

CROSSROADS

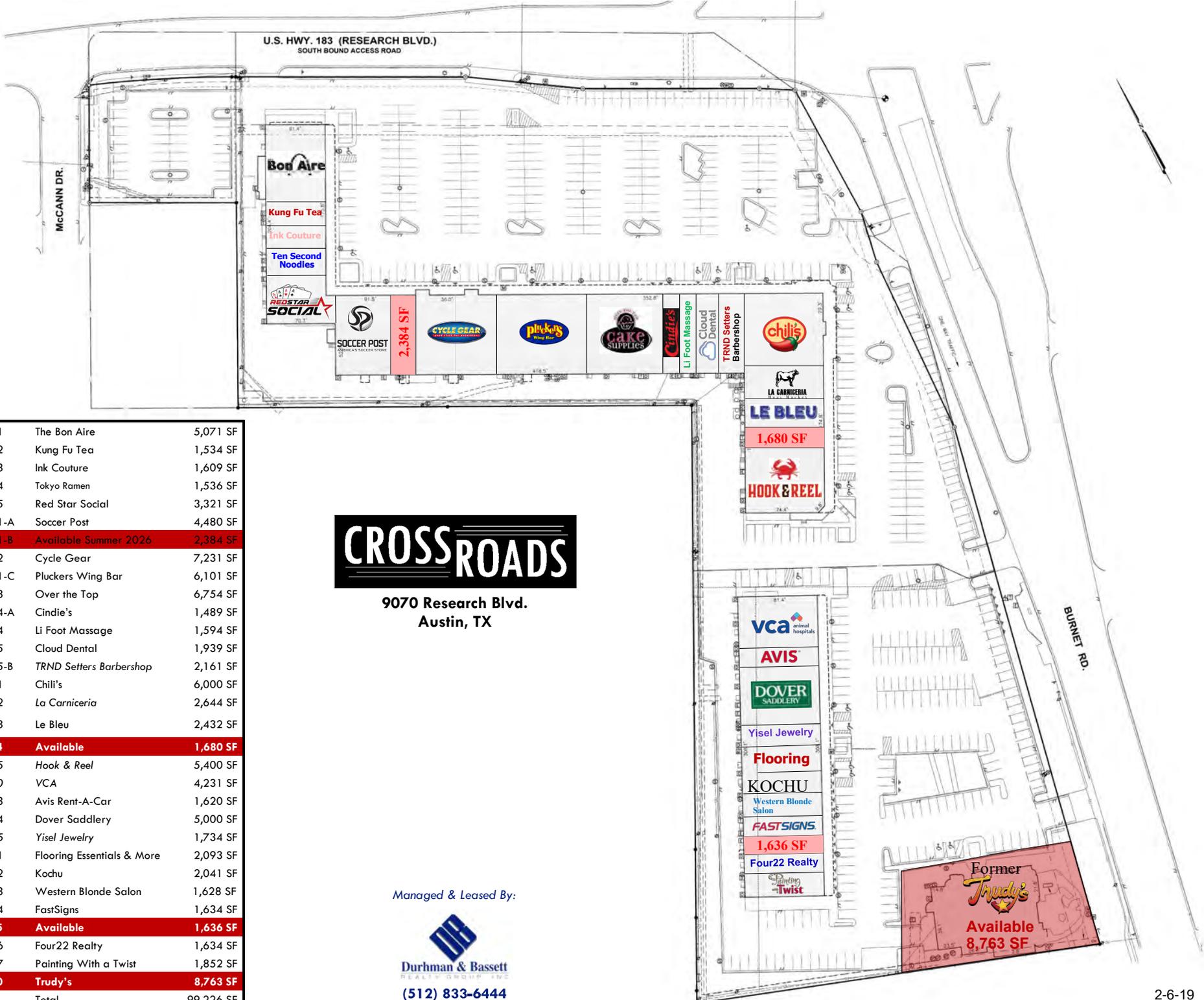
9070 Research Blvd.
U.S. 183 at Burnet Road
(SWC)



Derek Quinn
(512) 628-5354
derek@dbrealty.net

100 E. Anderson Lane
Suite 200
Austin, TX 78752





101	The Bon Aire	5,071 SF
102	Kung Fu Tea	1,534 SF
103	Ink Couture	1,609 SF
104	Tokyo Ramen	1,536 SF
105	Red Star Social	3,321 SF
201-A	Soccer Post	4,480 SF
201-B	Available Summer 2026	2,384 SF
202	Cycle Gear	7,231 SF
201-C	Pluckers Wing Bar	6,101 SF
203	Over the Top	6,754 SF
204-A	Cindie's	1,489 SF
204	Li Foot Massage	1,594 SF
205	Cloud Dental	1,939 SF
205-B	TRND Setters Barbershop	2,161 SF
301	Chili's	6,000 SF
302	La Carniceria	2,644 SF
303	Le Bleu	2,432 SF
304	Available	1,680 SF
305	Hook & Reel	5,400 SF
400	VCA	4,231 SF
403	Avis Rent-A-Car	1,620 SF
404	Dover Saddlery	5,000 SF
405	Yisel Jewelry	1,734 SF
501	Flooring Essentials & More	2,093 SF
502	Kochu	2,041 SF
503	Western Blonde Salon	1,628 SF
504	FastSigns	1,634 SF
505	Available	1,636 SF
506	Four22 Realty	1,634 SF
507	Painting With a Twist	1,852 SF
600	Trudy's	8,763 SF
	Total	99,226 SF

CROSSROADS

9070 Research Blvd.
Austin, TX

Managed & Leased By:



170,419 VPD

183

Burnet Rd.

43,910 VPD

2,384 SF

1,680 SF

1,636 SF

8,763 SF

Bon Aire

PlayKey's



HOOK & REEL

Olive Garden

HIGHLAND LANES BOWLING ALLEY

CAVENDER'S



170,419 VPD

183

CROSSROADS

Popeye's Wing Bar

Chili's

Judy's

CAVENDERS

BURNET RD.

43,910 VPD





Burnet Rd.

183

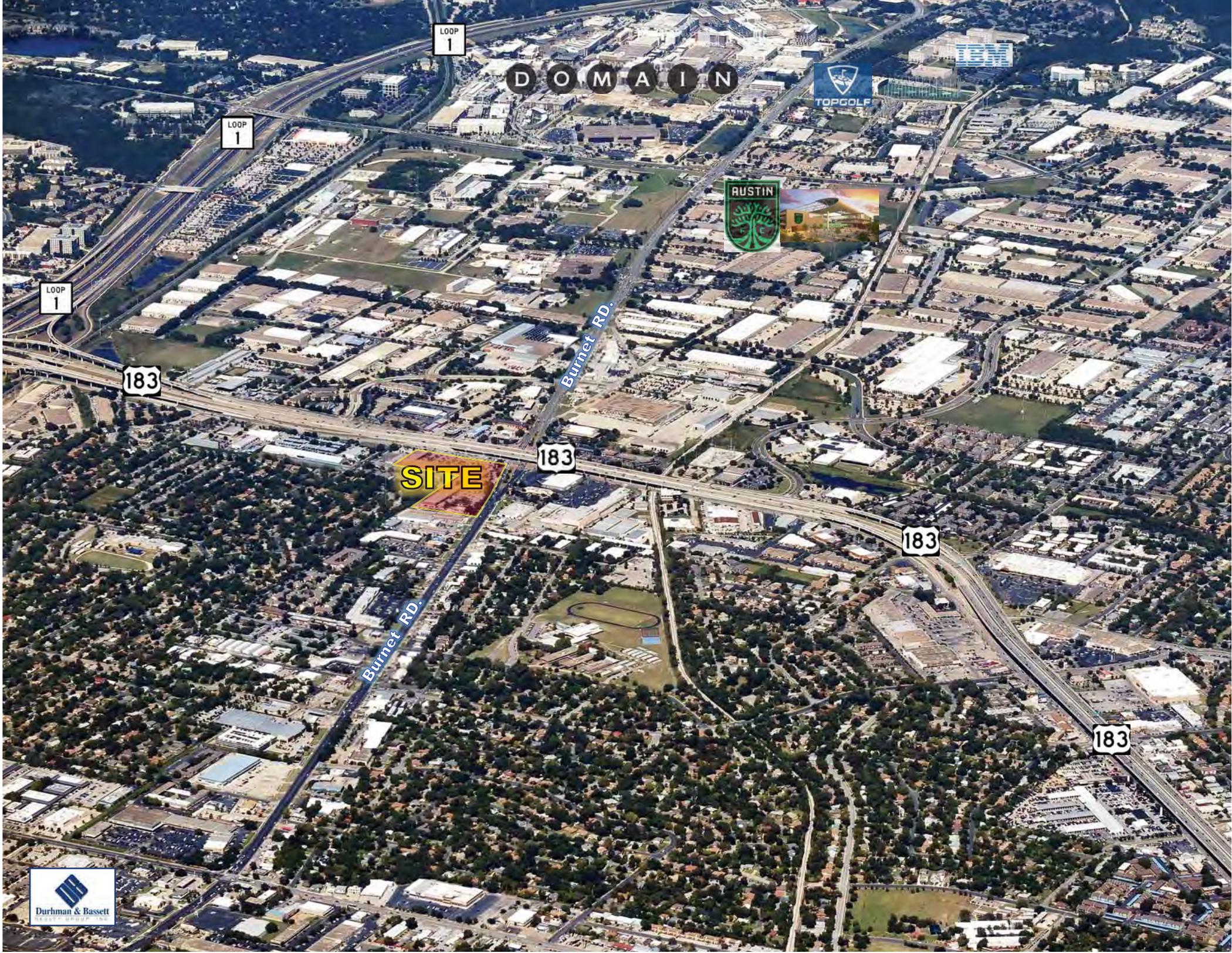
SITE

183

Burnet Rd.

183





LOOP 1

DOMAIN



LOOP 1

LOOP 1



183

183

SITE

183

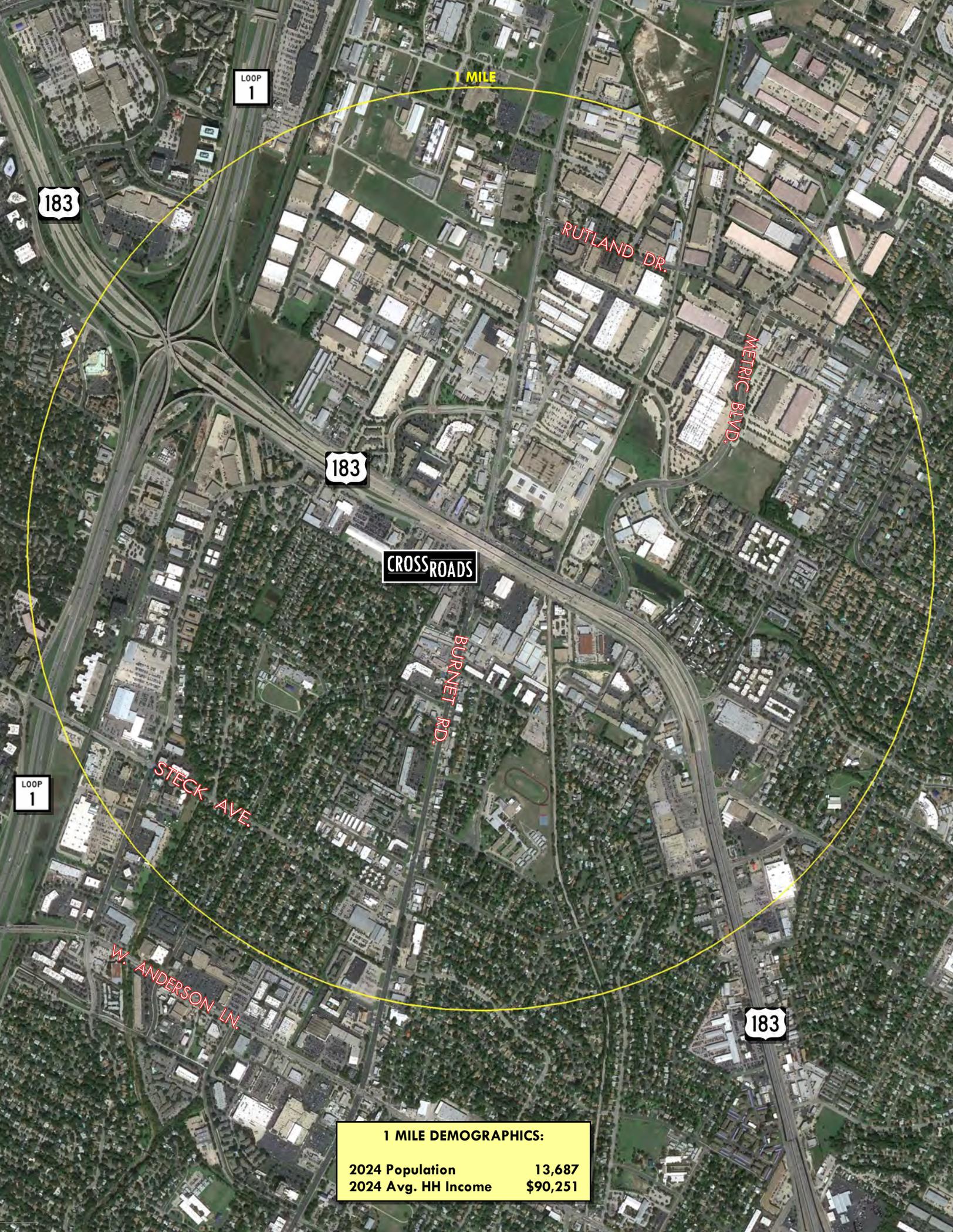
183

Burnet RD.

Burnet RD.



Durham & Bassett
REALTY GROUP, INC.



LOOP 1

1 MILE

183

RUTLAND DR.

METRIC BLVD.

183

CROSSROADS

BURNET RD.

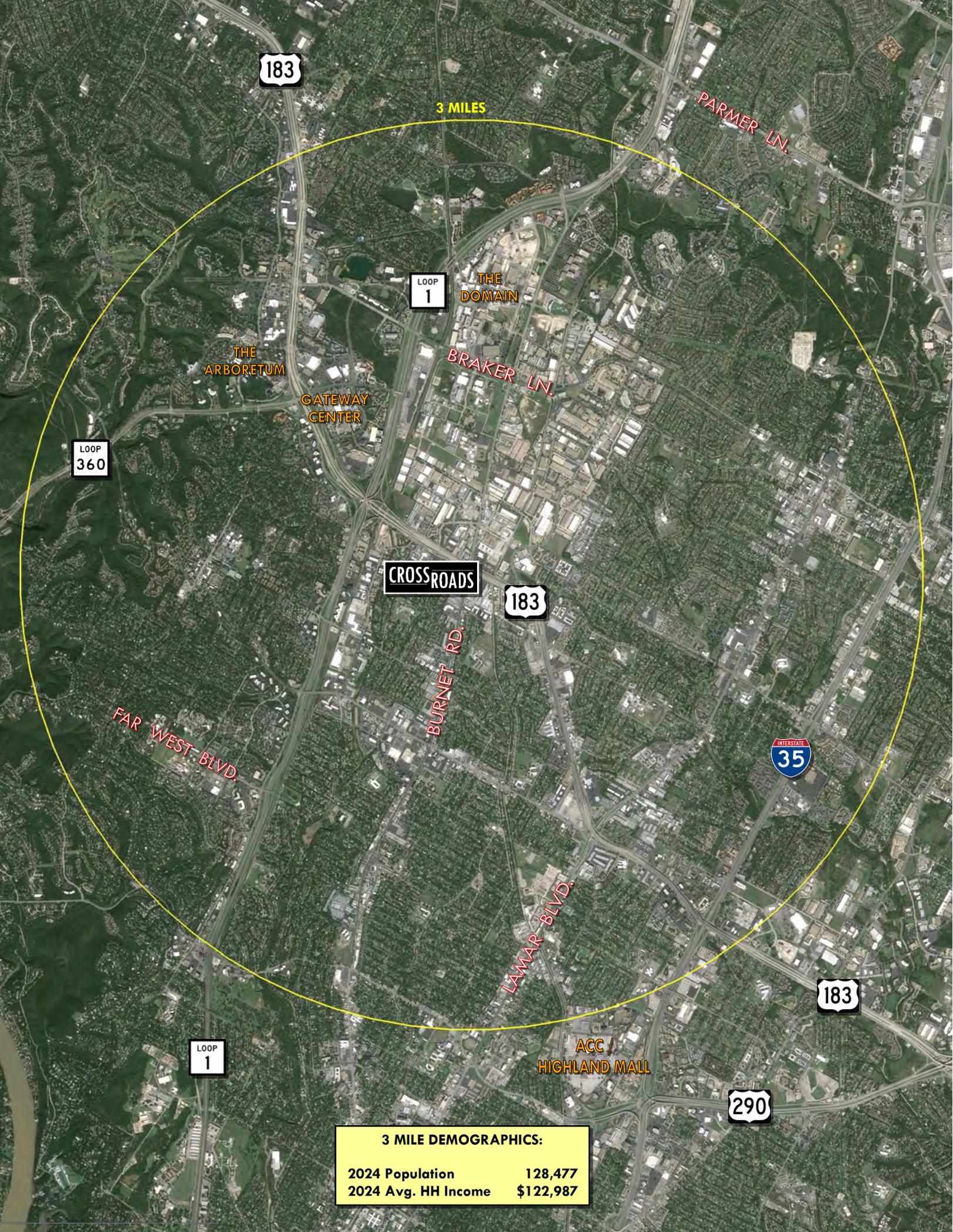
LOOP 1

STECK AVE.

W. ANDERSON LN.

183

1 MILE DEMOGRAPHICS:	
2024 Population	13,687
2024 Avg. HH Income	\$90,251



183

3 MILES

PARMER LN.

LOOP 1

THE DOMAIN

THE ARBORETUM

BRAKER LN.

GATEWAY CENTER

LOOP 360

CROSSROADS

183

BURNET RD.

INTERSTATE 35

FAR WEST BLVD.

LAMAR BLVD.

183

LOOP 1

ACC / HIGHLAND MALL

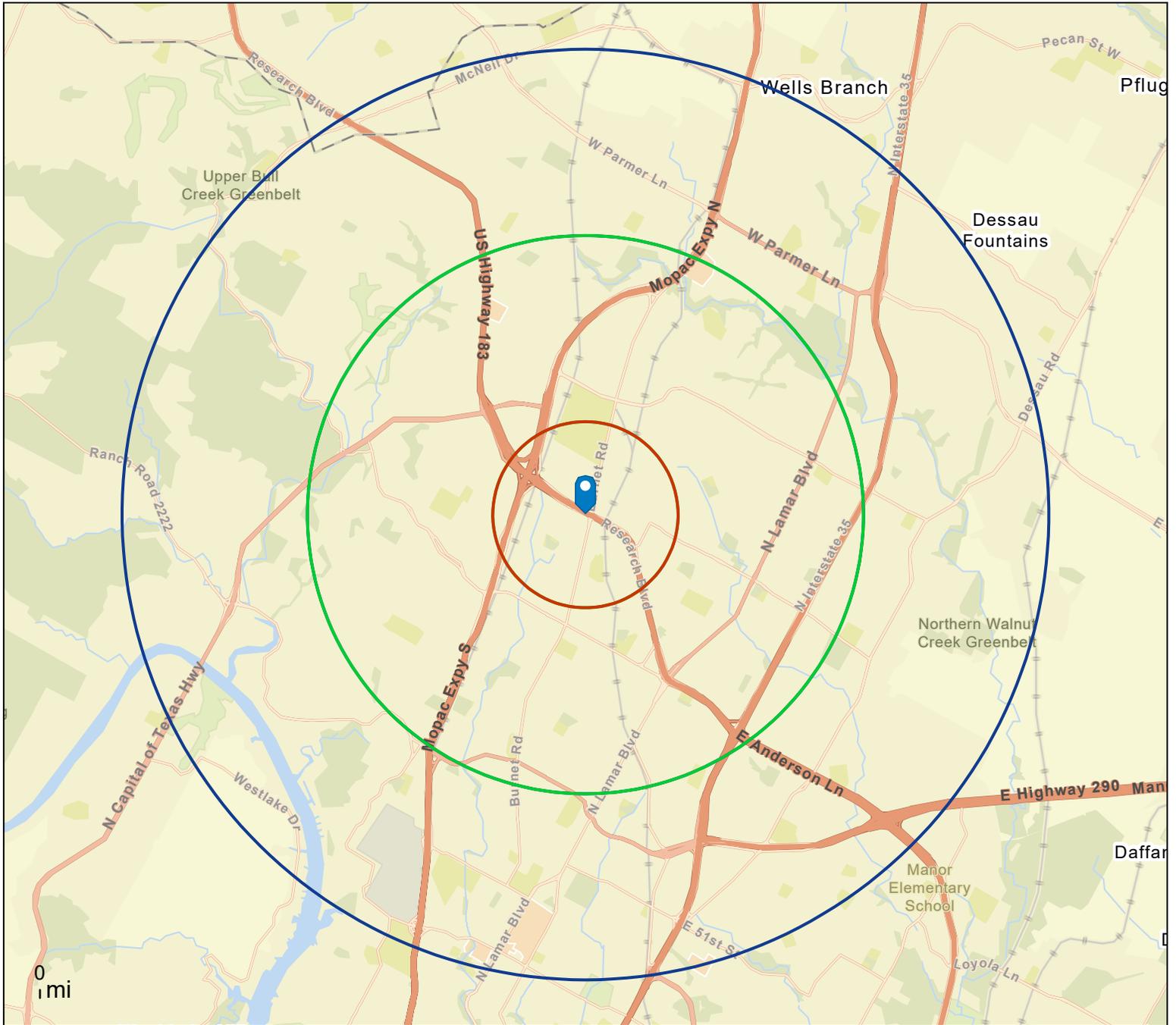
290

3 MILE DEMOGRAPHICS:

2024 Population	128,477
2024 Avg. HH Income	\$122,987

Crossroads
9070 Research Blvd, Austin, Texas, 78758
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.37328
Longitude: -97.72738



This site is located in:

City: ---
County: Travis County
State: Texas
ZIP Code: 78757
Census Tract: 48453040400
Census Block Group: 484530404001
CBSA: Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area



Executive Summary

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	12,895	115,521	146,696
2020 Population	13,250	128,697	167,390
2023 Population	12,950	129,102	173,253
2028 Population	13,693	131,828	178,073
2010-2020 Annual Rate	0.27%	1.09%	1.33%
2020-2023 Annual Rate	-0.70%	0.10%	1.06%
2023-2028 Annual Rate	1.12%	0.42%	0.55%
2020 Male Population	52.0%	51.8%	50.5%
2020 Female Population	48.0%	48.2%	49.5%
2020 Median Age	33.3	33.8	34.4
2023 Male Population	52.5%	51.3%	50.8%
2023 Female Population	47.5%	48.7%	49.2%
2023 Median Age	33.5	34.4	35.1

In the identified area, the current year population is 173,253. In 2020, the Census count in the area was 167,390. The rate of change since 2020 was 1.06% annually. The five-year projection for the population in the area is 178,073 representing a change of 0.55% annually from 2023 to 2028. Currently, the population is 50.8% male and 49.2% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	46.3%	52.1%	52.6%
2023 Black Alone	7.7%	5.9%	8.5%
2023 American Indian/Alaska Native Alone	1.5%	1.2%	0.9%
2023 Asian Alone	3.4%	7.9%	12.5%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	23.7%	15.2%	10.4%
2023 Two or More Races	17.5%	17.6%	15.0%
2023 Hispanic Origin (Any Race)	48.5%	37.1%	27.9%

Persons of Hispanic origin represent 27.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	51	83	109
2010 Households	5,342	50,933	65,488
2020 Households	5,984	58,638	75,037
2023 Households	5,927	59,914	78,828
2028 Households	6,464	62,447	82,512
2010-2020 Annual Rate	1.14%	1.42%	1.37%
2020-2023 Annual Rate	-0.29%	0.66%	1.53%
2023-2028 Annual Rate	1.75%	0.83%	0.92%
2023 Average Household Size	2.14	2.13	2.16

The household count in this area has changed from 75,037 in 2020 to 78,828 in the current year, a change of 1.53% annually. The five-year projection of households is 82,512, a change of 0.92% annually from the current year total. Average household size is currently 2.16, compared to 2.19 in the year 2020. The number of families in the current year is 36,049 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

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9070 Research Blvd, Austin, Texas, 78758
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	55.7%	45.8%	36.0%
Median Household Income			
2023 Median Household Income	\$51,278	\$72,048	\$83,219
2028 Median Household Income	\$55,608	\$80,741	\$92,343
2023-2028 Annual Rate	1.63%	2.30%	2.10%
Average Household Income			
2023 Average Household Income	\$81,732	\$108,844	\$126,455
2028 Average Household Income	\$92,996	\$122,134	\$139,515
2023-2028 Annual Rate	2.62%	2.33%	1.99%
Per Capita Income			
2023 Per Capita Income	\$37,540	\$50,498	\$57,161
2028 Per Capita Income	\$43,924	\$57,869	\$64,158
2023-2028 Annual Rate	3.19%	2.76%	2.34%
GINI Index			
2023 Gini Index	48.1	41.2	39.6

Households by Income

Current median household income is \$83,219 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$92,343 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$126,455 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$139,515 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$57,161 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$64,158 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	41	49	61
2010 Total Housing Units	6,117	55,823	71,212
2010 Owner Occupied Housing Units	1,640	19,775	28,631
2010 Renter Occupied Housing Units	3,703	31,158	36,855
2010 Vacant Housing Units	775	4,890	5,724
2020 Total Housing Units	6,453	63,494	80,730
2020 Owner Occupied Housing Units	1,695	20,035	30,113
2020 Renter Occupied Housing Units	4,289	38,603	44,924
2020 Vacant Housing Units	505	4,826	5,702
2023 Total Housing Units	6,482	65,261	85,326
2023 Owner Occupied Housing Units	1,965	20,830	34,711
2023 Renter Occupied Housing Units	3,962	39,084	44,117
2023 Vacant Housing Units	555	5,347	6,498
2028 Total Housing Units	7,100	68,886	90,056
2028 Owner Occupied Housing Units	1,963	20,889	34,948
2028 Renter Occupied Housing Units	4,500	41,558	47,564
2028 Vacant Housing Units	636	6,439	7,544

Socioeconomic Status Index

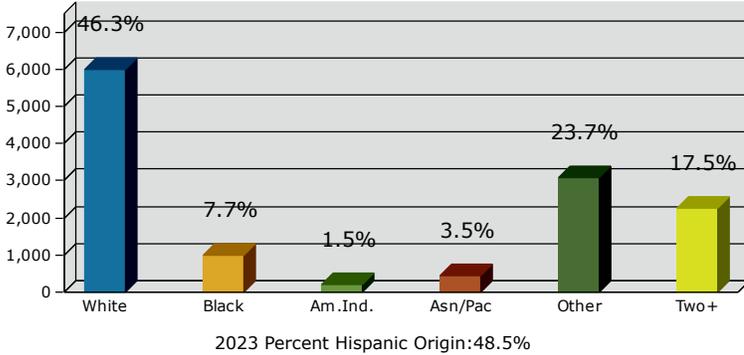
2023 Socioeconomic Status Index	38.9	48.7	51.8
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Currently, 40.7% of the 85,326 housing units in the area are owner occupied; 51.7%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 80,730 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.72%. Median home value in the area is \$497,875, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.23% annually to \$503,535.

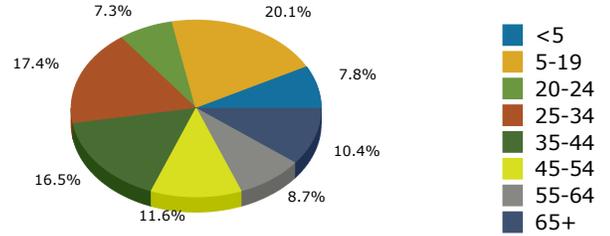
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

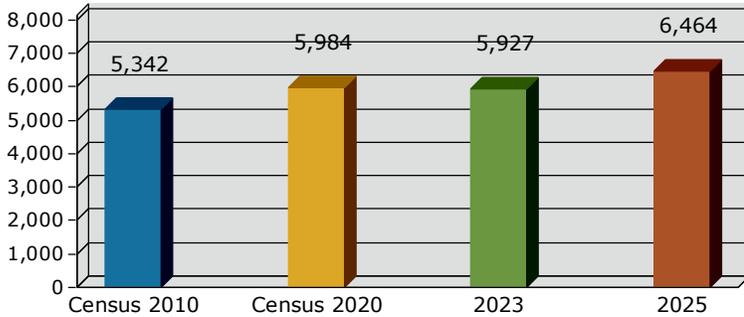
2023 Population by Race



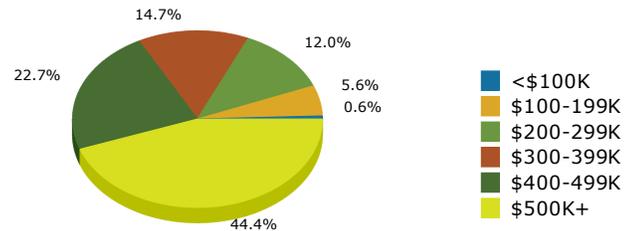
2023 Population by Age



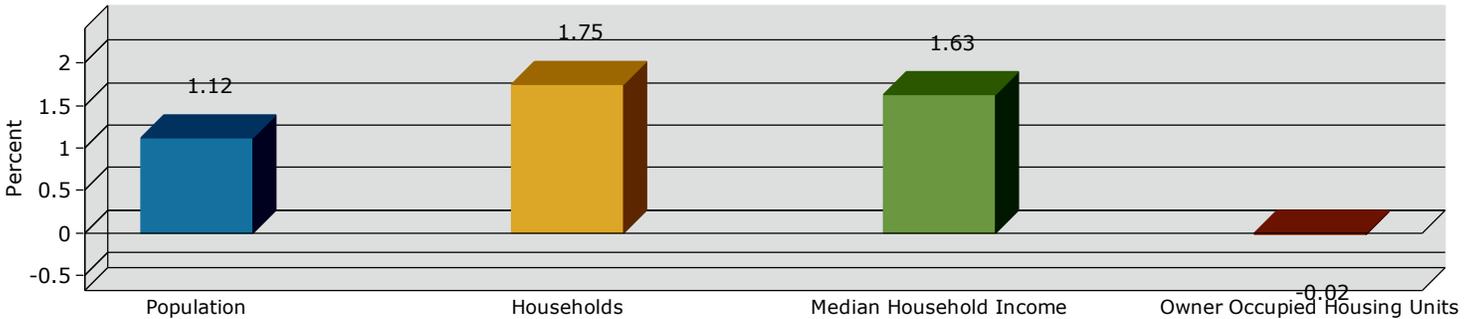
Households



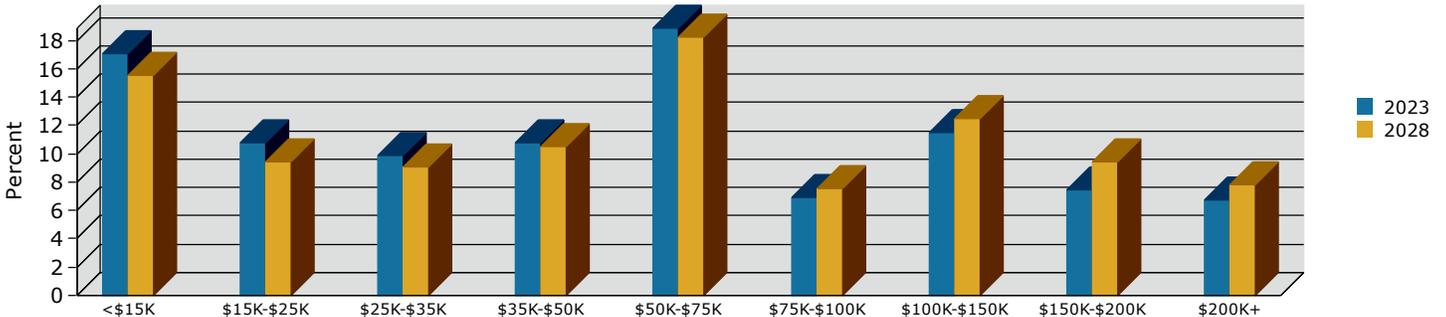
2023 Home Value



2023-2028 Annual Growth Rate

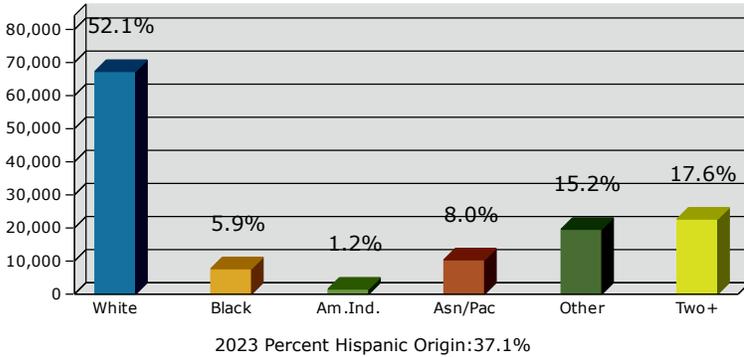


Household Income

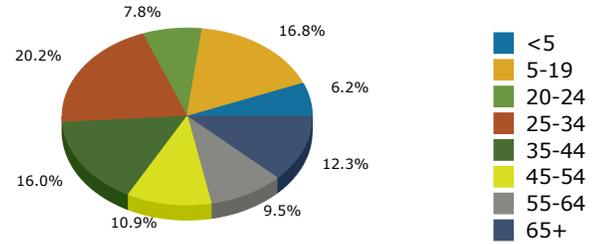


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

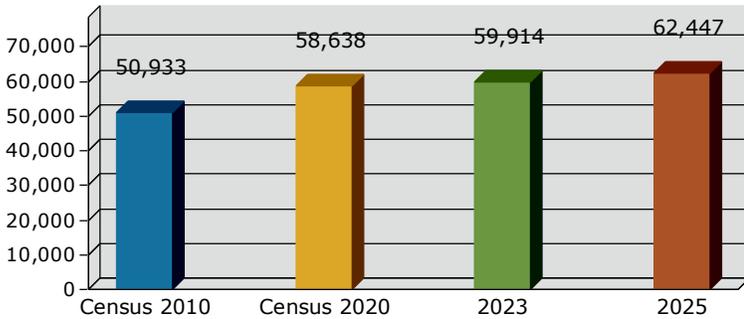
2023 Population by Race



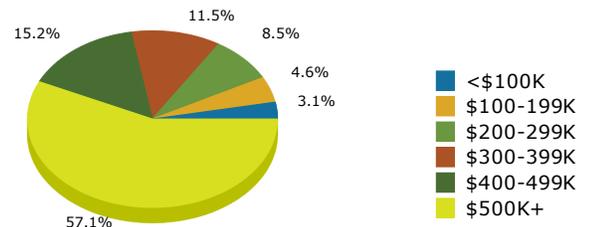
2023 Population by Age



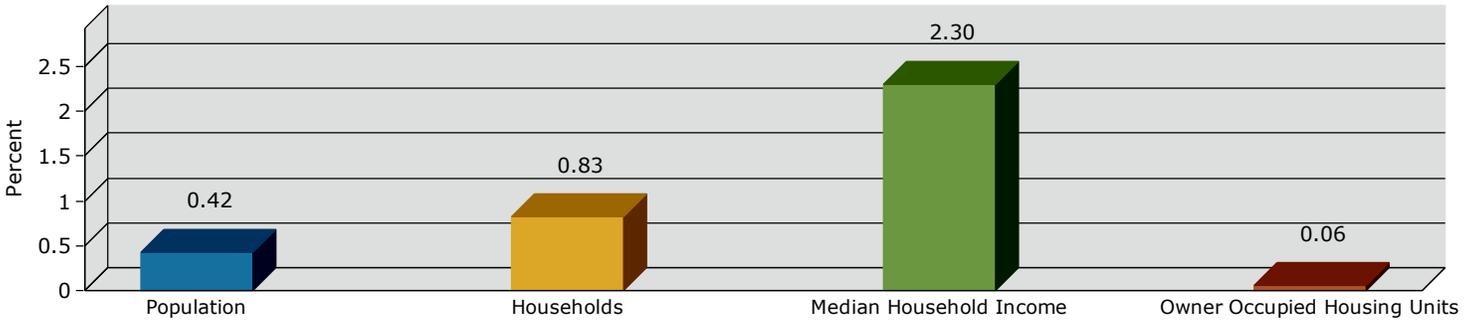
Households



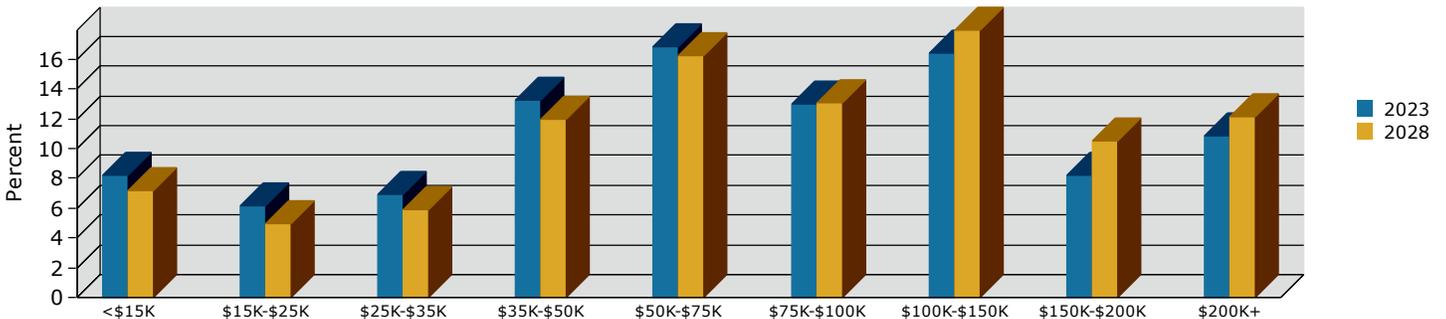
2023 Home Value



2023-2028 Annual Growth Rate

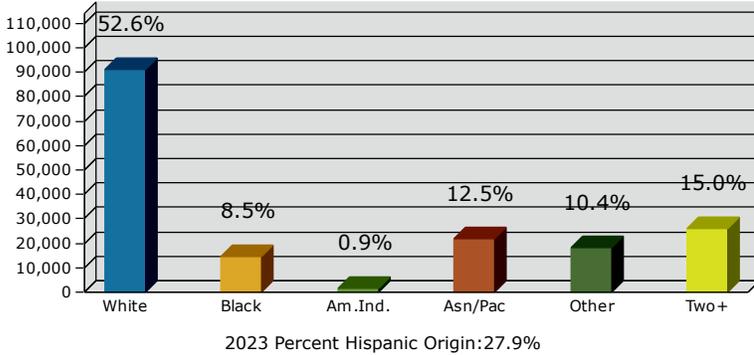


Household Income

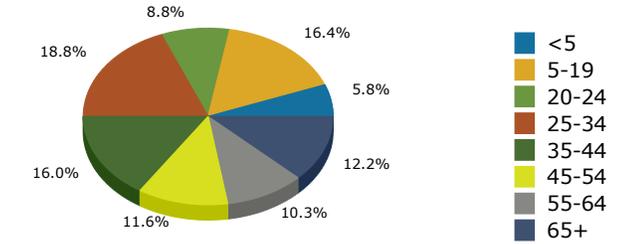


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

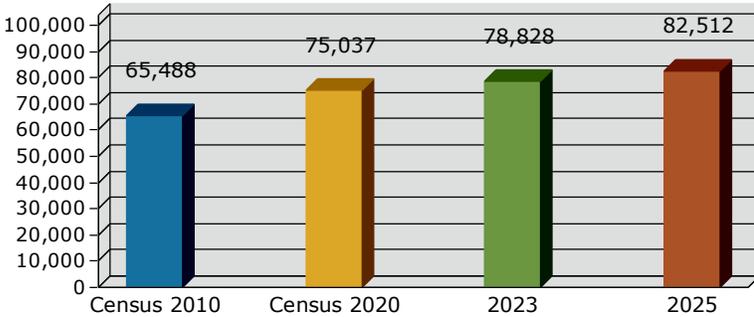
2023 Population by Race



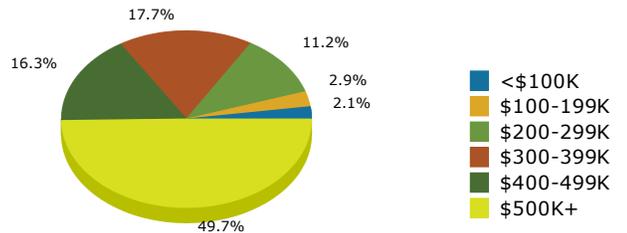
2023 Population by Age



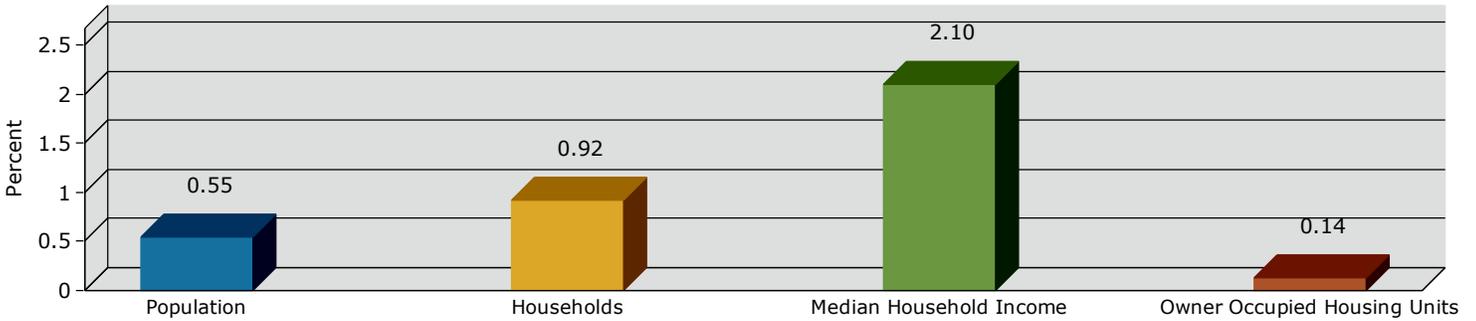
Households



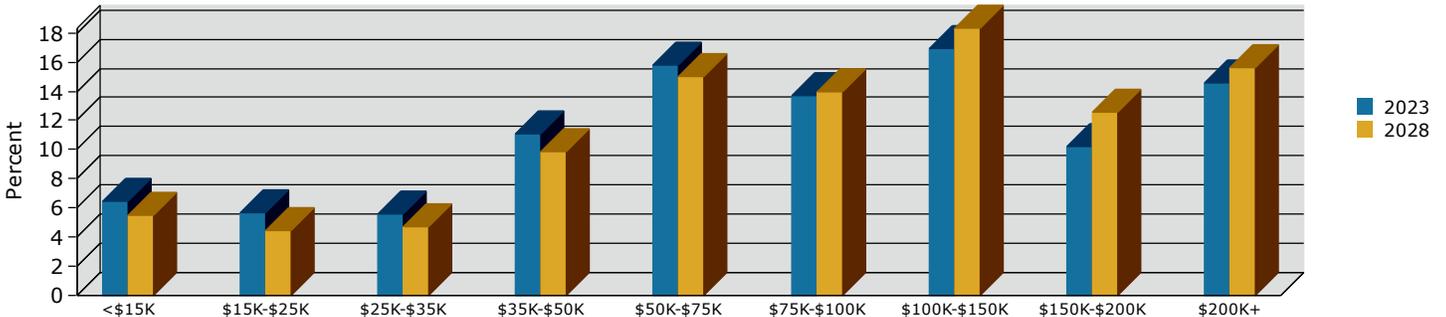
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population Summary			
2010 Total Population	12,895	115,521	146,696
2020 Total Population	13,250	128,697	167,390
2020 Group Quarters	261	1,301	2,795
2023 Total Population	12,950	129,102	173,253
2023 Group Quarters	261	1,298	2,798
2028 Total Population	13,693	131,828	178,073
2023-2028 Annual Rate	1.12%	0.42%	0.55%
2023 Total Daytime Population	26,422	168,887	232,265
Workers	20,179	115,783	160,364
Residents	6,243	53,104	71,901
Household Summary			
2010 Households	5,342	50,933	65,488
2010 Average Household Size	2.41	2.26	2.22
2020 Total Households	5,984	58,638	75,037
2020 Average Household Size	2.17	2.17	2.19
2023 Households	5,927	59,914	78,828
2023 Average Household Size	2.14	2.13	2.16
2028 Households	6,464	62,447	82,512
2028 Average Household Size	2.08	2.09	2.12
2023-2028 Annual Rate	1.75%	0.83%	0.92%
2010 Families	2,776	25,395	32,712
2010 Average Family Size	3.20	3.09	3.01
2023 Families	2,771	26,514	36,049
2023 Average Family Size	3.00	3.10	3.07
2028 Families	2,991	27,305	37,536
2028 Average Family Size	2.91	3.04	3.01
2023-2028 Annual Rate	1.54%	0.59%	0.81%
Housing Unit Summary			
2000 Housing Units	6,086	53,511	58,869
Owner Occupied Housing Units	27.7%	37.4%	46.1%
Renter Occupied Housing Units	70.0%	58.9%	50.5%
Vacant Housing Units	2.3%	3.7%	3.4%
2010 Housing Units	6,117	55,823	71,212
Owner Occupied Housing Units	26.8%	35.4%	40.2%
Renter Occupied Housing Units	60.5%	55.8%	51.8%
Vacant Housing Units	12.7%	8.8%	8.0%
2020 Housing Units	6,453	63,494	80,730
Owner Occupied Housing Units	26.3%	31.6%	37.3%
Renter Occupied Housing Units	66.5%	60.8%	55.6%
Vacant Housing Units	7.8%	7.6%	7.1%
2023 Housing Units	6,482	65,261	85,326
Owner Occupied Housing Units	30.3%	31.9%	40.7%
Renter Occupied Housing Units	61.1%	59.9%	51.7%
Vacant Housing Units	8.6%	8.2%	7.6%
2028 Housing Units	7,100	68,886	90,056
Owner Occupied Housing Units	27.6%	30.3%	38.8%
Renter Occupied Housing Units	63.4%	60.3%	52.8%
Vacant Housing Units	9.0%	9.3%	8.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
2023 Households by Income			
Household Income Base	5,927	59,914	78,828
<\$15,000	17.1%	8.2%	6.4%
\$15,000 - \$24,999	10.8%	6.1%	5.7%
\$25,000 - \$34,999	9.9%	6.9%	5.6%
\$35,000 - \$49,999	10.8%	13.3%	11.1%
\$50,000 - \$74,999	18.9%	16.9%	15.8%
\$75,000 - \$99,999	6.9%	13.0%	13.7%
\$100,000 - \$149,999	11.5%	16.4%	17.0%
\$150,000 - \$199,999	7.5%	8.2%	10.2%
\$200,000+	6.7%	10.9%	14.5%
Average Household Income	\$81,732	\$108,844	\$126,455
2028 Households by Income			
Household Income Base	6,464	62,447	82,512
<\$15,000	15.5%	7.2%	5.5%
\$15,000 - \$24,999	9.5%	5.0%	4.5%
\$25,000 - \$34,999	9.1%	5.9%	4.7%
\$35,000 - \$49,999	10.5%	12.0%	9.8%
\$50,000 - \$74,999	18.2%	16.2%	15.0%
\$75,000 - \$99,999	7.5%	13.1%	13.9%
\$100,000 - \$149,999	12.5%	18.0%	18.3%
\$150,000 - \$199,999	9.4%	10.5%	12.5%
\$200,000+	7.9%	12.1%	15.7%
Average Household Income	\$92,996	\$122,134	\$139,515
2023 Owner Occupied Housing Units by Value			
Total	1,965	20,796	34,699
<\$50,000	0.1%	1.6%	1.2%
\$50,000 - \$99,999	0.5%	1.5%	0.9%
\$100,000 - \$149,999	3.1%	2.1%	0.9%
\$150,000 - \$199,999	2.5%	2.5%	2.0%
\$200,000 - \$249,999	4.0%	3.8%	4.9%
\$250,000 - \$299,999	8.0%	4.7%	6.4%
\$300,000 - \$399,999	14.7%	11.5%	17.7%
\$400,000 - \$499,999	22.7%	15.2%	16.3%
\$500,000 - \$749,999	33.5%	35.8%	27.4%
\$750,000 - \$999,999	8.2%	14.8%	13.7%
\$1,000,000 - \$1,499,999	2.0%	4.4%	5.3%
\$1,500,000 - \$1,999,999	0.5%	1.5%	1.8%
\$2,000,000 +	0.2%	0.6%	1.4%
Average Home Value	\$513,117	\$586,772	\$590,209
2028 Owner Occupied Housing Units by Value			
Total	1,963	20,853	34,936
<\$50,000	0.0%	0.4%	0.5%
\$50,000 - \$99,999	0.2%	0.6%	0.3%
\$100,000 - \$149,999	1.2%	0.8%	0.2%
\$150,000 - \$199,999	1.0%	1.2%	0.7%
\$200,000 - \$249,999	3.1%	3.2%	3.4%
\$250,000 - \$299,999	8.0%	4.7%	5.6%
\$300,000 - \$399,999	16.3%	12.1%	19.1%
\$400,000 - \$499,999	24.5%	18.1%	19.8%
\$500,000 - \$749,999	35.3%	38.4%	29.3%
\$750,000 - \$999,999	7.8%	14.4%	13.3%
\$1,000,000 - \$1,499,999	1.8%	4.1%	5.2%
\$1,500,000 - \$1,999,999	0.8%	1.4%	1.6%
\$2,000,000 +	0.3%	0.5%	1.1%
Average Home Value	\$529,343	\$600,776	\$596,829

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Median Household Income			
2023	\$51,278	\$72,048	\$83,219
2028	\$55,608	\$80,741	\$92,343
Median Home Value			
2023	\$475,448	\$549,398	\$497,875
2028	\$483,056	\$557,411	\$503,535
Per Capita Income			
2023	\$37,540	\$50,498	\$57,161
2028	\$43,924	\$57,869	\$64,158
Median Age			
2010	30.5	32.1	32.9
2020	33.3	33.8	34.4
2023	33.5	34.4	35.1
2028	32.6	34.6	35.2
2020 Population by Age			
Total	13,250	128,697	167,390
0 - 4	6.6%	5.8%	5.6%
5 - 9	6.5%	5.7%	5.3%
10 - 14	5.5%	5.2%	5.0%
15 - 24	11.9%	12.0%	12.4%
25 - 34	23.2%	24.0%	23.1%
35 - 44	17.2%	16.4%	15.9%
45 - 54	11.3%	11.4%	11.6%
55 - 64	8.8%	9.1%	10.1%
65 - 74	5.4%	6.2%	6.9%
75 - 84	2.6%	2.8%	2.9%
85 +	0.9%	1.2%	1.5%
18 +	78.4%	80.3%	81.3%
2023 Population by Age			
Total	12,952	129,101	173,253
0 - 4	7.8%	6.2%	5.8%
5 - 9	7.2%	5.9%	5.7%
10 - 14	6.7%	5.5%	5.5%
15 - 24	13.6%	13.3%	14.0%
25 - 34	17.4%	20.2%	18.8%
35 - 44	16.5%	16.0%	16.0%
45 - 54	11.6%	10.9%	11.6%
55 - 64	8.7%	9.5%	10.3%
65 - 74	6.2%	7.2%	7.4%
75 - 84	3.1%	3.6%	3.3%
85 +	1.1%	1.5%	1.5%
18 +	74.8%	79.3%	79.9%
2028 Population by Age			
Total	13,692	131,828	178,071
0 - 4	8.1%	6.5%	6.0%
5 - 9	6.9%	5.7%	5.5%
10 - 14	6.0%	5.1%	5.2%
15 - 24	15.6%	14.2%	14.7%
25 - 34	16.8%	19.3%	18.2%
35 - 44	15.1%	15.8%	15.6%
45 - 54	12.2%	11.4%	12.1%
55 - 64	8.5%	8.7%	9.5%
65 - 74	6.2%	7.4%	7.6%
75 - 84	3.4%	4.2%	4.0%
85 +	1.2%	1.7%	1.6%
18 +	75.7%	79.9%	80.2%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 13, 2024



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Males	6,896	66,668	84,543
Females	6,354	62,029	82,847
2023 Population by Sex			
Males	6,799	66,205	88,048
Females	6,151	62,897	85,205
2028 Population by Sex			
Males	7,127	67,231	89,728
Females	6,565	64,596	88,345
2010 Population by Race/Ethnicity			
Total	12,894	115,522	146,696
White Alone	62.2%	69.3%	68.9%
Black Alone	7.5%	6.7%	9.0%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	2.2%	5.8%	8.5%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	23.8%	14.0%	9.4%
Two or More Races	3.4%	3.2%	3.4%
Hispanic Origin	54.4%	37.9%	27.5%
Diversity Index	77.3	73.1	70.0
2020 Population by Race/Ethnicity			
Total	13,250	128,697	167,390
White Alone	47.4%	53.3%	54.6%
Black Alone	7.6%	5.8%	8.1%
American Indian Alone	1.4%	1.2%	0.9%
Asian Alone	3.1%	7.1%	11.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	23.4%	15.2%	10.3%
Two or More Races	17.1%	17.3%	14.7%
Hispanic Origin	48.0%	37.1%	27.6%
Diversity Index	84.2	81.6	79.0
2023 Population by Race/Ethnicity			
Total	12,951	129,103	173,251
White Alone	46.3%	52.1%	52.6%
Black Alone	7.7%	5.9%	8.5%
American Indian Alone	1.5%	1.2%	0.9%
Asian Alone	3.4%	7.9%	12.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	23.7%	15.2%	10.4%
Two or More Races	17.5%	17.6%	15.0%
Hispanic Origin	48.5%	37.1%	27.9%
Diversity Index	84.6	82.1	80.1
2028 Population by Race/Ethnicity			
Total	13,693	131,827	178,073
White Alone	43.6%	49.8%	49.5%
Black Alone	9.0%	6.2%	9.1%
American Indian Alone	1.5%	1.3%	0.9%
Asian Alone	4.0%	9.0%	13.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	24.1%	15.5%	10.8%
Two or More Races	17.8%	18.2%	15.7%
Hispanic Origin	48.5%	37.2%	28.4%
Diversity Index	85.5	83.1	81.7

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	13,250	128,697	167,390
In Households	98.0%	99.0%	98.3%
Householder	44.4%	45.4%	44.5%
Opposite-Sex Spouse	11.5%	14.5%	15.8%
Same-Sex Spouse	0.4%	0.4%	0.4%
Opposite-Sex Unmarried Partner	4.5%	3.9%	3.6%
Same-Sex Unmarried Partner	0.4%	0.4%	0.4%
Biological Child	23.2%	21.8%	21.5%
Adopted Child	0.3%	0.4%	0.4%
Stepchild	0.7%	0.6%	0.6%
Grandchild	1.1%	1.1%	1.1%
Brother or Sister	1.9%	1.7%	1.3%
Parent	1.1%	1.0%	1.0%
Parent-in-law	0.1%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.2%
Other Relatives	2.2%	1.5%	1.1%
Foster Child	0.1%	0.1%	0.0%
Other Nonrelatives	5.7%	5.8%	5.9%
In Group Quarters	2.0%	1.0%	1.7%
Institutionalized	0.0%	0.5%	0.8%
Noninstitutionalized	2.0%	0.5%	0.9%
2023 Population 25+ by Educational Attainment			
Total	8,381	89,154	119,480
Less than 9th Grade	9.9%	5.0%	3.9%
9th - 12th Grade, No Diploma	9.8%	3.7%	2.5%
High School Graduate	17.9%	12.3%	11.1%
GED/Alternative Credential	2.6%	1.9%	2.1%
Some College, No Degree	12.4%	11.7%	13.6%
Associate Degree	6.5%	5.7%	5.1%
Bachelor's Degree	28.3%	37.2%	36.3%
Graduate/Professional Degree	12.6%	22.5%	25.6%
2023 Population 15+ by Marital Status			
Total	10,146	106,263	143,785
Never Married	41.5%	40.6%	40.7%
Married	39.8%	46.1%	46.3%
Widowed	5.8%	3.6%	3.6%
Divorced	12.9%	9.7%	9.4%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,106	80,161	106,715
Population 16+ Employed	96.2%	96.4%	96.5%
Population 16+ Unemployment rate	3.8%	3.6%	3.5%
Population 16-24 Employed	14.3%	13.6%	14.5%
Population 16-24 Unemployment rate	6.2%	5.4%	5.1%
Population 25-54 Employed	68.8%	69.2%	67.2%
Population 25-54 Unemployment rate	4.0%	3.2%	3.2%
Population 55-64 Employed	12.4%	11.4%	12.4%
Population 55-64 Unemployment rate	1.2%	4.6%	2.7%
Population 65+ Employed	4.4%	5.9%	6.0%
Population 65+ Unemployment rate	0.0%	2.3%	3.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Employed Population 16+ by Industry			
Total	6,837	77,274	102,994
Agriculture/Mining	0.4%	0.3%	0.4%
Construction	15.0%	7.1%	5.7%
Manufacturing	5.5%	6.5%	7.9%
Wholesale Trade	0.4%	1.3%	1.1%
Retail Trade	10.8%	8.5%	9.1%
Transportation/Utilities	1.7%	4.1%	4.2%
Information	3.6%	3.4%	3.8%
Finance/Insurance/Real Estate	2.5%	6.2%	7.1%
Services	53.5%	57.1%	55.3%
Public Administration	6.6%	5.5%	5.5%
2023 Employed Population 16+ by Occupation			
Total	6,835	77,272	102,995
White Collar	57.9%	71.5%	76.8%
Management/Business/Financial	17.4%	20.1%	23.0%
Professional	26.4%	35.5%	37.6%
Sales	5.1%	7.7%	7.6%
Administrative Support	9.0%	8.1%	8.6%
Services	19.9%	14.3%	11.3%
Blue Collar	22.2%	14.2%	11.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	11.6%	5.1%	3.4%
Installation/Maintenance/Repair	1.9%	1.8%	1.5%
Production	3.6%	2.5%	2.6%
Transportation/Material Moving	5.2%	4.7%	4.3%
2020 Households by Type			
Total	5,984	58,638	75,037
Married Couple Households	26.8%	32.8%	36.5%
With Own Children <18	12.1%	14.1%	15.3%
Without Own Children <18	14.7%	18.7%	21.2%
Cohabiting Couple Households	11.2%	9.4%	9.2%
With Own Children <18	2.8%	1.9%	1.4%
Without Own Children <18	8.3%	7.5%	7.8%
Male Householder, No Spouse/Partner	31.6%	29.0%	25.8%
Living Alone	20.7%	20.5%	18.1%
65 Years and over	2.6%	2.3%	2.3%
With Own Children <18	2.5%	1.5%	1.5%
Without Own Children <18, With Relatives	4.0%	2.7%	2.5%
No Relatives Present	4.5%	4.2%	3.8%
Female Householder, No Spouse/Partner	30.4%	28.9%	28.5%
Living Alone	17.9%	18.3%	17.9%
65 Years and over	5.2%	4.7%	4.7%
With Own Children <18	6.3%	4.2%	3.9%
Without Own Children <18, With Relatives	4.0%	4.0%	4.0%
No Relatives Present	2.1%	2.3%	2.6%
2020 Households by Size			
Total	5,984	58,638	75,037
1 Person Household	38.6%	38.8%	35.9%
2 Person Household	31.1%	32.2%	33.7%
3 Person Household	12.2%	12.7%	13.9%
4 Person Household	9.5%	9.6%	10.4%
5 Person Household	4.7%	4.3%	3.8%
6 Person Household	2.3%	1.5%	1.5%
7 + Person Household	1.5%	0.9%	0.9%

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March 13, 2024



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Households by Tenure and Mortgage Status			
Total	5,984	58,638	75,037
Owner Occupied	28.3%	34.2%	40.1%
Owned with a Mortgage/Loan	19.1%	22.4%	27.1%
Owned Free and Clear	9.3%	11.7%	13.0%
Renter Occupied	71.7%	65.8%	59.9%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	41	49	61
Percent of Income for Mortgage	55.7%	45.8%	36.0%
Wealth Index	51	83	109
2020 Housing Units By Urban/ Rural Status			
Total	6,453	63,494	80,730
Urban Housing Units	100.0%	100.0%	99.9%
Rural Housing Units	0.0%	0.0%	0.1%
2020 Population By Urban/ Rural Status			
Total	13,250	128,697	167,390
Urban Population	100.0%	100.0%	99.8%
Rural Population	0.0%	0.0%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Metro Renters (3B)	Metro Renters (3B)
2.	Emerald City (8B)	NeWest Residents (13C)	Young and Restless (11B)
3.	Young and Restless (11B)	Emerald City (8B)	Bright Young Professionals
2023 Consumer Spending			
Apparel & Services: Total \$	\$11,147,341	\$144,158,212	\$216,312,336
Average Spent	\$1,880.77	\$2,406.09	\$2,744.11
Spending Potential Index	86	109	125
Education: Total \$	\$8,060,507	\$113,071,280	\$175,325,830
Average Spent	\$1,359.96	\$1,887.23	\$2,224.16
Spending Potential Index	76	105	124
Entertainment/Recreation: Total \$	\$16,469,880	\$222,149,902	\$340,513,947
Average Spent	\$2,778.79	\$3,707.81	\$4,319.71
Spending Potential Index	73	98	114
Food at Home: Total \$	\$33,026,546	\$425,326,155	\$637,774,046
Average Spent	\$5,572.22	\$7,098.94	\$8,090.70
Spending Potential Index	82	104	119
Food Away from Home: Total \$	\$18,977,376	\$245,482,083	\$369,013,878
Average Spent	\$3,201.85	\$4,097.24	\$4,681.25
Spending Potential Index	86	110	126
Health Care: Total \$	\$30,898,619	\$413,047,540	\$632,132,732
Average Spent	\$5,213.20	\$6,894.01	\$8,019.14
Spending Potential Index	71	94	109
HH Furnishings & Equipment: Total \$	\$13,462,757	\$180,375,267	\$276,207,656
Average Spent	\$2,271.43	\$3,010.57	\$3,503.93
Spending Potential Index	77	102	119
Personal Care Products & Services: Total \$	\$4,642,289	\$61,194,739	\$92,501,110
Average Spent	\$783.24	\$1,021.38	\$1,173.45
Spending Potential Index	82	107	123
Shelter: Total \$	\$120,106,847	\$1,587,070,616	\$2,395,224,149
Average Spent	\$20,264.36	\$26,489.14	\$30,385.45
Spending Potential Index	82	107	123
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,479,937	\$172,086,076	\$267,812,483
Average Spent	\$2,105.61	\$2,872.22	\$3,397.43
Spending Potential Index	67	92	109
Travel: Total \$	\$9,822,233	\$134,954,731	\$208,709,589
Average Spent	\$1,657.20	\$2,252.47	\$2,647.66
Spending Potential Index	74	100	118
Vehicle Maintenance & Repairs: Total \$	\$6,367,755	\$81,867,760	\$123,181,312
Average Spent	\$1,074.36	\$1,366.42	\$1,562.66
Spending Potential Index	82	104	119

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

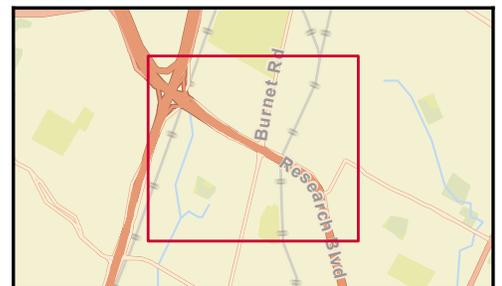
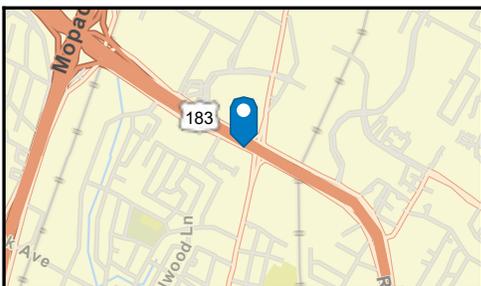
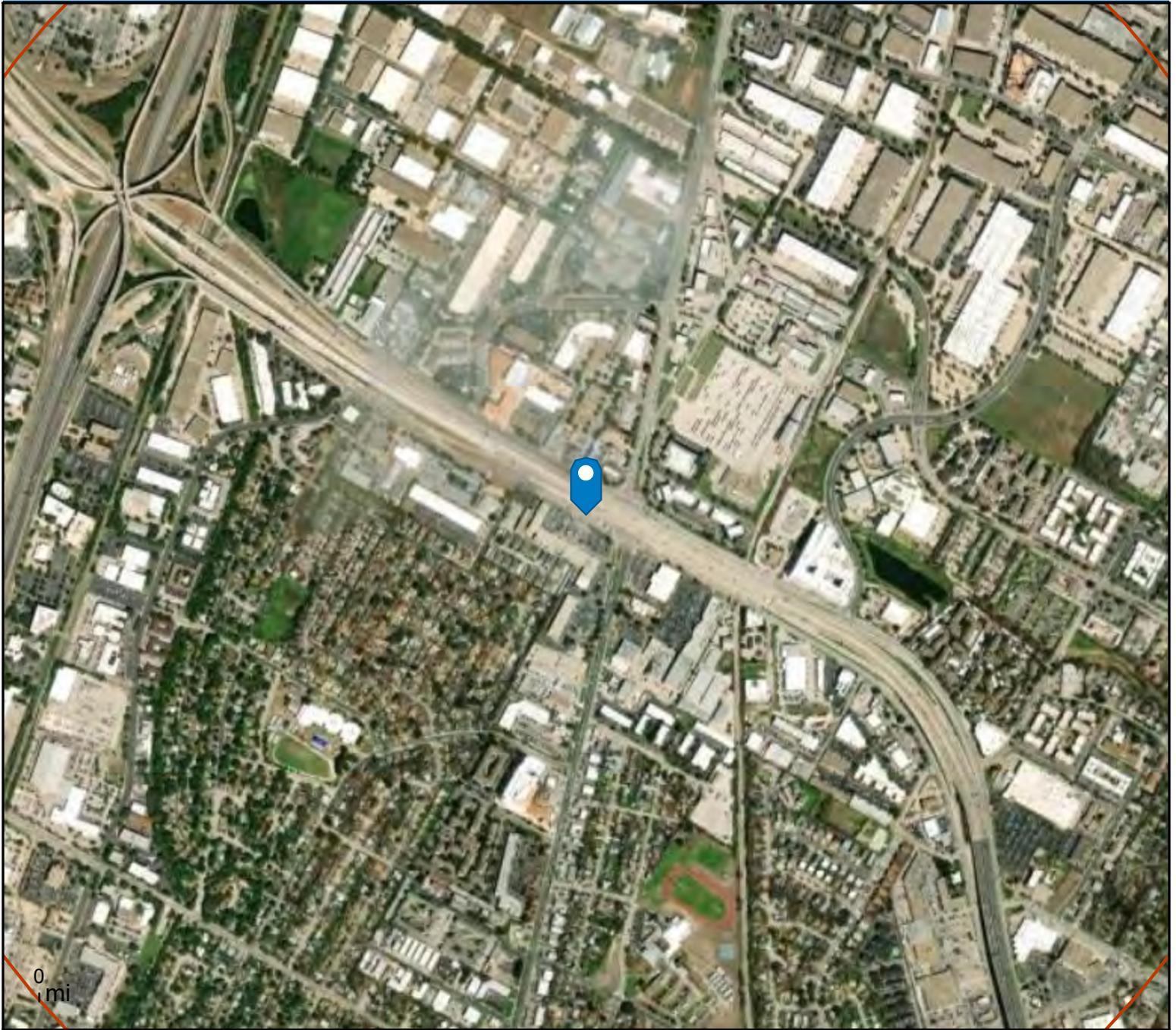
Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 13, 2024

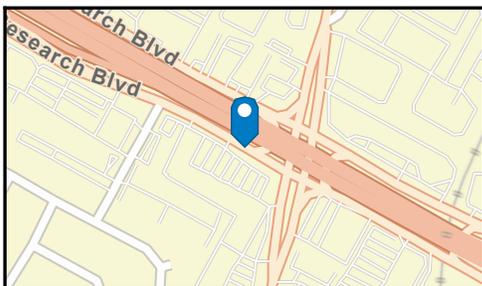
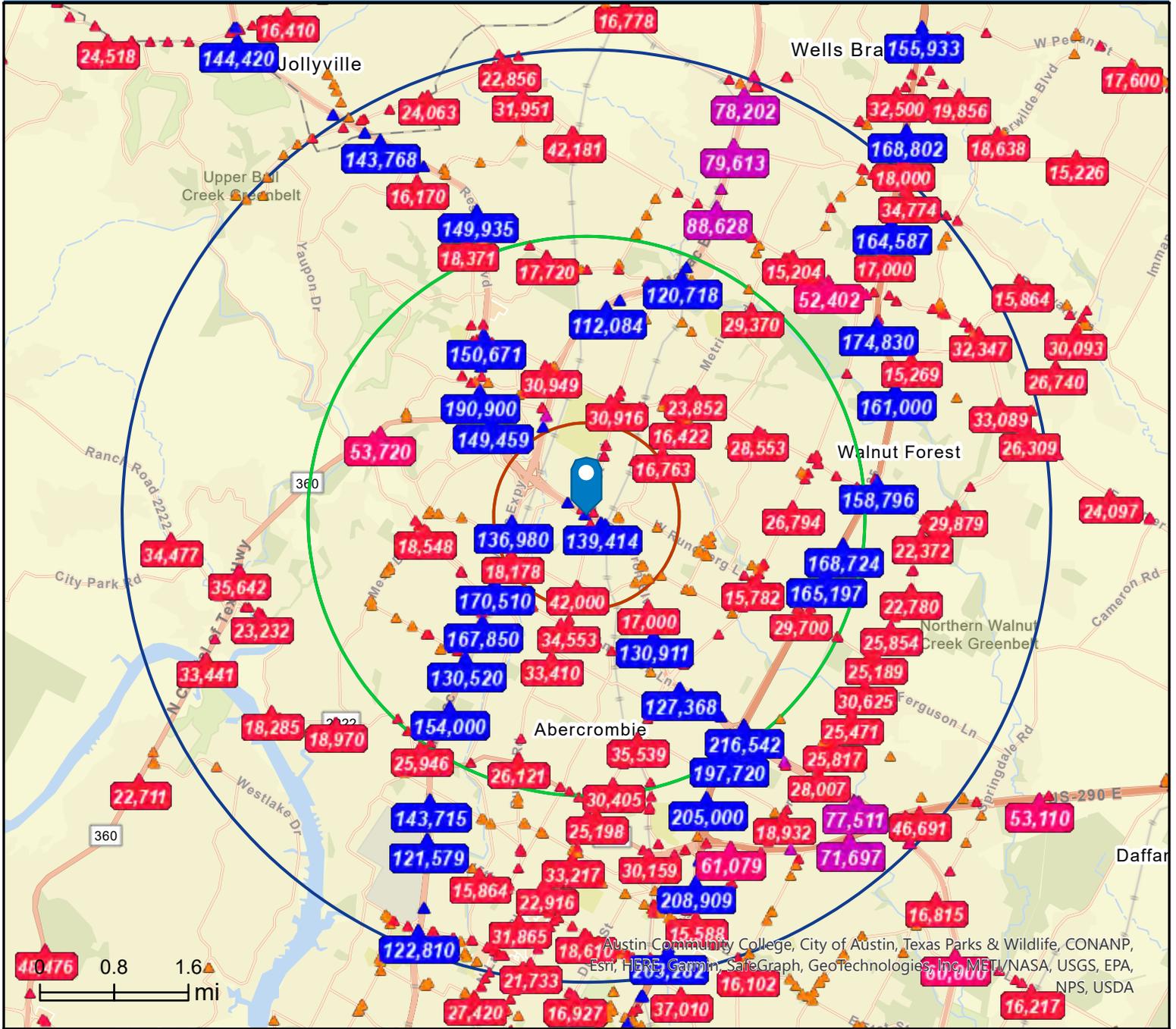
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 16, 2023

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INFORMATION ABOUT REAL ESTATE BROKERS

Before 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 fairly.

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 the buyer's agent must disclose 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; (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.