

# SAVINGS SQUARE SHOPPING CENTER

## PRIME RETAIL CENTER FOR SALE

LEON VALLEY (SAN ANTONIO), TEXAS



- ATTRACTIVE, WELL-MAINTAINED RETAIL CENTER WITH EXCELLENT VISIBILITY AND ACCESS TO BANDERA ROAD, A MAJOR NORTH-SOUTH CORRIDOR
- PROPERTY CONSISTS OF A 36,811 SF SIXTEEN-TENANT SHOP SPACE RETAIL CENTER
- 100% OCCUPANCY
- SEVEN OF THE TENANTS ARE LONG TERM TENANTS
- REPLACEABLE RENTS
- TRAFFIC COUNT OF APPROXIMATELY 53,406 VPD ON BANDERA ROAD
- 123,510 RESIDENTS WITHIN 3 MILES AND 359,099 RESIDENTS WITHIN 5 MILES OF THE PROPERTY
- LOCATED IN THE DYNAMIC, FAST-GROWING NORTHWEST QUADRANT OF SAN ANTONIO, IN A VERY STRONG RETAIL AND DEMOGRAPHIC AREA
- TEXAS HAS NO STATE INCOME TAX

**PRICE:**  
\$5,125,000.00

**CAP RATE:**  
7.75%

### AREA RETAILERS

**HOBBY LOBBY**

*Walgreens*

**cicis**  
BEYOND PIZZA

**DOLLAR GENERAL**

**Jack**

**DQ**

**peter piper pizza**

**PNC**

**MC PROPERTIES** 210.764.1300 | [MC\\_PROPS@YAHOO.COM](mailto:MC_PROPS@YAHOO.COM)

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The information contained in this Offering Memorandum ("OM") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving the OM from Tim McBrearty / MC Properties ("Broker"). The OM is intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential purchase.

The OM has been prepared to provide unverified summary financial, property, and market information to a prospective purchaser to enable it to establish a preliminary level of interest in potential purchase of the Property. The OM is not to be considered fact. The information contained in the OM is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

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By receiving the OM you are agreeing to the Confidentiality and Disclaimer set forth herein.

## PROPERTY INFORMATION

THE OFFERING CONSISTS OF A PRIME RETAIL CENTER IN LEON VALLEY, TEXAS. LEON VALLEY IS AN INDEPENDENT MUNICIPALITY SURROUNDED BY THE CITY OF SAN ANTONIO.

**YEAR OF CONSTRUCTION:** 1983 (per BCAD)

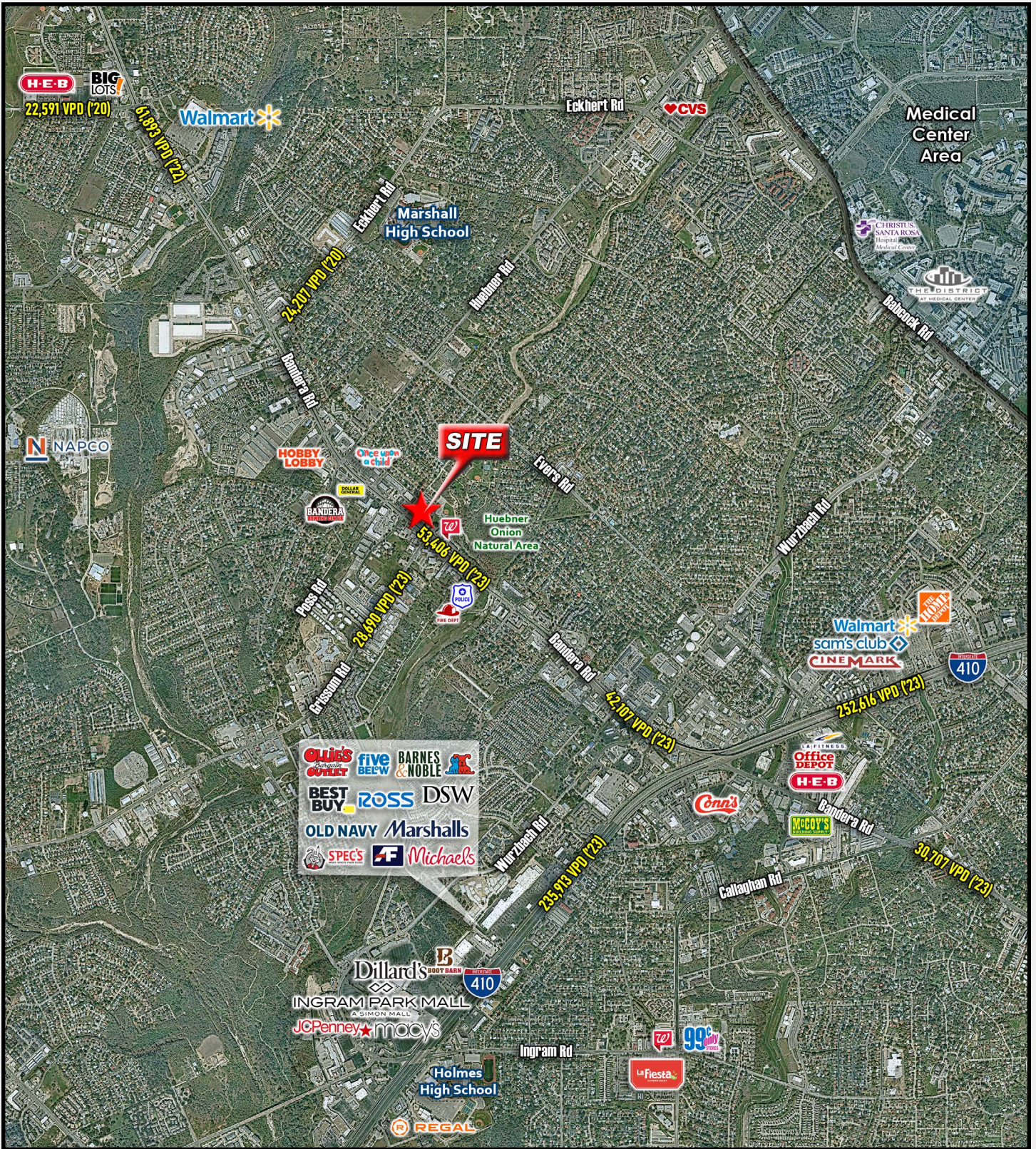
**PARKING SPACES:** Approximately 147 spaces

**PROPERTY ADDRESS:** 6703-6799 Bandera Rd, Leon Valley, Texas 78238

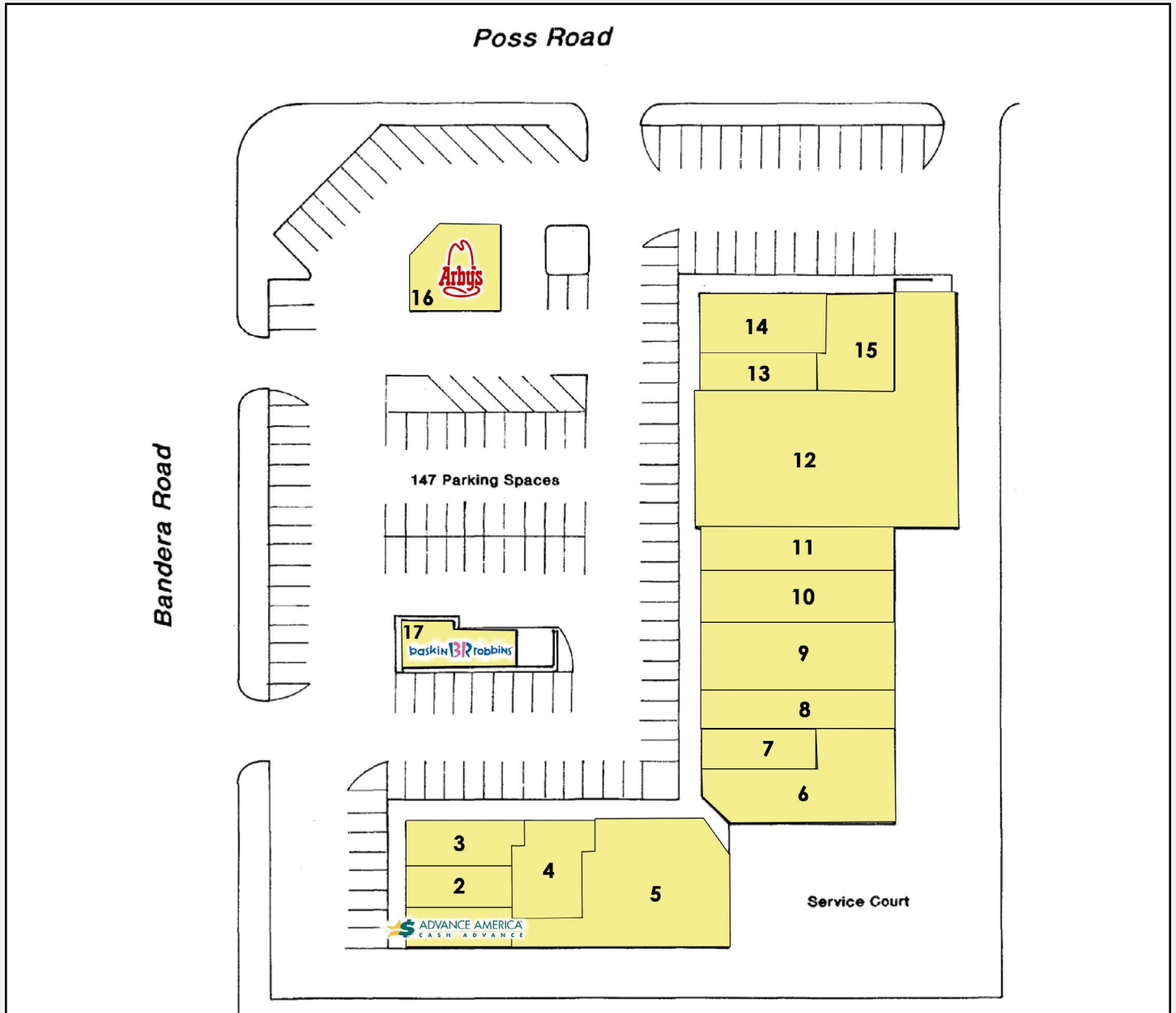
**BUILDING SIZE:** 36,811 SF

**LAND SIZE:** 2.938 AC (per BCAD)

# RETAIL AERIAL



# SITE PLAN



Suite	Tenant	Suite	Tenant
1	Advance America	9	Restaurant
2	SkyCity Vape & Smoke	10-11	Smarty Pants Learning Center
3	Hello Pizza	12	Craftiques
4	Hobby Shop	13	Only Nails & Hair
5	Universal Church	14	Clinica Hispana Guadalupe
6	Infinite Beauty	15	Dentist
7	Happy Gut Cocina	16	Arby's
8	Harry's Coins	17	Baskin Robbins

# PROFORMA INCOME STATEMENT

Scheduled Base Rental Income	\$464,060	
NNN Reimbursements	<u>\$213,543</u>	
	\$677,603	
5% Vacancy and Credit Losses	<u>(\$33,880)</u>	
Gross Operating Income		\$643,723
Operating Expenses		<u>(\$246,433)</u>
<b>Net Operating Income</b>		<b><u>\$397,290</u></b>

# TEXAS

Texas is the second largest state in the United States by both area (268,581 square miles) and population (30.5 million in 2023). If Texas were a nation, it would be the 10th largest economy in the world based on GDP. In 2023, Texas had a gross state product (GSP) of \$2.694 trillion, the 3rd highest in the U.S. Its GSP is greater than the GDPs of Brazil, Canada, Russia, South Korea and Spain. The state's median household income is \$73,035 in 2024. The state ranks at the top of nearly every "best states to do business list," thanks to its unbeatable advantages for companies looking to locate or expand in the state. Texas is a force to be reckoned with as a location for business and skilled talent. And it just keeps getting stronger.

Texas has historically been an award winner and continues to win awards for its economy and infrastructure. It's thanks to Toyota, Boeing, Charles Schwab, Merck, Kubota and the thousands of other game-changing companies that chose Texas for its pro-business tax climate, world-class infrastructure, skilled workforce and central North American location. The Lone Star State is home to 50 Fortune 500 corporate headquarters according to Fortune Magazine, including ExxonMobil, AT&T, Sysco and American Airlines, more than 1,400 foreign companies such as Toyota, BAE Systems, Siemens and Shell Oil and 2.4 million small businesses.

Texas maintains its position as the nation's #1 exporter—a title the state has held for 19 consecutive years. Texas' top exports are petroleum products, computer and electronic products, chemicals, machinery and transportation equipment.

Texas has the second largest civilian workforce in America—over 15 million Texans. Our top-notch schools feed a strong pipeline of talent into the state and out-of-state workers continue to flock to Texas to take advantage of diverse job opportunities and quality of life amenities. Texas universities and research institutions are national global leaders in R&D in many industries with \$2.1 billion spent. Programs such as the Skills Development Fund, which provides funding to community and technical colleges that prepare workers for skill-based technical jobs, have helped Texas build a capable and educated workforce.

Texas offers a competitive tax climate and powerful incentives to businesses. With no corporate or personal income tax, Texas has one of the lowest tax burdens in the nation. Texas has no property tax at the state level. Property tax abatements, permitting fee waivers, local cash grants and local funding are also available to assist companies looking to relocate or expand in the state.

Texas is home to one of the most competitive, deal-closing incentive programs in the nation—the Texas Enterprise Fund (TEF). Other powerful programs, including the Texas Enterprise Zone Program, the Skills Development Fund and additional incentives offered at the local level, help companies successfully relocate and expand in the Lone Star State without compromising their bottom line.

# TEXAS

Texas' central location and state-of-the-art transportation network provide timely access to domestic and global markets via air, land and sea.

- 300 Airports serve Texas travelers
- 10,539 miles of freight rail, more than any state
- 29 Seaports, including 35 foreign trade zones (FTZ)
- 314,000 miles of public roads, more than any state
- 367 miles of coastline

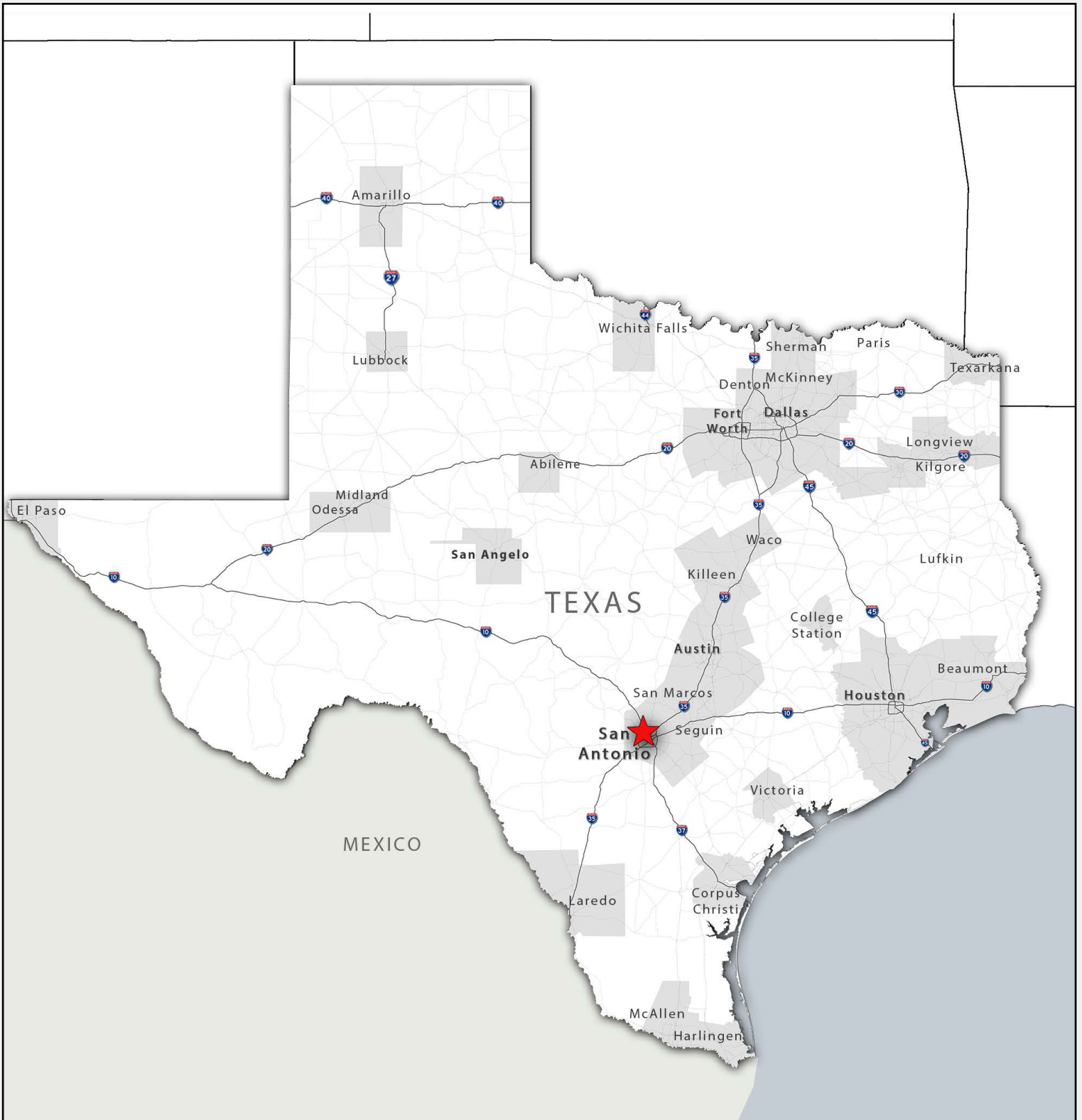
Texas' 393 airports, including 26 commercial airports, make up the second-largest state airport system in the US. The largest Gulf Coast container port, the port of Houston has led the nation in waterborne foreign trade for 19 consecutive years. The Port of Corpus Christi, the Port of Brownsville and the Port of Port Arthur also consistently rank in the top ten in the U.S.

Texas enjoys a low cost of living and high quality of life. "Night and day" is how one CEO praised Texas while describing the difference between Silicon Valley and his new Texas headquarters. In Texas, employers and talent alike enjoy low taxes, a low cost of housing and a high quality of education coupled with a vast range of recreational opportunities. Whether you live in a major metro area or in a small town, the Lone Star State is a great place to do business and build a home. Texas is home to the largest medical center in the nation and the #2 cancer center. Four Texas cities rank in the top 10 big cities for home ownership. Texas' six largest cities have a cost of living below the national average of 100. With its historical, cultural, sports and natural wonders, the Lone Star State is the #4 tourist destination in the country.

As Texas Governor Greg Abbott said, "Our winning formula is simple - low taxes, reasonable regulation and investment in a quality workforce." Add to that the entertainment, arts, music, food and sports in the state and it is easy to see that the Lone Star State is one of a kind.



# TEXAS MAP



# SAN ANTONIO

The City of San Antonio is the 7th most populous city in the US, and the 2nd most populous city in Texas with a population of 1,495,000 in 2023. The city of San Antonio serves as the seat of Bexar County. San Antonio is the center of the San Antonio-New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the official 2020 U.S. Census showed the metropolitan area's population at 2,558,143—up from a reported 1,711,103 in 2000—making it the 24th largest metropolitan area in the United States. San Antonio was the fastest-growing of the top ten largest cities in the nation from 2000 to 2010. Founded as a Spanish mission and colonial outpost in 1718, today San Antonio serves as an economic and cultural gateway to the American Southwest.

San Antonio is one of the largest cities in America, yet it continues to maintain a comparatively affordable cost of living coupled with big city amenities. San Antonio's cost of living when compared to other U.S. cities is on average 10.3 percentage points lower, according to the Cost of Living Index published by the Council for Community & Economic Research. The median price for a single-family home is \$305,000 (October 2024). The city's cost of living only adds to San Antonio's appeal as a destination for high business growth and an alluring, affordable lifestyle that young professionals enjoy.

The unemployment rate for San Antonio was 3.8 percent in November 2024. This was below the Texas rate of 4.1 percent and the U.S. rate which was 4.1 percent for the same period.

San Antonio enjoys first rate medical services, a convenient and efficient airport, an excellent highway system, mild weather, and superb recreation choices, including: championship golf courses, 47 miles of linear greenway trails, theme parks, historical attractions, museums, college sports, professional sporting attractions (like the San Antonio Spurs), and a lively performing arts environment. As of September 30, 2015, the City's geographic area was approximately 465 square miles. Travel + Leisure Magazine has named San Antonio one of the Friendliest Cities in the country.

San Antonio's employers support a healthy and diverse economy – a blend of well-established financial services, rapidly growing biomedical and biotech sectors, a booming new energy sphere, a flourishing IT and cybersecurity field and a robust manufacturing sector that produces everything from aircraft to Toyota trucks. The city's central location has made it the hub for economies in the South Central Texas region and Mexico. Not only does the city boast a pro-business environment, decreasing costs through incentives and industrial policies, but San Antonio also offers a low-cost utility portfolio including renewable energy options.

# SAN ANTONIO

Major employers in and around the San Antonio area include the Department of Defense through Joint Base San Antonio (Lackland, Fort Sam & Randolph), H.E.B. Food Stores, City of San Antonio, Northside, Northeast and San Antonio Independent School Districts, and Methodist Health Care Systems. Additionally, Fortune Global 500 companies headquartered in San Antonio include Valero, USAA, Clear Channel Communications and NuStar Energy. Other notable companies with headquarters in San Antonio include Cullen/Frost Bank, Bill Miller Bar-B-Q, Rackspace, CPS Energy, Toyota Motor Manufacturing, Southwest Research Institute, KCI and Whataburger.

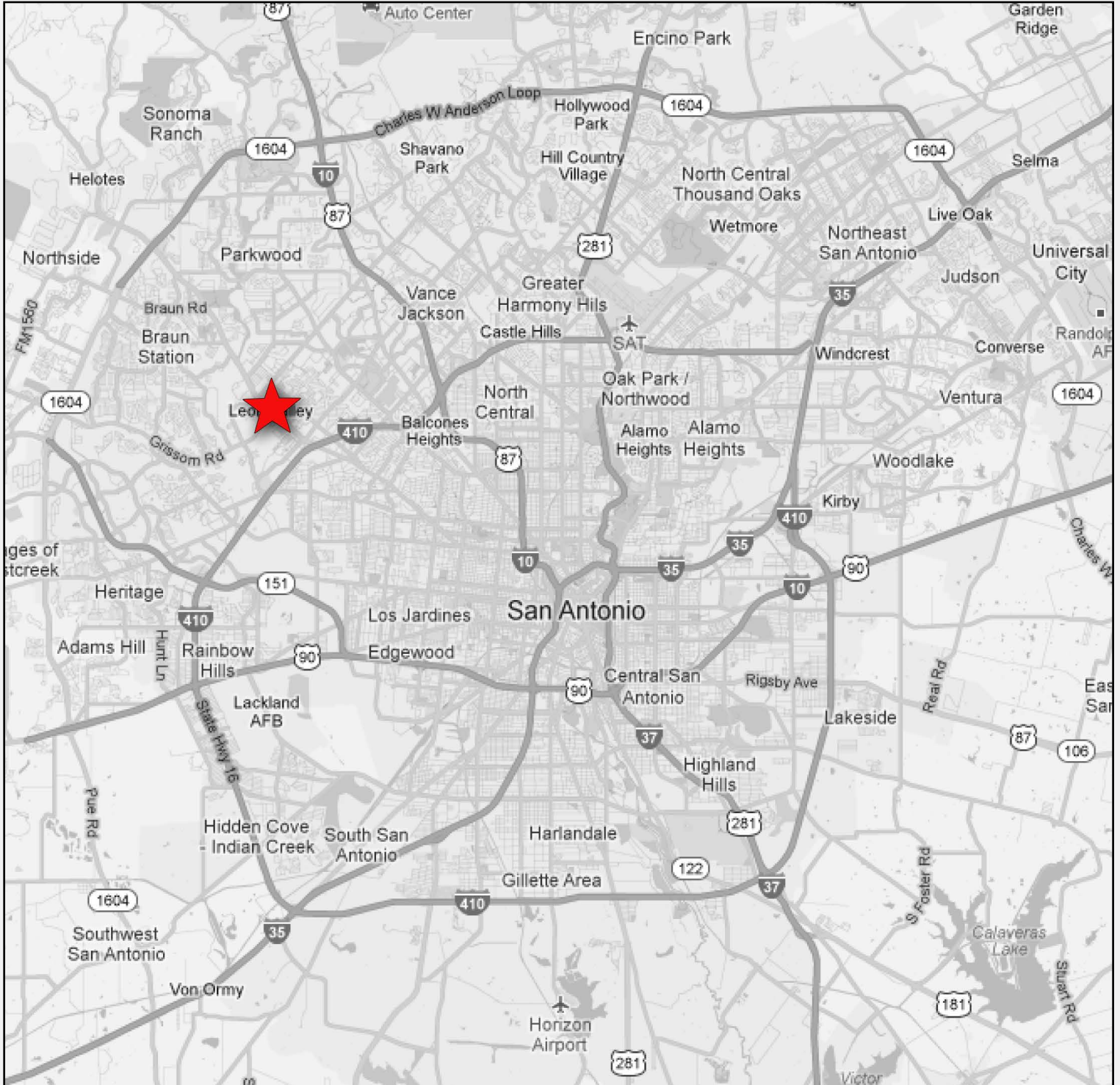
The South Texas Medical Center consists of 900 acres of medical-related facilities in NW San Antonio. The center directly serves 38 Texas counties, consists of separate medical, dental and nursing schools, one higher educational institution, twelve major hospitals, and five specialty institutions.

The San Antonio area is home to 30 colleges and universities with a student population over 100,000 including campuses of the University of Texas and Texas A&M as well as top-rated private universities.

Tourism thrives in San Antonio and has become one of the city's leading industries. The famous Riverwalk is loaded with hotels, restaurants and businesses. It is also the home of the Alamo and the Spanish Colonial Missions. San Antonio blends a dynamic history, people, and culture into a unique offering of art, theme parks, museums, events, restaurants and nightlife found nowhere else. Over 35 million tourists visit the city and its attractions every year.

As Texas continues to lead the nation as the land of economic opportunity, as reported by Forbes in terms of job creation, wealth formation and overall growth, San Antonio stands out as a unique city undergoing transformative growth and is thriving while maintaining its genuine and unique culture.

# SAN ANTONIO MAP



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	10,983	116,236	339,118
2020 Total Population	11,982	125,978	364,006
2020 Group Quarters	30	999	2,623
2024 Total Population	12,222	123,510	359,099
2024 Group Quarters	29	1,032	2,694
2029 Total Population	12,002	122,061	356,822
2024-2029 Annual Rate	-0.36%	-0.24%	-0.13%
2024 Total Daytime Population	11,249	161,385	397,578
Workers	4,874	102,186	228,944
Residents	6,375	59,199	168,634
<b>Household Summary</b>			
2010 Households	4,305	46,958	130,666
2010 Average Household Size	2.55	2.46	2.57
2020 Total Households	4,629	51,846	144,522
2020 Average Household Size	2.58	2.41	2.50
2024 Households	4,825	51,894	144,635
2024 Average Household Size	2.53	2.36	2.46
2029 Households	4,811	52,110	145,888
2029 Average Household Size	2.49	2.32	2.43
2024-2029 Annual Rate	-0.06%	0.08%	0.17%
2010 Families	2,820	28,784	82,475
2010 Average Family Size	3.13	3.12	3.23
2024 Families	3,002	29,381	84,477
2024 Average Family Size	3.21	3.18	3.26
2029 Families	2,953	28,980	83,973
2029 Average Family Size	3.19	3.17	3.24
2024-2029 Annual Rate	-0.33%	-0.27%	-0.12%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,607	41,622	115,995
Owner Occupied Housing Units	71.5%	50.1%	51.3%
Renter Occupied Housing Units	29.1%	45.5%	43.7%
Vacant Housing Units	-0.6%	4.4%	5.0%
2010 Housing Units	4,385	50,775	141,156
Owner Occupied Housing Units	63.9%	46.8%	48.2%
Renter Occupied Housing Units	34.3%	45.7%	44.4%
Vacant Housing Units	1.8%	7.5%	7.4%
2020 Housing Units	4,920	56,302	157,245
Owner Occupied Housing Units	58.2%	42.7%	44.3%
Renter Occupied Housing Units	35.9%	49.4%	47.6%
Vacant Housing Units	8.7%	8.0%	8.1%
2024 Housing Units	5,168	56,787	158,188
Owner Occupied Housing Units	56.5%	42.9%	44.6%
Renter Occupied Housing Units	36.9%	48.5%	46.9%
Vacant Housing Units	6.6%	8.6%	8.6%
2029 Housing Units	5,208	57,622	161,207
Owner Occupied Housing Units	57.7%	43.6%	45.0%
Renter Occupied Housing Units	34.6%	46.9%	45.5%
Vacant Housing Units	7.6%	9.6%	9.5%
<b>Top 3 Tapestry Segments</b>			
1.	Urban Families (7C)	Young and Restless (11B)	Young and Restless (11B)
2.	In Style (5B)	Home Improvement (4B)	Home Improvement (4B)
3.	Old comers (8F)	Bright Young Professionals	Bright Young Professionals
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$8,541,188	\$95,654,815	\$274,403,025
Average Spent	\$1,770.19	\$1,843.27	\$1,897.21

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	4,825	51,894	144,635
<\$15,000	9.0%	10.2%	9.9%
\$15,000 - \$24,999	5.9%	6.9%	7.7%
\$25,000 - \$34,999	7.1%	8.0%	7.8%
\$35,000 - \$49,999	12.6%	14.2%	13.2%
\$50,000 - \$74,999	22.8%	20.5%	19.4%
\$75,000 - \$99,999	15.3%	13.3%	14.7%
\$100,000 - \$149,999	16.4%	15.0%	14.8%
\$150,000 - \$199,999	6.8%	7.4%	7.8%
\$200,000+	4.1%	4.5%	4.8%
Average Household Income	\$83,269	\$81,753	\$83,135
<b>2029 Households by Income</b>			
Household Income Base	4,811	52,110	145,888
<\$15,000	8.0%	9.3%	8.9%
\$15,000 - \$24,999	4.4%	5.3%	5.9%
\$25,000 - \$34,999	6.0%	7.0%	6.8%
\$35,000 - \$49,999	10.8%	12.8%	11.9%
\$50,000 - \$74,999	21.9%	20.5%	19.3%
\$75,000 - \$99,999	16.2%	14.1%	15.5%
\$100,000 - \$149,999	18.3%	16.2%	16.0%
\$150,000 - \$199,999	9.3%	9.5%	10.0%
\$200,000+	5.0%	5.3%	5.7%
Average Household Income	\$95,407	\$92,239	\$94,394
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	2,919	24,369	70,471
<\$50,000	2.4%	2.2%	2.0%
\$50,000 - \$99,999	1.1%	1.3%	3.5%
\$100,000 - \$149,999	5.0%	4.9%	7.4%
\$150,000 - \$199,999	16.4%	16.3%	15.5%
\$200,000 - \$249,999	21.9%	22.7%	19.5%
\$250,000 - \$299,999	18.6%	18.5%	18.3%
\$300,000 - \$399,999	24.6%	22.1%	21.9%
\$400,000 - \$499,999	5.0%	4.7%	4.6%
\$500,000 - \$749,999	4.4%	3.4%	4.2%
\$750,000 - \$999,999	0.5%	2.4%	1.9%
\$1,000,000 - \$1,499,999	0.1%	1.0%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.4%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$279,565	\$302,519	\$294,125
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	3,006	25,105	72,529
<\$50,000	0.5%	0.6%	0.7%
\$50,000 - \$99,999	0.1%	0.3%	1.0%
\$100,000 - \$149,999	0.7%	1.2%	2.6%
\$150,000 - \$199,999	5.1%	6.9%	7.4%
\$200,000 - \$249,999	15.4%	15.9%	14.3%
\$250,000 - \$299,999	21.7%	19.7%	19.1%
\$300,000 - \$399,999	36.7%	31.8%	30.6%
\$400,000 - \$499,999	9.7%	8.7%	8.9%
\$500,000 - \$749,999	8.4%	7.5%	9.1%
\$750,000 - \$999,999	1.4%	3.9%	3.6%
\$1,000,000 - \$1,499,999	0.2%	2.1%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.8%	0.7%
\$2,000,000 +	0.1%	0.6%	0.5%
Average Home Value	\$346,565	\$389,868	\$378,959

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$64,455	\$60,565	\$62,335
2029	\$73,145	\$67,091	\$70,161
<b>Median Home Value</b>			
2024	\$258,794	\$257,117	\$255,758
2029	\$317,877	\$317,107	\$315,897
<b>Per Capita Income</b>			
2024	\$32,552	\$34,281	\$33,476
2029	\$37,872	\$39,295	\$38,620
<b>Median Age</b>			
2010	37.3	33.1	31.9
2020	38.4	35.5	34.5
2024	39.0	36.3	35.2
2029	40.2	38.0	37.0
<b>2020 Population by Age</b>			
Total	11,982	125,978	364,006
0 - 4	5.4%	5.9%	6.1%
5 - 9	5.9%	5.9%	6.2%
10 - 14	6.0%	6.0%	6.4%
15 - 24	13.3%	13.9%	14.5%
25 - 34	14.5%	17.7%	17.7%
35 - 44	13.3%	13.2%	13.3%
45 - 54	11.7%	11.3%	11.5%
55 - 64	11.6%	11.1%	11.1%
65 - 74	10.5%	9.1%	8.1%
75 - 84	5.7%	4.2%	3.7%
85 +	2.1%	1.8%	1.5%
18 +	78.8%	78.7%	77.5%
<b>2024 Population by Age</b>			
Total	12,220	123,511	359,097
0 - 4	5.4%	5.8%	6.0%
5 - 9	5.7%	5.7%	5.8%
10 - 14	5.9%	5.5%	5.9%
15 - 24	11.9%	12.6%	13.5%
25 - 34	15.4%	18.4%	18.5%
35 - 44	14.1%	14.2%	14.2%
45 - 54	12.0%	11.3%	11.4%
55 - 64	10.9%	10.5%	10.5%
65 - 74	10.0%	9.1%	8.3%
75 - 84	6.5%	5.0%	4.3%
85 +	2.1%	1.8%	1.6%
18 +	79.6%	79.7%	78.8%
<b>2029 Population by Age</b>			
Total	12,002	122,062	356,821
0 - 4	5.3%	5.6%	5.9%
5 - 9	5.3%	5.4%	5.5%
10 - 14	5.7%	5.5%	5.6%
15 - 24	10.9%	11.8%	12.6%
25 - 34	14.6%	16.7%	17.0%
35 - 44	15.0%	15.6%	15.5%
45 - 54	12.6%	11.7%	11.7%
55 - 64	10.8%	10.0%	10.0%
65 - 74	10.0%	9.4%	9.0%
75 - 84	7.3%	6.2%	5.4%
85 +	2.6%	2.1%	1.8%

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	5,726	60,393	176,453
Females	6,256	65,585	187,553
<b>2024 Population by Sex</b>			
Males	5,961	60,130	176,749
Females	6,261	63,380	182,350
<b>2029 Population by Sex</b>			
Males	5,834	59,151	174,707
Females	6,168	62,910	182,115
<b>2010 Population by Race/Ethnicity</b>			
Total	10,983	116,235	339,120
White Alone	78.6%	74.6%	73.6%
Black Alone	4.0%	6.1%	6.0%
American Indian Alone	0.6%	0.8%	0.8%
Asian Alone	3.3%	3.5%	3.7%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	10.3%	11.3%	12.0%
Two or More Races	3.0%	3.7%	3.8%
Hispanic Origin	58.2%	59.4%	61.5%
Diversity Index	67.6	70.2	70.4
<b>2020 Population by Race/Ethnicity</b>			
Total	11,982	125,978	364,006
White Alone	46.4%	44.1%	43.0%
Black Alone	5.1%	7.3%	7.0%
American Indian Alone	1.0%	1.2%	1.2%
Asian Alone	4.3%	4.8%	5.3%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	13.9%	14.0%	14.6%
Two or More Races	29.2%	28.3%	28.8%
Hispanic Origin	62.1%	60.3%	61.7%
Diversity Index	82.8	84.2	84.3
<b>2024 Population by Race/Ethnicity</b>			
Total	12,222	123,509	359,099
White Alone	44.8%	42.6%	41.5%
Black Alone	5.1%	7.3%	7.0%
American Indian Alone	1.1%	1.2%	1.2%
Asian Alone	4.5%	5.0%	5.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.5%	14.5%	15.0%
Two or More Races	30.0%	29.2%	29.6%
Hispanic Origin	64.2%	62.2%	63.4%
Diversity Index	82.9	84.4	84.4
<b>2029 Population by Race/Ethnicity</b>			
Total	12,002	122,061	356,822
White Alone	43.1%	40.9%	39.9%
Black Alone	4.9%	7.1%	6.8%
American Indian Alone	1.0%	1.2%	1.2%
Asian Alone	4.5%	5.2%	5.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.1%	15.2%	15.7%
Two or More Races	31.1%	30.2%	30.6%
Hispanic Origin	67.1%	64.8%	65.9%
Diversity Index	82.7	84.3	84.3



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	11,982	125,978	364,006
In Households	99.7%	99.2%	99.3%
Householder	38.9%	41.1%	39.7%
Opposite-Sex Spouse	16.2%	15.0%	15.0%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	2.6%	3.1%	2.9%
Same-Sex Unmarried Partner	0.3%	0.3%	0.3%
Biological Child	26.9%	25.8%	27.3%
Adopted Child	0.5%	0.6%	0.6%
Stepchild	1.4%	1.4%	1.4%
Grandchild	3.5%	3.0%	3.2%
Brother or Sister	1.3%	1.5%	1.5%
Parent	1.6%	1.4%	1.4%
Parent-in-law	0.3%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.8%	0.6%	0.6%
Other Relatives	1.9%	1.4%	1.5%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.3%	3.4%	3.4%
In Group Quarters	0.3%	0.8%	0.7%
Institutionalized	0.1%	0.7%	0.5%
Noninstitutionalized	0.1%	0.1%	0.2%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	8,681	86,866	247,151
Less than 9th Grade	4.3%	4.1%	4.5%
9th - 12th Grade, No Diploma	6.7%	4.9%	5.2%
High School Graduate	22.1%	19.6%	19.6%
GED/Alternative Credential	6.5%	4.7%	4.9%
Some College, No Degree	18.0%	21.3%	21.5%
Associate Degree	12.8%	11.2%	10.4%
Bachelor's Degree	20.5%	21.8%	21.5%
Graduate/Professional Degree	9.1%	12.5%	12.5%
<b>2024 Population 15+ by Marital Status</b>			
Total	10,137	102,481	295,522
Never Married	35.1%	39.8%	41.3%
Married	47.4%	42.5%	42.5%
Widowed	5.9%	5.2%	4.7%
Divorced	11.6%	12.5%	11.5%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	6,206	67,571	199,728
Population 16+ Employed	95.6%	95.9%	95.7%
Population 16+ Unemployment rate	4.4%	4.1%	4.3%
Population 16-24 Employed	13.4%	12.6%	13.9%
Population 16-24 Unemployment rate	6.9%	9.3%	7.9%
Population 25-54 Employed	65.6%	67.9%	66.9%
Population 25-54 Unemployment rate	4.6%	3.6%	4.0%
Population 55-64 Employed	14.3%	13.3%	13.7%
Population 55-64 Unemployment rate	2.9%	2.5%	2.9%
Population 65+ Employed	6.7%	6.2%	5.5%
Population 65+ Unemployment rate	0.2%	2.0%	2.5%

	1 mile	3 miles	5 miles
<b>2024 Employed Population 16+ by Industry</b>			
Total	5,933	64,807	191,135
Agriculture/Mining	0.4%	0.4%	0.5%
Construction	7.3%	6.0%	6.6%
Manufacturing	3.3%	3.9%	4.7%
Wholesale Trade	1.3%	1.2%	1.3%
Retail Trade	9.2%	10.4%	11.0%
Transportation/Utilities	5.9%	5.6%	5.6%
Information	1.3%	1.6%	1.5%
Finance/Insurance/Real Estate	8.2%	12.1%	11.6%
Services	61.5%	53.9%	52.7%
Public Administration	1.7%	4.9%	4.5%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	5,934	64,809	191,136
White Collar	56.3%	66.4%	64.6%
Management/Business/Financial	14.9%	16.6%	15.7%
Professional	22.6%	27.4%	26.3%
Sales	7.7%	8.6%	9.2%
Administrative Support	11.2%	13.9%	13.3%
Services	23.5%	17.3%	17.8%
Blue Collar	20.2%	16.3%	17.6%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	6.3%	4.0%	4.5%
Installation/Maintenance/Repair	4.7%	3.4%	3.1%
Production	3.0%	3.3%	3.3%
Transportation/Material Moving	5.8%	5.5%	6.5%
<b>2020 Households by Type</b>			
Total	4,629	51,846	144,522
Married Couple Households	42.6%	37.1%	38.5%
With Own Children <18	15.1%	13.9%	15.2%
Without Own Children <18	27.5%	23.3%	23.3%
Cohabiting Couple Households	7.6%	8.2%	8.0%
With Own Children <18	2.7%	2.8%	2.7%
Without Own Children <18	4.8%	5.4%	5.4%
Male Householder, No Spouse/Partner	18.4%	21.5%	21.7%
Living Alone	12.1%	14.8%	14.7%
65 Years and over	3.6%	3.1%	2.7%
With Own Children <18	1.4%	1.6%	1.7%
Without Own Children <18, With Relatives	3.7%	3.2%	3.3%
No Relatives Present	1.1%	1.9%	2.0%
Female Householder, No Spouse/Partner	31.4%	33.2%	31.7%
Living Alone	15.5%	17.6%	16.0%
65 Years and over	8.5%	7.0%	5.7%
With Own Children <18	5.4%	6.2%	6.5%
Without Own Children <18, With Relatives	8.8%	7.9%	7.8%
No Relatives Present	1.7%	1.4%	1.4%
<b>2020 Households by Size</b>			
Total	4,629	51,846	144,522
1 Person Household	27.7%	32.4%	30.6%
2 Person Household	31.2%	30.7%	30.1%
3 Person Household	16.1%	15.8%	16.2%
4 Person Household	11.5%	11.3%	12.3%
5 Person Household	7.6%	5.7%	6.1%
6 Person Household	3.7%	2.4%	2.8%
7 + Person Household	2.4%	1.6%	1.8%



# Information About Brokerage Services

11-2-2015



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:
  - 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.

Timothy Compton McBrearty	301523	mc_props@yahoo.com	210-764-1300
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