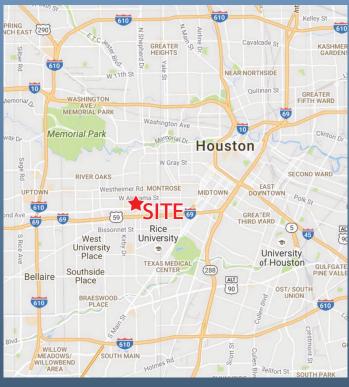


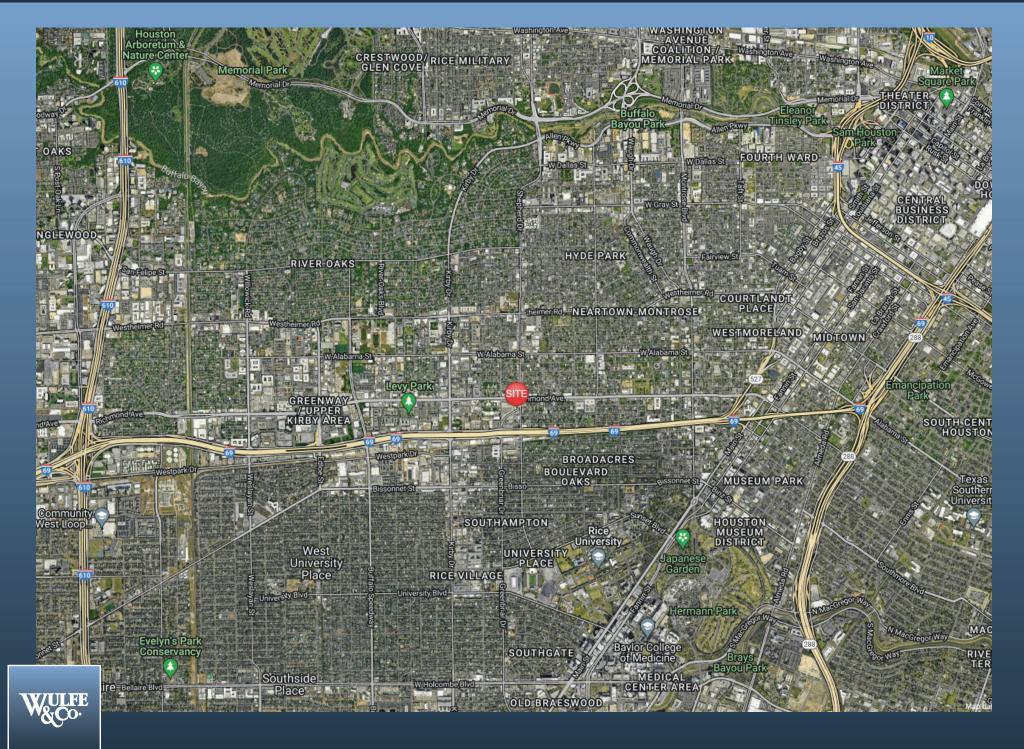
Shepherd Center

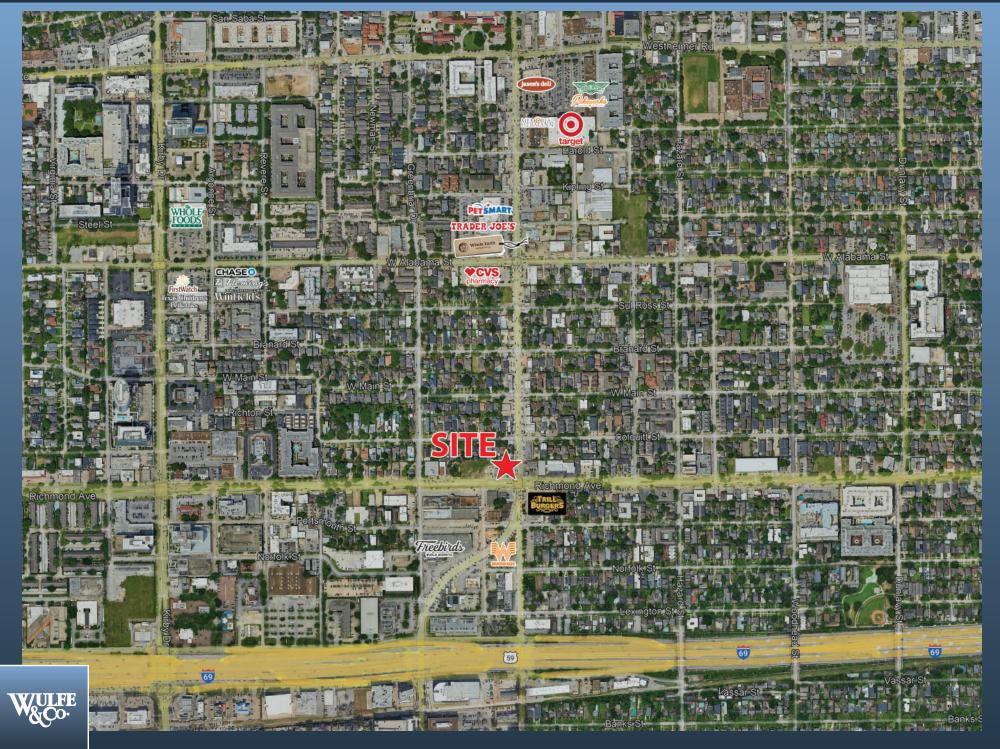
3514 - 3520 S Shepherd Dr, Houston, Texas 77098

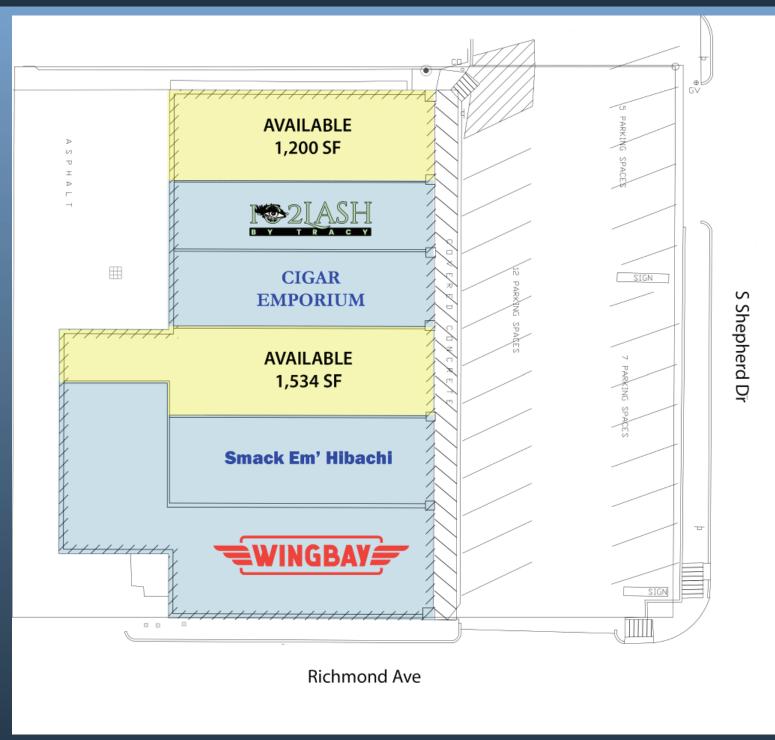




PROPERTY DATA	DEA	MOGRAPHICS	CONTACT	
 At the NWC of Shepherd Drive and Richmond Ave; inside Loop 610 and close to IH-69 (Southwest Frwy) 	Population 2025 Estimate	1 Mile 3 Mile 5 Mile Radius Radius Radius 30,096 227,878 554,765	Devon Irby dirby@wulfe.com (713) 621-1704 Katherine Wildman	
 Close proximity to River Oaks, Boulevard Oaks/Southampton, and Montrose 	Avg HH Income 2025 Estimate	\$212,922 \$189,080 \$166,328	kwildman@wulfe.com (713) 621-1220	
• 1,200 SF to 1,534 SF spaces now available	Traffic Counts S Shepherd Dr Richmond Ave	33,135 cars per day 24,838 cars per day	Wulfe & Co. 1800 Post Oak Blvd., Suite 400 Houston, Texas 77056 (713) 621-1700	









Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7346/-95.411

Polustion, TX 77098	2514 C.Charle and Du	-	<u>.</u>	
Population	3514 S Shepherd Dr	1 mi	3 mi 	5 mi
2025 Estimated Population 30,096 227,878 554,765 2030 Pojected Population 29,795 231,628 651,338 2010 Census Population 23,750 119,288 484,502 2010 Census Population 23,750 159,888 148,783 Projected Annual Growth 2025 to 2030 -0.2% 0.3% 0.4% Historical Annual Growth 2010 to 2025 38.2 39.2 230 36.0 Households 16.10 118,132 262,153 2025 Estimated Households 16.141 124,568 276,428 2030 Projected Households 16.141 124,568 276,428 2020 Census Households 16.141 124,568 276,428 2020 Census Households 13,583 83,211 190,561 2020 Census Households 18,293 2,589 2025 Estimated	Houston, TX 77098	radius	radius	radius
2030 Projected Population 29,795 231,628 565,135 2020 Census Population 55,799 192,903 484,502 2010 Census Population 23,750 159,88 418,783 2010 Census Population 23,750 159,88 418,783 Projected Annual Growth 2015 to 2030 0-26 0.38 0.48 Historical Annual Growth 2010 to 2025 1180 2.89 2.70 2025 Estimated Households 16,107 118,132 265,153 2030 Projected Households 16,107 118,132 265,153 2030 Census Households 15,693 83,190 201,102 2010 Census Households 15,695 105,158 231,909 2010 Census Households 15,695 105,158 231,909 2010 Census Households 1,690 1,190 11,190 1010 Census Households 6,690 6,567 2,784 2020 Census Households 6,690 6,567 4,789 2010 Census Households 6,690 56,798 47,89 2025 Estimated William Esti	Population	-	-	
2020 Census Population 25,798 192,903 484,502 2010 Census Population 23,76 159,88 41,873 2010 Census Population 2,36 10,38 10,48 Projected Annual Growth 2010 to 2025 1,88 2,28 22 2025 Edition Ang 39,2 37,0 36,0 Households 16,107 118,132 262,153 2025 Estimated Households 16,117 118,132 262,153 2020 Census Households 15,795 105,158 231,909 2010 Census Households 16,80 11,198 11,198 2010 Census Household Income 11,29 12,98 12,98 2025 Estimated Memerican Indian or Native Alaskan	2025 Estimated Population	30,096	227,878	554,765
2010 Census Population 23,750 159,888 418,783 Projected Annual Growth 2025 to 2030 0.0% 0.0% 0.0% Historical Annual Growth 2010 to 2025 18.0% 2.0% 3.0 2025 Median Age 30.2 3.70 36.0 Households 16.107 118,132 62,153 2030 Projected Households 16.411 118,132 62,153 2020 Census Households 15.983 88,211 109,561 Projected Households 13,583 88,211 109,561 2020 Census Households 13,583 88,211 109,561 Projected Annual Growth 2010 to 2025 10,00 1,00 1,00 1,00 Projected Annual Growth 2010 to 2025 60,00 2,00 2,00 1,00	2030 Projected Population	29,795	231,628	565,135
Projected Annual Growth 2025 to 2030 -0.2% 0.3% 0.4% Historical Annual Growth 2010 to 2025 1.8% 2.8% 2.2% 2025 Median Age 39.2 39.2 35.0 Hustorical Annual Growth 2010 to 2025 1.8% 39.2 35.0 Projected Households 16.107 118.132 262.153 2030 Projected Households 15.195 105.158 271.309 2010 Census Households 15.935 83.211 109.561 Projected Annual Growth 2025 to 2030 0.4% 1.1% 1.1% Historical Annual Growth 2010 to 2025 1.2% 6.4% 5.67% 4.7% Race and Ethnicity 6.4% 5.67% 4.7% 2025 Estimated White 6.4% 5.67% 4.7% 2025 Estimated Discord Pacific Islander 1.5% 1.0% 1.0% 2025 Estimated Asian or Pacific Islander 1.5% 1.0% 1.0% 2025 Estimated Hispanic 2.29.2 2.1% 2.25% Income 1.0% 1.0% 2.0% 2025 Estimated	2020 Census Population	25,799	192,903	484,502
Historical Annual Growth 2010 to 2025	2010 Census Population	23,750	159,888	418,783
2025 Median Age 39.2 37.0 36.00 Households 16.107 118.132 262.153 2030 Projected Households 16.107 118.132 262.153 2030 Projected Households 16.411 118.132 262.153 2010 Census Households 15.295 105.158 23.190 Projected Annual Growth 2015 to 2030 0.4 11.36 11.36 Historical Annual Growth 2010 to 2025 3.2 2.8 2.8 Rose and Ethnicty 2.8 5.6.7% 4.8% 2025 Estimated White 64.9% 56.7% 4.8% 2025 Estimated Asian or Pacific Islander 11.5% 10.0% 10.4% 2025 Estimated American Indian or Native Alaskan 0.4% 0.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 22.9% 22.1% 27.5% Income 22.25 15.38 15.11 15.16 15.11 15.16 27.5% Income 22.25 25.11 25.25 25.25 <	Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.4%
Page	Historical Annual Growth 2010 to 2025	1.8%	2.8%	2.2%
2025 Estimated Households 16,107 118,132 26,2153 2030 Projected Households 16,411 124,568 276,428 2020 Census Households 15,295 105,158 231,909 2010 Census Households 13,583 83,211 190,561 Projected Annual Growth 2016 to 2025 1,2% 2,5% 25,5% Race and Ethnicity 2025 12,5% 26,5% 47,8% 2025 Estimated White 64,9% 56,7% 47,8% 2025 Estimated Black or African American 7,2% 12,6% 11,9% 2025 Estimated Alsian or Pacific Islander 11,5% 10,4% 11,9% 2025 Estimated Alexian Projectific Islander 11,5% 10,4% 11,9% 2025 Estimated Alexian Projectific Islander 11,5% 10,4% 11,9% 2025 Estimated Alexian Projectific Islander 11,5% 10,4% 10,4% 2025 Estimated Other Races 16,0% 16,4% 20,8% 2025 Estimated Average Household Income \$13,94 31,11,19 31,11,19 2025 Estimated Mighs Chool Graduate <t< td=""><td>2025 Median Age</td><td>39.2</td><td>37.0</td><td>36.0</td></t<>	2025 Median Age	39.2	37.0	36.0
2030 Projected Households 16.411 124,568 276,428 2020 Census Households 15,295 105,158 231,909 2010 Census Households 13,583 83,211 190,561 Projected Annual Growth 2025 to 2030 0.4% 1,1% 1,1% Historical Annual Growth 2010 to 2025 3.2% 2.5% Race and Ethnicty 8.9% 56,7% 47,8% 2025 Estimated White 64,9% 56,7% 47,8% 2025 Estimated Alsain or Pacific Islander 11,5% 10,0% 11,9% 2025 Estimated American Indian or Native Alaskan 0,4% 0,6% 20,8% 2025 Estimated American Indian or Native Alaskan 0,4% 0,6% 20,8% 2025 Estimated American Indian or Native Alaskan 0,4% 0,6% 20,8% 2025 Estimated American Indian or Native Alaskan 0,4% 0,0% 20,8% 2025 Estimated American Indian or Native Alaskan 1,5% 20,8% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% 20,5% <t< td=""><td>Households</td><td></td><td></td><td></td></t<>	Households			
2020 Census Households 15,295 105,185 231,000 2010 Census Households 13,583 83,211 190,561 Projected Annual Growth 2025 to 2030 0.4% 1,1% 1,1% Historical Annual Growth 2010 to 2025 1.2% 2.8% 2.5% Race and Ethnicity 84.9% 56.7% 47.8% 2025 Estimated White 64.9% 56.7% 18.9% 2025 Estimated Asian or Pacific Islander 11.5% 14.0% 11.9% 2025 Estimated Alerican Indian or Native Alaskan 0.4% 0.4% 0.6% 2025 Estimated Other Races 16.0% 16.4% 2.08% 2025 Estimated Hispanic 29.1 2.1 2.0% 2025 Estimated Other Races 16.0% 16.4% 2.0% 2025 Estimated Meriagn Household Income \$212,922 \$189,00 \$16,328 2025 Estimated Meriagn Household Income \$13,93 \$98,30 \$78,825 2025 Estimated Per Capita Income \$13,93 \$98,30 \$78,825 2025 Estimated Some High School (Grade Level 9 to 11) 1,0 1,0	2025 Estimated Households	16,107	118,132	262,153
2010 Census Households 13,583 83,211 190,561 Projected Annual Growth 2025 to 2030 0.4% 1.1% 1.1% Historical Annual Growth 2010 to 2025 1.2% 2.8% 2.5% Race and Ethnicty 3.2% 56.7% 47.8% 2025 Estimated White 64.9% 56.7% 47.8% 2025 Estimated Black or African American 7.2% 12.6% 18.9% 2025 Estimated Assian or Pacific Islander 11.5% 10.4% 10.4% 2025 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2025 Estimated Merican Household Income 22.9% 22.1% 27.5% Income 2025 Estimated Median Household Income \$13,93 \$9.30 \$11.15 2025 Estimated Pre Capita Income \$13,93 \$9.30 \$78.89 2025 Estimated Pre Capita Income \$13,93 \$9.30 \$78.89 2025 Estimated Elementary (Grade Level 9 to 1) 1.0% 4.6% 2025 Estimated Elementary (Grade Level 9 to 11) 1.0% 4.6% 2025 Estimated Sone College 7.3% 10.0	2030 Projected Households	16,411	124,568	276,428
Projected Annual Growth 2025 to 2030 0.4% 1.1% 1.1% Historical Annual Growth 2010 to 2025 1.2% 2.8% 2.5% Race and Ethnicity 2025 Estimated White 64.9% 56.7% 47.8% 2025 Estimated Black or African American 7.2% 12.6% 18.9% 2025 Estimated Asian or Pacific Islander 11.5% 14.0% 11.9% 2025 Estimated Asian or Pacific Islander 16.0% 0.4% 0.6% 2025 Estimated Other Races 16.0% 0.4% 0.6% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 2025 Estimated Median Household Income \$13,8,48 \$124,519 \$11,116 2025 Estimated Per Capita Income \$12,922 \$18,080 \$16,828 2025 Estimated Blementary (Grade Level 0 to 8) 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated Some College 7.3% 1.0% 1.2% 2025 Estimated Some College 3.2% 3.1% 3.0% 2025 Estimated Some Colle	2020 Census Households	15,295	105,158	231,909
Historical Annual Growth 2010 to 2025 2.89 2.	2010 Census Households	13,583	83,211	190,561
Race and Ethnicity 64.9% 56.7% 47.8% 2025 Estimated White 64.9% 56.7% 47.8% 2025 Estimated Black or African American 7.2% 12.6% 18.9% 2025 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 5138,408 5124,519 511,196 2025 Estimated Median Household Income \$138,408 5124,519 511,1196 2025 Estimated Per Capita Income \$138,408 5124,519 511,1196 2025 Estimated Per Capita Income \$138,408 5124,519 511,1196 2025 Estimated Seria Median Household Income \$138,408 5124,519 511,1196 2025 Estimated Per Capita Income \$138,408 5124,519 511,1196 2025 Estimated Seria Median Household Income \$138,408 5124,519 511,1196 2025 Estimated Seria Median Household Income \$138,408 5124,519 511,1196 2025 Estimated Seria Medi	Projected Annual Growth 2025 to 2030	0.4%	1.1%	1.1%
2025 Estimated White 64.9% 56.7% 47.8% 2025 Estimated Black or African American 7.2% 12.6% 18.9% 2025 Estimated Asian or Pacific Islander 11.5% 14.0% 11.9% 2025 Estimated American Indian or Native Alaskan 0.4% 0.6% 0.6% 2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 2025 Estimated Average Household Income \$138,40 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,40 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,40 \$12,519 \$111,196 2025 Estimated Sementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated Some College 7.3% 1.0% 1.2% 2025 Estimated Some College 3.3.3% 35.1% 3.8% 2025 Estimated Graduate Degree Only 3.2.3% 35.1%	Historical Annual Growth 2010 to 2025	1.2%	2.8%	2.5%
2025 Estimated Black or African American 7.2% 12.6% 18.9% 2025 Estimated Asian or Pacific Islander 11.5% 14.0% 11.9% 2025 Estimated American Indian or Native Alaskan 0.4% 0.4% 0.6% 2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 2025 Estimated Average Household Income \$138,408 \$124,519 \$111,19 2025 Estimated Median Household Income \$138,408 \$124,519 \$111,19 2025 Estimated Per Capita Income \$13,939 \$98,303 \$78.892 Education (Age 25+) 2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business	Race and Ethnicity			
2025 Estimated Asian or Pacific Islander 11.5% 14.0% 11.9% 2025 Estimated American Indian or Native Alaskan 0.4% 0.6% 0.6% 2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income September Average Household Income \$212,922 \$189,080 \$166,328 2025 Estimated Median Household Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,196 2025 Estimated Some High School Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 1.2% 2025 Estimated Some College 7.3% 10.0% 1.2% 2025 Estimated Some College 7.3% 10.0% 1.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2%	2025 Estimated White	64.9%	56.7%	47.8%
2025 Estimated American Indian or Native Alaskan 0.4% 0.6% 2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 2025 Estimated Average Household Income \$212,922 \$189,080 \$166,328 2025 Estimated Median Household Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,196 2025 Estimated Bethentary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated Some College 7.3% 1.0% 1.2% 2025 Estimated Associates Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.0% 4.0% 3.0%	2025 Estimated Black or African American	7.2%	12.6%	18.9%
2025 Estimated Other Races 16.0% 16.4% 20.8% 2025 Estimated Hispanic 22.9% 22.1% 27.5% Income 2025 Estimated Average Household Income \$128,408 \$124,519 \$111,108 2025 Estimated Median Household Income \$138,408 \$124,519 \$111,109 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,109 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,109 2025 Estimated Per Capita Income \$138,408 \$124,519 \$111,109 2025 Estimated Recapita Income \$138,408 \$124,519 \$111,109 2025 Estimated Recapita Income \$138,408 \$124,519 \$111,109 2025 Estimated Seme High School (Grade Level 0 to 8) 1,7% 1,7% 4,6% 2025 Estimated Some High School (Grade Level 0 to 1) 1,0% 1,0% 2,0% 2025 Estimated Some College 7,3% 10,0% 12,1% 2025 Estimated Associates Degree Only 32,3% 35,1% 30,8% 2025 Estimated Graduate Degree 47,4% 40,2% 31,9% Business <td< td=""><td>2025 Estimated Asian or Pacific Islander</td><td>11.5%</td><td>14.0%</td><td>11.9%</td></td<>	2025 Estimated Asian or Pacific Islander	11.5%	14.0%	11.9%
2025 Estimated Hispanic 22.9% 22.1% 27.5% Income Income \$212,922 \$189,080 \$166,328 2025 Estimated Average Household Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$13,803 \$98,303 \$78,892 Education (Age 25+) \$1,70% 1,70% 4,60% 2025 Estimated Some High School (Grade Level 9 to 11) 1,00% 1,00% 2,90% 2025 Estimated High School Graduate 6,10% 7,60% 12,60% 2025 Estimated Associates Degree Only 4,20% 4,40% 5,10% 2025 Estimated Bachelors Degree Only 32,30% 35,10% 30,80% 2025 Estimated Graduate Degree 47,40 40,20% 31,90% Business 4,028 27,207 58,235 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6,4 9,9 10,2	2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.6%
Name	2025 Estimated Other Races	16.0%	16.4%	20.8%
2025 Estimated Average Household Income \$12,922 \$189,080 \$166,328 2025 Estimated Median Household Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$13,993 \$98,303 \$78,892 Education (Age 25+) 2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Graduate 6.1% 7.6% 12.6% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Hispanic	22.9%	22.1%	27.5%
2025 Estimated Median Household Income \$138,408 \$124,519 \$111,196 2025 Estimated Per Capita Income \$13,933 \$98,303 \$78,892 Education (Age 25+) 2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27.207 58.235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	Income			
2025 Estimated Per Capita Income \$113,993 \$98,303 \$78,892 Education (Age 25+) Section 1,700 1.7% 4.6% 2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.0% 2.9% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Average Household Income	\$212,922	\$189,080	\$166,328
Education (Age 25+) 2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Median Household Income	\$138,408	\$124,519	\$111,196
2025 Estimated Elementary (Grade Level 0 to 8) 1.7% 1.7% 4.6% 2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Per Capita Income	\$113,993	\$98,303	\$78,892
2025 Estimated Some High School (Grade Level 9 to 11) 1.0% 1.0% 2.9% 2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	Education (Age 25+)			
2025 Estimated High School Graduate 6.1% 7.6% 12.6% 2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.7%	4.6%
2025 Estimated Some College 7.3% 10.0% 12.1% 2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.0%	2.9%
2025 Estimated Associates Degree Only 4.2% 4.4% 5.1% 2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated High School Graduate	6.1%	7.6%	12.6%
2025 Estimated Bachelors Degree Only 32.3% 35.1% 30.8% 2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Some College	7.3%	10.0%	12.1%
2025 Estimated Graduate Degree 47.4% 40.2% 31.9% Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Associates Degree Only	4.2%	4.4%	5.1%
Business 2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Bachelors Degree Only	32.3%	35.1%	30.8%
2025 Estimated Total Businesses 4,028 27,207 58,235 2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Graduate Degree	47.4%	40.2%	31.9%
2025 Estimated Total Employees 25,774 268,141 593,201 2025 Estimated Employee Population per Business 6.4 9.9 10.2	Business			
2025 Estimated Employee Population per Business 6.4 9.9 10.2	2025 Estimated Total Businesses	4,028	27,207	58,235
	2025 Estimated Total Employees	25,774	268,141	593,201
2025 Estimated Residential Population per Business 7.5 8.4 9.5	2025 Estimated Employee Population per Business	6.4	9.9	10.2
	2025 Estimated Residential Population per Business	7.5	8.4	9.5



Information About Brokerage Services

2-10-2025

EQUAL HOUSING OPPORTUNITY

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.

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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landle	ord Initials Date	