330-acre, multi-use commercial business-retail-housing center) make it a strongly independent city in its own right.



Round Rock and the surrounding area have a number of top-flight schools led by the highly decorated Round Rock Independent School District. Beginning with early-childhood education options through medical school, the community offers the highest level of instruction in every possible category. Round Rock Independent School District consistently ranks among the top education systems in the state of Texas.

Austin, southwest of Round Rock, is the capital of Texas and the seat of Travis County. Located in central Texas, one of the fastest growing job markets and economies in the United States, Austin is the 11<sup>th</sup>-most-populous city in the United States and the 4<sup>th</sup> largest in Texas. Austin proper has a population of 912,791 and is the cultural and economic center of the Austin-Round Rock-San Marcos MSA

*The City of Round Rock has achieved prominence as one of the best cities in Texas with numerous awards and accolades to its credit. Below is a list of some of the recognition has received:*

- Round Rock No. 4 safest city in the nation
- No. 2 best city in Texas to raise a family
- Round Rock ranked No. 4 among "Best Affordable Places to Live" in America"
- Round Rock among top 10 fastest growing economies
- Williamson County ranked as fastest-growing county in U.S.

## **LA FRONTERA**

La Frontera, Round Rock's largest master-planned development, is a multi-use commercial business-retail-housing center and is located at the northwest corner of SH 45 Toll Road and Interstate 35 in Round Rock, Texas within Williamson County. Because of the projects' high profile, the entire area around this corridor over the years has also been referred to as "La Frontera."

The 330-acre master planned project combines multi-tenant offices, company headquarters buildings, more than 1,000,000 square feet of retail including La Frontera Village, multiple apartment complexes and specialized retail, banking, a medical rehabilitation hospital, and a variety of other uses. The project includes Williamson County's only full service Hotel "the Austin North Marriot" which provides space for large conferences, meetings and banquets – a first for the county and an important component of Round Rock's and Williamson County's economic development efforts. The center is also home to the 200,000-square-foot corporate headquarters of Texas Guaranteed Student Loan Corporation.



## **DELL & APPLE CAMPUSES**

Round Rock is best known as the international headquarters of Dell Computers (11,000 local employees), situated along I-35 at its 1.12 million square-foot campus. Dell is one of the largest companies in the world, employing over 96,000 worldwide and has been listed by Fortune as the #5 most admired company in its industry for a multitude of reasons, including clean energy initiatives.

In September of 2016, Apple Inc. moved into a newly built 1.1 million square-foot headquarters in North Austin, approximately 10-miles southwest the subject property. The campus is home to a customer service center, human resources functions, and online store functions and feature everything from the usual restaurants to a wellness center where employees can get acupuncture for their aches and pains. The company has another 216,000-square-foot location that focuses on engineering functions in south Austin, and in total, the two locations employ more than (6,000 local employees).



### **AUSTIN-ROUND ROCK-SAN MARCOS METROPOLITAN AREA**

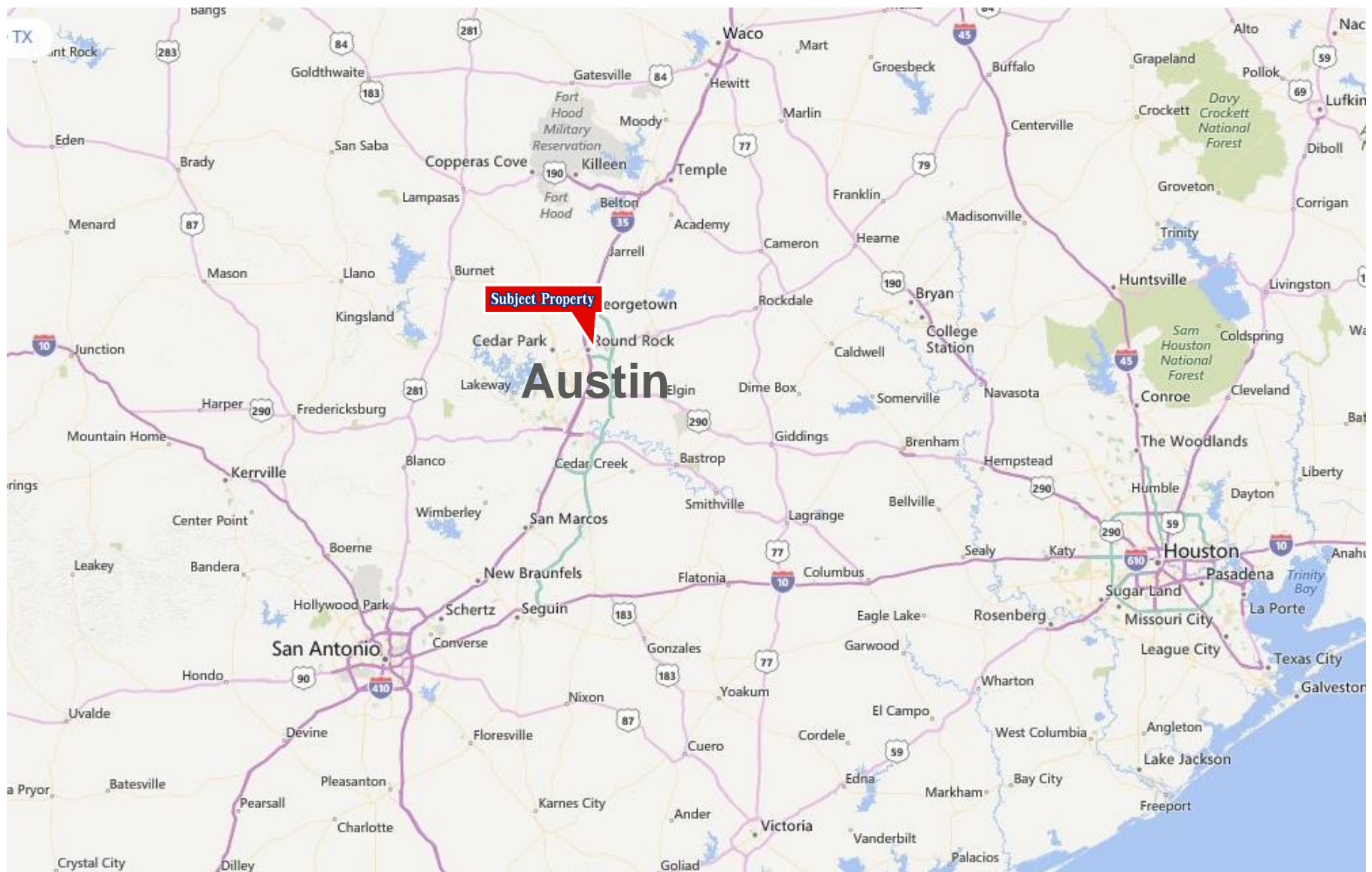
The Austin–Round Rock–San Marcos Metropolitan Statistical Area (MSA) is also referred to as Central Texas or Greater Austin, and consists of 5 counties. The Austin–Round Rock–San Marcos (MSA) has a population of over almost two million people, making it one of the 5 fastest-growing metro areas in the nation and the 35th-largest MSA in the United States.

Austin is the capital of Texas and the seat of Travis County. Austin proper has a population of 912,791 and is the cultural and economic center of the Austin–Round Rock–San Marcos MSA. The Austin–Round Rock–San Marcos MSA had a Gross Domestic Product of \$98.6 billion in 2013, the 16<sup>th</sup> largest GDP per capita.. The city is located in Central Texas on the eastern edge of the American Southwest, and is the 4th largest city in Texas as well as the 11th most populous city in the United States. Austin is home to the University of Texas at Austin (UT), the flagship institution of the University of Texas System with over 50,000 undergraduate students and graduate students and over 24,000 faculty and staff. The university consistently ranks consistently among the top 50 "National Universities" by U.S. News and World Report. UT has annual research expenditures of over \$640 million and has the highest-ranked business, engineering, and law programs of any university in the state of Texas. According to Travel & Leisure Magazine Austin ranks No. 1 on the list of cities with the best people, referring to the personalities and attributes of the citizens. Austin was voted America's #1 College Town by the Travel Channel.

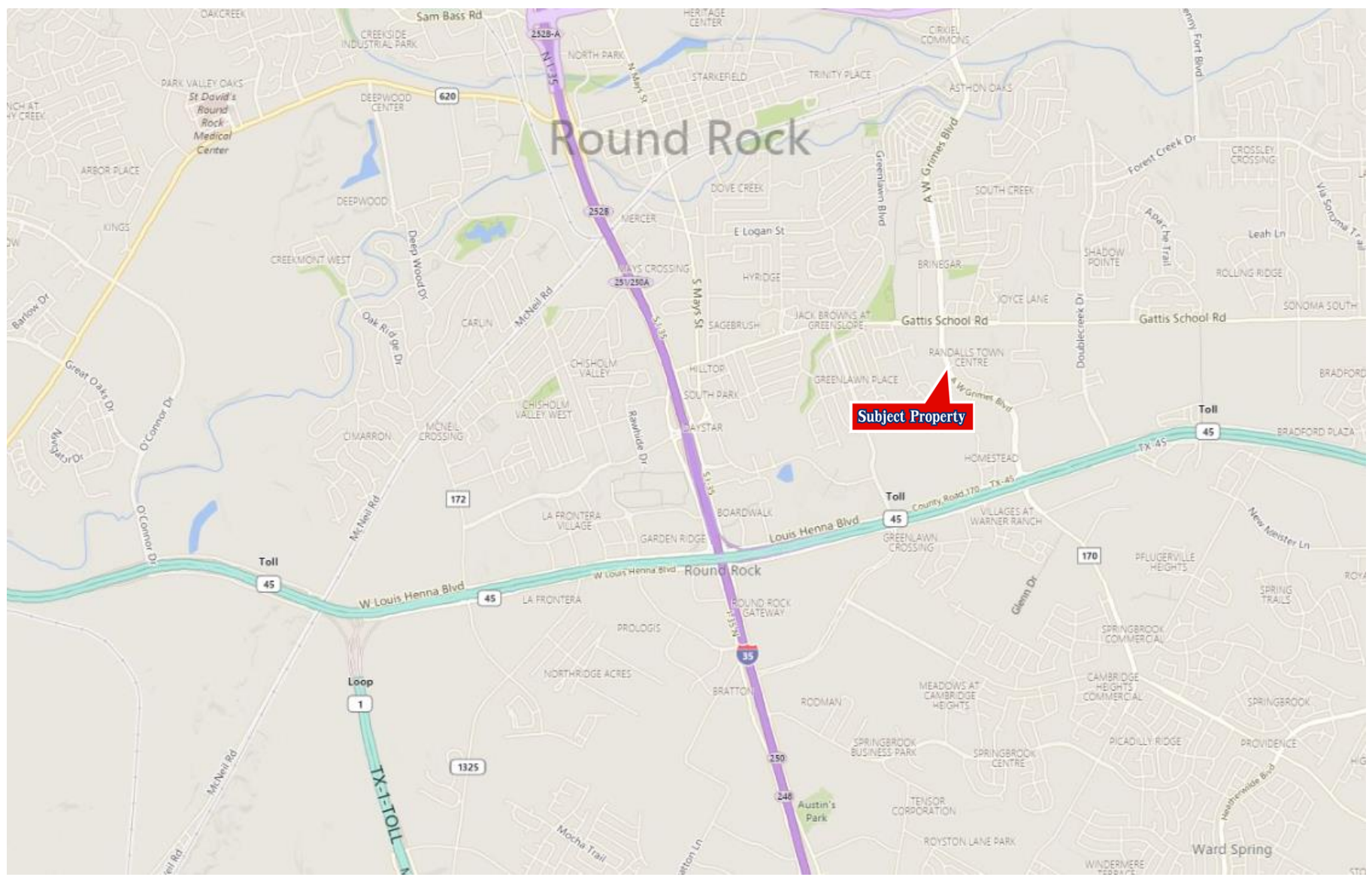
Each year thousands of from the engineering and computer science programs at The University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is considered to be a major center for high-tech businesses, in fact it is globally recognized for its high-tech economy and quality of life. Austin's largest employers include Dell, the U.S. Federal Government, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, Texas State University–San Marcos, The University of Texas, 3M, Apple Inc., Hewlett-Packard, Google, Cisco Systems, eBay/PayPal, Blizzard Entertainment, Hoover's, Intel Corporation, National Instruments, and Samsung Group. The proliferation of technology companies has led to the region's nickname, "The Silicon Hills", and spurred development that greatly expanded the city. Central Texas is also emerging as a hub for pharmaceutical and biotechnology companies. About 85 companies from this industry are based in Austin. The city was ranked by the Milken Institute as the #12 biotech and life science center in the United States.

The Greater Austin area is home to many companies, including the headquarters of four Fortune 500 corporations: Whole Foods Market, Freescale Semiconductor, Forestar Group, and Dell. Austin's largest employers include Austin I.S.D., the City of Austin, Dell, the federal government, Freescale Semiconductor, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, the State of Texas, Texas State University at San Marcos, and The University of Texas. In 2010, 43% of adults in the City of Austin held college degrees, 4<sup>th</sup> place among the 77 largest cities in the U.S.

1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)



1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)



1900 SOUTH A.W. GRIMES BLVD, ROUND ROCK, TX (AUSTIN-MSA)

1900 South A.W. Grimes Blvd		1 mi radius	3 mi radius	5 mi radius
Round Rock, TX 78664				
POPULATION	2016 Estimated Population	15,694	102,989	230,766
	2021 Projected Population	18,989	121,496	269,164
	2010 Census Population	12,752	87,445	196,786
	2000 Census Population	9,414	58,065	119,058
	Projected Annual Growth 2016 to 2021	4.2%	3.6%	3.3%
	Historical Annual Growth 2000 to 2016	4.2%	4.8%	5.9%
HOUSEHOLDS	2016 Estimated Households	5,581	35,884	80,746
	2021 Projected Households	6,347	40,561	90,984
	2010 Census Households	4,761	31,415	70,739
	2000 Census Households	3,340	20,069	42,003
	Projected Annual Growth 2016 to 2021	2.7%	2.6%	2.5%
	Historical Annual Growth 2000 to 2016	4.2%	4.9%	5.8%
AGE	2016 Est. Population Under 10 Years	15.1%	15.1%	15.1%
	2016 Est. Population 10 to 19 Years	15.2%	15.1%	14.8%
	2016 Est. Population 20 to 29 Years	15.4%	13.8%	13.0%
	2016 Est. Population 30 to 44 Years	25.3%	25.9%	26.3%
	2016 Est. Population 45 to 59 Years	18.0%	18.5%	19.0%
	2016 Est. Population 60 to 74 Years	8.4%	8.7%	8.9%
	2016 Est. Population 75 Years or Over	2.6%	2.8%	2.9%
	2016 Est. Median Age	31.5	32.6	33.4
MARITAL STATUS & GENDER	2016 Est. Male Population	48.4%	49.0%	48.9%
	2016 Est. Female Population	51.6%	51.0%	51.1%
	2016 Est. Never Married	31.4%	31.3%	30.1%
	2016 Est. Now Married	42.5%	48.6%	51.3%
	2016 Est. Separated or Divorced	22.5%	17.2%	15.3%
	2016 Est. Widowed	3.5%	3.0%	3.3%
INCOME	2016 Est. HH Income \$200,000 or More	1.1%	4.3%	7.1%
	2016 Est. HH Income \$150,000 to \$199,999	4.0%	5.9%	7.3%
	2016 Est. HH Income \$100,000 to \$149,999	14.9%	16.9%	19.7%
	2016 Est. HH Income \$75,000 to \$99,999	16.2%	16.5%	15.6%
	2016 Est. HH Income \$50,000 to \$74,999	24.3%	20.5%	18.9%
	2016 Est. HH Income \$35,000 to \$49,999	16.0%	12.8%	11.6%
	2016 Est. HH Income \$25,000 to \$34,999	10.6%	8.5%	7.5%
	2016 Est. HH Income \$15,000 to \$24,999	6.1%	7.7%	6.5%
	2016 Est. HH Income Under \$15,000	6.7%	6.8%	5.9%
	2016 Est. Average Household Income	\$65,833	\$79,165	\$89,136
2016 Est. Median Household Income	\$61,977	\$69,634	\$78,586	
2016 Est. Per Capita Income	\$23,410	\$27,620	\$31,212	
2016 Est. Total Businesses	320	3,452	6,810	
2016 Est. Total Employees	22,515	58,937	98,760	

1900 South A.W. Grimes Blvd		1 mi radius	3 mi radius	5 mi radius
Round Rock, TX 78664				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	11,850	77,616	174,249
	2016 Est. Civilian Employed	74.1%	73.1%	72.7%
	2016 Est. Civilian Unemployed	1.6%	1.7%	1.8%
	2016 Est. in Armed Forces	-	0.2%	0.2%
	2016 Est. not in Labor Force	24.2%	25.1%	25.3%
	2016 Labor Force Males	47.7%	48.2%	48.1%
	2016 Labor Force Females	52.3%	51.8%	51.9%
	2010 Occupation: Population Age 16 Years or Over	6,500	44,672	100,167
OCCUPATION	2010 Mgmt, Business, & Financial Operations	14.2%	16.8%	18.7%
	2010 Professional, Related	18.2%	21.9%	24.9%
	2010 Service	20.2%	15.8%	13.7%
	2010 Sales, Office	28.8%	28.5%	27.8%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.8%	7.8%	6.8%
	2010 Production, Transport, Material Moving	10.8%	9.1%	7.9%
	2010 White Collar Workers	61.1%	67.2%	71.4%
	2010 Blue Collar Workers	38.9%	32.8%	28.6%
	2010 Drive to Work Alone	81.2%	80.9%	81.1%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	12.0%	11.4%	11.2%
	2010 Travel to Work by Public Transportation	0.6%	0.4%	0.4%
	2010 Drive to Work on Motorcycle	0.6%	0.4%	0.4%
	2010 Walk or Bicycle to Work	1.7%	1.2%	1.1%
	2010 Other Means	0.3%	0.8%	0.8%
	2010 Work at Home	3.7%	4.9%	5.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	34.3%	27.1%	24.0%
	2010 Travel to Work in 15 to 29 Minutes	37.2%	40.0%	40.9%
	2010 Travel to Work in 30 to 59 Minutes	25.7%	28.6%	30.6%
	2010 Travel to Work in 60 Minutes or More	2.8%	4.3%	4.5%
	2010 Average Travel Time to Work	19.4	21.0	22.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$294 M	\$2.13 B	\$5.22 B
	2016 Est. Apparel	\$10.3 M	\$75.0 M	\$184 M
	2016 Est. Contributions, Gifts	\$18.5 M	\$144 M	\$368 M
	2016 Est. Education, Reading	\$10.8 M	\$84.1 M	\$216 M
	2016 Est. Entertainment	\$16.4 M	\$120 M	\$295 M
	2016 Est. Food, Beverages, Tobacco	\$45.9 M	\$327 M	\$787 M
	2016 Est. Furnishings, Equipment	\$10.0 M	\$74.2 M	\$184 M
	2016 Est. Health Care, Insurance	\$25.8 M	\$184 M	\$442 M
	2016 Est. Household Operations, Shelter, Utilities	\$90.8 M	\$659 M	\$1.61 B
	2016 Est. Miscellaneous Expenses	\$4.40 M	\$31.4 M	\$75.8 M
	2016 Est. Personal Care	\$3.85 M	\$27.8 M	\$67.7 M
	2016 Est. Transportation	\$57.4 M	\$409 M	\$988 M





**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about  
 brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)