

# CROSSROADS

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

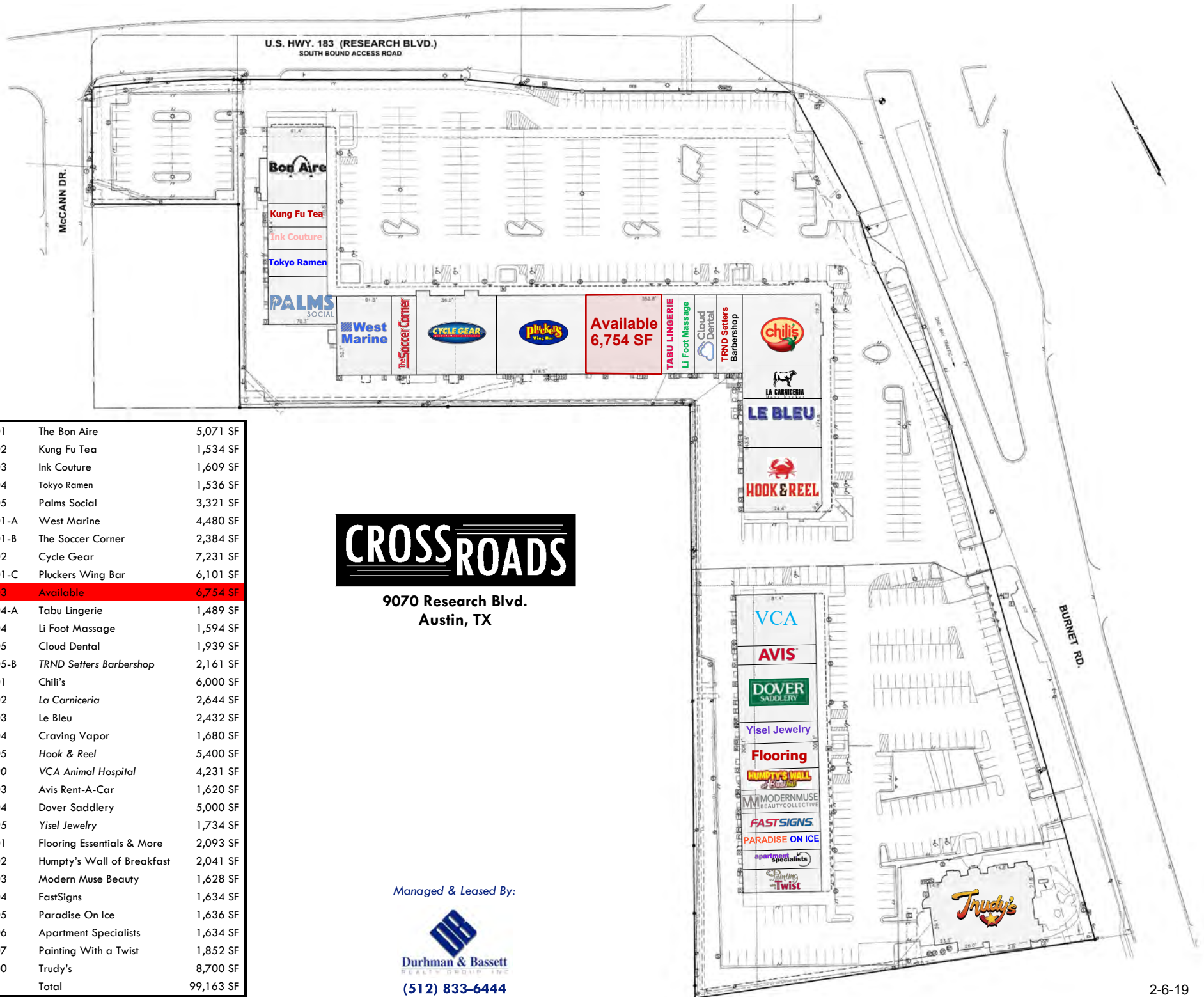


**Derek Quinn**  
**(512) 628-5354**  
**derek@dbrealty.net**

**100 E. Anderson Lane  
Suite 200  
Austin, TX 78752**



**Durhman & Bassett**  
REALTY GROUP, INC.



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	Palms Social	3,321 SF
201-A	West Marine	4,480 SF
201-B	The Soccer Corner	2,384 SF
202	Cycle Gear	7,231 SF
201-C	Pluckers Wing Bar	6,101 SF
203	Available	6,754 SF
204-A	Tabu Lingerie	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	Craving Vapor	1,680 SF
305	Hook & Reel	5,400 SF
400	VCA Animal Hospital	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	Humpty's Wall of Breakfast	2,041 SF
503	Modern Muse Beauty	1,628 SF
504	FastSigns	1,634 SF
505	Paradise On Ice	1,636 SF
506	Apartment Specialists	1,634 SF
507	Painting With a Twist	1,852 SF
600	Trudy's	8,700 SF
	<b>Total</b>	<b>99,163 SF</b>



170,419 VPD

183

Burnet Rd.

43,910 VPD

6,754 SF  
Available



HIGHLAND Lanes  
BOWLING ALLEY





170,419 VPD

183

CROSSROADS

Pete's  
Wing Bar

Chili's

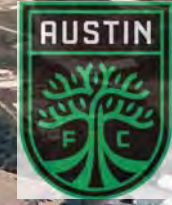
BURNET RD.

43,910 VPD

CAVENDER'S

Tasty's





Burnet Rd.

183

183

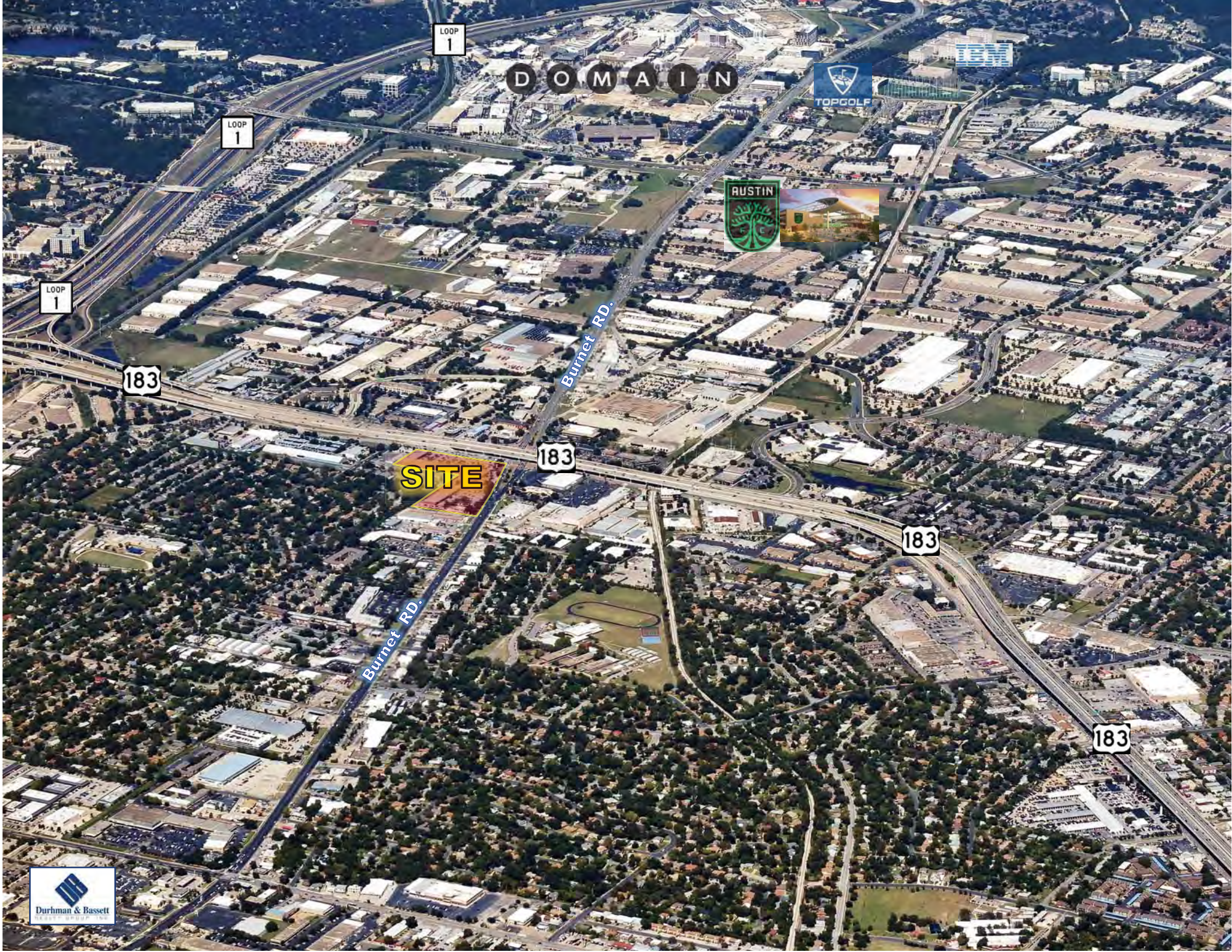
SITE

Burnet Rd.

183







LOOP  
1

DOMAIN



LOOP  
1

LOOP  
1

183

183

183

183

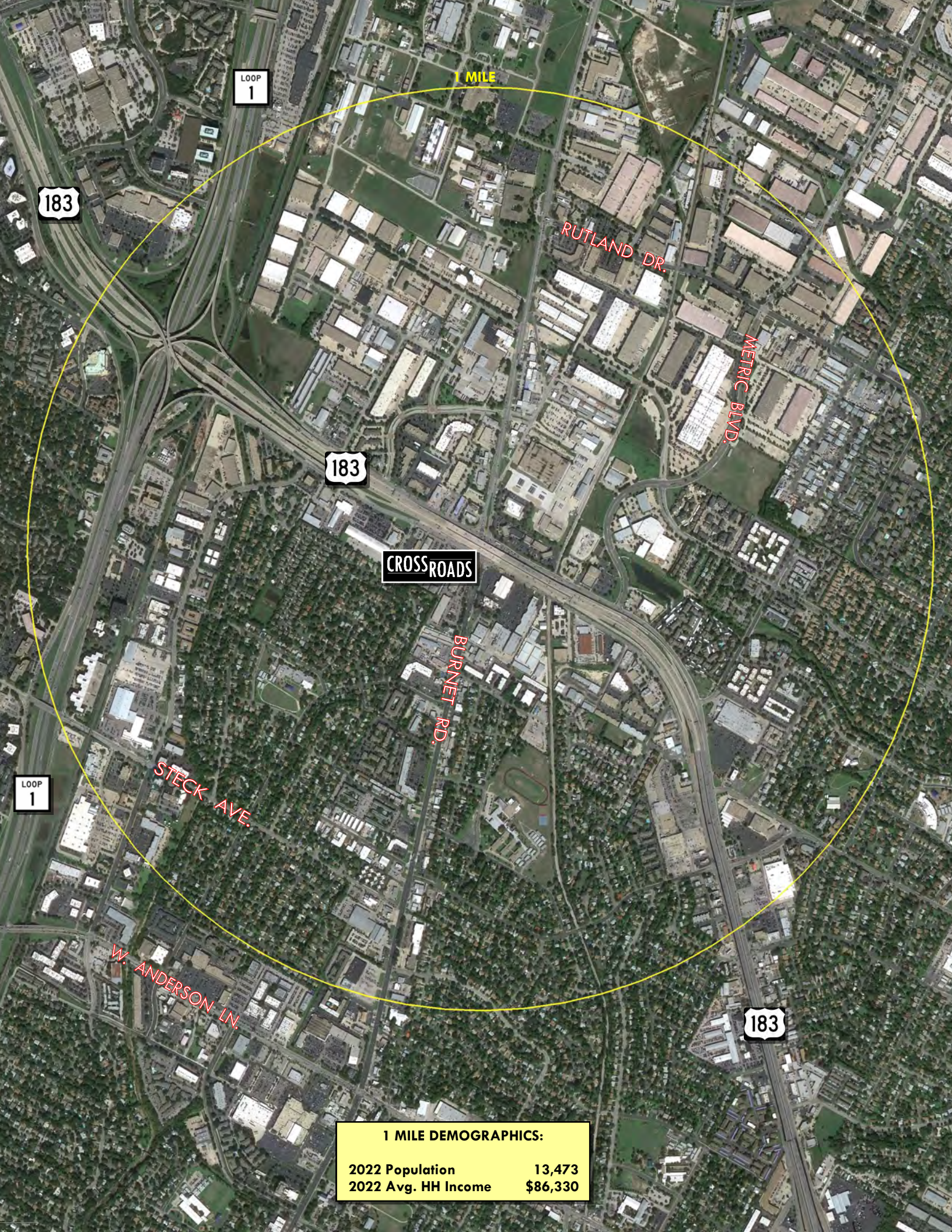
SITE

Burnet Rd.

Burnet Rd.







LOOP  
1

1 MILE

183

RUTLAND DR.

METRIC BLVD.

183

CROSSROADS

BURNET RD.

STECK AVE.

LOOP  
1

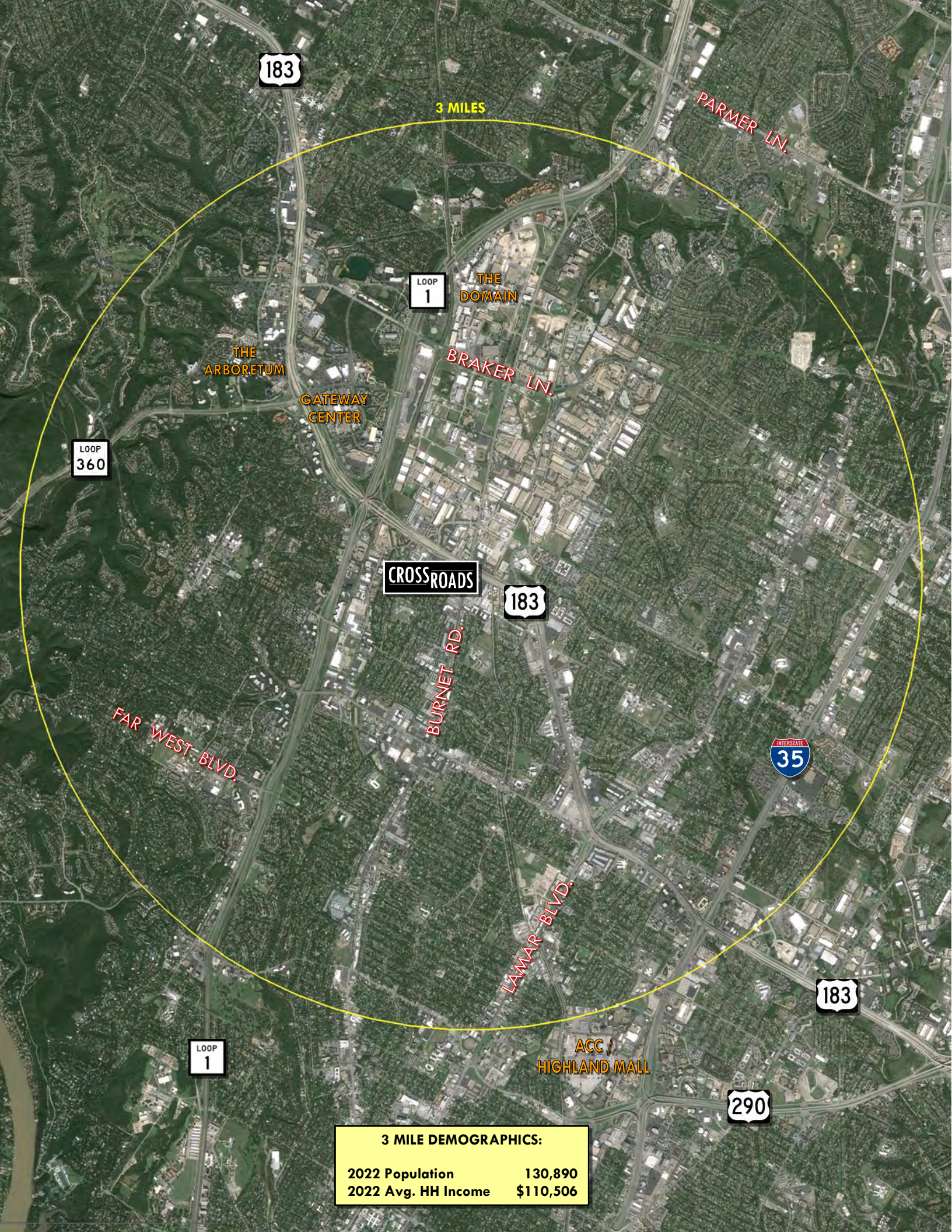
W. ANDERSON LN.

183

**1 MILE DEMOGRAPHICS:**

2022 Population	13,473
2022 Avg. HH Income	\$86,330





3 MILES

PARMER LN.

LOOP 1

THE DOMAIN

BRAAKER LN.

THE ARBORETUM

GATEWAY CENTER

LOOP 360

CROSSROADS

183

BURNET RD.

FAR WEST BLVD.

INTERSTATE 35

LAMAR BLVD.

183

ACC / HIGHLAND MALL

290

LOOP 1

**3 MILE DEMOGRAPHICS:**

2022 Population	130,890
2022 Avg. HH Income	\$110,506

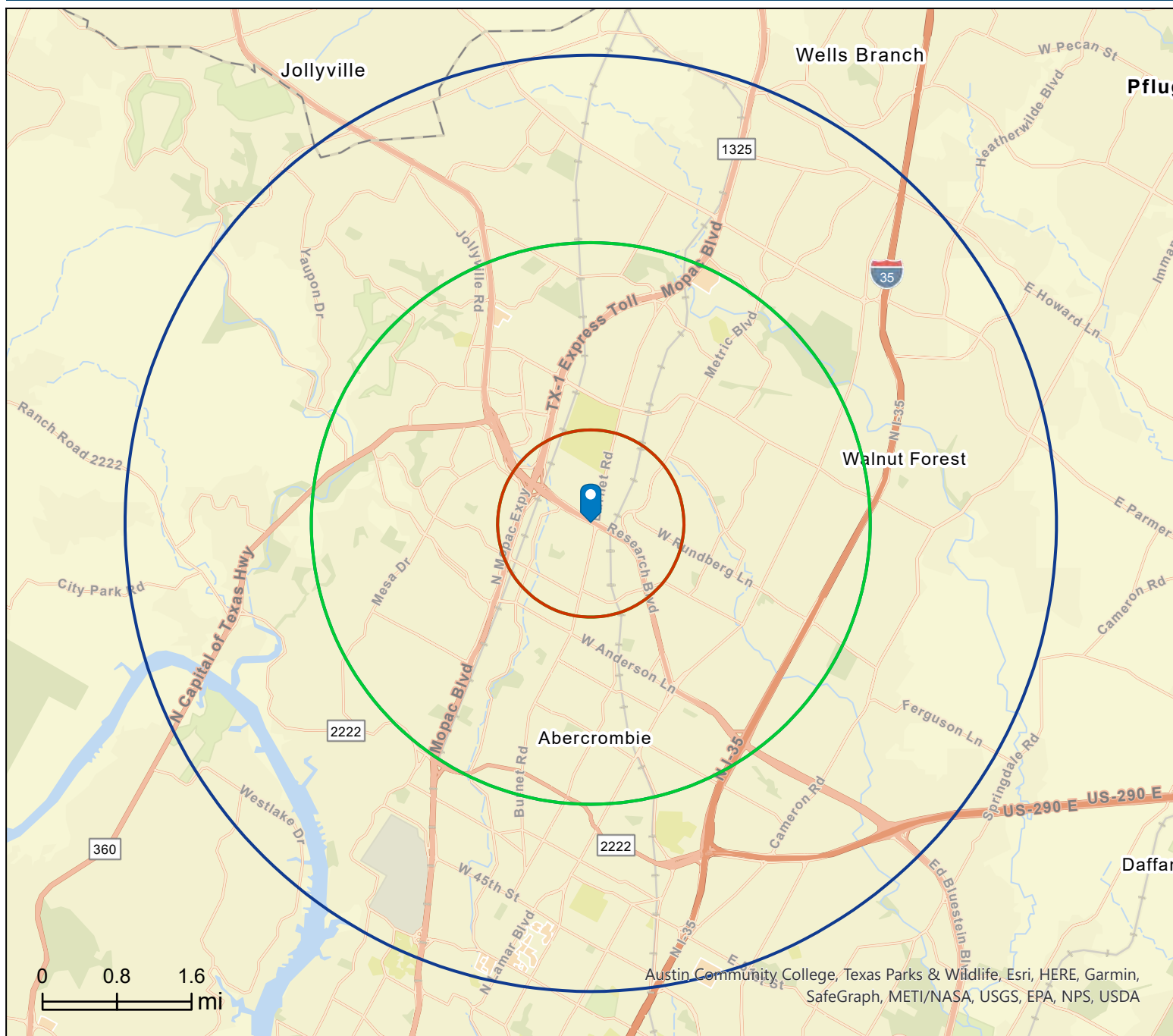




## Site Details Map

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

Site Details Map  
Latitude: 30.37328  
Longitude: -97.72738



### This site is located in:

**City:** ---  
**County:** Travis County  
**State:** Texas  
**ZIP Code:** 78757  
**Census Tract:** 48453001817  
**Census Block Group:** 484530018171  
**CBSA:** Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area

July 21, 2021





## 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
<b>Population</b>			
2010 Population	12,895	115,521	146,696
2020 Population	13,250	128,697	167,390
2022 Population	13,473	130,890	173,449
2027 Population	14,181	134,636	179,323
2010-2020 Annual Rate	0.27%	1.09%	1.33%
2020-2022 Annual Rate	0.74%	0.75%	1.59%
2022-2027 Annual Rate	1.03%	0.57%	0.67%
2022 Male Population	52.3%	51.1%	50.6%
2022 Female Population	47.7%	48.9%	49.4%
2022 Median Age	33.3	34.2	35.1

In the identified area, the current year population is 173,449. In 2020, the Census count in the area was 167,390. The rate of change since 2020 was 1.59% annually. The five-year projection for the population in the area is 179,323 representing a change of 0.67% annually from 2022 to 2027. Currently, the population is 50.6% male and 49.4% female.

### Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	47.0%	52.8%	53.7%
2022 Black Alone	7.4%	5.7%	8.1%
2022 American Indian/Alaska Native Alone	1.4%	1.2%	0.9%
2022 Asian Alone	3.3%	7.3%	11.7%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	23.1%	14.9%	10.2%
2022 Two or More Races	17.8%	18.0%	15.3%
2022 Hispanic Origin (Any Race)	47.9%	37.0%	27.8%

Persons of Hispanic origin represent 27.8% of the population in the identified area compared to 19.0% 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 79.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	54	87	110
2010 Households	5,342	50,933	65,488
2020 Households	5,984	58,638	75,037
2022 Households	6,165	60,319	78,302
2027 Households	6,562	62,662	81,575
2010-2020 Annual Rate	1.14%	1.42%	1.37%
2020-2022 Annual Rate	1.33%	1.26%	1.91%
2022-2027 Annual Rate	1.26%	0.77%	0.82%
2022 Average Household Size	2.14	2.15	2.18

The household count in this area has changed from 75,037 in 2020 to 78,302 in the current year, a change of 1.91% annually. The five-year projection of households is 81,575, a change of 0.82% annually from the current year total. Average household size is currently 2.18, compared to 2.19 in the year 2020. The number of families in the current year is 36,038 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 16, 2023





## Executive Summary

Crossroads  
9070 Research Blvd, Austin, Texas, 78758  
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Latitude: 30.37328  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	36.0%	29.4%	24.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$56,468	\$76,744	\$87,601
2027 Median Household Income	\$64,213	\$89,944	\$101,199
2022-2027 Annual Rate	2.60%	3.23%	2.93%
<b>Average Household Income</b>			
2022 Average Household Income	\$86,330	\$110,506	\$126,802
2027 Average Household Income	\$98,429	\$125,453	\$143,448
2022-2027 Annual Rate	2.66%	2.57%	2.50%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$39,295	\$50,900	\$56,853
2027 Per Capita Income	\$45,258	\$58,362	\$64,756
2022-2027 Annual Rate	2.87%	2.77%	2.64%

### Households by Income

Current median household income is \$87,601 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$101,199 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$126,802 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$143,448 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$56,853 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$64,756 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	61	75	87
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 Vacant Housing Units	469	4,856	5,693
2022 Total Housing Units	6,661	65,856	85,243
2022 Owner Occupied Housing Units	1,983	21,007	34,780
2022 Renter Occupied Housing Units	4,182	39,312	43,522
2022 Vacant Housing Units	496	5,537	6,941
2027 Total Housing Units	7,243	70,098	90,932
2027 Owner Occupied Housing Units	2,083	21,742	36,211
2027 Renter Occupied Housing Units	4,479	40,920	45,363
2027 Vacant Housing Units	681	7,436	9,357

Currently, 40.8% of the 85,243 housing units in the area are owner occupied; 51.1%, renter occupied; and 8.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% 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 2.45%. Median home value in the area is \$409,500, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.02% annually to \$430,808.

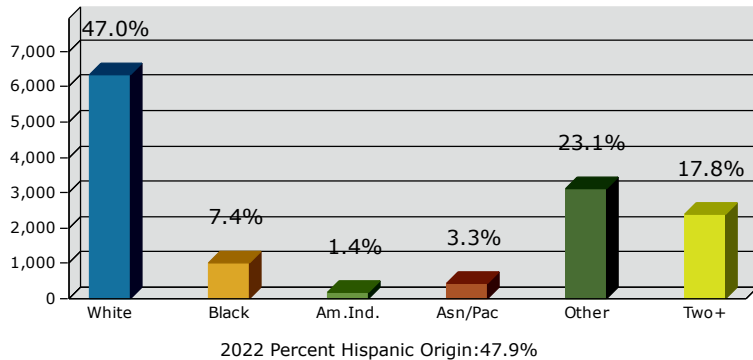
**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

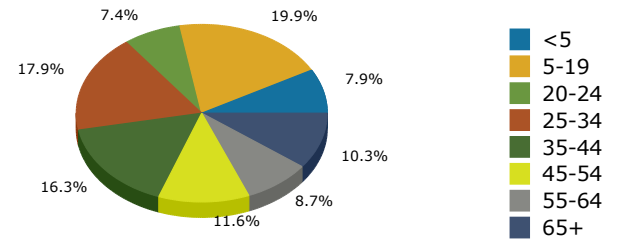
May 16, 2023



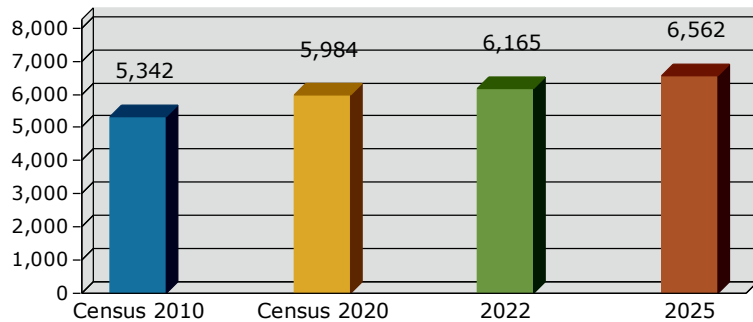
2022 Population by Race



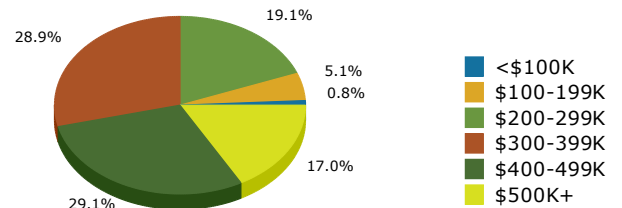
2022 Population by Age



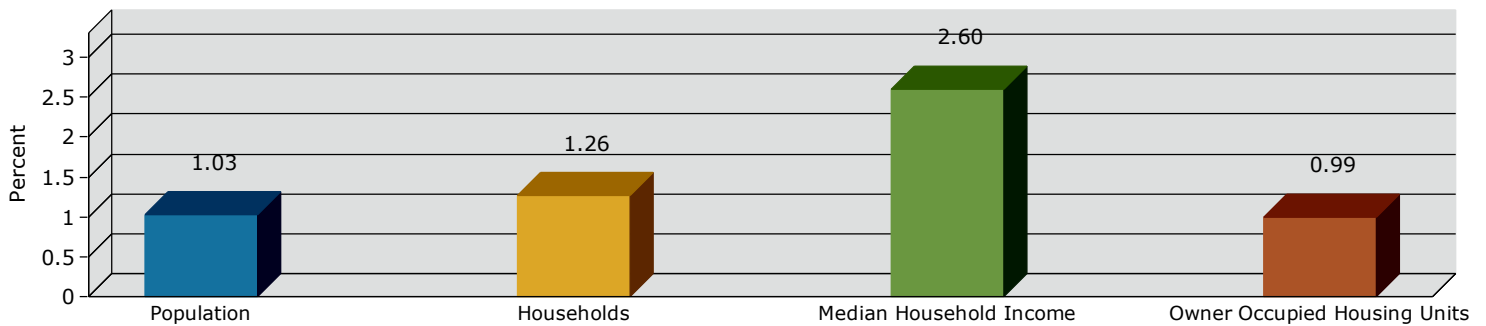
Households



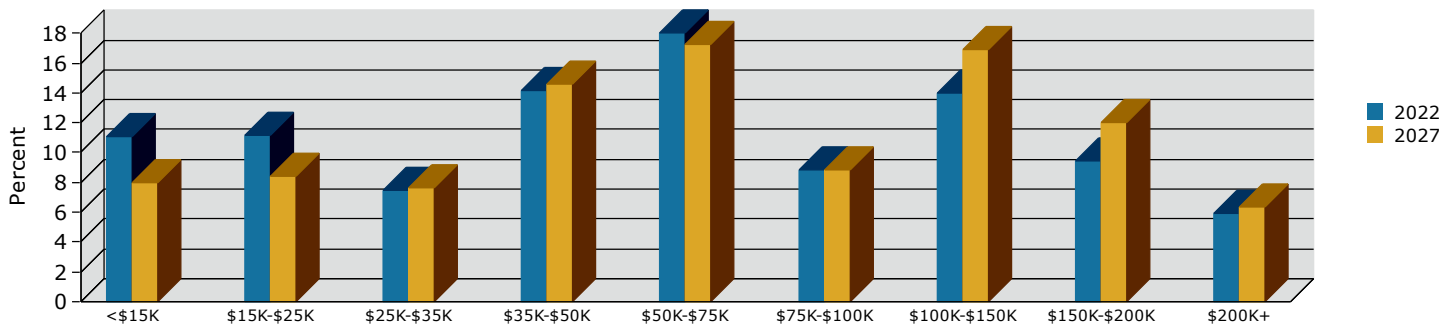
2022 Home Value



2022-2027 Annual Growth Rate

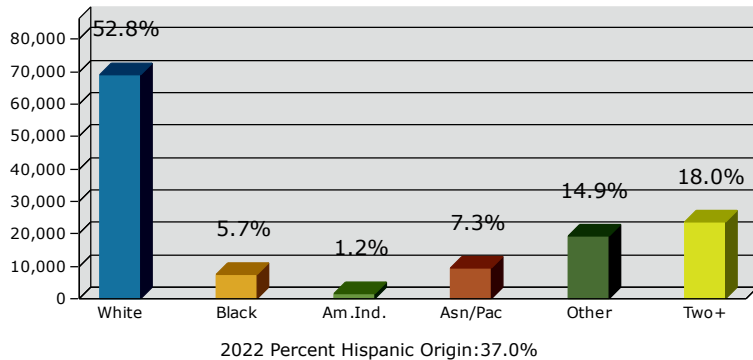


Household Income

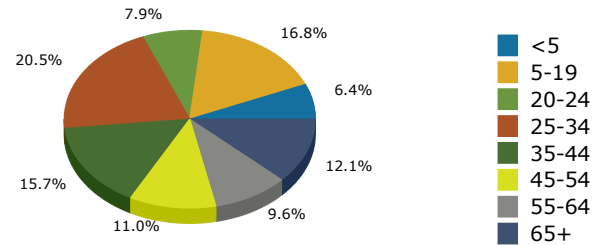




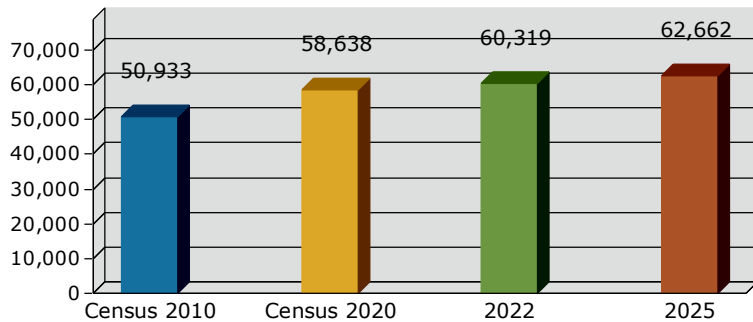
2022 Population by Race



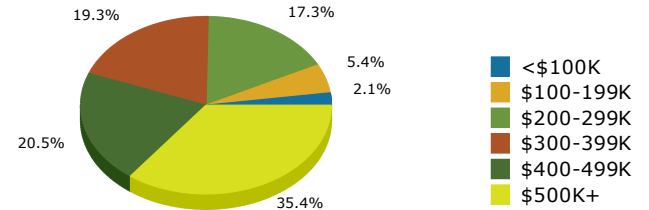
2022 Population by Age



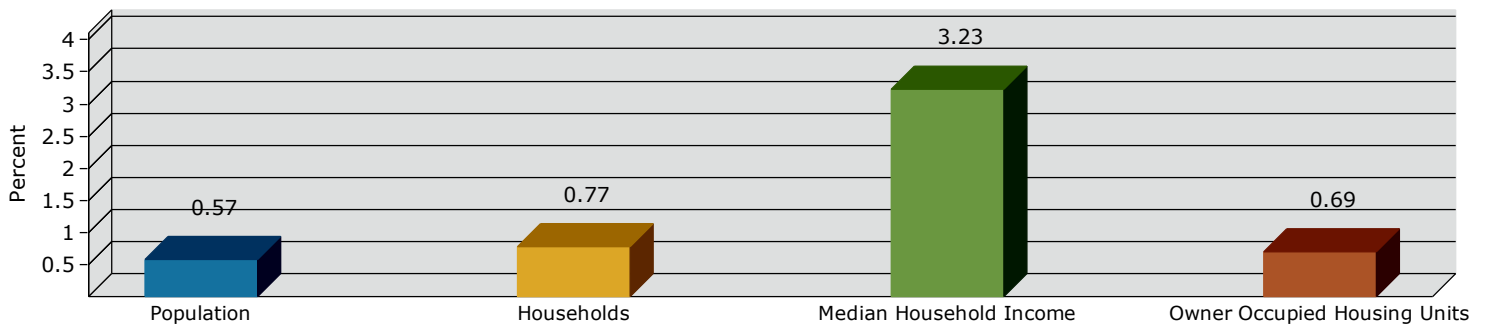
Households



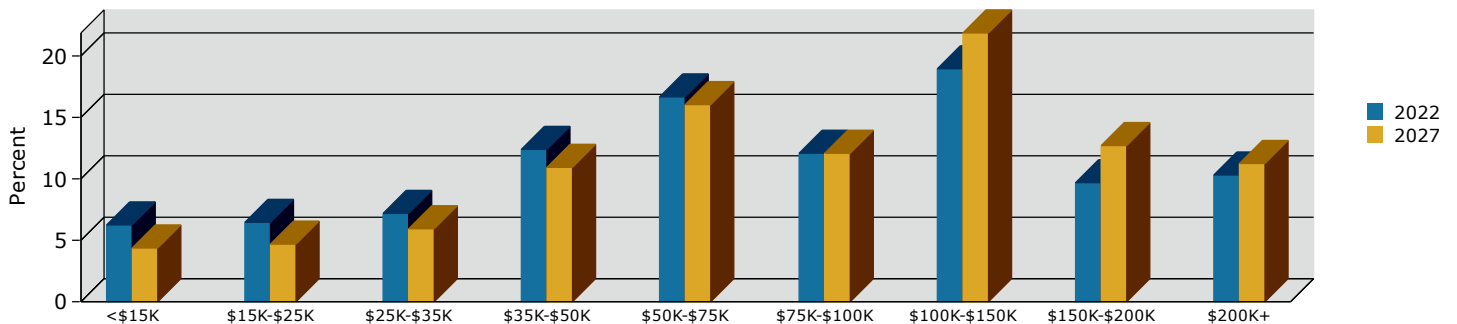
2022 Home Value



2022-2027 Annual Growth Rate

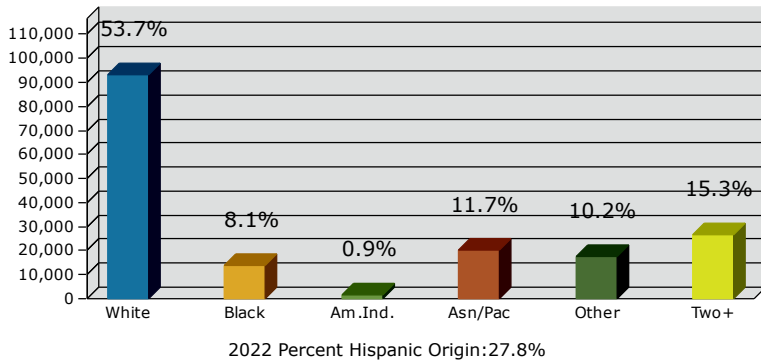


Household Income

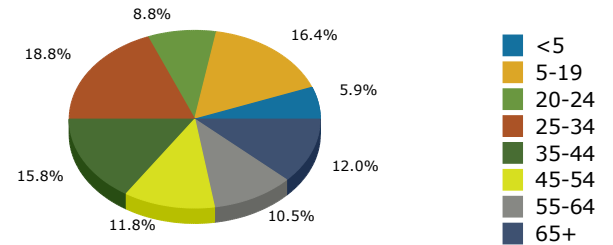




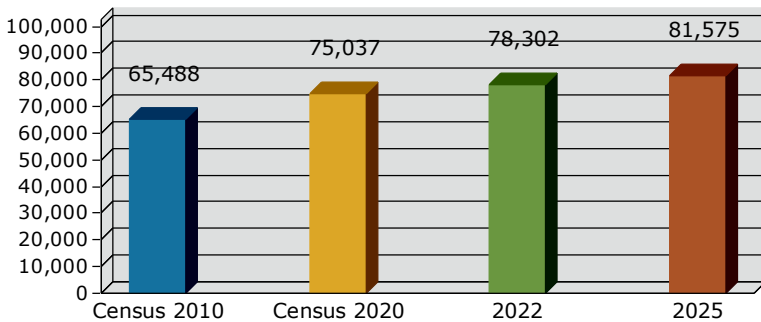
2022 Population by Race



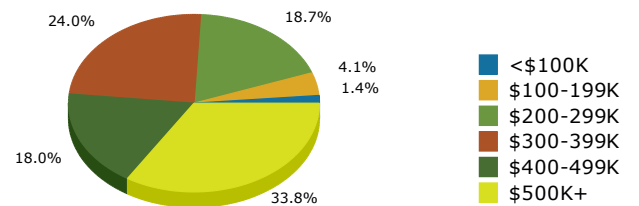
2022 Population by Age



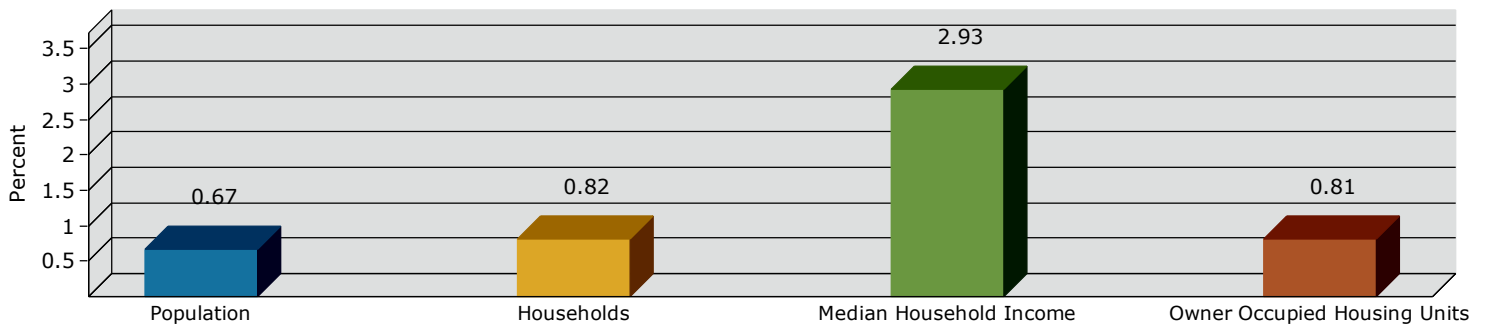
Households



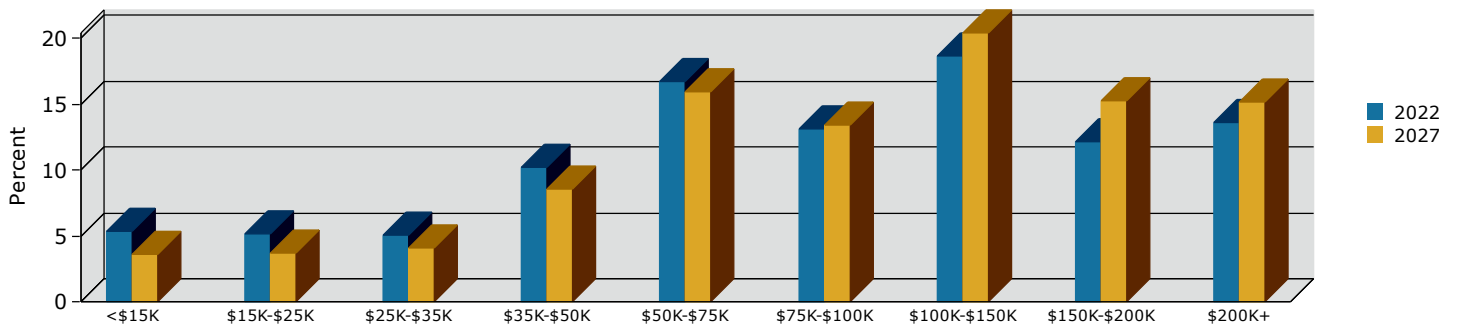
2022 Home Value



2022-2027 Annual Growth Rate



Household Income







## Market Profile

Crossroads  
9070 Research Blvd, Austin, Texas, 78758  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population Summary</b>			
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
2022 Total Population	13,473	130,890	173,449
2022 Group Quarters	262	1,299	2,797
2027 Total Population	14,181	134,636	179,323
2022-2027 Annual Rate	1.03%	0.57%	0.67%
2022 Total Daytime Population	25,220	164,626	223,746
Workers	19,223	112,185	152,792
Residents	5,997	52,441	70,954
<b>Household Summary</b>			
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
2022 Households	6,165	60,319	78,302
2022 Average Household Size	2.14	2.15	2.18
2027 Households	6,562	62,662	81,575
2027 Average Household Size	2.12	2.13	2.16
2022-2027 Annual Rate	1.26%	0.77%	0.82%
2010 Families	2,776	25,395	32,712
2010 Average Family Size	3.20	3.09	3.01
2022 Families	2,869	26,884	36,038
2022 Average Family Size	3.01	3.12	3.09
2027 Families	3,062	27,773	37,515
2027 Average Family Size	2.96	3.08	3.05
2022-2027 Annual Rate	1.31%	0.65%	0.81%
<b>Housing Unit Summary</b>			
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
Vacant Housing Units	7.3%	7.6%	7.1%
2022 Housing Units	6,661	65,856	85,243
Owner Occupied Housing Units	29.8%	31.9%	40.8%
Renter Occupied Housing Units	62.8%	59.7%	51.1%
Vacant Housing Units	7.4%	8.4%	8.1%
2027 Housing Units	7,243	70,098	90,932
Owner Occupied Housing Units	28.8%	31.0%	39.8%
Renter Occupied Housing Units	61.8%	58.4%	49.9%
Vacant Housing Units	9.4%	10.6%	10.3%
<b>Median Household Income</b>			
2022	\$56,468	\$76,744	\$87,601
2027	\$64,213	\$89,944	\$101,199
<b>Median Home Value</b>			
2022	\$386,213	\$428,631	\$409,500
2027	\$409,396	\$449,272	\$430,808
<b>Per Capita Income</b>			
2022	\$39,295	\$50,900	\$56,853
2027	\$45,258	\$58,362	\$64,756
<b>Median Age</b>			
2010	30.5	32.1	32.9
2022	33.3	34.2	35.1
2027	32.7	34.4	35.3

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 16, 2023





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<b>2022 Households by Income</b>			
Household Income Base	6,165	60,319	78,302
<\$15,000	11.0%	6.2%	5.3%
\$15,000 - \$24,999	11.2%	6.5%	5.2%
\$25,000 - \$34,999	7.5%	7.2%	5.1%
\$35,000 - \$49,999	14.1%	12.4%	10.2%
\$50,000 - \$74,999	18.0%	16.6%	16.7%
\$75,000 - \$99,999	8.8%	12.1%	13.1%
\$100,000 - \$149,999	14.0%	18.9%	18.6%
\$150,000 - \$199,999	9.4%	9.7%	12.2%
\$200,000+	5.9%	10.3%	13.6%
Average Household Income	\$86,330	\$110,506	\$126,802
<b>2027 Households by Income</b>			
Household Income Base	6,562	62,662	81,575
<\$15,000	8.0%	4.3%	3.6%
\$15,000 - \$24,999	8.4%	4.7%	3.7%
\$25,000 - \$34,999	7.7%	6.0%	4.1%
\$35,000 - \$49,999	14.6%	11.0%	8.5%
\$50,000 - \$74,999	17.3%	16.1%	15.9%
\$75,000 - \$99,999	8.8%	12.1%	13.4%
\$100,000 - \$149,999	16.9%	21.9%	20.4%
\$150,000 - \$199,999	12.0%	12.7%	15.2%
\$200,000+	6.4%	11.3%	15.1%
Average Household Income	\$98,429	\$125,453	\$143,448
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	1,983	20,974	34,768
<\$50,000	0.0%	0.9%	0.5%
\$50,000 - \$99,999	0.8%	1.2%	0.9%
\$100,000 - \$149,999	2.8%	2.0%	1.3%
\$150,000 - \$199,999	2.4%	3.4%	2.8%
\$200,000 - \$249,999	8.9%	8.6%	9.2%
\$250,000 - \$299,999	10.2%	8.7%	9.6%
\$300,000 - \$399,999	28.9%	19.3%	24.0%
\$400,000 - \$499,999	29.0%	20.5%	18.0%
\$500,000 - \$749,999	11.2%	26.7%	20.3%
\$750,000 - \$999,999	3.9%	5.0%	7.3%
\$1,000,000 - \$1,499,999	1.3%	2.3%	4.5%
\$1,500,000 - \$1,999,999	0.1%	0.8%	0.8%
\$2,000,000 +	0.4%	0.6%	0.9%
Average Home Value	\$419,677	\$479,411	\$499,679
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	2,083	21,708	36,198
<\$50,000	0.0%	0.2%	0.1%
\$50,000 - \$99,999	0.4%	0.2%	0.1%
\$100,000 - \$149,999	1.9%	0.3%	0.1%
\$150,000 - \$199,999	0.9%	1.8%	0.9%
\$200,000 - \$249,999	6.7%	6.5%	7.1%
\$250,000 - \$299,999	8.8%	8.1%	8.1%
\$300,000 - \$399,999	27.9%	19.9%	26.1%
\$400,000 - \$499,999	36.5%	26.6%	23.9%
\$500,000 - \$749,999	13.4%	30.7%	20.7%
\$750,000 - \$999,999	1.9%	2.4%	5.1%
\$1,000,000 - \$1,499,999	1.1%	2.0%	5.9%
\$1,500,000 - \$1,999,999	0.1%	0.9%	0.9%
\$2,000,000 +	0.4%	0.5%	0.8%
Average Home Value	\$430,425	\$494,557	\$521,782

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 16, 2023





## 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
<b>2010 Population by Age</b>			
Total	12,897	115,522	146,697
0 - 4	10.0%	7.7%	7.0%
5 - 9	7.2%	6.3%	5.8%
10 - 14	4.8%	4.8%	5.0%
15 - 24	14.5%	14.5%	14.7%
25 - 34	23.2%	22.5%	21.5%
35 - 44	15.5%	14.6%	15.1%
45 - 54	10.6%	11.8%	13.2%
55 - 64	7.1%	9.1%	9.7%
65 - 74	3.8%	4.4%	4.2%
75 - 84	2.6%	3.0%	2.3%
85 +	0.8%	1.3%	1.3%
18 +	75.3%	78.4%	79.3%
<b>2022 Population by Age</b>			
Total	13,472	130,888	173,447
0 - 4	7.9%	6.4%	5.9%
5 - 9	7.1%	5.9%	5.7%
10 - 14	6.6%	5.5%	5.5%
15 - 24	13.5%	13.2%	14.0%
25 - 34	17.9%	20.5%	18.8%
35 - 44	16.3%	15.7%	15.8%
45 - 54	11.6%	11.0%	11.8%
55 - 64	8.7%	9.6%	10.5%
65 - 74	6.1%	7.0%	7.2%
75 - 84	3.0%	3.5%	3.2%
85 +	1.2%	1.6%	1.6%
18 +	74.9%	79.1%	79.9%
<b>2027 Population by Age</b>			
Total	14,179	134,638	179,324
0 - 4	8.1%	6.5%	6.1%
5 - 9	7.0%	5.8%	5.5%
10 - 14	6.0%	5.1%	5.2%
15 - 24	15.5%	14.1%	14.6%
25 - 34	16.9%	19.6%	18.1%
35 - 44	15.1%	15.6%	15.4%
45 - 54	12.1%	11.3%	12.1%
55 - 64	8.5%	8.9%	9.7%
65 - 74	6.2%	7.4%	7.6%
75 - 84	3.3%	4.1%	4.0%
85 +	1.2%	1.6%	1.7%
18 +	75.6%	79.7%	80.2%
<b>2010 Population by Sex</b>			
Males	6,815	59,041	74,416
Females	6,079	56,480	72,280
<b>2022 Population by Sex</b>			
Males	7,046	66,936	87,822
Females	6,427	63,953	85,627
<b>2027 Population by Sex</b>			
Males	7,360	68,656	90,160
Females	6,821	65,980	89,164

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 16, 2023





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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>2010 Population by Race/Ethnicity</b>			
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
<b>2020 Population by Race/Ethnicity</b>			
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
<b>2022 Population by Race/Ethnicity</b>			
Total	13,473	130,889	173,448
White Alone	47.0%	52.8%	53.7%
Black Alone	7.4%	5.7%	8.1%
American Indian Alone	1.4%	1.2%	0.9%
Asian Alone	3.3%	7.3%	11.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	23.1%	14.9%	10.2%
Two or More Races	17.8%	18.0%	15.3%
Hispanic Origin	47.9%	37.0%	27.8%
Diversity Index	84.3	81.7	79.5
<b>2027 Population by Race/Ethnicity</b>			
Total	14,180	134,636	179,323
White Alone	44.7%	51.2%	51.9%
Black Alone	7.8%	5.7%	8.1%
American Indian Alone	1.4%	1.2%	0.9%
Asian Alone	3.4%	7.6%	12.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	23.1%	14.7%	10.3%
Two or More Races	19.5%	19.5%	16.7%
Hispanic Origin	48.2%	37.0%	28.3%
Diversity Index	85.0	82.3	80.5
<b>2010 Population by Relationship and Household Type</b>			
Total	12,895	115,521	146,697
In Households	99.7%	99.4%	99.1%
In Family Households	72.5%	70.7%	69.2%
Householder	21.2%	21.9%	22.2%
Spouse	12.7%	15.3%	16.2%
Child	27.1%	25.4%	24.5%
Other relative	7.8%	5.4%	4.2%
Nonrelative	3.6%	2.7%	2.1%
In Nonfamily Households	27.2%	28.8%	29.9%
In Group Quarters	0.3%	0.6%	0.9%
Institutionalized Population	0.3%	0.4%	0.5%
Noninstitutionalized Population	0.1%	0.1%	0.4%

**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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 16, 2023





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<b>2022 Population 25+ by Educational Attainment</b>			
Total	8,733	90,195	119,476
Less than 9th Grade	7.9%	5.7%	3.7%
9th - 12th Grade, No Diploma	7.9%	4.0%	2.8%
High School Graduate	18.8%	14.6%	11.4%
GED/Alternative Credential	2.3%	1.9%	2.0%
Some College, No Degree	14.6%	12.8%	14.0%
Associate Degree	5.7%	6.2%	5.1%
Bachelor's Degree	29.6%	33.2%	37.1%
Graduate/Professional Degree	13.1%	21.5%	24.0%
<b>2022 Population 15+ by Marital Status</b>			
Total	10,558	107,518	143,736
Never Married	44.2%	41.7%	41.2%
Married	38.8%	43.7%	44.2%
Widowed	4.6%	3.7%	3.4%
Divorced	12.3%	10.9%	11.2%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	7,851	82,168	107,849
Population 16+ Employed	97.0%	97.1%	96.6%
Population 16+ Unemployment rate	3.0%	2.9%	3.4%
Population 16-24 Employed	14.6%	13.4%	13.7%
Population 16-24 Unemployment rate	5.9%	6.0%	8.1%
Population 25-54 Employed	68.9%	69.1%	67.6%
Population 25-54 Unemployment rate	2.4%	2.1%	2.6%
Population 55-64 Employed	11.8%	11.9%	12.9%
Population 55-64 Unemployment rate	4.1%	4.4%	2.2%
Population 65+ Employed	4.7%	5.6%	5.7%
Population 65+ Unemployment rate	0.0%	1.9%	4.2%
<b>2022 Employed Population 16+ by Industry</b>			
Total	7,615	79,786	104,139
Agriculture/Mining	0.1%	0.3%	0.4%
Construction	16.3%	10.3%	7.3%
Manufacturing	5.2%	6.8%	7.6%
Wholesale Trade	1.9%	1.4%	1.7%
Retail Trade	12.7%	9.5%	9.6%
Transportation/Utilities	3.1%	3.8%	3.5%
Information	2.1%	2.5%	2.6%
Finance/Insurance/Real Estate	6.0%	7.7%	8.2%
Services	47.3%	52.0%	53.9%
Public Administration	5.4%	5.5%	5.3%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	7,613	79,786	104,139
White Collar	57.0%	66.7%	75.4%
Management/Business/Financial	19.8%	19.6%	23.1%
Professional	17.4%	29.9%	33.3%
Sales	10.2%	8.7%	9.2%
Administrative Support	9.5%	8.5%	9.8%
Services	17.0%	15.8%	11.3%
Blue Collar	26.0%	17.5%	13.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	12.9%	8.3%	4.7%
Installation/Maintenance/Repair	2.3%	1.6%	1.9%
Production	4.2%	2.9%	2.6%
Transportation/Material Moving	6.7%	4.7%	4.0%

Source: Esri forecasts for 2022 and 2027. 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
<b>2010 Households by Type</b>			
Total	5,342	50,932	65,490
Households with 1 Person	35.3%	38.1%	36.8%
Households with 2+ People	64.7%	61.9%	63.2%
Family Households	52.0%	49.9%	49.9%
Husband-wife Families	31.2%	34.7%	36.4%
With Related Children	16.9%	16.5%	17.2%
Other Family (No Spouse Present)	20.7%	15.1%	13.5%
Other Family with Male Householder	8.0%	5.0%	4.2%
With Related Children	4.1%	2.6%	2.1%
Other Family with Female Householder	12.7%	10.2%	9.3%
With Related Children	9.2%	6.6%	6.1%
Nonfamily Households	12.8%	12.0%	13.2%
All Households with Children	30.7%	26.1%	25.8%
Multigenerational Households	3.0%	2.5%	2.4%
Unmarried Partner Households	9.0%	7.9%	7.8%
Male-female	7.7%	6.7%	6.6%
Same-sex	1.3%	1.2%	1.3%
<b>2010 Households by Size</b>			
Total	5,343	50,933	65,487
1 Person Household	35.3%	38.1%	36.8%
2 Person Household	29.0%	31.1%	32.3%
3 Person Household	14.1%	13.0%	13.8%
4 Person Household	10.4%	9.3%	10.1%
5 Person Household	6.0%	4.6%	4.1%
6 Person Household	2.9%	2.0%	1.6%
7 + Person Household	2.4%	1.8%	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,343	50,933	65,486
Owner Occupied	30.7%	38.8%	43.7%
Owned with a Mortgage/Loan	21.5%	26.9%	32.7%
Owned Free and Clear	9.2%	11.9%	11.1%
Renter Occupied	69.3%	61.2%	56.3%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	61	75	87
Percent of Income for Mortgage	36.0%	29.4%	24.6%
Wealth Index	54	87	110
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,117	55,823	71,212
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	12,895	115,521	146,696
Population Inside Urbanized Area	100.0%	100.0%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
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.

**Source:** Esri forecasts for 2022 and 2027. 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
<b>Top 3 Tapestry Segments</b>			
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 (8C)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$13,566,047	\$163,256,440	\$238,432,805
Average Spent	\$2,200.49	\$2,706.55	\$3,045.04
Spending Potential Index	91	112	126
Education: Total \$	\$10,163,734	\$131,298,529	\$198,951,658
Average Spent	\$1,648.62	\$2,176.74	\$2,540.82
Spending Potential Index	84	111	130
Entertainment/Recreation: Total \$	\$17,916,696	\$224,821,781	\$335,563,566
Average Spent	\$2,906.20	\$3,727.21	\$4,285.50
Spending Potential Index	79	102	117
Food at Home: Total \$	\$33,758,536	\$402,795,851	\$587,177,832
Average Spent	\$5,475.84	\$6,677.76	\$7,498.89
Spending Potential Index	88	108	121
Food Away from Home: Total \$	\$24,380,111	\$293,801,442	\$429,474,170
Average Spent	\$3,954.60	\$4,870.79	\$5,484.84
Spending Potential Index	92	113	127
Health Care: Total \$	\$33,234,148	\$413,760,331	\$617,334,210
Average Spent	\$5,390.78	\$6,859.54	\$7,884.02
Spending Potential Index	76	97	111
HH Furnishings & Equipment: Total \$	\$12,887,504	\$160,026,942	\$238,490,377
Average Spent	\$2,090.43	\$2,653.01	\$3,045.78
Spending Potential Index	82	104	119
Personal Care Products & Services: Total \$	\$5,376,565	\$66,138,615	\$97,718,680
Average Spent	\$872.11	\$1,096.48	\$1,247.97
Spending Potential Index	86	108	122
Shelter: Total \$	\$124,744,326	\$1,538,033,197	\$2,258,665,021
Average Spent	\$20,234.28	\$25,498.32	\$28,845.56
Spending Potential Index	88	111	126
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,647,345	\$159,087,172	\$239,684,810
Average Spent	\$2,051.48	\$2,637.43	\$3,061.03
Spending Potential Index	76	97	113
Travel: Total \$	\$13,462,425	\$175,050,190	\$265,583,271
Average Spent	\$2,183.69	\$2,902.07	\$3,391.78
Spending Potential Index	76	101	118
Vehicle Maintenance & Repairs: Total \$	\$6,696,292	\$80,390,395	\$118,305,869
Average Spent	\$1,086.18	\$1,332.75	\$1,510.89
Spending Potential Index	86	106	120

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

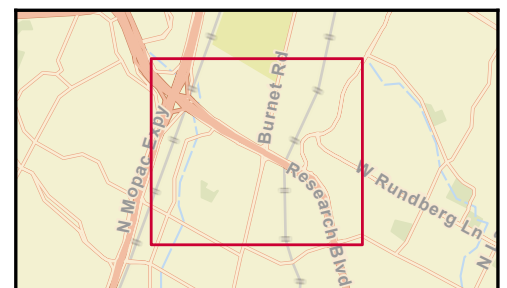
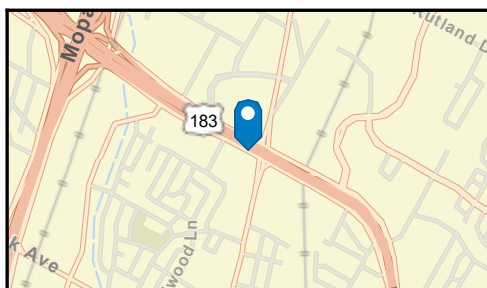
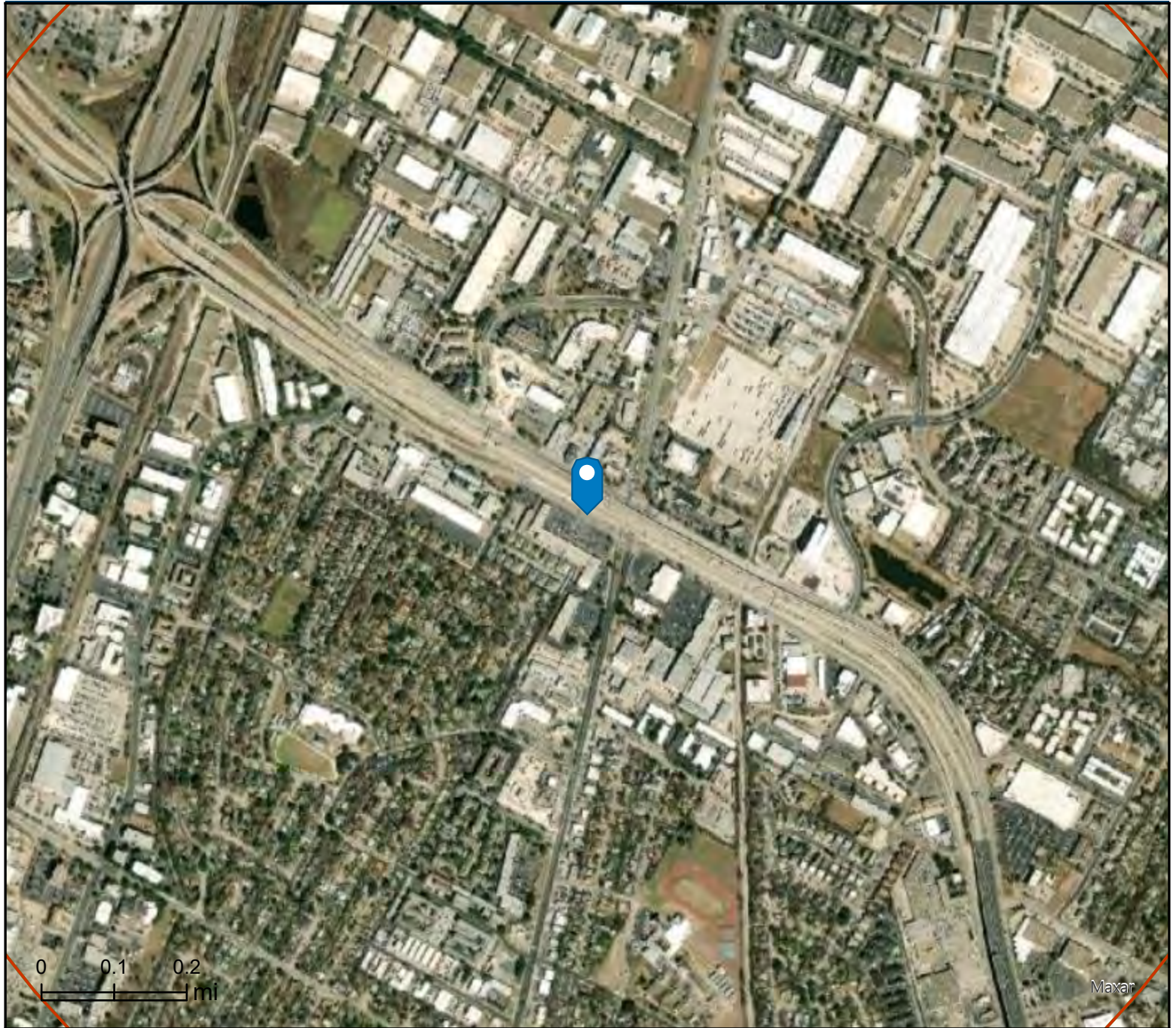
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May 16, 2023



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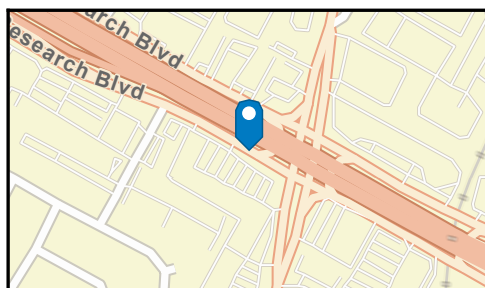
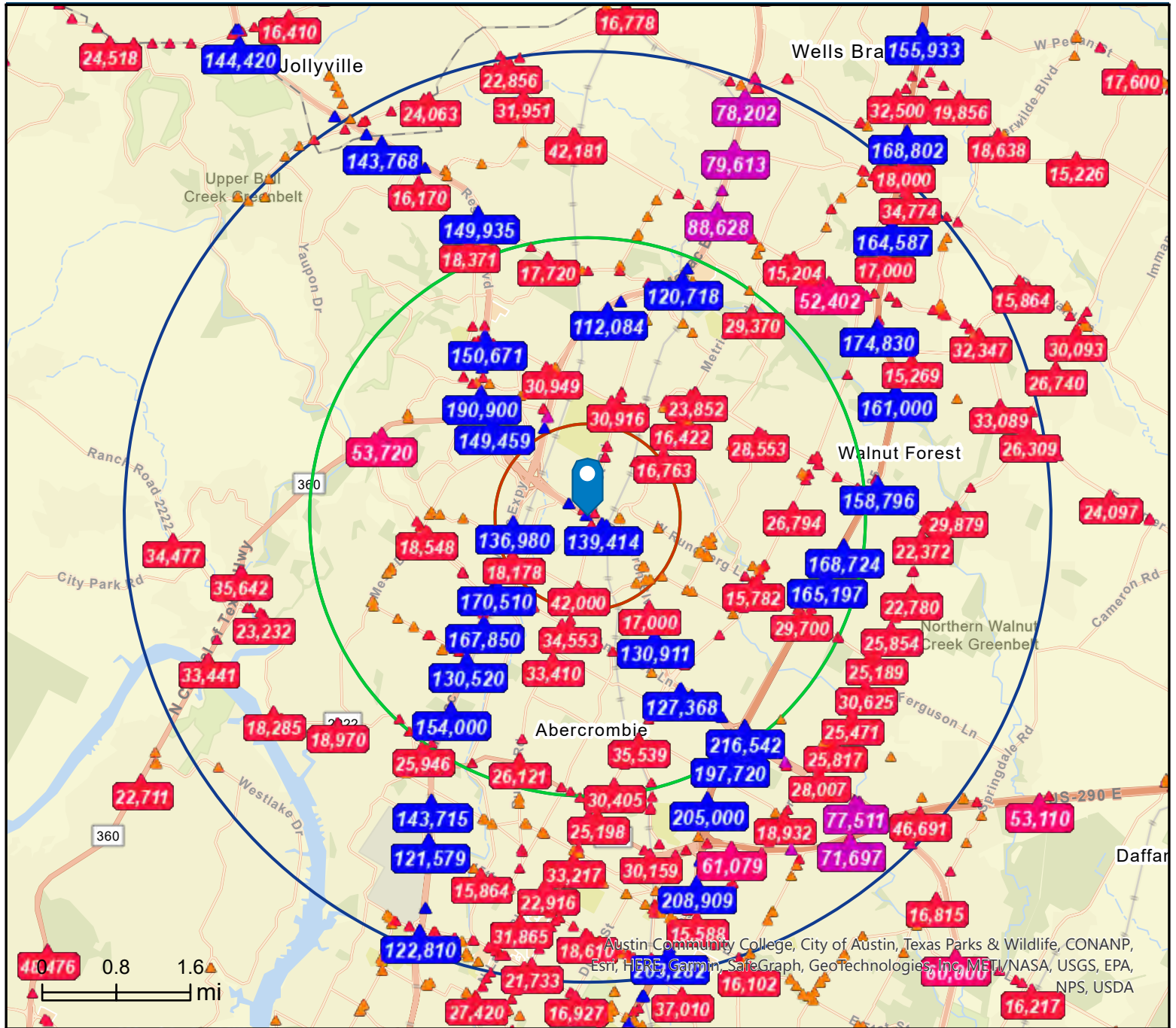
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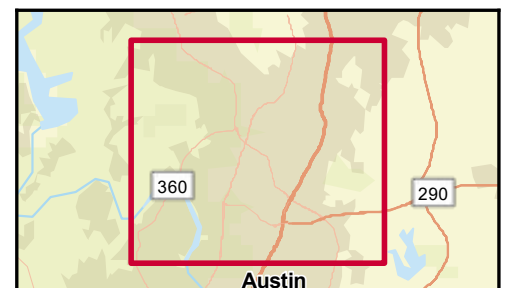
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**Average Daily Traffic Volume**

- ▲ 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

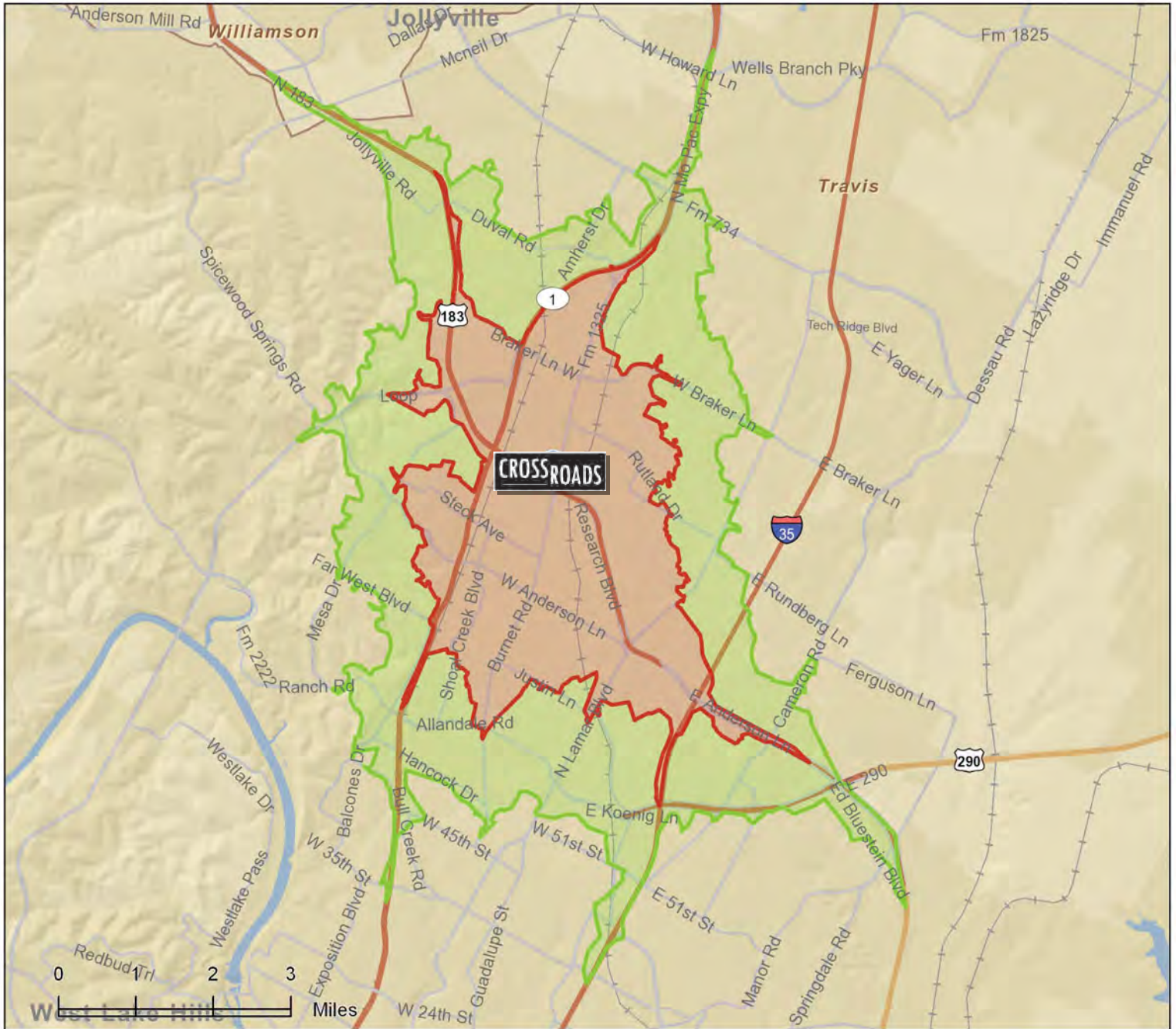


Source: ©2022 Kalibrate Technologies (Q3 2022).

May 16, 2023



## 5 and 7 Minutes Drive Times



5 Minutes Drive Time

7 Minutes Drive Time



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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.