

C|R

CAPITAL RETAIL

P R O P E R T I E S



University Commons

Hwy 59 at University Blvd | Sugar Land, Texas

A Vista Companies Development

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Summary Profile

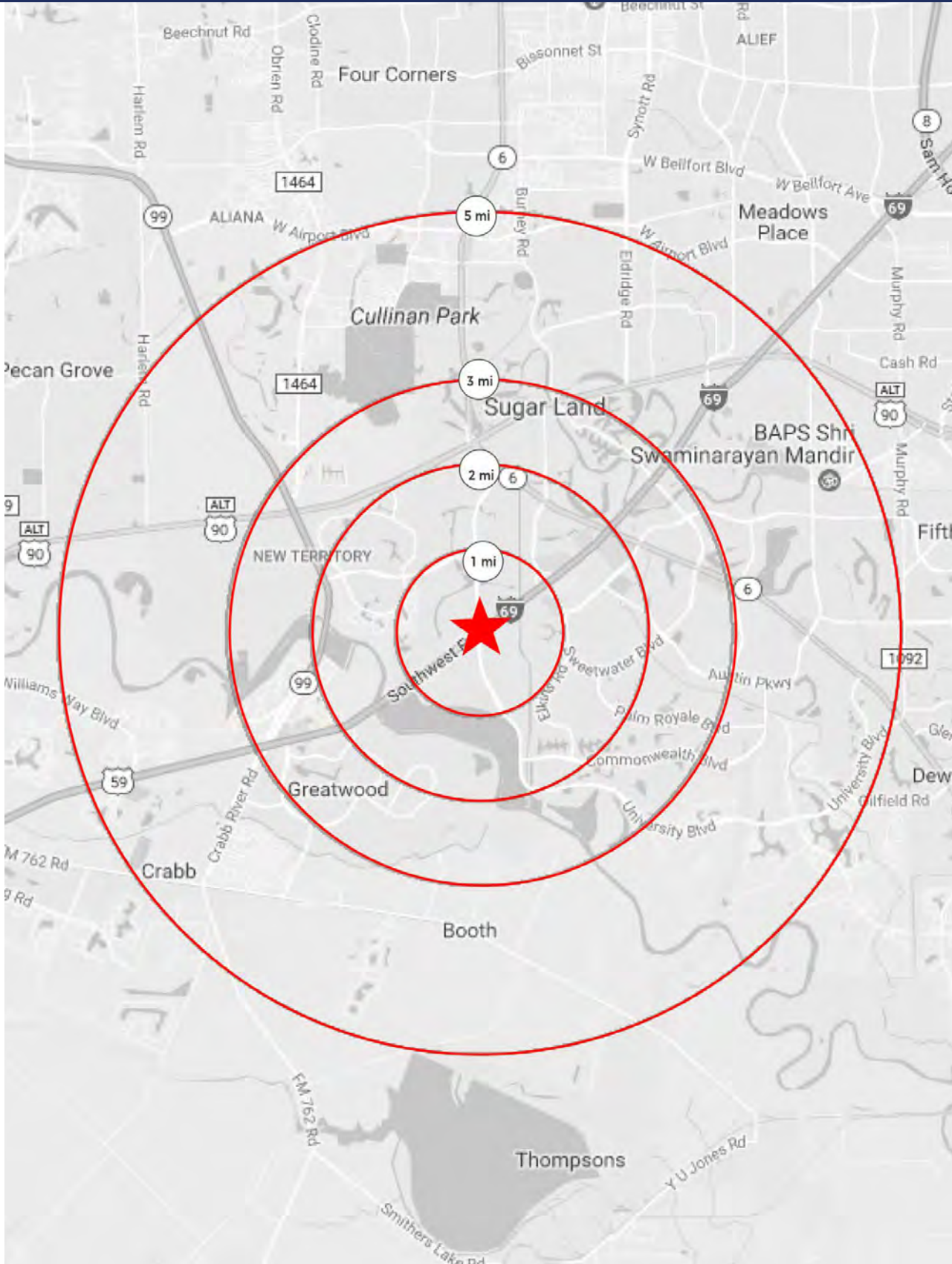
POPULATION
(3 mi Radius, 2021)
80,988

HOUSEHOLDS
(3 mi Radius, 2021)
26,409

INCOME
(3 mi Radius)
2021 Average:
\$166,375

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2021)
87,397

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2000 Total Population	2,269	22,138	52,286	114,048
2010 Total Population	4,837	27,118	70,037	158,532
2021 Total Population	6,533	34,148	80,988	190,791
2021 Group Quarters	1	50	516	3,173
2026 Total Population	8,077	40,122	93,101	217,475
2021-2026 Annual Rate	4.33%	3.28%	2.83%	2.65%
2021 Total Daytime Population	6,727	42,705	87,397	192,053
Workers	3,201	24,093	43,358	91,402
Residents	3,526	18,612	44,039	100,651
Household Summary				
2000 Households	671	6,294	16,009	35,392
2000 Average Household Size	3.38	3.34	3.19	3.11
2010 Households	1,448	8,868	22,751	51,825
2010 Average Household Size	3.34	3.05	3.05	2.98
2021 Households	1,946	11,041	26,409	62,933
2021 Average Household Size	3.36	3.09	3.05	2.98
2026 Households	2,401	12,943	30,364	71,899
2026 Average Household Size	3.36	3.10	3.05	2.98
2021-2026 Annual Rate	4.29%	3.23%	2.83%	2.70%
2010 Families	1,332	7,575	18,990	42,675
2010 Average Family Size	3.51	3.36	3.40	3.33
2021 Families	1,785	9,463	21,953	51,682
2021 Average Family Size	3.54	3.40	3.41	3.33
2026 Families	2,200	11,104	25,253	58,986
2026 Average Family Size	3.55	3.40	3.41	3.34
2021-2026 Annual Rate	4.27%	3.25%	2.84%	2.68%
Housing Unit Summary				
2000 Housing Units	687	6,454	16,707	36,767
Owner Occupied Housing Units	88.8%	84.1%	79.7%	81.6%
Renter Occupied Housing Units	8.9%	13.4%	16.1%	14.7%
Vacant Housing Units	2.3%	2.5%	4.2%	3.7%
2010 Housing Units	1,508	9,242	23,738	53,880
Owner Occupied Housing Units	90.6%	80.9%	77.5%	76.7%
Renter Occupied Housing Units	5.4%	15.1%	18.4%	19.4%
Vacant Housing Units	4.0%	4.0%	4.2%	3.8%
2021 Housing Units	1,976	11,327	27,129	64,702
Owner Occupied Housing Units	88.9%	82.0%	78.5%	78.4%
Renter Occupied Housing Units	9.6%	15.4%	18.8%	18.9%
Vacant Housing Units	1.5%	2.5%	2.7%	2.7%
2026 Housing Units	2,454	13,368	31,398	74,138
Owner Occupied Housing Units	88.6%	82.4%	78.9%	78.9%
Renter Occupied Housing Units	9.3%	14.4%	17.8%	18.0%
Vacant Housing Units	2.2%	3.2%	3.3%	3.0%
Median Household Income				
2021	\$170,449	\$150,198	\$128,567	\$112,885
2026	\$176,595	\$155,280	\$136,049	\$119,246
Median Home Value				
2021	\$459,760	\$419,159	\$365,402	\$319,870
2026	\$466,984	\$433,265	\$384,129	\$343,669
Per Capita Income				
2021	\$59,748	\$60,152	\$54,670	\$48,901
2026	\$63,748	\$63,519	\$58,238	\$52,489
Median Age				
2010	36.5	40.1	39.1	38.0
2021	38.4	41.0	40.3	39.4
2026	37.5	40.2	40.2	39.7
2021 Population 25+ by Educational Attainment				
Total	4,152	22,818	55,493	131,471
Less than 9th Grade	3.8%	2.9%	2.6%	3.0%
9th - 12th Grade, No Diploma	1.8%	1.9%	2.2%	3.3%
High School Graduate	6.8%	8.7%	10.2%	11.6%
GED/Alternative Credential	0.9%	1.2%	1.4%	2.1%
Some College, No Degree	8.4%	10.2%	12.3%	14.7%
Associate Degree	4.3%	5.0%	6.2%	6.6%
Bachelor's Degree	31.1%	34.4%	34.9%	33.7%
Graduate/Professional Degree	43.1%	35.8%	30.2%	24.9%





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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	