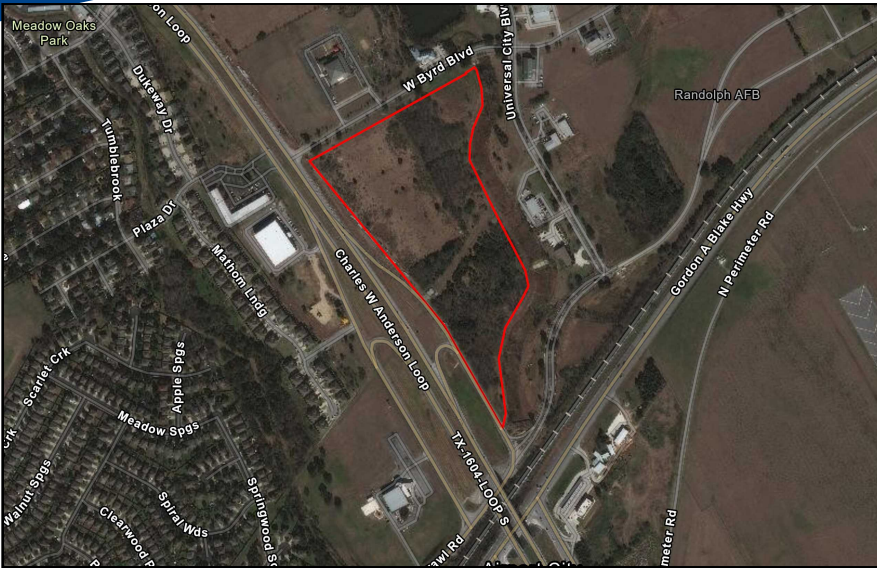


12 ACRES MF LAND, 14 ACRES INDUSTRIAL, 1 ACRE RETAIL

For Sale, Located at 1604 & Byrd, Universal City, TX 78148

Ideal location for New 12 Acre Apartment Complex & 14 Acre Industrial



**Address: 1604 & Byrd
Universal City, TX 78148**

Property Highlights

- Call for pricing and details
- Final PUD under way for 12 acres MF, 14 Acres Industrial, and 1 acre hard corner retail
- Property can be subdivided
- See draft plat for proposal
- Easy access to and from 1604
- Close to the I-35 and 1604 interchange
- Flat topography
- Water and Utilities on site
- Growing demographics in the area. Randolph AFB and Amazon



Sean Ferris, CCIM
210-824-3323
sferris@pfproperties.net

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SEAN FERRIS, CCIM

O: 210-824-3323

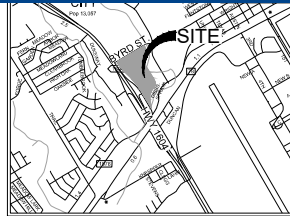
C: 210-428-0204

sferris@pfproperties.net

PROPOSED MASTER PLAN

Loop 1604 & Byrd
Universal City Boulevard | Universal City, TX 78148

03



LOCATION MAP
NOT TO SCALE

LEGEND:

- ELEC. — ELECTRIC
- SAN. SWR. — SANITARY SEWER
- ESMT. — EASEMENT
- VAR. WD. — VARIABLE WIDTH
- R.O.W. — RIGHT-OF-WAY
- B.S.L. — BUILDING SETBACK LINE
- VOL. — VOLUME
- PG. — PAGE
- C.B. — COUNTY BLOCK
- MFR. — MAP & PLAT RECORDS OF BEAR, TEXAS
- OPR. — OFFICIAL PUBLIC RECORDS OF BEAR, TEXAS
- € — CENTERLINE

- 1 — 20' ELEC. & UTILITY ESMT. (VOL. 9523, PGS. 220-226 DPR)
- 2 — 15' SAN. SWR. ESMT. (VOL. 9523, PGS. 220-226 DPR)
- 3 — 15' SAN. SWR. ESMT. (VOL. 9523, PGS. 227-231 DPR)
- 4 — 50' VALERO ENERGY PIPELINE CORP. ESMT. (VOL. 3724, PGS. 160 DPR) & 30', PGS. 448 DPR)
- 5 — 10' TELEPHONE ESMT. (VOL. 1421, PG. 120 DPR)
- 6 — ELEC. LINE R.O.W. AGREEMENT (VOL. 4338, PG. 2051 OPR)
- 7 — ELEC. DRAIN, SAN. SWR. & UTILITY ESMT. (VOL. 9523, PG. 220-226 DPR)
- 8 — PERPETUAL CLEAR ZONE ESMT. (VOL. 4551, PG. 2005 OPR)
- 9 — RANDOLPH A.F.B. ACCIDENT POTENTIAL ZONE (AIR INSTALLATION COMPATIBLE USE ZONE STUDY R.A.F.B. OCTOBER 2007)
- 10 — 5' WATER ESMT. (VOL. 9523, PG. 220-226 DPR)
- 11 — 11' X 8' WATER ESMT. (VOL. 9523, PG. 220-226 DPR)
- 12 — 12" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 13 — 12" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 14 — EXISTING CONTOURS

Line Table		
Line #	Bearing	Length
L1	S 11°29'20" W	68.07'
L2	N 24°37'25" W	68.25'
L3	N 16°47'25" W	128.01'
L4	N 35°08'47" E	14.78'
L5	N 18°08'42" W	34.96'
L6	N 30°20'02" W	27.61'
L7	N 09°39'40" W	214.45'
L8	N 04°30'38" W	101.35'
L9	S 30°24'43" E	337.39'
L10	S 30°05'19" E	290.63'
L11	S 33°46'07" E	307.25'
L12	S 33°19'20" E	24.88'

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

4. THE MAINTENANCE OF DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS, OPEN PERMEABLE SPACES, AND ALL 900+ SERIES LOTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND THEIR SUCCESSORS, HEIRS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF UNIVERSAL CITY.

5. EMERGENCY AND UTILITY MAINTENANCE PERSONNEL ARE GRANTED ACCESS TO LOT 17, BLOCK 14.

6. LOT 17, BLOCK 14, C.B. 5047H, HAS EFFECTIVE EASEMENTS, COVENANTS & RESTRICTIONS (ECR), AS RECORDED IN VOLUME 17120, PAGE 374, OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

7. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, INCLUDING CROSS ACCESS, RECORDED IN DOCUMENT NO. 2015008705 OF THE BEAR COUNTY OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

CPS UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," OR "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

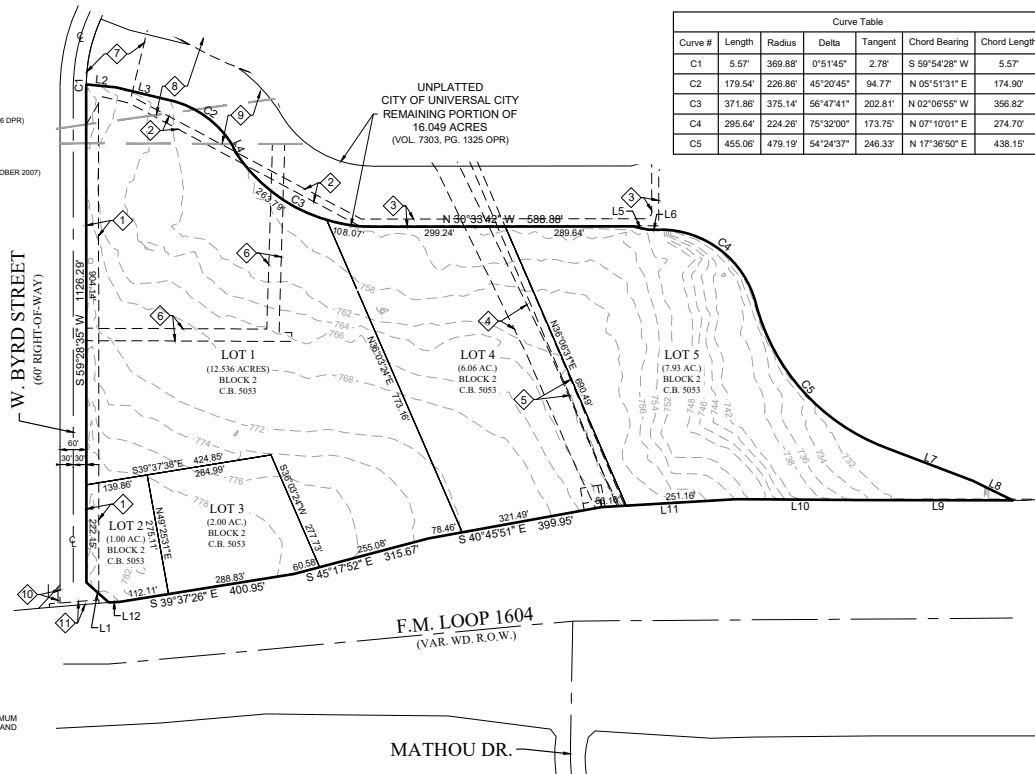
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON:

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ZERO (0) ACCESS POINT(S) ALONG F.M. LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,144.77'.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



MEASUREMENT IS U.S. SURVEY FEET. TO CONVERT GRID DISTANCE AND AREAS TO SURFACE, MULTIPLY BY THE COMBINED GRID TO SURFACE SCALE FACTOR OF 1.0001700 OR ITS SQUARE.

3. BOUNDARY CLOSURES AND AREA CALCULATIONS ARE NOT CHECKED BY THE CITY OF UNIVERSAL CITY AND ARE THE SOLE RESPONSIBILITY OF THE SURVEYOR AND ENGINEER.

WATER AND WASTEWATER IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION IN ACCORDANCE WITH UNIVERSAL CITY ORDINANCE 528.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802C025F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE AND AT LEAST TWELVE (12) INCHES ABOVE BASE FLOOD ELEVATIONS.

CITY OF UNIVERSAL CITY UTILITY NOTES:

1. THE CITY OF UNIVERSAL CITY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. UNIVERSAL CITY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, OR OTHER UTILITY INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE CITY OF UNIVERSAL CITY.

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	5.57'	369.88'	0°5'145"	2.78'
C2	179.54'	226.86'	45°20'45"	94.77'
C3	371.86'	375.14'	56°47'41"	202.81'
C4	295.64'	224.26'	75°32'00"	173.75'
C5	455.06'	479.19'	54°24'37"	246.33'

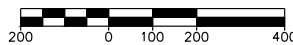
SUBDIVISION PLAT OF

BYRD STREET CROSSING

BEING A TOTAL OF 29.534 ACRES, ESTABLISHING LOTS 1-5, BLOCK 2, COUNTY BLOCK 5053, SITUATED IN THE MARIA LUCIA TORRES SURVEY, NO. 81, ABSTRACT NO. 745, COUNTY BLOCK 5053, IN THE CITY OF UNIVERSAL CITY, BEAR COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2020189462, OF THE OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



SCALE: 1" = 200'



DATE OF PRINT: 10/19/2022

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER:

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

AS CITY ENGINEER OF THE CITY OF UNIVERSAL CITY, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TEXAS TO WHICH HIS APPROVAL IS REQUIRED.

THIS THE _____ DAY OF _____, A.D. 2022.

CITY ENGINEER OF THE CITY OF UNIVERSAL CITY

THIS PLAT OF _____ BYRD STREET CROSSING _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF UNIVERSAL CITY, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2022.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



MACINA•BOSE•COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
1031A DISCREET VALLEY BLVD., SAN ANTONIO, TEXAS 78232

SEAN FERRIS, CCIM
210-824-3323
sferris@pfproperties.net



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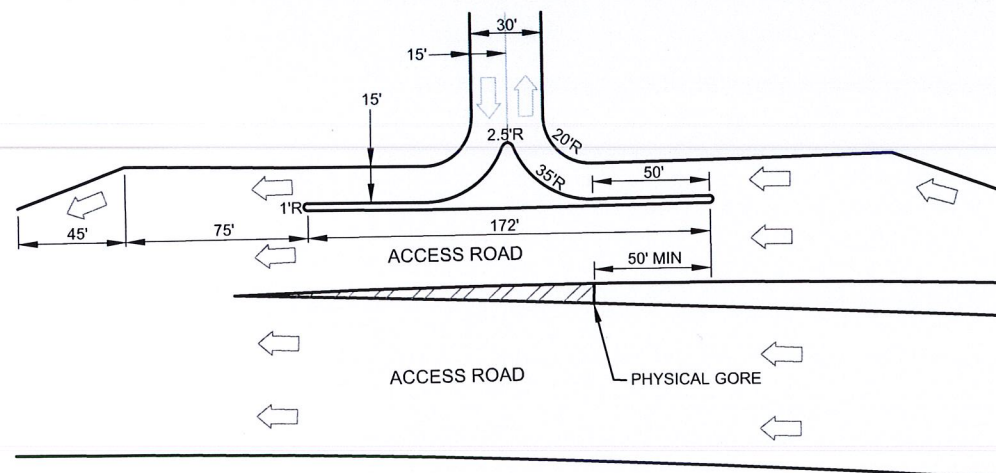
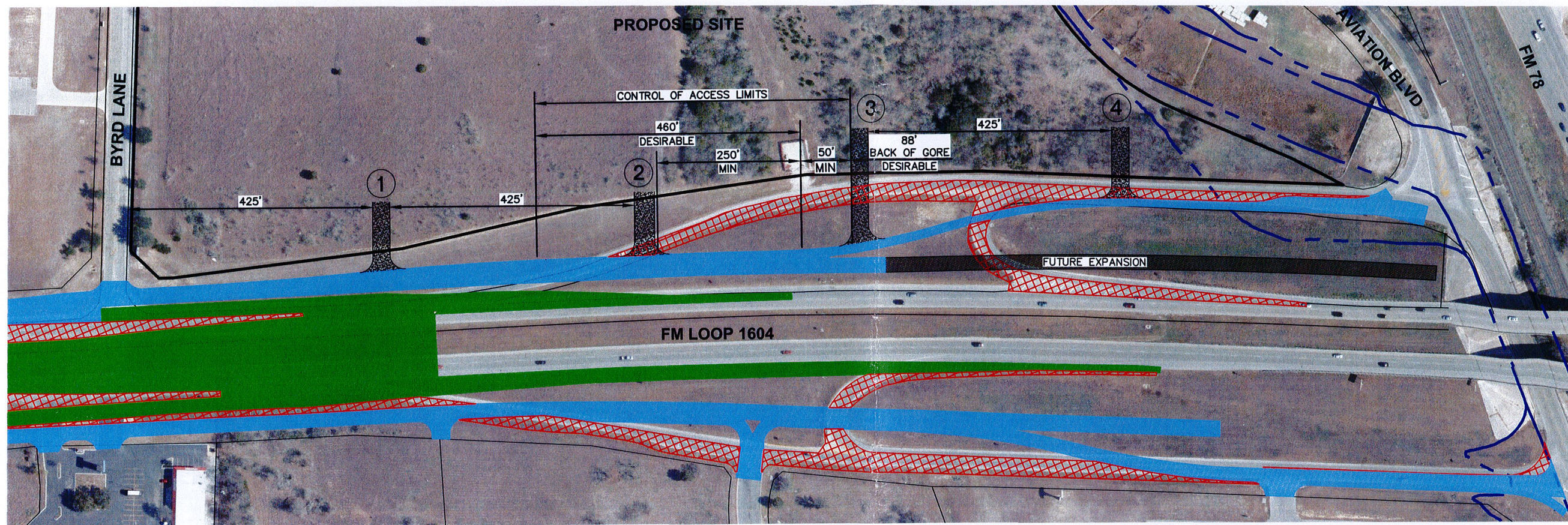
KEY NOTE

- ① PROPOSED DRIVEWAY SHALL BE A STANDARD RIGHT IN - RIGHT OUT
- ② PROPOSED DRIVEWAY SHALL BE A STANDARD RIGHT IN - RIGHT OUT
- ③ PROPOSED "LONGHORN" DRIVEWAY NEAR ON RAMP; SEE DETAIL FOR SCHEMATIC DESIGN.
- ④ PROPOSED DRIVEWAY SHALL BE A STANDARD RIGHT IN - RIGHT OUT

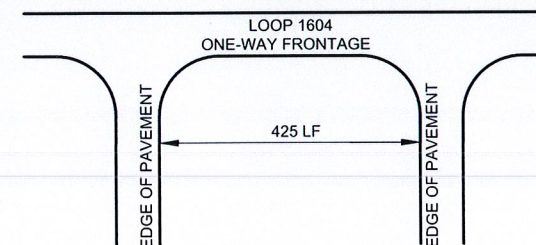
NOTES:

1. FRONTAGE ROAD SPEED LIMIT IS NOT POSTED (ASSUME SPEED LIMIT IS GREATER THAN 50)
2. MAXIMUM DRIVEWAY SPACING IS 425' (FROM EDGE TO EDGE OF DRIVEWAY)
3. ALL DRIVEWAYS WILL REQUIRE RIGHT TURN LANES UNLESS A TIA SHOWS OTHERWISE.
4. ALL DRIVEWAYS SHALL PROVIDE SHARED CROSS ACCESS.
5. NUMBER OF DRIVEWAYS COULD CHANGE BASED ON TRAFFIC FOR THE DEVELOPMENT.

SCALE: 1" = 200'



"LONGHORN" DRIVEWAY NEAR RAMP
NTS



ACCESS CONNECTION SPACING DIAGRAM
NTS

TABLE 2-1: FRONTAGE ROAD CONNECTION SPACING CRITERIA

MINIMUM CONNECTION SPACING CRITERIA FOR FRONTAGE ROADS		
POSTED SPEED (MPH)	MINIMUM CONNECTION SPACING (FEET)	
	ONE-WAY FRONTAGE ROADS	TWO-WAY FRONTAGE ROADS
≤ 30	200	200
35	250	300
40	305	360
45	360	435
≥ 50	425	510

NORTHLAKE BUSINESS CENTER
UNIVERSAL CITY, TEXAS

PROPOSED DRIVEWAYS

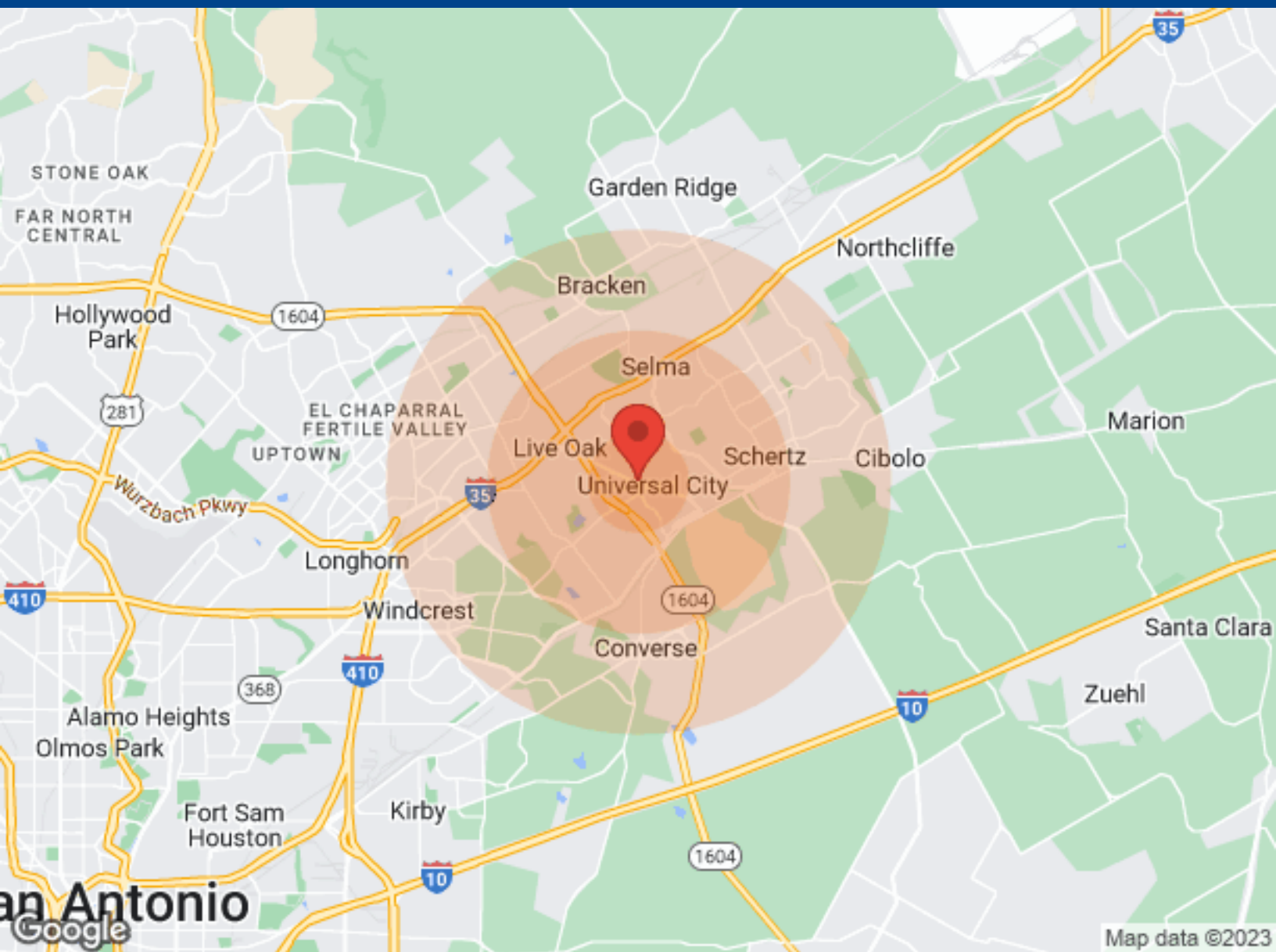
COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
a division of **Westwood**
1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Tel. 210.265.8300 • Fax. 210.855.5530
TBPB Firm No. F-11756 • TBPB Firm No. 10194064
www.westwoodps.com

JOB NO.: 11642.00
DATE: MARCH 06, 2017
DRAWN: SG

DETAILED DEMOGRAPHICS

Loop 1604 & Byrd
Universal City Boulevard | Universal City, TX 78148

05

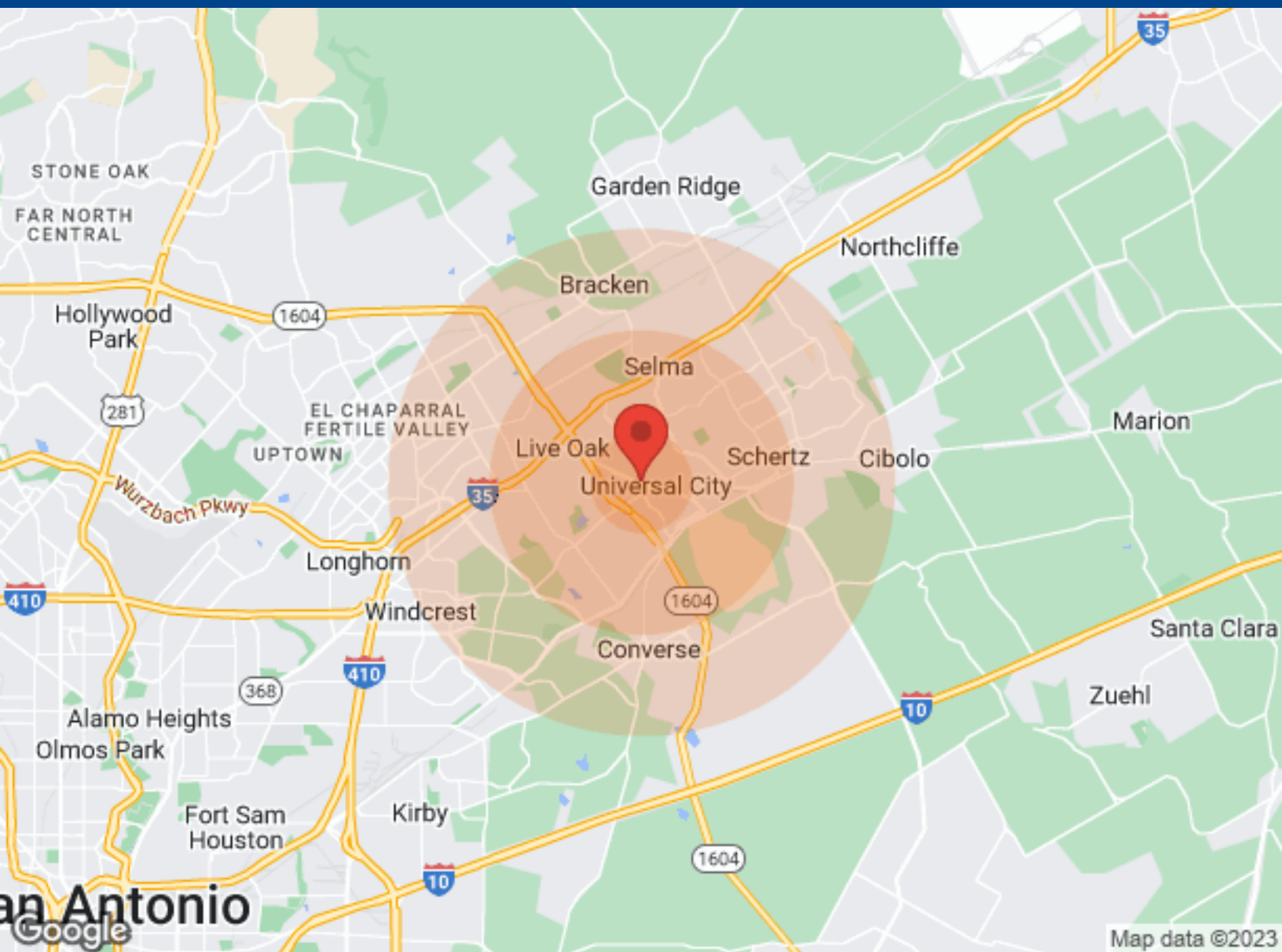


Population	1 Mile	3 Miles	5 Miles
Male	5,229	39,316	92,756
Female	5,214	40,441	97,965
Total Population	10,443	79,757	190,721
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,432	32,434	73,325
Occupied	4,217	30,645	69,251
Owner Occupied	2,372	19,734	48,646
Renter Occupied	1,845	10,911	20,605
Vacant	215	1,789	4,074
Race	1 Mile	3 Miles	5 Miles
White	8,270	60,253	136,735
Black	864	9,152	26,429
Am In/AK Nat	20	97	321
Hawaiian	11	67	127
Hispanic	3,632	26,827	71,329
Multi-Racial	2,166	17,088	47,012

DETAILED DEMOGRAPHICS

Loop 1604 & Byrd
Universal City Boulevard | Universal City, TX 78148

06



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	615	4,701	11,757	Median	\$43,862	\$58,733	\$58,706
Ages 5-9	725	5,956	14,908	< \$10,000	183	1,344	2,859
Ages 10-14	686	5,747	14,446	\$10,000-\$14,999	330	1,295	2,646
Ages 15-19	650	5,723	14,401	\$15,000-\$19,999	58	1,067	2,265
Ages 20-24	677	5,582	13,945	\$20,000-\$24,999	241	939	2,729
Ages 25-29	673	5,225	12,829	\$25,000-\$29,999	286	1,425	2,913
Ages 30-34	680	4,802	11,511	\$30,000-\$34,999	257	1,393	3,028
Ages 35-39	701	4,666	10,978	\$35,000-\$39,999	255	1,292	3,304
Ages 40-44	702	4,915	11,487	\$40,000-\$44,999	177	1,412	3,079
Ages 45-49	745	5,386	12,475	\$45,000-\$49,999	172	1,754	3,432
Ages 50-54	705	5,530	12,873	\$50,000-\$60,000	335	3,078	7,250
Ages 55-59	658	5,339	12,374	\$60,000-\$74,000	429	3,462	8,673
Ages 60-64	594	4,735	10,775	\$75,000-\$99,999	752	5,269	11,683
Ages 65-69	486	3,868	8,622	\$100,000-\$124,999	441	3,176	7,075
Ages 70-74	394	2,925	6,397	\$125,000-\$149,999	176	1,649	3,685
Ages 74-79	299	1,986	4,369	\$150,000-\$199,999	204	1,230	2,416
Ages 80-84	204	1,182	2,746	> \$200,000	79	446	1,146
Ages 85+	249	1,489	3,828				



Executive Summary

Universal City 2
Universal City, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.53909
Longitude: -98.30381

	1 mile	3 miles	5 miles
Population			
2000 Population	4,198	54,355	120,331
2010 Population	7,056	69,708	170,305
2020 Population	7,780	82,277	202,341
2025 Population	8,027	89,518	220,738
2000-2010 Annual Rate	5.33%	2.52%	3.53%
2010-2020 Annual Rate	0.96%	1.63%	1.70%
2020-2025 Annual Rate	0.63%	1.70%	1.76%
2020 Male Population	48.7%	48.0%	48.2%
2020 Female Population	51.3%	52.0%	51.8%
2020 Median Age	31.1	36.1	35.8

In the identified area, the current year population is 202,341. In 2010, the Census count in the area was 170,305. The rate of change since 2010 was 1.70% annually. The five-year projection for the population in the area is 220,738 representing a change of 1.76% annually from 2020 to 2025. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 31.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	64.4%	64.7%	62.4%
2020 Black Alone	16.0%	17.0%	18.0%
2020 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2020 Asian Alone	2.9%	3.5%	3.7%
2020 Pacific Islander Alone	0.6%	0.4%	0.3%
2020 Other Race	9.3%	8.4%	9.4%
2020 Two or More Races	6.0%	5.4%	5.4%
2020 Hispanic Origin (Any Race)	42.2%	38.8%	40.2%

Persons of Hispanic origin represent 40.2% of the population in the identified area compared to 18.8% 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 78.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	48	73	82
2000 Households	1,739	19,506	42,415
2010 Households	2,802	25,590	60,482
2020 Total Households	3,071	29,927	71,198
2025 Total Households	3,161	32,432	77,431
2000-2010 Annual Rate	4.89%	2.75%	3.61%
2010-2020 Annual Rate	0.90%	1.54%	1.60%
2020-2025 Annual Rate	0.58%	1.62%	1.69%
2020 Average Household Size	2.53	2.72	2.82

The household count in this area has changed from 60,482 in 2010 to 71,198 in the current year, a change of 1.60% annually. The five-year projection of households is 77,431, a change of 1.69% annually from the current year total. Average household size is currently 2.82, compared to 2.79 in the year 2010. The number of families in the current year is 51,972 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 27, 2020



Executive Summary

Universal City 2
Universal City, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.53909
Longitude: -98.30381

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.0%	11.6%	11.4%
Median Household Income			
2020 Median Household Income	\$53,299	\$62,843	\$66,062
2025 Median Household Income	\$55,721	\$67,111	\$71,193
2020-2025 Annual Rate	0.89%	1.32%	1.51%
Average Household Income			
2020 Average Household Income	\$64,665	\$79,004	\$83,218
2025 Average Household Income	\$69,570	\$86,507	\$91,477
2020-2025 Annual Rate	1.47%	1.83%	1.91%
Per Capita Income			
2020 Per Capita Income	\$25,389	\$29,042	\$29,312
2025 Per Capita Income	\$27,266	\$31,682	\$32,113
2020-2025 Annual Rate	1.44%	1.76%	1.84%

Households by Income

Current median household income is \$66,062 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$71,193 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$83,218 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$91,477 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,312 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,113 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	146	164	166
2000 Total Housing Units	1,886	20,408	44,446
2000 Owner Occupied Housing Units	792	12,463	29,841
2000 Renter Occupied Housing Units	948	7,043	12,575
2000 Vacant Housing Units	146	902	2,030
2010 Total Housing Units	3,018	27,180	64,410
2010 Owner Occupied Housing Units	1,238	16,459	41,925
2010 Renter Occupied Housing Units	1,564	9,131	18,557
2010 Vacant Housing Units	216	1,590	3,928
2020 Total Housing Units	3,313	30,929	73,582
2020 Owner Occupied Housing Units	1,425	19,007	48,829
2020 Renter Occupied Housing Units	1,646	10,920	22,368
2020 Vacant Housing Units	242	1,002	2,384
2025 Total Housing Units	3,406	33,448	79,875
2025 Owner Occupied Housing Units	1,458	20,726	53,662
2025 Renter Occupied Housing Units	1,703	11,706	23,769
2025 Vacant Housing Units	245	1,016	2,444

Currently, 66.4% of the 73,582 housing units in the area are owner occupied; 30.4%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 64,410 housing units in the area - 65.1% owner occupied, 28.8% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 6.10%. Median home value in the area is \$180,725, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.83% annually to \$197,890.

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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 27, 2020



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

PF Properties	592395	sferris@pfproperties.net	(210)824-3323
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)824-3323
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date