

Offering Memorandum



Typical Location

Family Dollar
Howard Dr. & Berrydale
Houston, TX 77017

Texas Net Lease is pleased to present for sale an attractive, long-term net leased investment property in the 4th Largest City in the United States. This location is scheduled to open in February of 2011 with a 10.5 year corporately guaranteed lease. The property is located 7 miles from downtown Houston and 2.5 miles from Houston's Hobby Airport. Family Dollar is one of the nation's leading discount general merchandise retailers with over 6,800 all corporate stores nationwide, a net worth in excess of 1.4 Billion dollars (as of their last annual report - fiscal year ending August 28, 2010) and with a market cap of over \$6 Billion(December 2010). Family Dollar has a 50 year history of success, is thriving in the current economy, and is positioned to continue to be a long-term, stable but growing tenant.

Texas Net Lease

Barry Forrest

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Investment Highlights

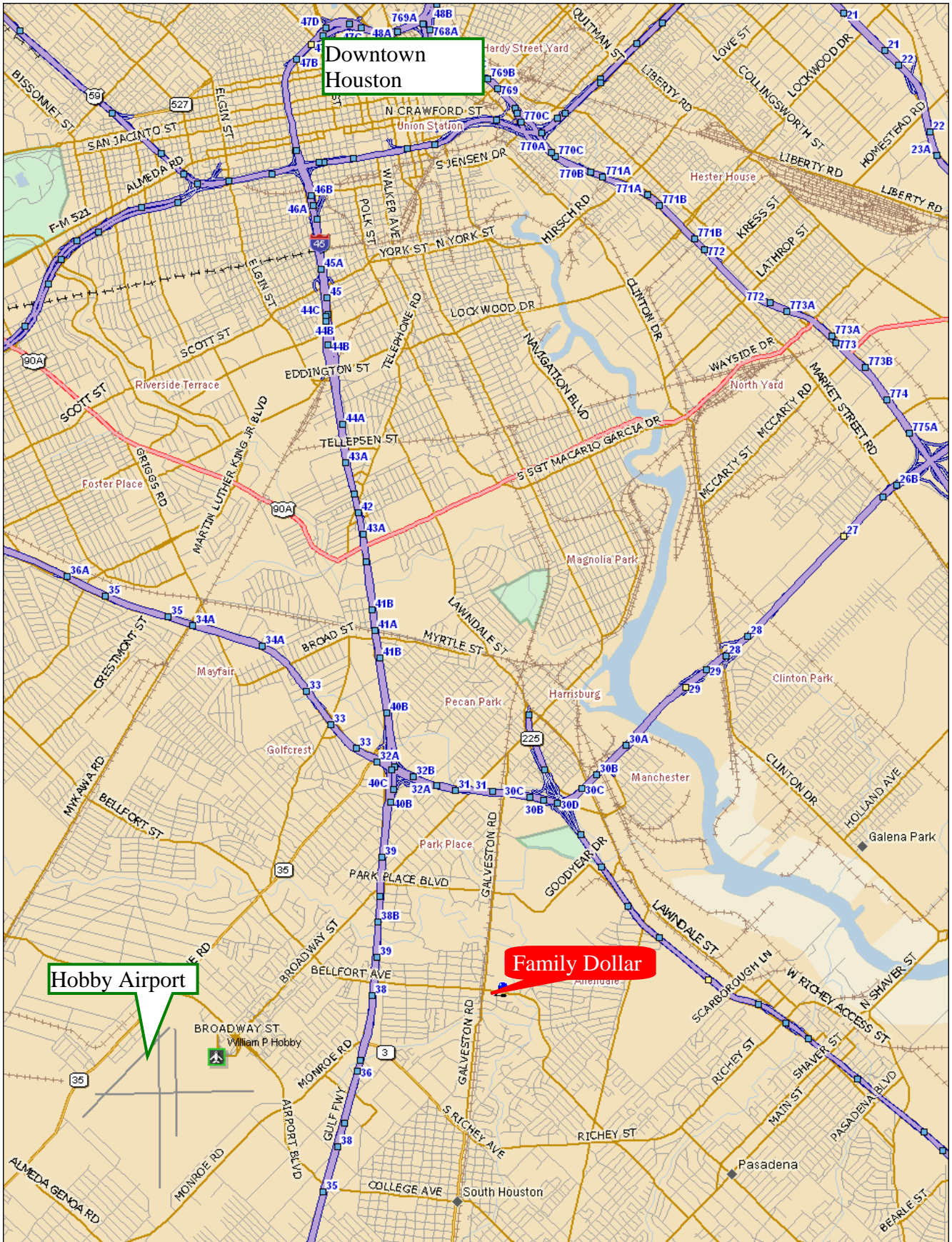
Offering Price \$1,335,595

8.65% Cap

- *Strong Tenant With Over 6 Billion Market Cap and \$1.4 Billion Net Worth*
- *Corporate Guaranty*
- *Dense Residential Area with 138,000 in 3 Miles*
- *7 Miles From the Center of Downtown Houston*
- *2.5 Miles From Houston Hobby Airport*
- *10.5 Years Left Expiring 6/30/21*
- *Fully Renovated Block Building (January, 2011)*

Maps/Aerials





DeLORME

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Data Zoom 11-4

(972) 956-8171 | (214) 276-7401 (F) Texas Net Lease Barry Forrest bforrest@texasnetlease.com

Tenant Overview

Family Dollar (NYSE: FDO) headquarters is located in Matthews, North Carolina, just outside of Charlotte and is one of the fastest growing discount store chains in the United States. During the last ten years, more than 4,000 new stores have been added to the chain, of which over half were added in the last five years. The merchandising strategy that drives this growth provides customers with good values on basic merchandise for the family and home in a small-box, neighborhood format. Their merchandise is sold at everyday low prices in a no frills, convenient, self-service environment. Most merchandise is priced under \$10.00.

The chain has over 6,800 stores which are located in a contiguous 44-state area ranging northeast to Maine, southeast to Florida, as far northwest as Idaho and southwest to Arizona. Family Dollar stores generally range in size from 7,500 to 9,500 square feet, and most are operated in leased facilities. The relatively small size permits the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods.

Financial Statistics

Summary

Market Cap: Over \$6 Billion (December, 2010).

Net Worth: \$1.4 Billion (2010 Annual Report)

Sales: \$7.8 Billion (2010 Annual Report)

2010 vs 2009 Comparison(2010 Annual Report)

Same Store Sales: 4.8% Increase

Operating Margin: 110 Basis Point Increase

Return On Equity: 25% Increase

Lease Summary

Corporate Guarantor: Family Dollar Stores, Inc.

Primary Term: Expires June 30, 2021.

Renewal Options: Five at Five Years Each.

*Annual Rent: Years 1 - 5 \$115,529.04
Years 6 - 10 \$121,121.04 5% Increase*

<i>Rental Increases:</i>	<i>10%</i>	<i>1st Option</i>	<i>\$133,436.04</i>
	<i>10%</i>	<i>2nd Option</i>	<i>\$146,780.04</i>
	<i>10%</i>	<i>3rd Option</i>	<i>\$161,544.08</i>
	<i>10%</i>	<i>4th Option</i>	<i>\$177,603.00</i>
	<i>10%</i>	<i>5th Option</i>	<i>\$195,364.08</i>

Property Summary

Building Size: 9,760 SF

Lot Size: 30,726 SF

Construction: All Block Construction; Concrete and Asphalt Parking. Building is being completely renovated to include a new membrane roof, new HVAC, electrical & plumbing, flooring and walls.

Completion: January - 2011

Landlord/Tenant Responsibilities

Tenant: Responsible for all interior maintenance including HVAC and plumbing as well as parking lot and landscape maintenance. Taxes are paid directly by the tenant. Tenant reimburses landlord 100% for insurance costs.

Landlord: Responsible for roof and structure and major parking lot repairs (any single repair over \$5,000).

Location Description

The site is located just off the northeast corner of Howard Dr. and Old Galveston Road and is on the hard corner of Howard and Berrydale. Foodarama, the area's main grocery destination is located adjacent to the site. Caesar Chavez High School serving a student enrollment of 2,700 students is directly across the street. Houston's Hobby Airport is just 2.5 miles away with downtown Houston only 7 miles away. This is a perfect location for Family Dollar to thrive.

HOUSTON POPULATION ESTIMATES — JULY 1, 2009

County	Houston Primary Metropolitan Statistical Area (PMSA)	Houston-Galveston-Brazoria Consolidated Metropolitan Statistical Area (CMSA)	Houston- Sugar Land-Baytown Metropolitan Statistical Area (MSA)	Houston-Baytown-Huntsville Combined Statistical Area (CSA)
Austin	Not in PMSA	Not in CMSA	27,248	27,248
Brazoria	Not in PMSA	309,208	309,208	309,208
Chambers	31,431	31,431	31,431	31,431
Fort Bend	556,870	556,870	556,870	556,870
Galveston	Not in PMSA	286,814	286,814	286,814
Harris	4,070,989	4,070,989	4,070,989	4,070,989
Liberty	75,779	75,779	75,779	75,779
Matagorda	Not in PMSA	Not in CMSA	Not in MSA	36,978
Montgomery	447,718	447,718	447,718	447,718
San Jacinto	Not in PMSA	Not in CMSA	24,902	24,902
Walker	Not in PMSA	Not in CMSA	Not in MSA	64,119
Waller	36,530	36,530	36,530	36,530
Total	5,219,317	5,815,339	5,867,489	5,968,586

Note: The Office of Management and Budget (OMB) defines metropolitan geography. The PMSA and CMSA were defined in 1993, and were superseded by the MSA and CSA in 2003.

Source: U.S. Bureau of the Census, 2010

- The Houston MSA contains more people than Maryland, which ranks 19th among the states in population. Between mid-'06 and mid-'07, the Houston MSA surpassed both Maryland and Wisconsin in total population.
- Harris County contains more people than Oregon, which ranks 27th.
- The city of Houston, with 2,257,926 residents in 2009, is the nation's fourth most populous city.
- MSAs larger than Houston, in descending order of population, are New York, Los Angeles, Chicago, Dallas-Fort Worth and Philadelphia. Houston surpassed Washington in the 2004 estimates and Miami in the 2006 estimates.

Demographics



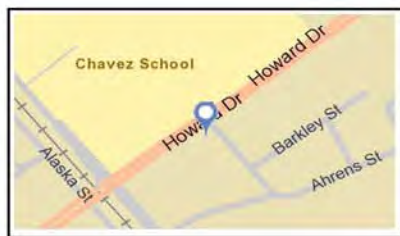
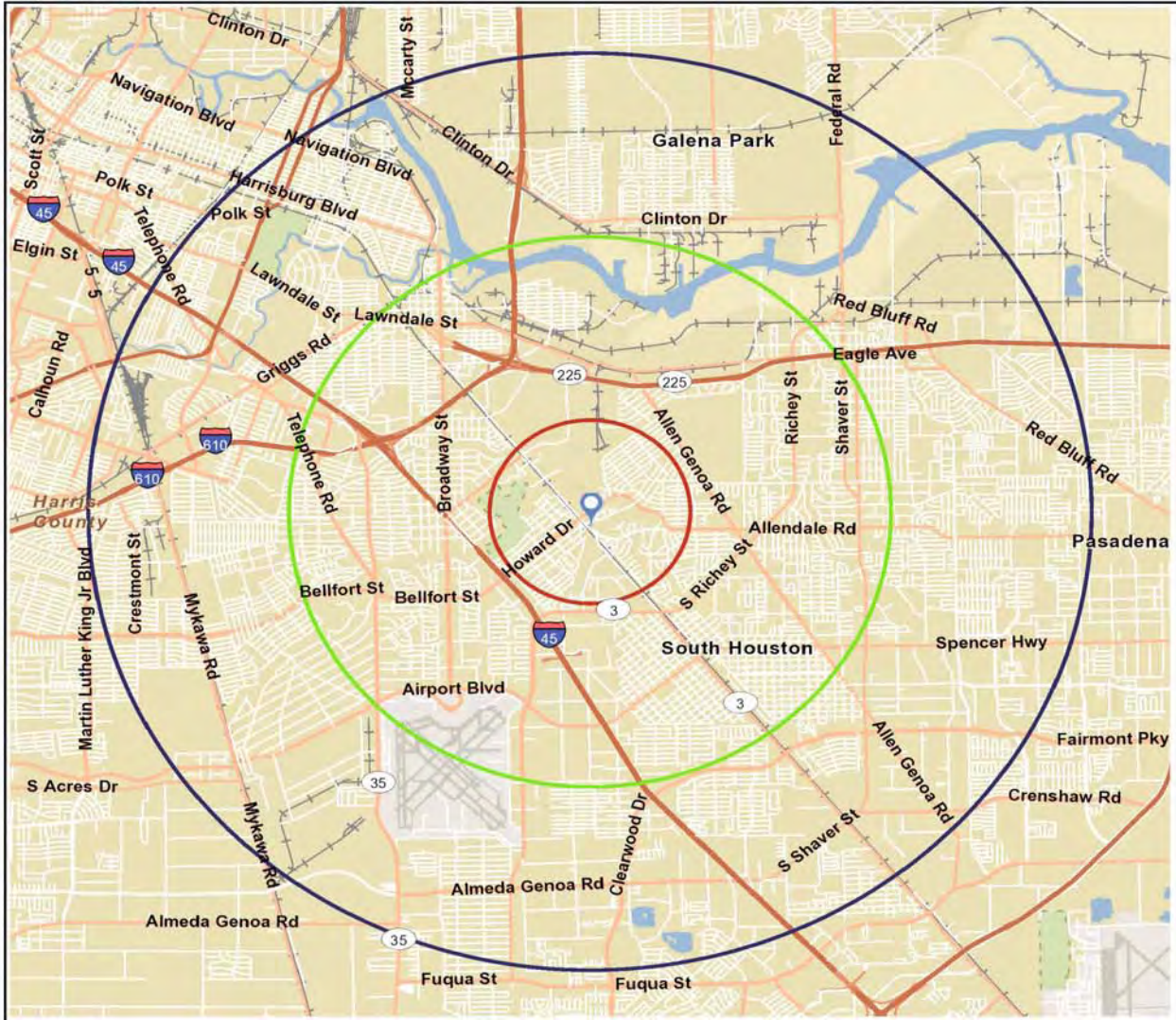
Howard Dr & Berrydale St, Ho...

Site Map

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles





Executive Summary

Prepared by Barry Forrest Texas Net Lease

Howard Dr & Berrydale St, Ho...

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	18,649	146,251	341,413
Male Population	50.4%	51.1%	50.6%
Female Population	49.6%	48.9%	49.4%
Median Age	28.5	28.0	28.8
2010 Income			
Median HH Income	\$41,188	\$39,190	\$40,257
Per Capita Income	\$13,984	\$13,829	\$14,671
Average HH Income	\$48,972	\$47,204	\$48,178
2010 Households			
Total Households	5,269	42,533	103,510
Average Household Size	3.51	3.42	3.28
2010 Housing			
Owner Occupied Housing Units	51.5%	43.6%	45.4%
Renter Occupied Housing Units	39.6%	46.6%	43.7%
Vacant Housing Units	8.9%	9.7%	10.9%
Population			
1990 Population	13,190	115,187	276,559
2000 Population	16,449	135,959	312,164
2010 Population	18,649	146,251	341,413
2015 Population	19,576	151,392	356,040
1990-2000 Annual Rate	2.23%	1.67%	1.22%
2000-2010 Annual Rate	1.23%	0.71%	0.88%
2010-2015 Annual Rate	0.97%	0.69%	0.84%

In the identified market area, the current year population is 341,413. In 2000, the Census count in the market area was 312,164. The rate of change since 2000 was 0.88 percent annually. The five-year projection for the population in the market area is 356,040, representing a change of 0.84 percent annually from 2010 to 2015. Currently, the population is 50.6 percent male and 49.4 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	4,356	39,128	92,274
2000 Households	4,775	40,852	96,488
2010 Households	5,269	42,533	103,510
2015 Households	5,518	43,807	107,587
1990-2000 Annual Rate	0.92%	0.43%	0.45%
2000-2010 Annual Rate	0.97%	0.39%	0.69%
2010-2015 Annual Rate	0.93%	0.59%	0.78%

The household count in this market area has changed from 96,488 in 2000 to 103,510 in the current year, a change of 0.69 percent annually. The five-year projection of households is 107,587, a change of 0.78 percent annually from the current year total. Average household size is currently 3.28, compared to 3.21 in the year 2000. The number of families in the current year is 75,785 in the market area.

Housing

Currently, 45.4 percent of the 116,164 housing units in the market area are owner occupied; 43.7 percent, renter occupied; and 10.9 percent are vacant. In 2000, there were 103,465 housing units - 47.6 percent owner occupied, 45.7 percent renter occupied and 6.7 percent vacant. The rate of change in housing units since 2000 is 1.14 percent. Median home value in the market area is \$72,915, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.49 percent annually to \$86,577. From 2000 to the current year, median home value changed by 3.06 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

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Howard Dr & Berrydale St, Ho...

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$25,455	\$22,662	\$23,258
2000 Median HH Income	\$32,989	\$30,822	\$31,178
2010 Median HH Income	\$41,188	\$39,190	\$40,257
2015 Median HH Income	\$50,942	\$47,215	\$50,248
1990-2000 Annual Rate	2.63%	3.12%	2.97%
2000-2010 Annual Rate	2.19%	2.37%	2.52%
2010-2015 Annual Rate	4.34%	3.8%	4.53%
Per Capita Income			
1990 Per Capita Income	\$9,959	\$9,567	\$9,544
2000 Per Capita Income	\$12,366	\$12,242	\$12,546
2010 Per Capita Income	\$13,984	\$13,829	\$14,671
2015 Per Capita Income	\$16,115	\$15,778	\$16,758
1990-2000 Annual Rate	2.19%	2.5%	2.77%
2000-2010 Annual Rate	1.21%	1.2%	1.54%
2010-2015 Annual Rate	2.88%	2.67%	2.7%
Average Household Income			
1990 Average Household Income	\$30,542	\$27,939	\$28,300
2000 Average Household Income	\$42,075	\$40,334	\$40,140
2010 Average HH Income	\$48,972	\$47,204	\$48,178
2015 Average HH Income	\$56,567	\$54,138	\$55,250
1990-2000 Annual Rate	3.26%	3.74%	3.56%
2000-2010 Annual Rate	1.49%	1.55%	1.8%
2010-2015 Annual Rate	2.93%	2.78%	2.78%

Households by Income

Current median household income is \$40,257 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$50,248 in five years. In 2000, median household income was \$31,178, compared to \$23,258 in 1990.

Current average household income is \$48,178 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$55,250 in five years. In 2000, average household income was \$40,140, compared to \$28,300 in 1990.

Current per capita income is \$14,671 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$16,758 in five years. In 2000, the per capita income was \$12,546, compared to \$9,544 in 1990.

Population by Employment

Total Businesses	314	4,152	10,344
Total Employees	2,934	41,143	105,583

Currently, 86.2 percent of the civilian labor force in the identified market area is employed and 13.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.4 percent of the civilian labor force, and unemployment will be 11.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 57.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 40.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 39.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 68.4 percent of the market area population drove alone to work, and 1.3 percent worked at home. The average travel time to work in 2000 was 27.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 44.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 28.9 percent were high school graduates only (29.6 percent in the U.S.)
- 3.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 5.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 3.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Demographic and Income Profile

Howard Dr & Berrydale St, Houston, TX 77017
 Ring: 1 mile radius

Prepared by Barry Forrest Texas Net Lease
 Latitude: 29.686068
 Longitude: -95.253593

Summary	2000	2010	2015
Population	16,449	18,649	19,576
Households	4,775	5,269	5,518
Families	3,715	3,973	4,107
Average Household Size	3.41	3.51	3.52
Owner Occupied Housing Units	2,828	2,977	3,057
Renter Occupied Housing Units	1,947	2,292	2,461
Median Age	28.0	28.5	28.7
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.97%	1.65%	0.76%
Households	0.93%	1.63%	0.78%
Families	0.67%	1.48%	0.64%
Owner HHs	0.53%	1.72%	0.82%
Median Household Income	4.34%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	982	20.6%	904	17.2%	803	14.6%
\$15,000 - \$24,999	751	15.8%	607	11.5%	559	10.1%
\$25,000 - \$34,999	757	15.9%	683	13.0%	568	10.3%
\$35,000 - \$49,999	986	20.7%	938	17.8%	690	12.5%
\$50,000 - \$74,999	769	16.2%	1,329	25.2%	1,710	31.0%
\$75,000 - \$99,999	318	6.7%	487	9.2%	677	12.3%
\$100,000 - \$149,999	112	2.4%	194	3.7%	323	5.9%
\$150,000 - \$199,999	29	0.6%	56	1.1%	88	1.6%
\$200,000+	53	1.1%	69	1.3%	100	1.8%
Median Household Income	\$32,989		\$41,188		\$50,942	
Average Household Income	\$42,075		\$48,972		\$56,567	
Per Capita Income	\$12,366		\$13,984		\$16,115	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,596	9.7%	1,863	10.0%	1,936	9.9%
5 - 9	1,601	9.7%	1,698	9.1%	1,797	9.2%
10 - 14	1,502	9.1%	1,509	8.1%	1,631	8.3%
15 - 19	1,406	8.5%	1,626	8.7%	1,569	8.0%
20 - 24	1,333	8.1%	1,605	8.6%	1,692	8.6%
25 - 34	2,666	16.2%	2,787	14.9%	2,953	15.1%
35 - 44	2,383	14.5%	2,330	12.5%	2,299	11.7%
45 - 54	1,620	9.8%	2,135	11.4%	2,054	10.5%
55 - 64	896	5.4%	1,425	7.6%	1,700	8.7%
65 - 74	726	4.4%	818	4.4%	1,081	5.5%
75 - 84	534	3.2%	568	3.0%	563	2.9%
85+	186	1.1%	285	1.5%	302	1.5%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,429	51.2%	8,382	44.9%	8,513	43.5%
Black Alone	482	2.9%	544	2.9%	545	2.8%
American Indian Alone	88	0.5%	105	0.6%	108	0.6%
Asian Alone	527	3.2%	511	2.7%	500	2.6%
Pacific Islander Alone	15	0.1%	18	0.1%	16	0.1%
Some Other Race Alone	6,268	38.1%	8,303	44.5%	9,058	46.3%
Two or More Races	641	3.9%	786	4.2%	837	4.3%
Hispanic Origin (Any Race)	12,142	73.8%	15,481	83.0%	16,791	85.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011

ESRI

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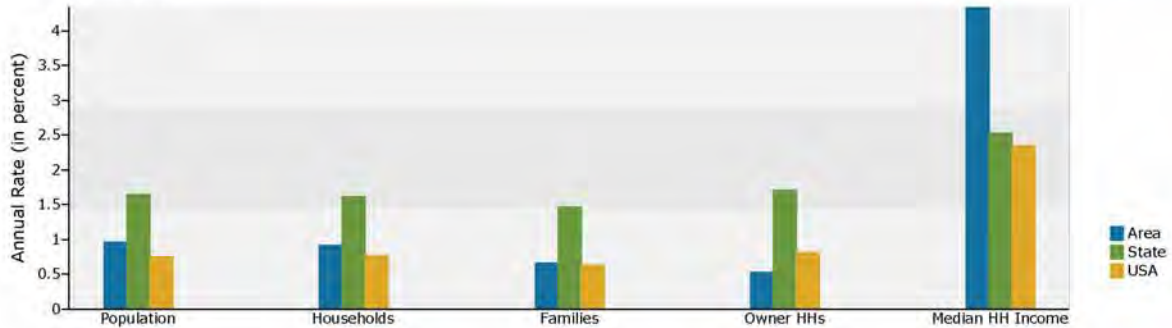


Demographic and Income Profile

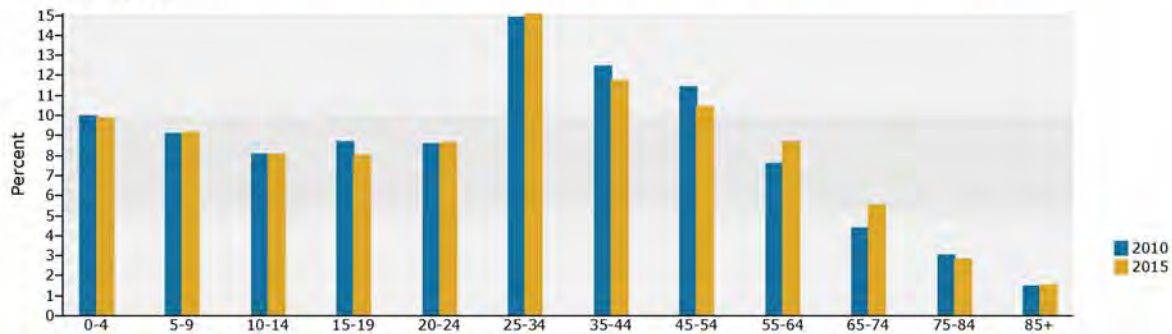
Howard Dr & Berrydale St, Houston, TX 77017
 Ring: 1 mile radius

Prepared by Barry Forrest Texas Net Lease
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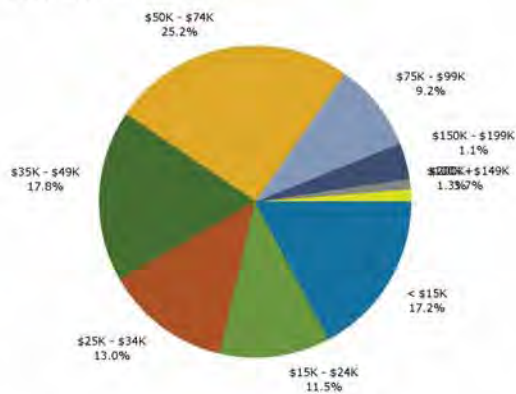
Trends 2010-2015



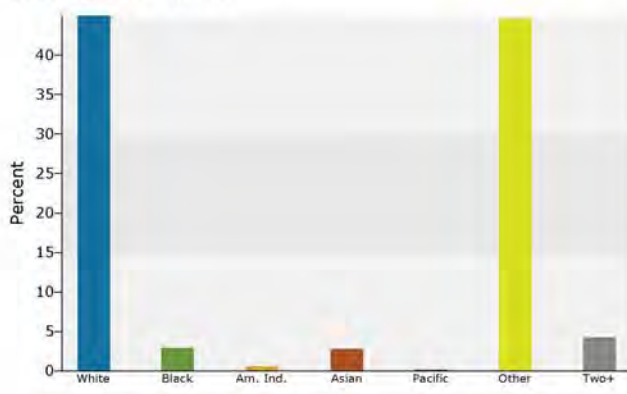
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 83.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011



Demographic and Income Profile

Howard Dr & Berrydale St, Houston, TX 77017
 Ring: 3 miles radius

Prepared by Barry Forrest Texas Net Lease
 Latitude: 29.686068
 Longitude: -95.253300

Summary	2000		2010		2015	
Population	135,959		146,251		151,392	
Households	40,852		42,533		43,807	
Families	31,145		31,642		32,213	
Average Household Size	3.31		3.42		3.43	
Owner Occupied Housing Units	19,959		20,556		20,860	
Renter Occupied Housing Units	20,892		21,977		22,947	
Median Age	27.3		28.0		28.0	
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	0.69%	1.65%	0.76%			
Households	0.59%	1.63%	0.78%			
Families	0.36%	1.48%	0.64%			
Owner HHs	0.29%	1.72%	0.82%			
Median Household Income	3.80%	2.54%	2.36%			
	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	8,528	20.9%	7,228	17.0%	6,349	14.5%
\$15,000 - \$24,999	7,360	18.0%	5,726	13.5%	5,220	11.9%
\$25,000 - \$34,999	7,187	17.6%	6,004	14.1%	5,136	11.7%
\$35,000 - \$49,999	7,516	18.4%	7,184	16.9%	5,835	13.3%
\$50,000 - \$74,999	6,234	15.3%	9,804	23.0%	11,860	27.1%
\$75,000 - \$99,999	2,294	5.6%	4,019	9.4%	5,400	12.3%
\$100,000 - \$149,999	1,097	2.7%	1,739	4.1%	2,779	6.3%
\$150,000 - \$199,999	284	0.7%	414	1.0%	622	1.4%
\$200,000+	317	0.8%	416	1.0%	607	1.4%
Median Household Income	\$30,822		\$39,190		\$47,215	
Average Household Income	\$40,334		\$47,204		\$54,138	
Per Capita Income	\$12,242		\$13,829		\$15,778	
	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,941	10.3%	15,157	10.4%	15,701	10.4%
5 - 9	13,187	9.7%	13,879	9.5%	14,289	9.4%
10 - 14	11,429	8.4%	11,911	8.1%	12,750	8.4%
15 - 19	11,370	8.4%	12,316	8.4%	11,804	7.8%
20 - 24	12,393	9.1%	12,432	8.5%	13,456	8.9%
25 - 34	23,278	17.1%	23,739	16.2%	23,847	15.8%
35 - 44	19,273	14.2%	18,749	12.8%	18,880	12.5%
45 - 54	13,512	9.9%	16,109	11.0%	15,397	10.2%
55 - 64	7,494	5.5%	11,297	7.7%	12,890	8.5%
65 - 74	5,393	4.0%	5,708	3.9%	7,453	4.9%
75 - 84	3,622	2.7%	3,427	2.3%	3,380	2.2%
85+	1,071	0.8%	1,526	1.0%	1,547	1.0%
	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	68,281	50.2%	66,346	45.4%	67,052	44.3%
Black Alone	11,517	8.5%	10,817	7.4%	10,315	6.8%
American Indian Alone	903	0.7%	1,024	0.7%	1,043	0.7%
Asian Alone	4,079	3.0%	3,794	2.6%	3,705	2.4%
Pacific Islander Alone	101	0.1%	139	0.1%	135	0.1%
Some Other Race Alone	46,008	33.8%	58,202	39.8%	62,896	41.5%
Two or More Races	5,069	3.7%	5,929	4.1%	6,247	4.1%
Hispanic Origin (Any Race)	96,414	70.9%	117,242	80.2%	125,739	83.1%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011

ESRI

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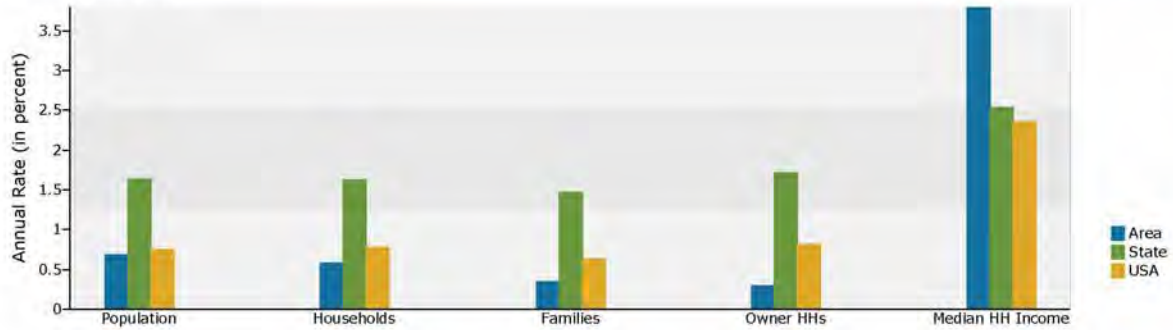


Demographic and Income Profile

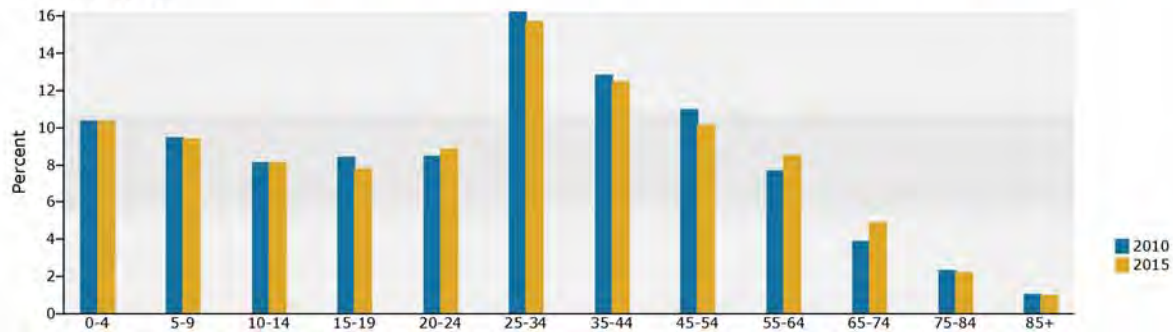
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 Ring: 3 miles radius

Prepared by Barry Forrest Texas Net Lease
 Latitude: 29.686068
 Longitude: -95.253593

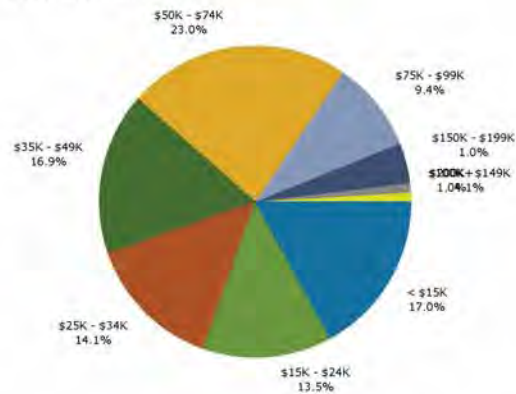
Trends 2010-2015



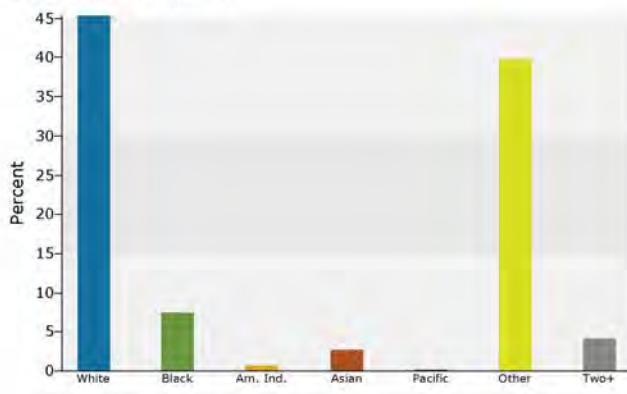
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 80.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011



Demographic and Income Profile

Howard Dr & Berrydale St, Houston, TX 77017
 Ring: 5 miles radius

Prepared by Barry Forrest Texas Net Lease
 Latitude: 29.686058
 Longitude: -95.253300

Summary	2000	2010	2015
Population	312,164	341,413	356,040
Households	96,488	103,510	107,587
Families	72,688	75,785	77,732
Average Household Size	3.21	3.28	3.29
Owner Occupied Housing Units	49,259	52,796	54,372
Renter Occupied Housing Units	47,229	50,714	53,216
Median Age	27.9	28.8	29.0
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.84%	1.65%	0.76%
Households	0.78%	1.63%	0.78%
Families	0.51%	1.48%	0.64%
Owner HHs	0.59%	1.72%	0.82%
Median Household Income	4.53%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	20,605	21.3%	17,487	16.9%	15,397	14.3%
\$15,000 - \$24,999	16,882	17.5%	13,227	12.8%	11,955	11.1%
\$25,000 - \$34,999	16,840	17.4%	13,956	13.5%	11,986	11.1%
\$35,000 - \$49,999	17,460	18.1%	16,822	16.3%	13,811	12.8%
\$50,000 - \$74,999	14,915	15.4%	24,948	24.1%	29,988	27.9%
\$75,000 - \$99,999	5,695	5.9%	10,390	10.0%	13,989	13.0%
\$100,000 - \$149,999	2,747	2.8%	4,723	4.6%	7,540	7.0%
\$150,000 - \$199,999	629	0.7%	915	0.9%	1,395	1.3%
\$200,000+	773	0.8%	1,042	1.0%	1,526	1.4%
Median Household Income	\$31,178		\$40,257		\$50,248	
Average Household Income	\$40,140		\$48,178		\$55,250	
Per Capita Income	\$12,546		\$14,671		\$16,758	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	30,805	9.9%	34,044	10.0%	35,409	9.9%
5 - 9	29,267	9.4%	31,308	9.2%	32,424	9.1%
10 - 14	25,956	8.3%	27,106	7.9%	29,344	8.2%
15 - 19	25,963	8.3%	27,741	8.1%	26,917	7.6%
20 - 24	27,892	8.9%	28,392	8.3%	30,600	8.6%
25 - 34	52,220	16.7%	54,571	16.0%	55,243	15.5%
35 - 44	44,059	14.1%	43,584	12.8%	44,430	12.5%
45 - 54	31,938	10.2%	38,658	11.3%	36,945	10.4%
55 - 64	19,074	6.1%	28,306	8.3%	32,523	9.1%
65 - 74	14,051	4.5%	15,162	4.4%	19,470	5.5%
75 - 84	8,452	2.7%	8,893	2.6%	8,921	2.5%
85+	2,488	0.8%	3,649	1.1%	3,811	1.1%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	163,476	52.4%	161,595	47.3%	164,027	46.1%
Black Alone	33,821	10.8%	33,540	9.8%	32,984	9.3%
American Indian Alone	1,975	0.6%	2,347	0.7%	2,434	0.7%
Asian Alone	6,260	2.0%	6,318	1.9%	6,352	1.8%
Pacific Islander Alone	172	0.1%	248	0.1%	245	0.1%
Some Other Race Alone	95,355	30.5%	123,872	36.3%	135,557	38.1%
Two or More Races	11,105	3.6%	13,493	4.0%	14,440	4.1%
Hispanic Origin (Any Race)	205,711	65.9%	256,882	75.2%	279,042	78.4%

Data Note: Income is expressed in current dollars
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011

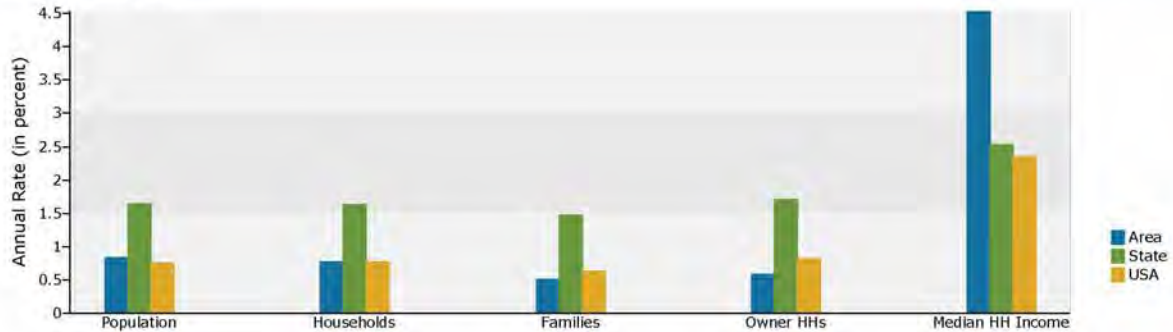


Demographic and Income Profile

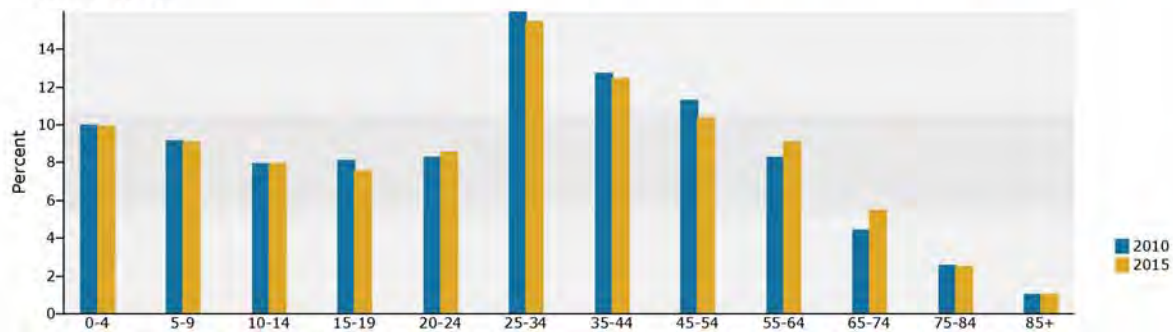
Howard Dr & Berrydale St, Houston, TX 77017
 Ring: 5 miles radius

Prepared by Barry Forrest Texas Net Lease
 Latitude: 29.686068
 Longitude: -95.253593

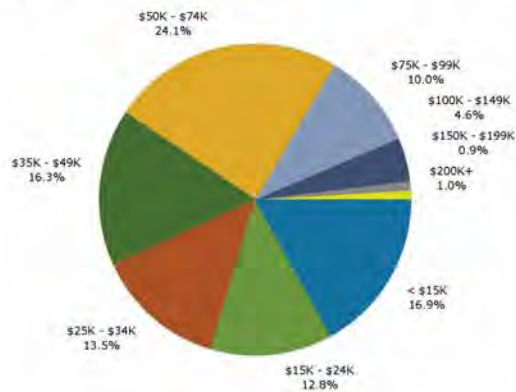
Trends 2010-2015



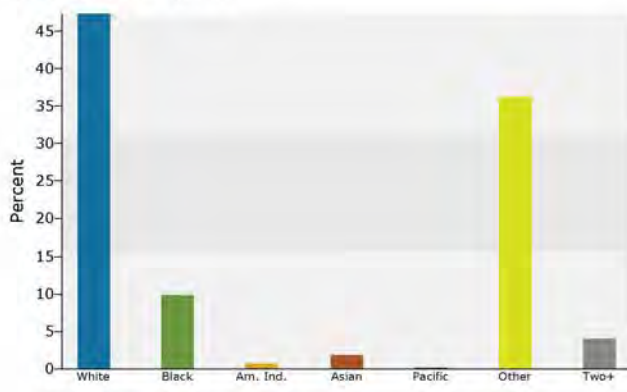
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 75.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 03, 2011






Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	16,449	135,959	312,164
2000 Group Quarters	147	813	2,052
2010 Total Population	18,649	146,251	341,413
2015 Total Population	19,576	151,392	356,040
2010 - 2015 Annual Rate	0.97%	0.69%	0.84%
 2000 Households	4,775	40,852	96,488
2000 Average Household Size	3.41	3.31	3.21
2010 Households	5,269	42,533	103,510
2010 Average Household Size	3.51	3.42	3.28
2015 Households	5,518	43,807	107,587
2015 Average Household Size	3.52	3.43	3.29
2010 - 2015 Annual Rate	0.93%	0.59%	0.78%
2000 Families	3,715	31,145	72,688
2000 Average Family Size	3.91	3.81	3.73
2010 Families	3,973	31,642	75,785
2010 Average Family Size	4.09	4	3.87
2015 Families	4,107	32,213	77,732
2015 Average Family Size	4.14	4.05	3.92
2010 - 2015 Annual Rate	0.67%	0.36%	0.51%
 2000 Housing Units	5,053	43,417	103,465
Owner Occupied Housing Units	55.8%	46.0%	47.6%
Renter Occupied Housing Units	38.4%	48.1%	45.7%
Vacant Housing Units	5.8%	5.9%	6.7%
2010 Housing Units	5,785	47,120	116,164
Owner Occupied Housing Units	51.5%	43.6%	45.4%
Renter Occupied Housing Units	39.6%	46.6%	43.7%
Vacant Housing Units	8.9%	9.7%	10.9%
2015 Housing Units	6,085	48,837	121,572
Owner Occupied Housing Units	50.2%	42.7%	44.7%
Renter Occupied Housing Units	40.4%	47.0%	43.8%
Vacant Housing Units	9.3%	10.3%	11.5%
Median Household Income			
2000	\$32,989	\$30,822	\$31,178
2010	\$41,188	\$39,190	\$40,257
2015	\$50,942	\$47,215	\$50,248
Median Home Value			
2000	\$52,722	\$54,172	\$53,543
2010	\$71,609	\$73,194	\$72,915
2015	\$85,030	\$86,605	\$86,577
Per Capita Income			
2000	\$12,366	\$12,242	\$12,546
2010	\$13,984	\$13,829	\$14,671
2015	\$16,115	\$15,778	\$16,758
Median Age			
2000	28.0	27.3	27.9
2010	28.5	28.0	28.8
2015	28.7	28.0	29.0

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 total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.




Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Income			
 Household Income Base	4,757	40,817	96,546
< \$15,000	20.6%	20.9%	21.3%
\$15,000 - \$24,999	15.8%	18.0%	17.5%
\$25,000 - \$34,999	15.9%	17.6%	17.4%
\$35,000 - \$49,999	20.7%	18.4%	18.1%
\$50,000 - \$74,999	16.2%	15.3%	15.4%
\$75,000 - \$99,999	6.7%	5.6%	5.9%
\$100,000 - \$149,999	2.4%	2.7%	2.8%
\$150,000 - \$199,999	0.6%	0.7%	0.7%
\$200,000+	1.1%	0.8%	0.8%
Average Household Income	\$42,075	\$40,334	\$40,140
2010 Households by Income			
Household Income Base	5,267	42,534	103,510
< \$15,000	17.2%	17.0%	16.9%
\$15,000 - \$24,999	11.5%	13.5%	12.8%
\$25,000 - \$34,999	13.0%	14.1%	13.5%
\$35,000 - \$49,999	17.8%	16.9%	16.3%
\$50,000 - \$74,999	25.2%	23.0%	24.1%
\$75,000 - \$99,999	9.2%	9.4%	10.0%
\$100,000 - \$149,999	3.7%	4.1%	4.6%
\$150,000 - \$199,999	1.1%	1.0%	0.9%
\$200,000+	1.3%	1.0%	1.0%
Average Household Income	\$48,972	\$47,204	\$48,178
2015 Households by Income			
Household Income Base	5,518	43,808	107,587
< \$15,000	14.6%	14.5%	14.3%
\$15,000 - \$24,999	10.1%	11.9%	11.1%
\$25,000 - \$34,999	10.3%	11.7%	11.1%
\$35,000 - \$49,999	12.5%	13.3%	12.8%
\$50,000 - \$74,999	31.0%	27.1%	27.9%
\$75,000 - \$99,999	12.3%	12.3%	13.0%
\$100,000 - \$149,999	5.9%	6.3%	7.0%
\$150,000 - \$199,999	1.6%	1.4%	1.3%
\$200,000+	1.8%	1.4%	1.4%
Average Household Income	\$56,567	\$54,138	\$55,250
2000 Owner Occupied HUs by Value			
Total	2,795	19,945	49,204
<\$50,000	44.4%	42.5%	44.0%
\$50,000 - 99,999	47.2%	50.7%	49.9%
\$100,000 - 149,999	6.9%	4.8%	4.3%
\$150,000 - 199,999	1.2%	1.1%	1.0%
\$200,000 - \$299,999	0.1%	0.4%	0.6%
\$300,000 - 499,999	0.1%	0.3%	0.2%
\$500,000 - 999,999	0.0%	0.1%	0.0%
\$1,000,000+	0.0%	0.0%	0.1%
Average Home Value	\$58,739	\$60,090	\$59,504
2000 Specified Renter Occupied HUs by Contract Rent			
Total	1,976	20,857	47,282
With Cash Rent	96.6%	97.1%	96.7%
No Cash Rent	3.4%	2.9%	3.3%
Median Rent	\$440	\$421	\$425
Average Rent	\$469	\$428	\$430

Data Note: 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. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.




Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Age			
 Total	16,448	135,963	312,166
Age 0 - 4	9.7%	10.3%	9.9%
Age 5 - 9	9.7%	9.7%	9.4%
Age 10 - 14	9.1%	8.4%	8.3%
Age 15 - 19	8.5%	8.4%	8.3%
Age 20 - 24	8.1%	9.1%	8.9%
Age 25 - 34	16.2%	17.1%	16.7%
Age 35 - 44	14.5%	14.2%	14.1%
Age 45 - 54	9.8%	9.9%	10.2%
Age 55 - 64	5.4%	5.5%	6.1%
Age 65 - 74	4.4%	4.0%	4.5%
Age 75 - 84	3.2%	2.7%	2.7%
Age 85+	1.1%	0.8%	0.8%
Age 18+	66.4%	66.7%	67.5%
2010 Population by Age			
Total	18,648	146,249	341,413
Age 0 - 4	10.0%	10.4%	10.0%
Age 5 - 9	9.1%	9.5%	9.2%
Age 10 - 14	8.1%	8.1%	7.9%
Age 15 - 19	8.7%	8.4%	8.1%
Age 20 - 24	8.6%	8.5%	8.3%
Age 25 - 34	14.9%	16.2%	16.0%
Age 35 - 44	12.5%	12.8%	12.8%
Age 45 - 54	11.4%	11.0%	11.3%
Age 55 - 64	7.6%	7.7%	8.3%
Age 65 - 74	4.4%	3.9%	4.4%
Age 75 - 84	3.0%	2.3%	2.6%
Age 85+	1.5%	1.0%	1.1%
Age 18+	67.6%	67.0%	68.1%
2015 Population by Age			
Total	19,577	151,394	356,038
Age 0 - 4	9.9%	10.4%	9.9%
Age 5 - 9	9.2%	9.4%	9.1%
Age 10 - 14	8.3%	8.4%	8.2%
Age 15 - 19	8.0%	7.8%	7.6%
Age 20 - 24	8.6%	8.9%	8.6%
Age 25 - 34	15.1%	15.8%	15.5%
Age 35 - 44	11.7%	12.5%	12.5%
Age 45 - 54	10.5%	10.2%	10.4%
Age 55 - 64	8.7%	8.5%	9.1%
Age 65 - 74	5.5%	4.9%	5.5%
Age 75 - 84	2.9%	2.2%	2.5%
Age 85+	1.5%	1.0%	1.1%
Age 18+	67.8%	67.1%	68.2%
2000 Population by Sex			
Males	50.5%	51.1%	50.5%
Females	49.5%	48.9%	49.5%
2010 Population by Sex			
Males	50.4%	51.1%	50.6%
Females	49.6%	48.9%	49.4%
2015 Population by Sex			
Males	50.3%	51.2%	50.6%
Females	49.7%	48.8%	49.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.





Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Race/Ethnicity			
 Total	16,450	135,958	312,164
White Alone	51.2%	50.2%	52.4%
Black Alone	2.9%	8.5%	10.8%
American Indian Alone	0.5%	0.7%	0.6%
Asian or Pacific Islander Alone	3.3%	3.1%	2.1%
Some Other Race Alone	38.1%	33.8%	30.5%
Two or More Races	3.9%	3.7%	3.6%
Hispanic Origin	73.8%	70.9%	65.9%
Diversity Index	83.8	84.7	84.2
2010 Population by Race/Ethnicity			
Total	18,649	146,251	341,413
White Alone	44.9%	45.4%	47.3%
Black Alone	2.9%	7.4%	9.8%
American Indian Alone	0.6%	0.7%	0.7%
Asian or Pacific Islander Alone	2.8%	2.7%	1.9%
Some Other Race Alone	44.5%	39.8%	36.3%
Two or More Races	4.2%	4.1%	4.0%
Hispanic Origin	83.0%	80.2%	75.2%
Diversity Index	85.4	85.5	85.3
2015 Population by Race/Ethnicity			
Total	19,577	151,393	356,039
White Alone	43.5%	44.3%	46.1%
Black Alone	2.8%	6.8%	9.3%
American Indian Alone	0.6%	0.7%	0.7%
Asian or Pacific Islander Alone	2.6%	2.5%	1.9%
Some Other Race Alone	46.3%	41.5%	38.1%
Two or More Races	4.3%	4.1%	4.1%
Hispanic Origin	85.8%	83.1%	78.4%
Diversity Index	85.6	85.5	85.4
2000 Population 3+ by School Enrollment			
 Total	15,356	127,643	293,511
Enrolled in Nursery/Preschool	2.0%	1.7%	1.7%
Enrolled in Kindergarten	1.5%	2.3%	2.2%
Enrolled in Grade 1-8	17.1%	16.1%	15.6%
Enrolled in Grade 9-12	6.4%	6.5%	6.8%
Enrolled in College	3.2%	3.5%	3.7%
Enrolled in Grad/Prof School	0.4%	0.4%	0.4%
Not Enrolled in School	69.3%	69.4%	69.6%
2010 Population 25+ by Educational Attainment			
Total	10,349	80,555	192,822
Less than 9th Grade	29.0%	28.7%	26.5%
9th - 12th Grade, No Diploma	18.1%	18.2%	17.5%
High School Graduate	29.7%	28.3%	28.9%
Some College, No Degree	12.3%	13.8%	14.9%
Associate Degree	3.3%	3.4%	3.8%
Bachelor's Degree	4.6%	4.8%	5.5%
Graduate/Professional Degree	2.9%	2.7%	3.0%

Data Note: 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.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.






Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2010 Population 15+ by Marital Status			
Total	13,580	105,303	248,955
Never Married	32.8%	34.2%	34.0%
Married	53.1%	52.5%	51.4%
Widowed	6.0%	5.1%	5.5%
Divorced	8.1%	8.1%	9.1%
 2000 Population 16+ by Employment Status			
Total	11,391	95,136	220,687
In Labor Force	55.6%	57.6%	57.2%
Civilian Employed	50.5%	52.1%	51.6%
Civilian Unemployed	5.2%	5.5%	5.6%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	44.4%	42.4%	42.8%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	88.2%	86.3%	86.2%
Civilian Unemployed	11.8%	13.7%	13.8%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	90.2%	88.6%	88.4%
Civilian Unemployed	9.8%	11.4%	11.6%
2000 Females 16+ by Employment Status and Age of Children			
Total	5,550	46,730	110,096
Own Children < 6 Only	10.3%	11.6%	11.0%
Employed/in Armed Forces	3.7%	4.4%	4.1%
Unemployed	0.3%	0.8%	0.8%
Not in Labor Force	6.3%	6.5%	6.1%
Own Children < 6 and 6-17 Only	12.7%	11.6%	10.7%
Employed/in Armed Forces	4.5%	4.1%	3.8%
Unemployed	0.7%	0.4%	0.4%
Not in Labor Force	7.5%	7.1%	6.5%
Own Children 6-17 Only	19.7%	19.1%	18.7%
Employed/in Armed Forces	10.5%	10.3%	9.5%
Unemployed	0.6%	0.9%	0.9%
Not in Labor Force	8.6%	7.9%	8.2%
No Own Children < 18	57.3%	57.6%	59.6%
Employed/in Armed Forces	20.8%	22.3%	23.9%
Unemployed	2.6%	2.9%	3.0%
Not in Labor Force	33.9%	32.4%	32.7%
 2010 Employed Population 16+ by Industry			
Total	6,154	47,977	113,460
Agriculture/Mining	0.4%	1.0%	1.1%
Construction	20.6%	19.1%	17.2%
Manufacturing	9.9%	10.0%	9.7%
Wholesale Trade	4.4%	4.1%	4.2%
Retail Trade	9.3%	10.8%	10.6%
Transportation/Utilities	5.9%	5.6%	6.2%
Information	0.8%	1.0%	1.1%
Finance/Insurance/Real Estate	5.4%	4.8%	5.1%
Services	41.2%	41.0%	42.1%
Public Administration	2.1%	2.5%	2.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.

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1/03/2011

Page 5 of 8




Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Employed Population 16+ by Occupation			
Total	6,154	47,979	113,458
White Collar	36.6%	37.2%	40.4%
Management/Business/Financial	6.5%	5.8%	6.3%
Professional	7.8%	8.7%	10.7%
Sales	9.8%	9.6%	9.6%
Administrative Support	12.5%	13.0%	13.8%
Services	19.7%	20.6%	19.9%
Blue Collar	43.7%	42.2%	39.7%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	20.3%	18.6%	16.3%
Installation/Maintenance/Repair	5.2%	5.2%	5.1%
Production	10.5%	10.0%	9.4%
Transportation/Material Moving	7.4%	8.3%	8.8%
2000 Workers 16+ by Means of Transportation to Work			
 Total	5,602	48,151	110,612
Drove Alone - Car, Truck, or Van	70.3%	65.6%	68.4%
Carpooled - Car, Truck, or Van	20.7%	24.4%	22.7%
Public Transportation	2.5%	3.9%	3.4%
Walked	2.0%	2.3%	2.2%
Other Means	3.8%	2.8%	2.1%
Worked at Home	0.8%	1.1%	1.3%
2000 Workers 16+ by Travel Time to Work			
Total	5,599	48,151	110,612
Did Not Work at Home	99.2%	98.9%	98.7%
Less than 5 minutes	1.5%	1.5%	1.7%
5 to 9 minutes	5.9%	7.1%	7.4%
10 to 19 minutes	28.5%	27.4%	27.8%
20 to 24 minutes	16.0%	14.8%	14.8%
25 to 34 minutes	25.1%	24.9%	25.1%
35 to 44 minutes	5.7%	5.7%	5.9%
45 to 59 minutes	7.4%	8.4%	8.1%
60 to 89 minutes	7.1%	6.1%	5.4%
90 or more minutes	2.0%	2.9%	2.7%
Worked at Home	0.8%	1.1%	1.3%
Average Travel Time to Work (in min)	27.2	28.3	27.6
2000 Households by Vehicles Available			
Total	4,771	40,826	96,514
None	10.8%	12.1%	12.1%
1	34.6%	40.6%	41.1%
2	37.4%	33.6%	33.7%
3	12.4%	9.8%	9.5%
4	4.3%	2.8%	2.7%
5+	0.4%	1.0%	0.9%
Average Number of Vehicles Available	1.7	1.5	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.





Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Type			
 Total	4,775	40,850	96,488
Family Households	77.8%	76.2%	75.3%
Married-couple Family	56.7%	53.8%	52.6%
With Related Children	38.4%	36.0%	34.0%
Other Family (No Spouse)	21.1%	22.5%	22.7%
With Related Children	13.7%	15.0%	15.1%
Nonfamily Households	22.2%	23.8%	24.7%
Householder Living Alone	18.2%	19.1%	19.9%
Householder Not Living Alone	4.0%	4.7%	4.8%
Households with Related Children	52.1%	51.0%	49.1%
Households with Persons 65+	21.5%	18.1%	19.3%
2000 Households by Size			
Total	4,775	40,852	96,488
1 Person Household	18.2%	19.1%	19.9%
2 Person Household	21.1%	22.3%	23.4%
3 Person Household	16.5%	17.2%	17.4%
4 Person Household	17.1%	16.7%	16.3%
5 Person Household	12.9%	12.4%	11.5%
6 Person Household	7.1%	6.4%	6.0%
7+ Person Household	7.0%	6.1%	5.5%
2000 Households by Year Householder Moved In			
Total	4,773	40,826	96,515
Moved in 1999 to March 2000	23.1%	24.9%	24.5%
Moved in 1995 to 1998	27.5%	29.5%	28.8%
Moved in 1990 to 1994	18.1%	15.8%	14.8%
Moved in 1980 to 1989	14.4%	13.3%	12.4%
Moved in 1970 to 1979	8.1%	8.3%	9.5%
Moved in 1969 or Earlier	8.7%	8.3%	10.0%
Median Year Householder Moved In	1995	1996	1995
2000 Housing Units by Units in Structure			
 Total	5,070	43,374	103,496
1, Detached	64.2%	53.5%	56.7%
1, Attached	4.5%	3.4%	3.3%
2	1.3%	1.9%	1.9%
3 or 4	2.1%	3.3%	3.4%
5 to 9	2.8%	3.9%	4.0%
10 to 19	3.8%	6.2%	5.7%
20+	20.1%	25.2%	21.5%
Mobile Home	1.1%	2.5%	3.3%
Other	0.0%	0.1%	0.1%
2000 Housing Units by Year Structure Built			
Total	5,054	43,400	103,530
1999 to March 2000	0.7%	0.6%	0.9%
1995 to 1998	0.7%	1.1%	2.0%
1990 to 1994	1.1%	2.1%	2.0%
1980 to 1989	4.4%	8.5%	9.8%
1970 to 1979	14.7%	22.3%	20.0%
1969 or Earlier	78.4%	65.4%	65.2%
Median Year Structure Built	1958	1963	1963

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



Howard Dr & Berrydale St, Ho...

Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.686068
Longitude: -95.253593

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Top 3 Tapestry Segments			
1.	Industrious Urban Frin	Industrious Urban Frin	Southwestern Families
2.	Southwestern Families	NeWest Residents	Industrious Urban Frin
3.	Las Casas	Southwestern Families	NeWest Residents



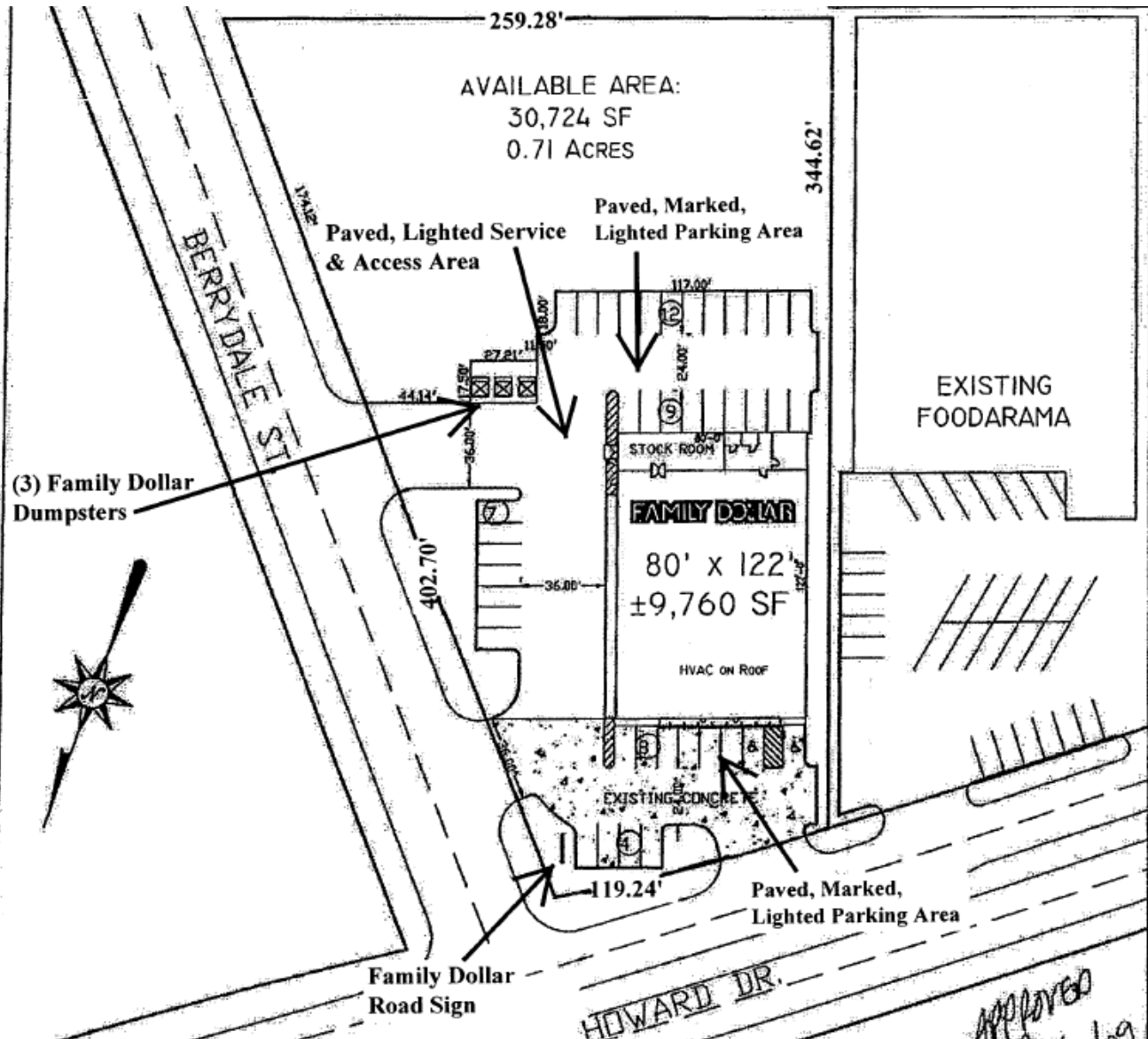
2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$6,412,635	\$51,002,063	\$125,973,382
Average Spent	\$1,217.05	\$1,199.12	\$1,217.02
Spending Potential Index	51	50	51
Computers & Accessories: Total \$	\$864,007	\$6,751,214	\$16,496,952
Average Spent	\$163.98	\$158.73	\$159.38
Spending Potential Index	75	72	72
Education: Total \$	\$3,958,052	\$31,677,986	\$80,491,443
Average Spent	\$751.20	\$744.79	\$777.62
Spending Potential Index	62	61	64
Entertainment/Recreation: Total \$	\$11,707,563	\$90,188,492	\$224,889,784
Average Spent	\$2,221.97	\$2,120.44	\$2,172.64
Spending Potential Index	69	66	67
Food at Home: Total \$	\$17,715,598	\$140,387,505	\$345,764,294
Average Spent	\$3,362.23	\$3,300.67	\$3,340.40
Spending Potential Index	75	74	75
Food Away from Home: Total \$	\$12,409,518	\$98,402,272	\$243,628,298
Average Spent	\$2,355.19	\$2,313.55	\$2,353.67
Spending Potential Index	73	72	73
Health Care: Total \$	\$12,698,341	\$97,823,863	\$249,051,410
Average Spent	\$2,410.01	\$2,299.95	\$2,406.06
Spending Potential Index	65	62	65
HH Furnishings & Equipment: Total \$	\$6,738,885	\$51,679,736	\$127,909,313
Average Spent	\$1,278.97	\$1,215.05	\$1,235.72
Spending Potential Index	62	59	60
Investments: Total \$	\$5,195,678	\$37,939,956	\$94,427,315
Average Spent	\$986.08	\$892.01	\$912.25
Spending Potential Index	57	51	52
Retail Goods: Total \$	\$89,901,078	\$698,242,947	\$1,733,169,288
Average Spent	\$17,062.27	\$16,416.50	\$16,743.98
Spending Potential Index	69	66	67
Shelter: Total \$	\$61,892,895	\$480,445,593	\$1,177,205,231
Average Spent	\$11,746.61	\$11,295.83	\$11,372.86
Spending Potential Index	74	72	72
TV/Video/Audio: Total \$	\$4,589,170	\$36,460,956	\$91,183,346
Average Spent	\$870.98	\$857.24	\$880.91
Spending Potential Index	70	69	71
Travel: Total \$	\$6,689,967	\$50,069,337	\$123,909,662
Average Spent	\$1,269.68	\$1,177.19	\$1,197.08
Spending Potential Index	67	62	63
Vehicle Maintenance & Repairs: Total \$	\$3,587,661	\$27,966,942	\$69,370,799
Average Spent	\$680.90	\$657.54	\$670.18
Spending Potential Index	72	70	71

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.

Site Plan



AREA SUMMARY		
	SQUARE FOOTAGE	ACREAGE
GROSS AREA	58,323	1.57
NEW PAVING AREA	15,240	0.35
EXIST. PAVING AREA	6,533	0.15

PARKING SUMMARY				
	TOTAL BLDG SF	REQ-D	SPACES	PROV-D SPACE SIZE
PROPOSED	10,000 SF	1/250 SF	40	1/250 SF 9' x 18'

BUILDING SETBACKS		
	REQ-D	PROV-D
FRONT	FT	54.76 FT
REAR	FT	167.43 FT
SIDE (EAST)	FT	50 FT
SIDE (WEST)	FT	8 FT

APPROVED
12/10/09

400339

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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