Harris Avenue

24 Unit Multi-family Community

314 W Harris Avenue
San Angelo, TX

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OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Summary

Property

- Harris Avenue Apartments presents an opportunity to acquire a well-located **24 Unit** multifamily investment near Downtown San Angelo and across the street from the **Shannon Medical** Main Campus and new Surgery Centers. Situated at 314 E. Harris Avenue, just east of N. Main Street.
- The property consists of two, 2-story apartment buildings totaling approximately 19,100 SF on 0.80 acres. attractive brick exterior, established landscaping, ample on-site parking, and functional apartment interiors with a good mixture of 1 and 2 bedroom options.
- Originally constructed in 1972, the property has undergone several renovations. Within the past five years, most interiors have been upgraded with a mixture of tile and vinyl wood flooring, appliance upgrades, etc. Metal pitched roofs on both brick buildings, covered walkways, balconies and patios facing a courtyard. The pool was filled in 2025 to make way for either a picnic and seating area or potentially a dog park, etc. The laundry room was renovated in 2026.
- Major renovation completed in the last 2 years for electrical upgrades and removal of all Federal Pacific Breakers.

Financial/Investment Information

- This offering provides investors an opportunity to acquire an established income-producing multifamily asset with additional upside with the ability of continued local professional management, rent growth and a few operational efficiencies.
- The June 2026 appraisal utilized both the Sales Comparison and Income approaches, concluding an **as-is market value of $1,200,000**, including a $1.25 million indication under the Sales Comparison Approach and $1.17 million under the Income Approach.
- The current Regional Lender has approved the recent appraisal and will commit to 80% LTV financing for qualified Buyers.

Summary

Location Highlights

- San Angelo is located in central west Texas, population around 105,000. Top employers include Angelo State University, Goodfellow Air Force Base and Shannon Medical Center. Depot Flats is located near Downtown and just off of Bryant Blvd which is one of the main arterial routs through town.
- Harris Avenue Apartments are strategically located in the heart of San Angelo, Texas, offering residents convenient access to the city's major employment, medical, dining, and entertainment destinations. The property's central location places it **adjacent to the Shannon Medical Center campus and Downtown San Angelo**, creating an attractive setting for healthcare employees, downtown professionals, and residents seeking convenient access to the city's core.
- Downtown San Angelo serves as a regional hub for government, healthcare, banking, professional services, restaurants, entertainment, and cultural attractions, while the nearby Shannon Medical Center campus represents one of the area's most significant employment and healthcare centers. The property also provides convenient access to major thoroughfares connecting residents throughout San Angelo and the greater Concho Valley.
- This combination of **proximity to a major employment center, walkable access to Downtown, and a central infill location** enhances the long-term appeal for Multi-Family and provides an investment location that would be difficult to replicate with new multifamily development.

PROPERTY OVERVIEW

Harris Avenue

- Price $1,200,000
- Price per unit $50,000
- Sale Type Investment
- Cap Rate 9.00% (per 2026 Appraisal)
- Lot Size 0.80 Acres
- Building Size 19,100
- Parking Ratio 1.74/1,000

Unit Amenities

- Air conditioning
- Cable Included
- Laundry Room onsite
- Ceiling Fans
- Patio/Balcony
- Large Floor plans
- Remodeled Counters/Cabinets in Kitchens
- High Speed Internet Access
- Refrigerator, Oven, Range
- Enclosed Stairwells
- Manager’s Office onsite
- Large Courtyard

- Sizes
  - 1bed/1bath – 700 sqft
  - 2 bed/1bath – 900 sqft

PROPERTY OVERVIEW

Harris Avenue

Capital Improvements

- Remove and Backfill Pool 9/2024
- Electric Panel Upgrades 2/2025
- Remodel Laundry Room 6/2025
- Remodel Units
- Plumbing redo Units 1-4, main line
- Full parking scrape and new asphalt
- Metal Roof Insurance 2010-2012 timeframe
- Boiler replaced

Other Operating Data

- Water and sewer costs are 78% tenant-paid beginning 2025. In 2026, Tenants are covering about 74% of these costs. Increase RUBS
- Electric costs were only 43% tenant-paid in 2025. This low percentage was partly caused by issues related to the previous electrical and electrical panels generating inaccurate meter reads by Anchor. So far, in 2026, Tenant reimbursements have improved and are currently approximately 72% of actual cost.
- Trash billing was added May 2026. Tenants are currently covering 45% of the cost, should continue to increase each month
- Gas billing was added May 2026, Tenants are covering 66% of the gas cost.
- During 2026, utility billing company has generally billed Tenants for approximately 80-85% of the total utility costs after accounting for vacant units.
- Laundry Income totals $1,912 in 2025. In 2026, the laundry room was closed for renovation. Landry has been open for 2 months and has already collected close to $800 over 2 months.
- During July 2025 there was a 500-year flood event with 16” of rain overnight. While this is not in a flood zone, the amount of downpour in a short time left standing water and runoff in the downstairs patio areas, some entering through doors and damaging flooring. This resulted in a large expense for contract labor, supplies, etc and a owner contribution to offset.

RENT ROLL

Rent Roll

Property = Harris Ave

As Of = 09/08/2026

Month = 09/2026

Unit	Unit SqFt	Market Rent	MKT Rent per Sqft	
Current/Notice/Vacant Tenants				
01	700.00	775.00	1.11	
02	700.00	775.00	1.11	
03	700.00	775.00	1.11	
04	700.00	775.00	1.11	
05	700.00	750.00	1.07	
06	700.00	750.00	1.07	
07	700.00	750.00	1.07	
08	700.00	750.00	1.07	
09	700.00	775.00	1.11	
10	700.00	775.00	1.11	
11	700.00	775.00	1.11	
12	700.00	775.00	1.11	
14	700.00	750.00	1.07	
15	700.00	750.00	1.07	
16	700.00	750.00	1.07	
17	700.00	750.00	1.07	
18	900.00	950.00	1.06	
19	900.00	950.00	1.06	
20	900.00	950.00	1.06	
21	900.00	950.00	1.06	
22	900.00	900.00	1.00	
23	900.00	900.00	1.00	
24	900.00	900.00	1.00	
25	900.00	900.00	1.00	
Total		**19,600.00**	**1.07**	

Summary Groups	Square Footage	Market Rent	# Of Units
Current/Notice/Vacant Tenants	18,400.00	19,600.00	24
Future Tenants/Applicants	0.00	0.00	0
Occupied Units	15,900.00	16,925.00	21
Total Vacant Units	2,500.00	2,675.00	3
Totals:	**18,400.00**	**19,600.00**	**24**

PROFORMA FINANCIALS

Harris Avenue

Income & Expense (Proforma Year 2)

Potential Income	$242,256
(Vacancy Loss)	($12,113)
Gross Operating Income	$230,143
Expenses	
RE Tax	$11,820
Insurance	$2,962
5% Management	$11,172
Payroll	$23,873
Repairs/Maintenance	$34,362
Utilities	
Electric	$27,857
Gas	$4,266
Water/Sewer/Trash	$22,909
Accounting/Legal	$727
Advertising	$946
Admin	$1,121
Total Operating Expense	$141,429
NOI	88,714

PROFORMA FINANCIALS

Harris Avenue

Income Approach via 2026 Appraisal

Income Capitalization Analysis

Unit/Space Type	Income	Method	Annual	% of PGI
1 Bedroom	$9,000	$/Month	$108,000	40.8%
2 Bedroom	$10,800	$/Month	$129,600	49.0%
Tenant Utility Reimbursement	$24,800		$24,800	
Laundry Income	$2,000		$2,000	0.8%
	Total Rental Income:		**$264,400**	100.0%
		Other Income:	$0	0.0%
	Potential Gross Income:		**$264,400**	100%
	- Vacancy & Collection Loss:		$13,220	5.00%
	Effective Gross Income (EGI):		**$251,180**	95.0%
Expense		**Amount**	**Method**	**Annual**
	$/SF			
Tax Expense	$16,820	$/Year	$16,820	$0.88
Insurance	$13,370	$/Year	$13,370	$0.70
Management	$10,047	$/Year	$10,047	$0.53
Total Utilities	$62,000	$/Year	$62,000	$3.25
Repairs and Maintenance	$7,500	$/Year	$7,500	$0.39
CAM	$2,000	$/Year	$2,000	$0.10
Payroll	$24,000	$/Year	$24,000	$1.26
General and Administrative	$3,500	$/Year	$3,500	$0.18
Reserves	$6,250	$/Year	$6,250	$0.33
	Total Expenses:		**$145,487**	$7.62
	Expense Ratio (Expenses/EGI):		57.92%	
	Net Operating Income (NOI):		**$105,693**	**$5.53**
	Capitalization Rate:		9.00%	
	Value (NOI/Cap Rate):		$1,174,369	$61.49
		Rounded:	**$1,170,000**	**$61.26**
	Indicated Value:		$1,170,000	$61.26

PROFORMA FINANCIALS

Harris Avenue

Cash Flow Analysis Worksheet

		Purchase Price	1,200,000
Property Name	Harris Ave	Plus Acquisition Costs	
Prepared For		Plus Loan Fees	
Prepared By		Less Mortgages	960,000
Date Prepared	11-Sep-26	Equals Initial Investment	240,000

Mortgage Data			Soft Cost/Prepaid Expense Schedule			
	1st Mortgage	2nd Mortgage	Description	Amount	A or E*	Years to Allocate
					A	
Amount	960,000				A	
Interest Rate	6.5%				A	
Amort Period (Yrs)	25	0			A	
Loan Term (Yrs)	25	0			E	
Payments Per Year*	12	12			E	
Periodic Payment	6,430.31				E	
Annual Debt Service	77,164				E	
Loan Fees					E	

* payments per year must be 1, 4, or 12

* Allocated or Expensed

Taxable Income

Year :	1	2	3	4	5
Potential Rental Income	235,200	242,256	249,524	257,009	264,720
+Other Income affected by vacancy					
-Vacancy & Credit Losses	11,760	12,113	12,476	12,850	13,236
=Effective Rental Income	223,440	230,143	237,047	244,159	251,484
+Other Income not affected by vacancy					
=Gross Operating Income	223,440	230,143	237,047	244,159	251,484
-Operating Expenses	149,738	141,429	144,258	147,143	150,086
=NET OPERATING INCOME	73,702	88,714	92,790	97,016	101,398
-Interest - 1st Mortgage	61,105	60,044	58,913	57,708	56,422
-Interest - 2nd Mortgage					
-Amortization: Soft Costs					
-Amortization: Loan Fees & Prepaid Expenses					
-Leasing Commissions					
=Taxable Income before CCA	12,598	28,670	33,877	39,309	44,976
-Allowable CCA	23,000	45,080	43,277	41,546	
=Real Estate Taxable Income	(10,402)	(16,410)	(9,400)	(2,237)	44,976
Tax Liability (Savings) at 35.0%	(3,641)	(5,743)	(3,290)	(783)	15,742

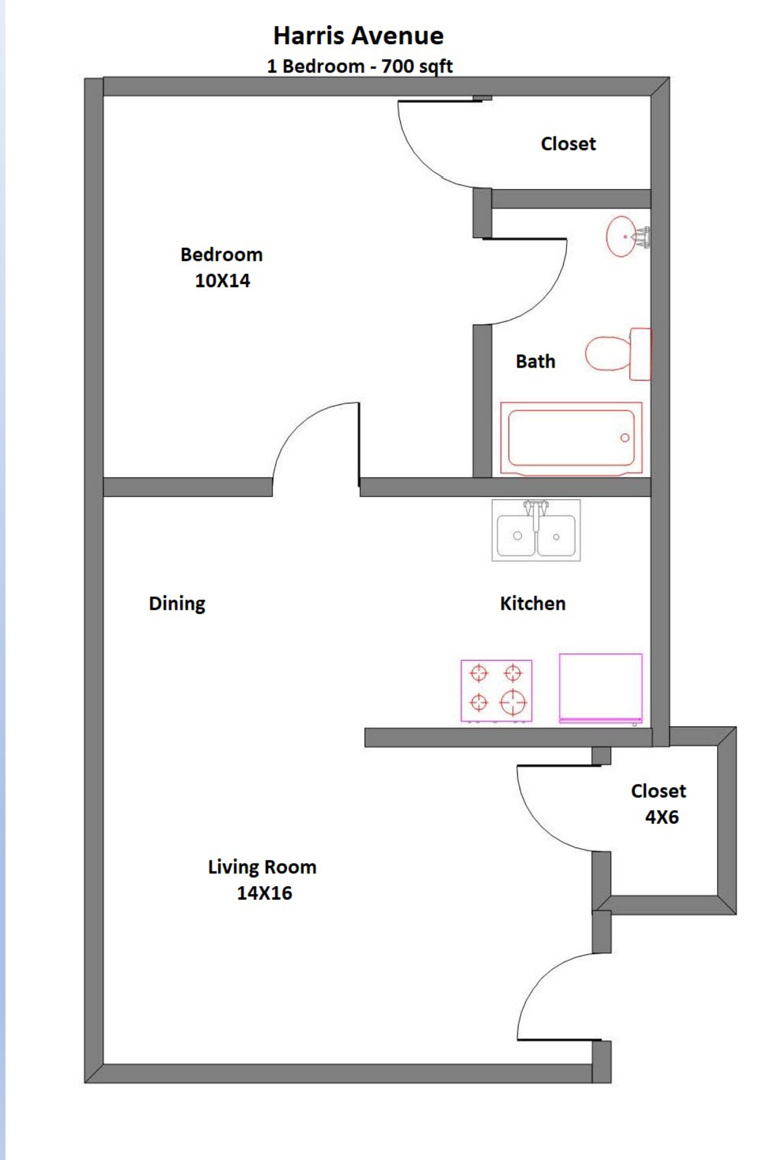
Cash Flow

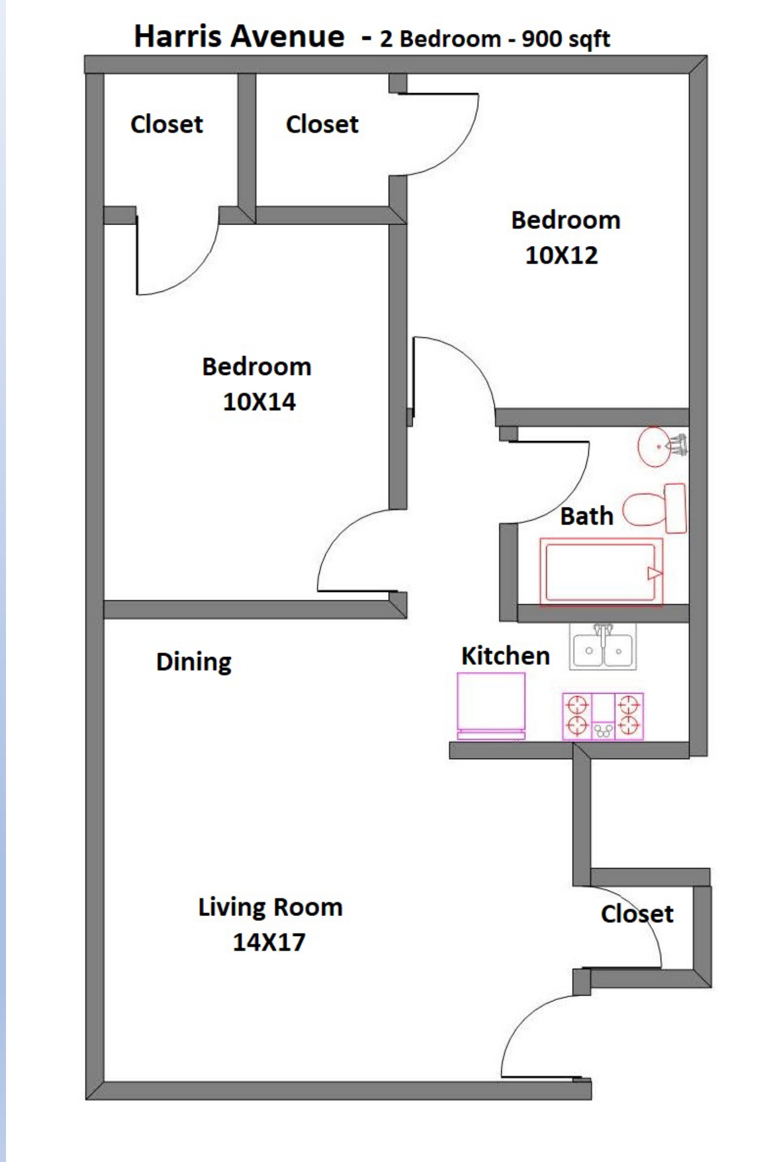
NET OPERATING INCOME (Line 8)	73,702	88,714	92,790	97,016	101,398
-Annual Debt Service	77,164	77,164	77,164	77,164	77,164
-Funded Reserves					
-Leasing Commissions					
-Pre-Paid Expenses	-	-	-	-	-
=CASH FLOW BEFORE TAXES	(3,461)	11,550	15,626	19,852	24,234
-Tax Liability (Savings) (Line 16)	(3,641)	(5,743)	(3,290)	(783)	15,742
=CASH FLOW AFTER TAXES	$180	$17,294	$18,916	$20,635	$8,493

***operating expense year 2 - reduce payroll 15%, remove cable tv

PICTURES

Harris Avenue





PICTURES

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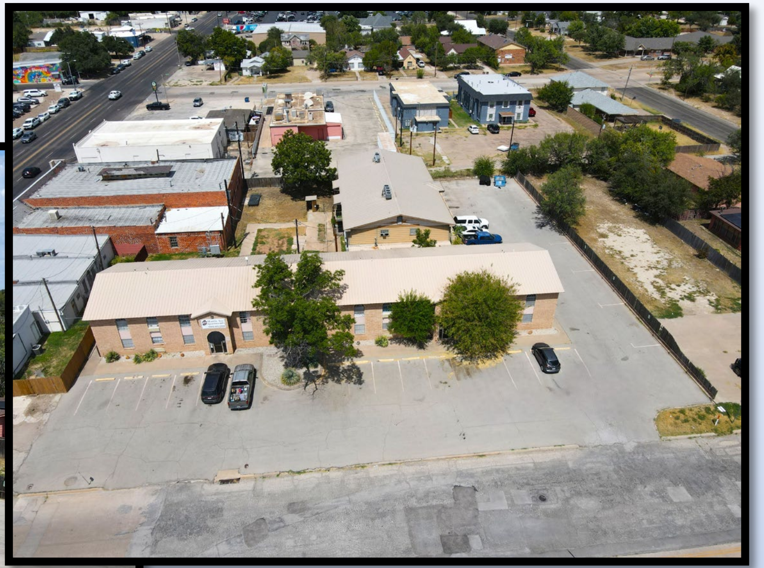

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- Location Next to Shannon Medical Center

COMMUNITY PROFILE

Harris Avenue

Community Profile

314 E Harris Ave, San Angelo, Texas, 76903

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Ring bands: 0-1, 1-3, 3-5 mile radii

Population Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Population	7,892	48,881	26,335
2020 Total Population	7,632	49,546	29,087
2020 Group Quarters	583	2,207	219
2026 Total Population	7,749	49,359	29,898
2026 Group Quarters	597	2,262	225
2031 Total Population	7,791	49,341	30,295
2026-2031 Annual Rate	0.11%	-0.01%	0.26%
2026 Total Daytime Population	20,400	43,442	30,999
Workers	15,717	19,743	17,728
Residents	4,683	23,699	13,271

Household Summary			
2010 Total Households	3,155	17,276	11,553
2010 Average Household Size	2.29	2.61	2.26
2020 Total Households	3,189	18,226	12,542
2020 Average Household Size	2.21	2.60	2.30
2026 Total Households	3,293	18,645	13,248
2026 Average Household Size	2.17	2.53	2.24
2031 Total Households	3,355	18,909	13,612
2031 Average Household Size	2.14	2.49	2.21
2026-2031 Annual Rate	0.37%	0.28%	0.54%
2026 Families	1,609	11,703	7,754
2026 Average Family Size	3.11	3.24	2.93
2031 Families	1,621	11,759	7,886
2031 Average Family Size	3.09	3.21	2.91
2026-2031 Growth Rate	0.15%	0.10%	0.34%

Median Household Income			
2026	$40,617	$62,439	$74,920
2031	$43,613	$68,147	$83,273

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Per Capita Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026	$24,045	$31,612	$46,739
2031	$26,882	$35,665	$52,576

2026 Households by Income			
Household Income Base	3,293	18,647	13,248
<$10,000	6.5%	7.5%	7.1%
$10,000-14,999	3.4%	2.5%	1.1%
$15,000-19,999	2.4%	1.8%	1.8%
$20,000-24,999	15.1%	4.2%	2.6%
$25,000-29,999	7.5%	4.2%	2.9%
$30,000-34,999	6.7%	4.4%	2.9%
$35,000-39,999	7.4%	5.3%	3.8%
$40,000-44,999	6.7%	5.8%	5.2%
$45,000-49,999	4.1%	4.7%	4.3%
$50,000-59,999	5.5%	7.0%	6.0%
$60,000-74,999	16.4%	13.1%	12.4%
$75000-99999	6.9%	13.9%	11.3%
$100,000-124,999	3.7%	7.2%	10.6%
$125,000-149,999	3.4%	8.3%	9.1%
$150000-199999	1.1%	4.7%	9.3%
$200,000-249,999	1.4%	2.0%	3.2%
$250,000-299,999	0.3%	0.6%	1.1%
$300,000-399,999	0.5%	0.8%	1.4%
$400,000-499,999	0.6%	1.1%	2.0%
$500,000+	0.4%	1.1%	2.1%
Average Household Income	$56,572	$82,363	$106,553

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	146	135	105
Percent of Income for Mortgage	14.3%	15.2%	19.7%
Wealth Index	35	58	80

Median Home Value			
2026	$98,786	$160,988	$250,790
2031	$176,364	$242,367	$329,216

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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COMMUNITY PROFILE

Harris Avenue

Community Profile | 314 E Harris Ave, San Angelo, Texas, 76903 | Ring bands: 0-1, 1-3, 3-5 mile radii

2026 Home Value	0 - 1 mile	1 - 3 mile	3 - 5 mile
Total Owner Occupied Housing Units	1,439	11,061	7,024
<$50,000	17.0%	8.1%	4.0%
$50,000 - $99,999	33.9%	18.6%	4.0%
$100,000 - $149,999	14.8%	19.4%	6.5%
$150,000 - $199,999	10.0%	17.6%	16.4%
$200,000 - $249,999	7.6%	11.1%	18.8%
$250,000 - $299,999	7.2%	7.0%	17.1%
$300,000 - $399,999	6.5%	7.8%	20.1%
$400,000 - $499,999	1.9%	5.0%	3.9%
$500,000 - $749,999	0.6%	2.4%	8.4%
$750,000 - $999,999	0.1%	0.6%	0.2%
$1,000,000 - $1,499,999	0.3%	2.2%	0.4%
$1,500,000 - $1,999,999	0.0%	0.1%	0.1%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$143,999	$216,838	$279,729

Housing Unit Summary			
2010 Total Housing Units	3,623	19,208	12,283
Owner Occupied Housing Units	43.6%	57.9%	53.3%
Renter Occupied Housing Units	43.5%	32.1%	40.8%
Vacant Housing Units	12.9%	10.1%	5.9%
2020 Housing Units	3,833	20,206	13,372
Owner Occupied Housing Units	37.0%	54.4%	51.2%
Renter Occupied Housing Units	46.2%	35.9%	42.6%
Vacant Housing Units	16.5%	9.7%	6.6%
2026 Housing Units	3,943	20,651	14,183
Owner Occupied Housing Units	36.5%	53.6%	49.5%
Renter Occupied Housing Units	47.0%	36.7%	43.9%
Vacant Housing Units	16.5%	9.7%	6.6%
2031 Total Housing Units	4,012	20,962	14,544
Owner Occupied Housing Units	37.2%	54.2%	50.5%
Renter Occupied Housing Units	46.4%	36.0%	43.1%
Vacant Housing Units	16.4%	9.8%	6.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Community Profile | 314 E Harris Ave, San Angelo, Texas, 76903 | Ring bands: 0-1, 1-3, 3-5 mile radii

2026 Population by Sex	0 - 1 mile	1 - 3 mile	3 - 5 mile
Males	3,866	24,684	14,625
Females	3,883	24,675	15,273

Median Age			
2010	38.3	29.7	33.5
2020	40.9	33.0	34.8
2026	42.8	34.2	35.5
2031	44.9	35.6	37.0

2026 Population by Age			
Total	7,751	49,358	29,899
0 - 4	5.1%	6.6%	6.0%
5 - 9	5.2%	6.5%	5.8%
10 - 14	4.8%	6.4%	6.0%
15 - 24	12.6%	17.0%	13.6%
25 - 34	13.1%	14.8%	17.9%
35 - 44	11.9%	13.1%	13.1%
45 - 54	10.0%	9.9%	10.7%
55 - 64	11.8%	9.9%	9.2%
65 - 74	12.1%	9.5%	10.0%
75 - 84	8.4%	4.7%	6.3%
85 +	5.1%	1.6%	2.1%
18 +	81.0%	76.6%	78.4%

2026 Population 15+ by Marital Status			
Total	6,574	39,784	24,565
Never Married	37.7%	37.7%	38.6%
Married	35.0%	44.7%	46.1%
Widowed	13.3%	5.0%	5.0%
Divorced	14.0%	12.6%	10.3%

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COMMUNITY PROFILE

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2026 Pop 25+ by Educational Attainment	0 - 1 mile	1 - 3 mile	3 - 5 mile
Total	5,596	31,383	20,502
Less than 9th Grade	10.2%	7.0%	2.3%
9th - 12th Grade, No Diploma	13.9%	7.6%	3.8%
High School Graduate	26.1%	24.9%	22.9%
GED/Alternative Credential	8.1%	7.8%	4.0%
Some College, No Degree	21.4%	22.8%	22.9%
Associate Degree	5.6%	9.8%	10.1%
Bachelor's Degree	6.7%	13.5%	22.5%
Graduate/Professional Degree	7.9%	6.5%	11.5%

2020 Population by Race/Ethnicity			
Total	7,632	49,546	29,087
White Alone	52.5%	57.5%	69.1%
Black Alone	5.1%	4.7%	4.0%
American Indian Alone	1.2%	1.0%	0.8%
Asian Alone	0.5%	1.3%	2.3%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	19.8%	13.7%	7.6%
Two or More Races	19.8%	13.7%	7.6%
Hispanic Origin	62.2%	50.6%	32.3%
Diversity Index	80.9	80.1	71.2

2026 Population by Race/Ethnicity			
Total	7,749	49,359	29,898
White Alone	51.2%	55.8%	67.2%
Black Alone	4.8%	4.6%	4.1%
American Indian Alone	1.1%	0.9%	0.7%
Asian Alone	0.6%	1.4%	2.5%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	20.6%	14.4%	8.1%
Two or More Races	21.5%	22.8%	17.4%
Hispanic Origin	64.3%	52.9%	34.5%
Diversity Index	80.9	80.6	73.1

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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2026 Employed Pop 16+ by Occupation	0 - 1 mile	1 - 3 mile	3 - 5 mile
Total	2,940	24,797	17,048
White Collar	43.8%	54.8%	64.8%
Management/Business/Financial	5.3%	12.6%	12.8%
Professional	17.3%	17.9%	28.6%
Sales	8.6%	9.4%	10.4%
Administrative Support	12.7%	14.9%	13.0%
Services	29.2%	21.3%	18.1%

2026 Employed Pop 16+ by Occupation			
Total	2,940	24,797	17,048
Blue Collar	27.0%	23.9%	17.1%
Farming/Forestry/Fishing	0.5%	0.3%	0.1%
Construction/Extraction	5.9%	6.7%	4.2%
Installation/Maintenance/Repair	1.4%	3.3%	2.1%
Production	12.7%	6.1%	4.0%
Transportation/Material Moving	6.4%	7.4%	6.6%
White Collar	43.8%	54.8%	64.8%
Management/Business/Financial	5.3%	12.6%	12.8%
Professional	17.3%	17.9%	28.6%
Sales	8.6%	9.4%	10.4%
Administrative Support	12.7%	14.9%	13.0%
Services	29.2%	21.3%	18.1%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,940	24,797	17,048
Population 16+ Employed	95.8%	96.6%	96.9%
Population 16+ Unemployment rate	4.2%	3.4%	3.1%
Population 16-24 Employed	15.7%	17.4%	16.1%
Population 16-24 Unemployment rate	7.2%	5.2%	4.9%
Population 25-54 Employed	56.8%	59.0%	61.4%
Population 25-54 Unemployment rate	3.2%	3.2%	3.0%
Population 55-64 Employed	14%	13%	11%
Population 55-64 Unemployment rate	3.6%	3.0%	2.2%
Population 65+ Employed	9%	7%	9%
Population 65+ Unemployment rate	5.4%	1.4%	1.2%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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COMMUNITY PROFILE

Harris Avenue

Community Profile | 314 E Harris Ave, San Angelo, Texas, 76903 | Ring bands: 0-1, 1-3, 3-5 mile radii

2026 Employed Population 16+ by Industry	0 - 1 mile	1 - 3 mile	3 - 5 mile
Total	2,817	23,956	16,520
Agriculture/Mining	1.9%	2.5%	2.6%
Construction	5.7%	8.5%	5.4%
Manufacturing	10.0%	6.6%	5.3%
Wholesale Trade	0.2%	1.3%	1.6%
Retail Trade	12.8%	12.6%	12.3%
Transportation/Utilities	3.0%	5.0%	4.5%
Information	1%	2%	1%
Finance/Insurance/Real Estate	4.7%	9.3%	6.0%
Services	57.8%	46.6%	55.1%
Public Administration	2.6%	5.7%	5.9%

2026 Consumer Spending			
Apparel & Services: Total $	$4,067,470	$32,835,656	$30,079,570
Average Spent	$1,235.19	$1,761.10	$2,270.50
Spending Potential Index	48	69	89
Education: Total $	$2,697,427	$23,378,678	$23,225,527
Average Spent	$819.14	$1,253.88	$1,753.13
Spending Potential Index	41	63	87
Entertainment/Recreation: Total $	$6,594,709	$54,198,746	$50,223,946
Average Spent	$2,002.64	$2,906.88	$3,791.06
Spending Potential Index	47	68	88
Food at Home: Total $	$13,267,066	$102,579,865	$93,735,361
Average Spent	$4,028.87	$5,501.74	$7,075.43
Spending Potential Index	51	70	90
Food Away from Home: Total $	$7,060,117	$58,223,250	$52,379,236
Average Spent	$2,143.98	$3,122.73	$3,953.75
Spending Potential Index	48	70	89
Health Care: Total $	$13,437,087	$106,578,514	$94,886,952
Average Spent	$4,080.50	$5,716.20	$7,162.36
Spending Potential Index	51	71	89
HH Furnishings & Equipment: Total $	$4,409,740	$36,244,378	$33,118,581
Average Spent	$1,339.13	$1,943.92	$2,499.89
Spending Potential Index	47	68	88
Personal Care Products & Services: Total $	$1,772,340	$14,558,744	$13,394,971
Average Spent	$538.21	$780.84	$1,011.09
Spending Potential Index	47	68	89

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Community Profile | 314 E Harris Ave, San Angelo, Texas, 76903 | Ring bands: 0-1, 1-3, 3-5 mile radii

2026 Consumer Spending	0 - 1 mile	1 - 3 mile	3 - 5 mile
Shelter: Total $	$42,180,863	$341,403,241	$316,030,340
Average Spent	$12,809.25	$18,310.71	$23,854.95
Spending Potential Index	46	66	87
Support Payments/Gifts in Kind: Total $	$4,590,765	$37,680,510	$35,234,589
Average Spent	$1,394.10	$2,020.94	$2,659.62
Spending Potential Index	46	66	87
Travel: Total $	$4,953,887	$42,286,671	$40,389,847
Average Spent	$1,504.37	$2,267.99	$3,048.75
Spending Potential Index	41	62	83
Vehicle Maintenance & Repairs: Total $	$2,040,356	$16,405,785	$14,786,311
Average Spent	$619.60	$879.90	$1,116.12
Spending Potential Index	50	71	90

Top Tapestry Segment

0 - 1 mile	1 - 3 mile	3 - 5 mile
Southwestern Families (E2):	**Southwestern Families (E2):**	**Classic Comfort (K4):**
This segment is characterized by Southwest urban and suburban neighborhoods with multigenerational families.	This segment is characterized by Southwest urban and suburban neighborhoods with multigenerational families.	This segment is characterized by aging Midwestern and Southern suburbanites with multiple vehicles.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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DISCLAIMERS

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brandon Sanders	506516	brandon@steveeustisrealestate.com	325.653.1489
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date