

CROSSROADS

9070 Research Blvd.
U.S. 183 at Burnet Road
(SWC)

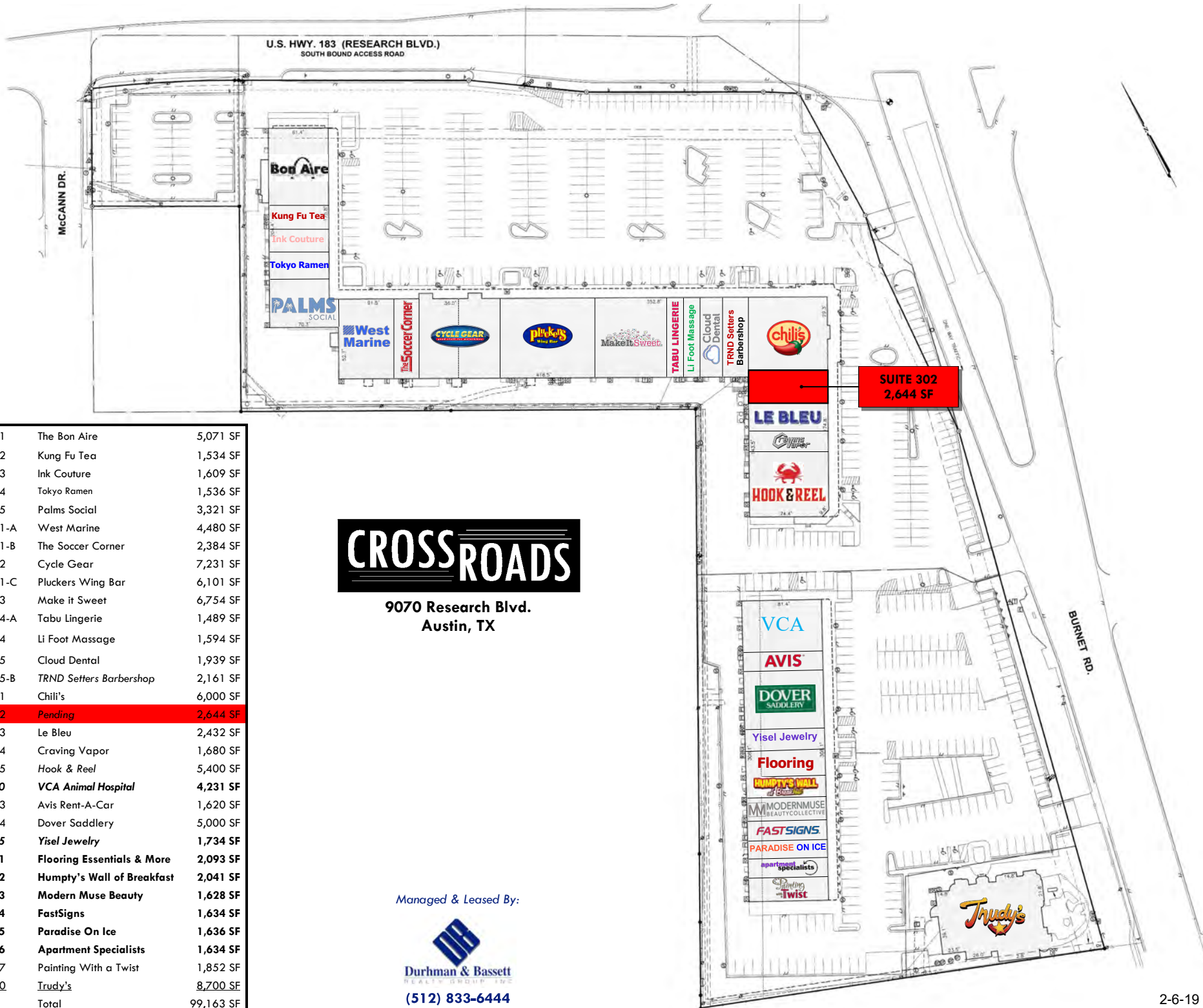
NEW RENOVATION COMPLETE



Derek Quinn
(512) 628-5354
derek@dbrealty.net

100 E. Anderson Lane
Suite 200
Austin, TX 78752





**SUITE 302
2,644 SF**

101	The Bon Aire	5,071 SF
102	Kung Fu Tea	1,534 SF
103	Ink Couture	1,609 SF
104	Tokyo Ramen	1,536 SF
105	Palms Social	3,321 SF
201-A	West Marine	4,480 SF
201-B	The Soccer Corner	2,384 SF
202	Cycle Gear	7,231 SF
201-C	Pluckers Wing Bar	6,101 SF
203	Make it Sweet	6,754 SF
204-A	Tabu Lingerie	1,489 SF
204	Li Foot Massage	1,594 SF
205	Cloud Dental	1,939 SF
205-B	TRND Setters Barbershop	2,161 SF
301	Chili's	6,000 SF
302	Pending	2,644 SF
303	Le Bleu	2,432 SF
304	Craving Vapor	1,680 SF
305	Hook & Reel	5,400 SF
400	VCA Animal Hospital	4,231 SF
403	Avis Rent-A-Car	1,620 SF
404	Dover Saddlery	5,000 SF
405	Yisel Jewelry	1,734 SF
501	Flooring Essentials & More	2,093 SF
502	Humpty's Wall of Breakfast	2,041 SF
503	Modern Muse Beauty	1,628 SF
504	FastSigns	1,634 SF
505	Paradise On Ice	1,636 SF
506	Apartment Specialists	1,634 SF
507	Painting With a Twist	1,852 SF
600	Trudy's	8,700 SF
	Total	99,163 SF

CROSSROADS

9070 Research Blvd.
Austin, TX

Managed & Leased By:





2,644 SF



Burnet Rd.

43,910 VPD



183

170,419 VPD

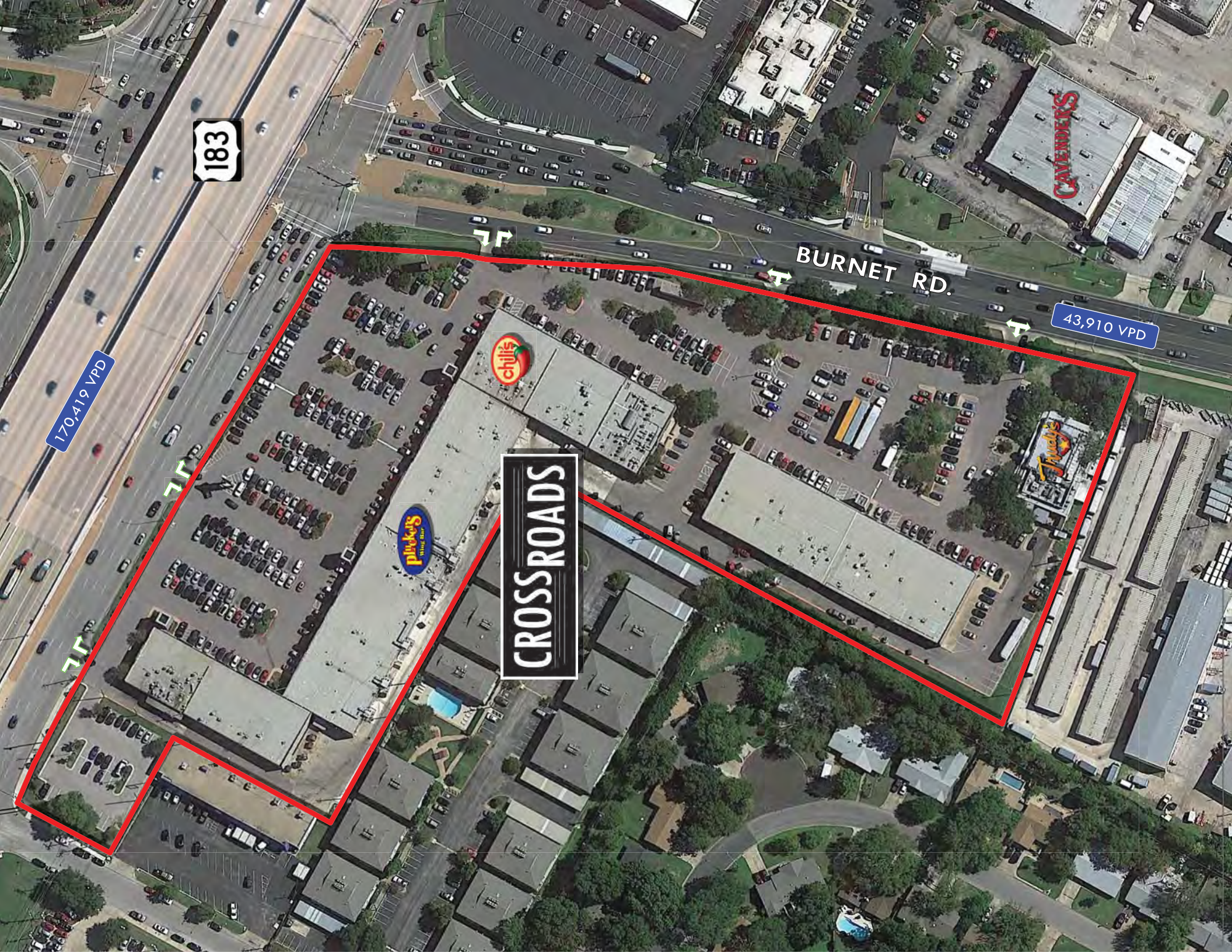
BURNET RD.

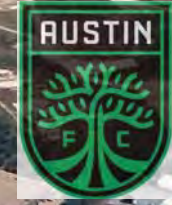
43,910 VPD

CROSSROADS



CAVENDISH'S





Burnet Rd.

183

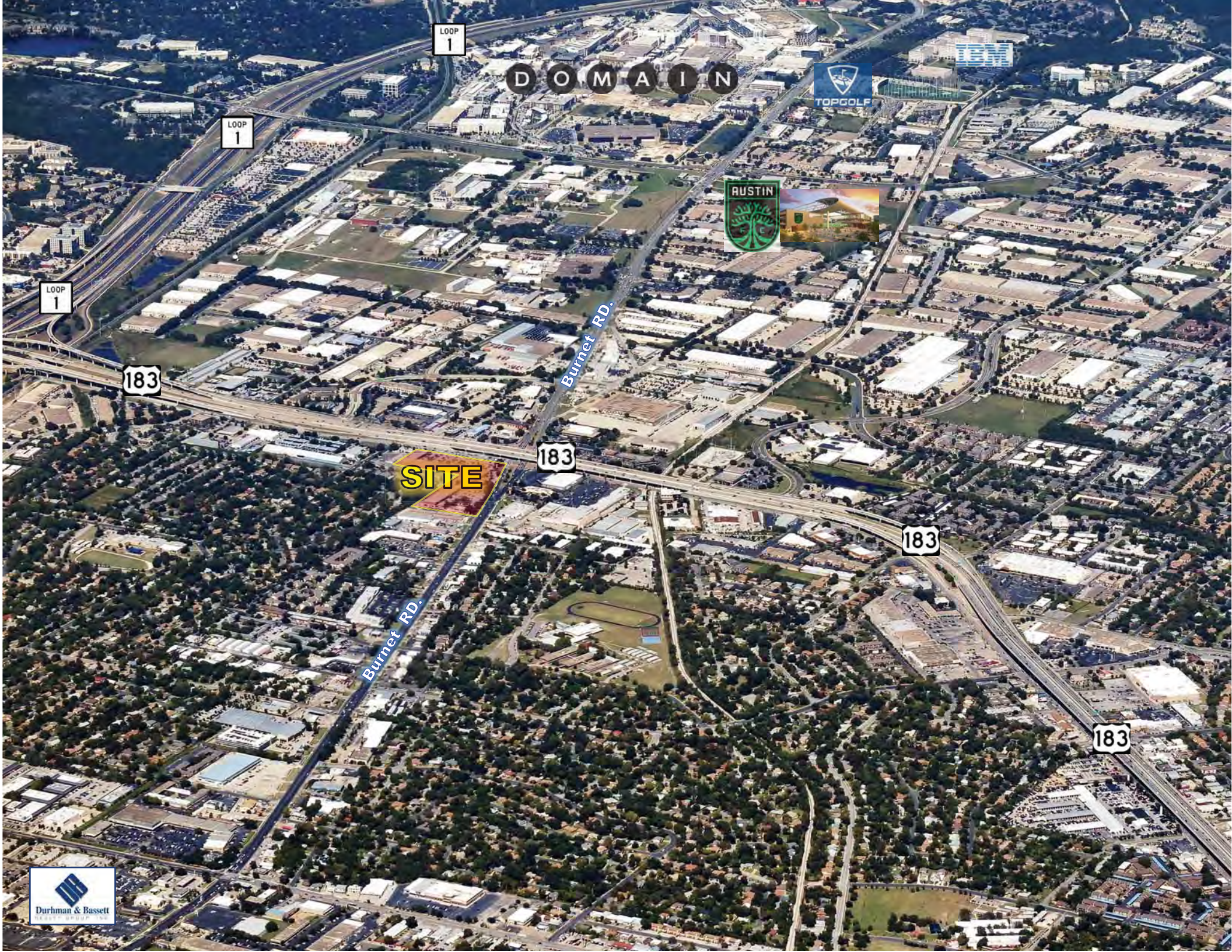
SITE

183

Burnet Rd.

183





DOMAIN



LOOP 1

LOOP 1

LOOP 1

183

183

183

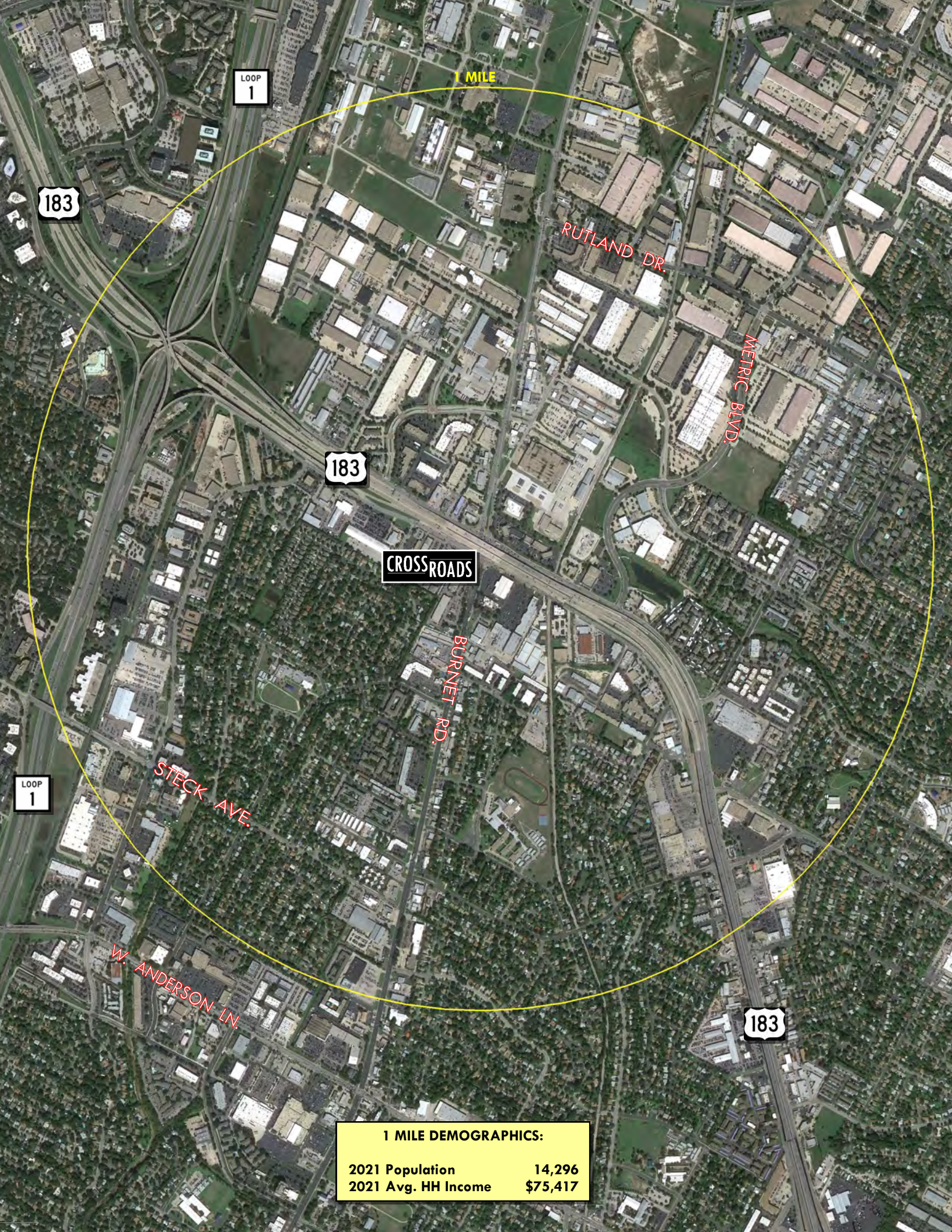
183

Burnet RD.

SITE



Durham & Bassett
REALTY GROUP, INC.



LOOP 1

1 MILE

183

RUTLAND DR.

METRIC BLVD.

183

CROSSROADS

BURNET RD.

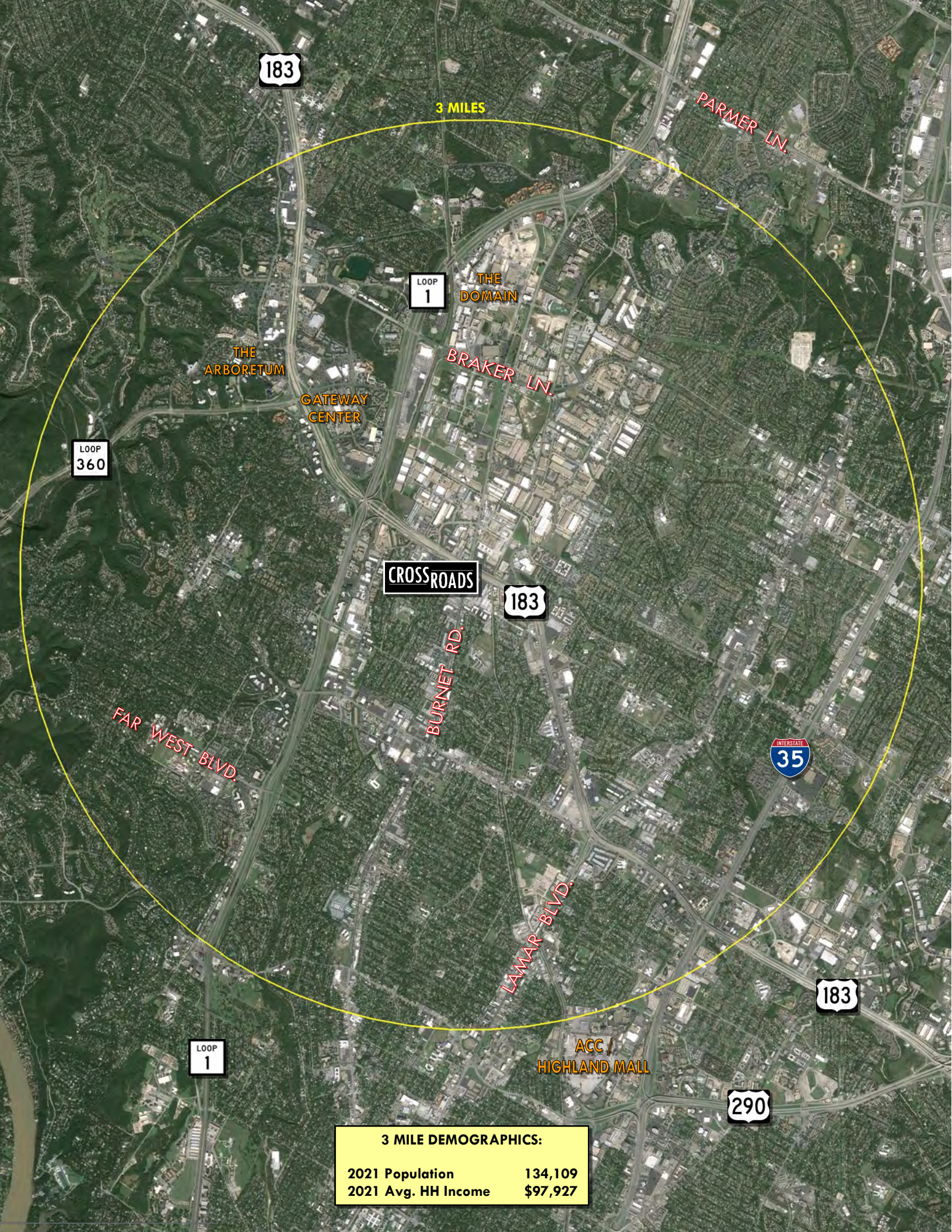
LOOP 1

STECK AVE.

W. ANDERSON LN.

183

1 MILE DEMOGRAPHICS:	
2021 Population	14,296
2021 Avg. HH Income	\$75,417



183

3 MILES

PARMER LN.

LOOP 1

THE DOMAIN

THE ARBORETUM

BRAKER LN.

GATEWAY CENTER

LOOP 360

CROSSROADS

183

BURNET RD.

INTERSTATE 35

FAR WEST BLVD.

LAMAR BLVD.

183

LOOP 1

ACC / HIGHLAND MALL

290

3 MILE DEMOGRAPHICS:

2021 Population	134,109
2021 Avg. HH Income	\$97,927

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Site Details Map
 Latitude: 30.37328
 Longitude: -97.72738



This site is located in:

City: ---
County: Travis County
State: Texas
ZIP Code: 78757
Census Tract: 48453001817
Census Block Group: 484530018171
CBSA: Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area



Executive Summary

Crossroads
9070 Research Blvd, Austin, Texas, 78758
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.37328
Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	13,281	114,672	133,218
2010 Population	12,680	115,701	146,702
2021 Population	14,298	134,109	168,912
2026 Population	14,894	141,947	181,108
2000-2010 Annual Rate	-0.46%	0.09%	0.97%
2010-2021 Annual Rate	1.07%	1.32%	1.26%
2021-2026 Annual Rate	0.82%	1.14%	1.40%
2021 Male Population	52.2%	51.1%	50.7%
2021 Female Population	47.8%	48.9%	49.3%
2021 Median Age	32.1	33.8	34.8

In the identified area, the current year population is 168,912. In 2010, the Census count in the area was 146,702. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 181,108 representing a change of 1.40% annually from 2021 to 2026. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	61.0%	67.1%	65.4%
2021 Black Alone	7.6%	6.4%	8.9%
2021 American Indian/Alaska Native Alone	0.7%	0.8%	0.6%
2021 Asian Alone	3.5%	8.0%	11.5%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	23.6%	14.1%	9.7%
2021 Two or More Races	3.7%	3.5%	3.8%
2021 Hispanic Origin (Any Race)	54.3%	37.6%	27.8%

Persons of Hispanic origin represent 27.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	55	88	113
2000 Households	5,892	51,732	57,355
2010 Households	5,278	50,934	65,532
2021 Total Households	5,772	59,849	75,643
2026 Total Households	5,980	63,468	81,197
2000-2010 Annual Rate	-1.09%	-0.16%	1.34%
2010-2021 Annual Rate	0.80%	1.44%	1.28%
2021-2026 Annual Rate	0.71%	1.18%	1.43%
2021 Average Household Size	2.47	2.23	2.22

The household count in this area has changed from 65,532 in 2010 to 75,643 in the current year, a change of 1.28% annually. The five-year projection of households is 81,197, a change of 1.43% annually from the current year total. Average household size is currently 2.22, compared to 2.22 in the year 2010. The number of families in the current year is 36,470 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	29.4%	25.4%	21.1%
Median Household Income			
2021 Median Household Income	\$49,825	\$67,641	\$78,770
2026 Median Household Income	\$53,811	\$77,524	\$86,759
2021-2026 Annual Rate	1.55%	2.77%	1.95%
Average Household Income			
2021 Average Household Income	\$75,417	\$97,927	\$112,235
2026 Average Household Income	\$83,976	\$108,379	\$122,759
2021-2026 Annual Rate	2.17%	2.05%	1.81%
Per Capita Income			
2021 Per Capita Income	\$30,178	\$43,758	\$49,921
2026 Per Capita Income	\$33,464	\$48,503	\$54,679
2021-2026 Annual Rate	2.09%	2.08%	1.84%

Households by Income

Current median household income is \$78,770 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$86,759 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$112,235 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$122,759 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$49,921 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$54,679 in five years, compared to \$39,378 for all U.S. households

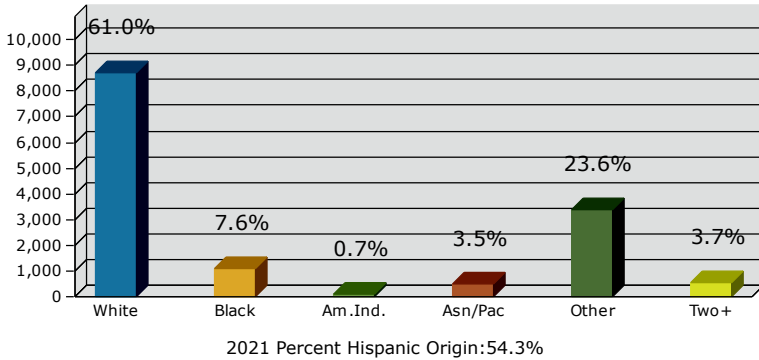
Housing			
2021 Housing Affordability Index	69	81	95
2000 Total Housing Units	6,050	53,756	59,317
2000 Owner Occupied Housing Units	1,670	20,001	27,278
2000 Renter Occupied Housing Units	4,222	31,731	30,078
2000 Vacant Housing Units	158	2,024	1,961
2010 Total Housing Units	6,041	55,897	71,220
2010 Owner Occupied Housing Units	1,688	19,719	28,845
2010 Renter Occupied Housing Units	3,590	31,215	36,687
2010 Vacant Housing Units	763	4,963	5,688
2021 Total Housing Units	6,556	65,341	81,513
2021 Owner Occupied Housing Units	1,914	22,193	33,819
2021 Renter Occupied Housing Units	3,858	37,656	41,824
2021 Vacant Housing Units	784	5,492	5,870
2026 Total Housing Units	6,776	68,980	87,169
2026 Owner Occupied Housing Units	2,028	23,436	35,963
2026 Renter Occupied Housing Units	3,952	40,032	45,233
2026 Vacant Housing Units	796	5,512	5,972

Currently, 41.5% of the 81,513 housing units in the area are owner occupied; 51.3%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 71,220 housing units in the area - 40.5% owner occupied, 51.5% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 6.18%. Median home value in the area is \$395,615, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.29% annually to \$421,809.

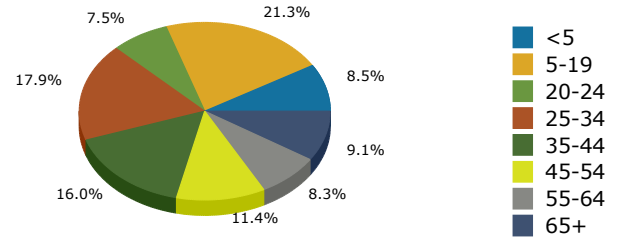
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

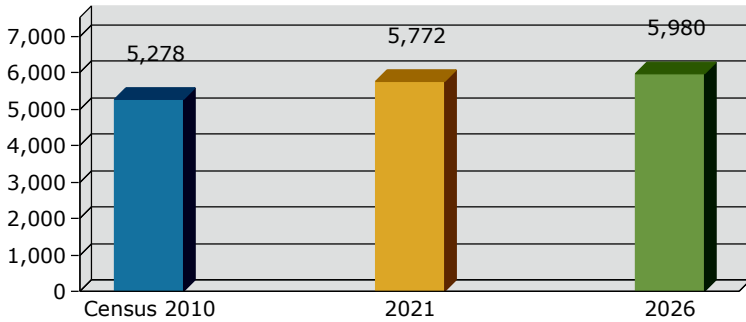
2021 Population by Race



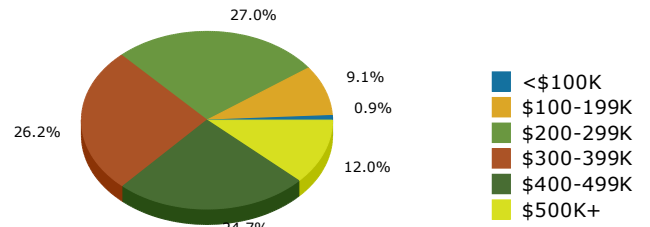
2021 Population by Age



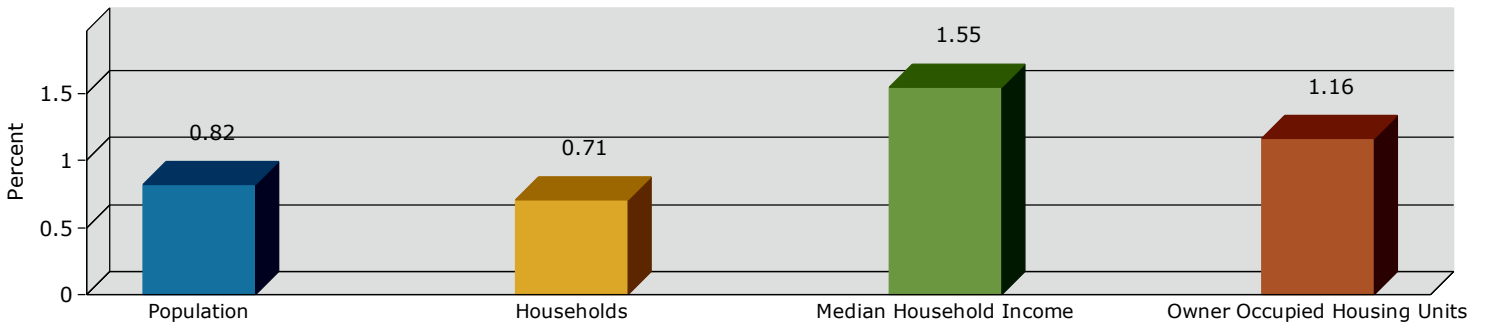
Households



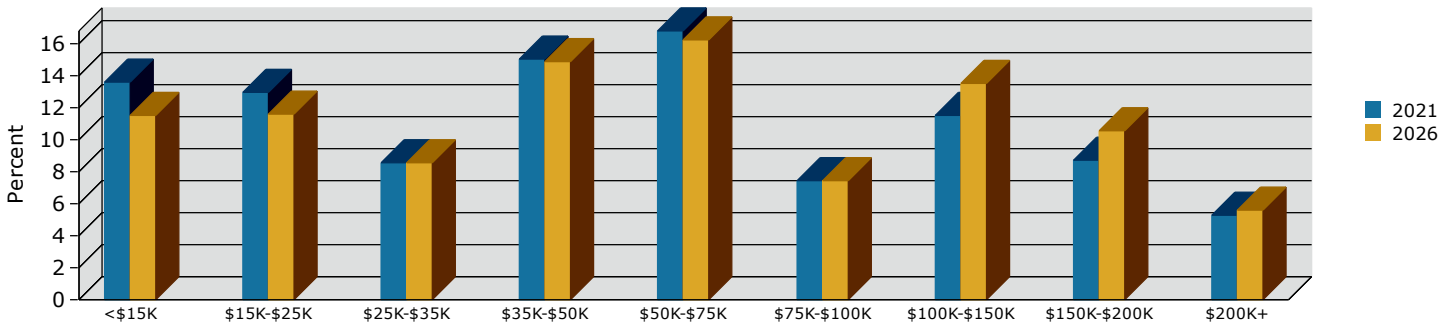
2021 Home Value



2021-2026 Annual Growth Rate

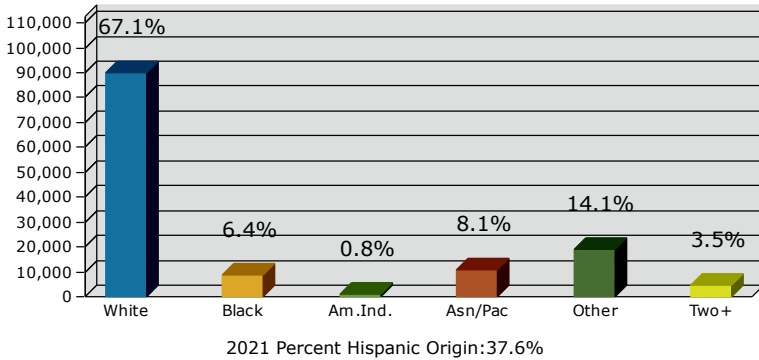


Household Income

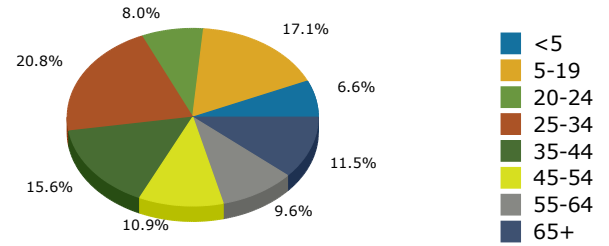


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

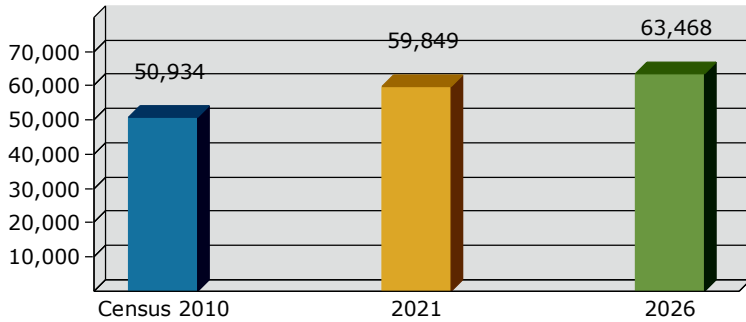
2021 Population by Race



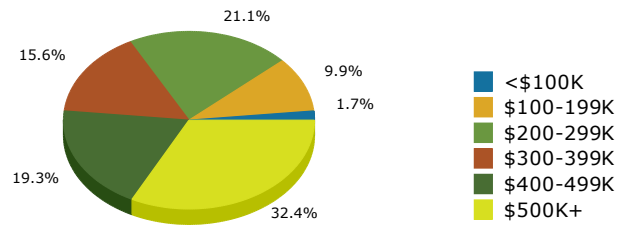
2021 Population by Age



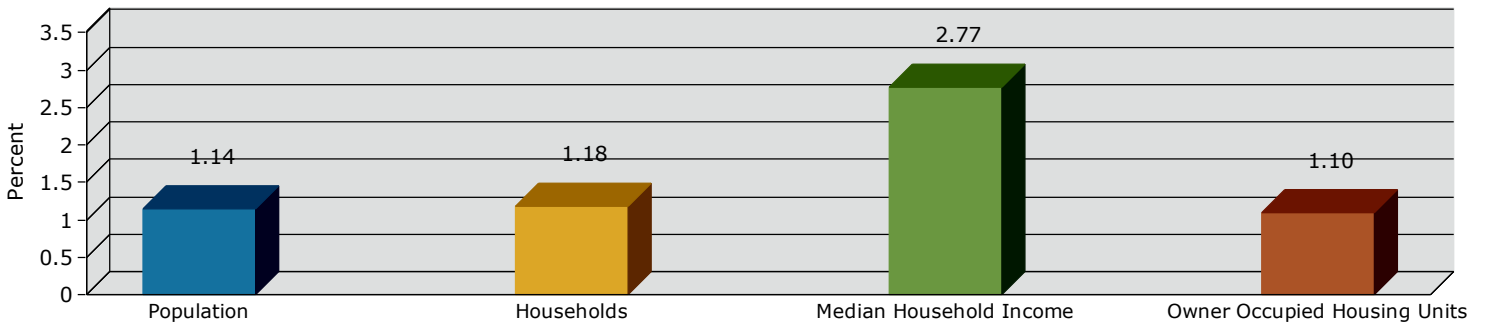
Households



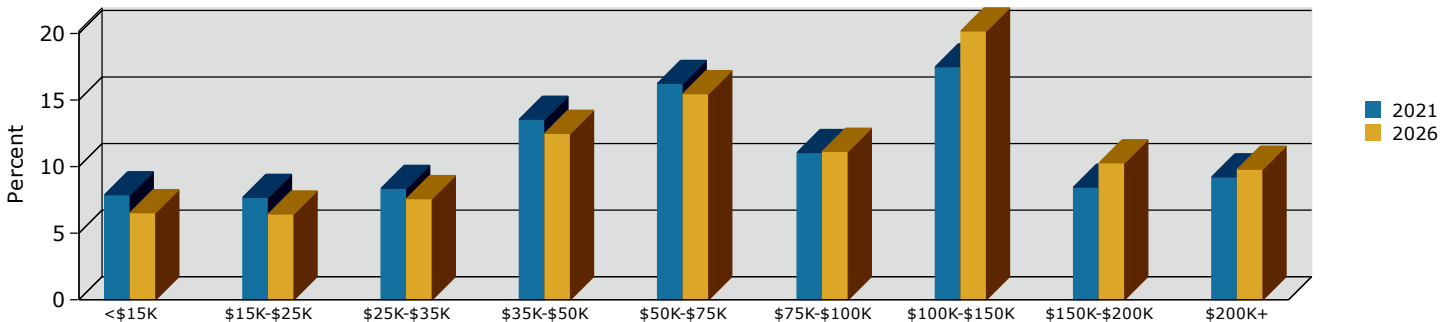
2021 Home Value



2021-2026 Annual Growth Rate

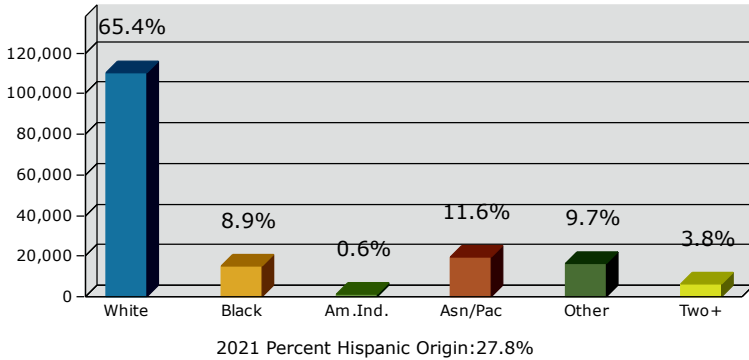


Household Income

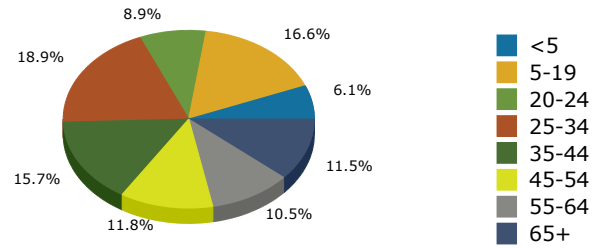


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

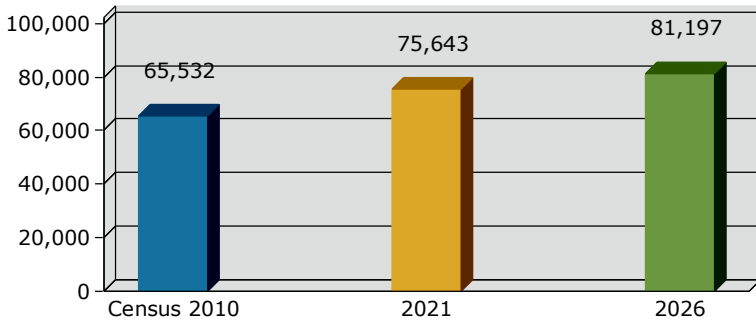
2021 Population by Race



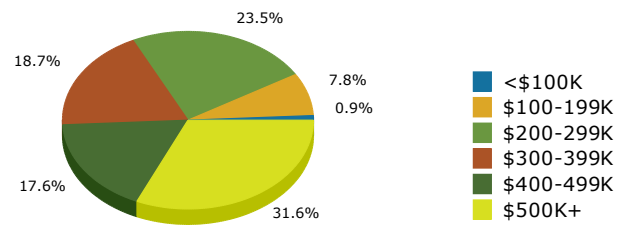
2021 Population by Age



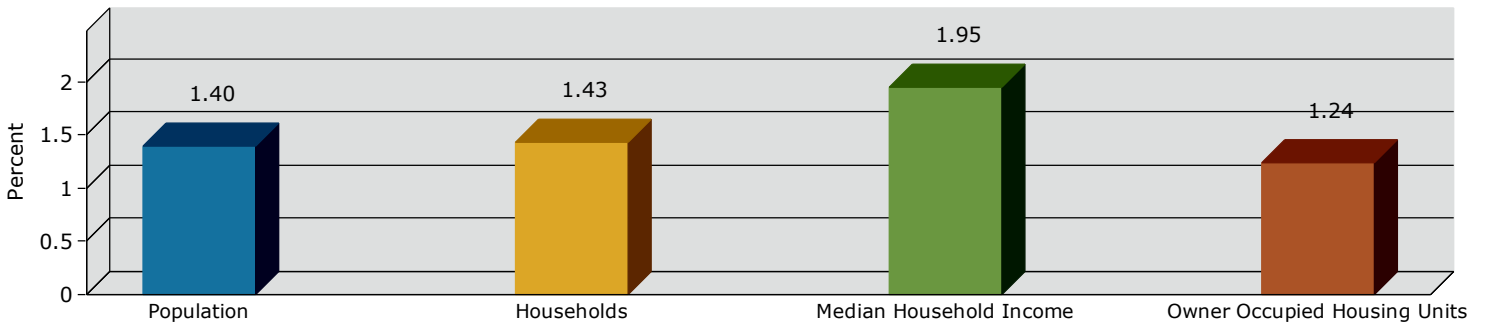
Households



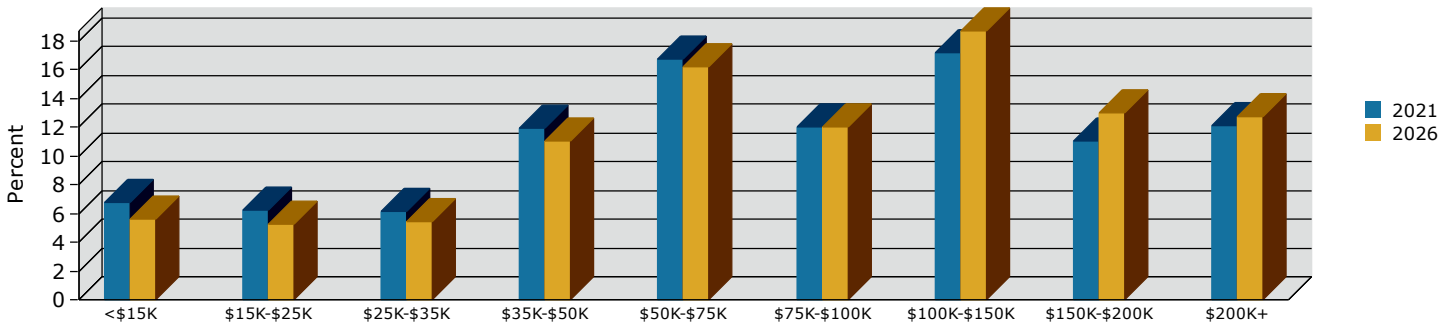
2021 Home Value



2021-2026 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Market Profile

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population Summary			
2000 Total Population	13,281	114,672	133,218
2010 Total Population	12,680	115,701	146,702
2021 Total Population	14,298	134,109	168,912
2021 Group Quarters	44	634	1,270
2026 Total Population	14,894	141,947	181,108
2021-2026 Annual Rate	0.82%	1.14%	1.40%
2021 Total Daytime Population	21,419	155,100	203,354
Workers	14,663	97,942	130,917
Residents	6,756	57,158	72,437
Household Summary			
2000 Households	5,892	51,732	57,355
2000 Average Household Size	2.23	2.20	2.29
2010 Households	5,278	50,934	65,532
2010 Average Household Size	2.39	2.26	2.22
2021 Households	5,772	59,849	75,643
2021 Average Household Size	2.47	2.23	2.22
2026 Households	5,980	63,468	81,197
2026 Average Household Size	2.48	2.23	2.21
2021-2026 Annual Rate	0.71%	1.18%	1.43%
2010 Families	2,750	25,390	32,806
2010 Average Family Size	3.18	3.10	3.01
2021 Families	2,905	27,917	36,470
2021 Average Family Size	3.32	3.14	3.04
2026 Families	2,994	29,191	38,686
2026 Average Family Size	3.34	3.15	3.04
2021-2026 Annual Rate	0.61%	0.90%	1.19%
Housing Unit Summary			
2000 Housing Units	6,050	53,756	59,317
Owner Occupied Housing Units	27.6%	37.2%	46.0%
Renter Occupied Housing Units	69.8%	59.0%	50.7%
Vacant Housing Units	2.6%	3.8%	3.3%
2010 Housing Units	6,041	55,897	71,220
Owner Occupied Housing Units	27.9%	35.3%	40.5%
Renter Occupied Housing Units	59.4%	55.8%	51.5%
Vacant Housing Units	12.6%	8.9%	8.0%
2021 Housing Units	6,556	65,341	81,513
Owner Occupied Housing Units	29.2%	34.0%	41.5%
Renter Occupied Housing Units	58.8%	57.6%	51.3%
Vacant Housing Units	12.0%	8.4%	7.2%
2026 Housing Units	6,776	68,980	87,169
Owner Occupied Housing Units	29.9%	34.0%	41.3%
Renter Occupied Housing Units	58.3%	58.0%	51.9%
Vacant Housing Units	11.7%	8.0%	6.9%
Median Household Income			
2021	\$49,825	\$67,641	\$78,770
2026	\$53,811	\$77,524	\$86,759
Median Home Value			
2021	\$349,502	\$409,058	\$395,615
2026	\$390,217	\$437,028	\$421,809
Per Capita Income			
2021	\$30,178	\$43,758	\$49,921
2026	\$33,464	\$48,503	\$54,679
Median Age			
2010	30.7	32.1	32.9
2021	32.1	33.8	34.8
2026	31.3	33.8	35.0

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 the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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Prepared by Esri
 Latitude: 30.37328
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
2021 Households by Income			
Household Income Base	5,772	59,849	75,643
<\$15,000	13.6%	7.9%	6.7%
\$15,000 - \$24,999	12.9%	7.7%	6.2%
\$25,000 - \$34,999	8.5%	8.4%	6.2%
\$35,000 - \$49,999	15.1%	13.5%	11.9%
\$50,000 - \$74,999	16.8%	16.3%	16.7%
\$75,000 - \$99,999	7.5%	11.0%	12.0%
\$100,000 - \$149,999	11.5%	17.5%	17.2%
\$150,000 - \$199,999	8.7%	8.5%	11.0%
\$200,000+	5.3%	9.2%	12.1%
Average Household Income	\$75,417	\$97,927	\$112,235
2026 Households by Income			
Household Income Base	5,980	63,468	81,197
<\$15,000	11.6%	6.5%	5.6%
\$15,000 - \$24,999	11.6%	6.5%	5.3%
\$25,000 - \$34,999	8.6%	7.6%	5.4%
\$35,000 - \$49,999	14.9%	12.5%	11.0%
\$50,000 - \$74,999	16.2%	15.5%	16.2%
\$75,000 - \$99,999	7.4%	11.2%	12.0%
\$100,000 - \$149,999	13.5%	20.2%	18.7%
\$150,000 - \$199,999	10.6%	10.3%	13.0%
\$200,000+	5.6%	9.8%	12.7%
Average Household Income	\$83,976	\$108,379	\$122,759
2021 Owner Occupied Housing Units by Value			
Total	1,914	22,182	33,800
<\$50,000	0.1%	0.8%	0.4%
\$50,000 - \$99,999	0.8%	0.9%	0.5%
\$100,000 - \$149,999	3.8%	3.8%	2.4%
\$150,000 - \$199,999	5.3%	6.1%	5.3%
\$200,000 - \$249,999	16.2%	12.8%	14.7%
\$250,000 - \$299,999	10.7%	8.2%	8.8%
\$300,000 - \$399,999	26.2%	15.6%	18.7%
\$400,000 - \$499,999	24.7%	19.3%	17.6%
\$500,000 - \$749,999	10.1%	26.4%	21.1%
\$750,000 - \$999,999	1.3%	4.0%	6.2%
\$1,000,000 - \$1,499,999	0.7%	1.3%	2.3%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.7%
\$2,000,000 +	0.0%	0.4%	1.3%
Average Home Value	\$366,427	\$440,657	\$470,059
2026 Owner Occupied Housing Units by Value			
Total	2,028	23,424	35,940
<\$50,000	0.0%	0.2%	0.1%
\$50,000 - \$99,999	0.1%	0.4%	0.1%
\$100,000 - \$149,999	1.5%	1.6%	0.6%
\$150,000 - \$199,999	2.5%	3.2%	2.5%
\$200,000 - \$249,999	13.4%	11.1%	11.8%
\$250,000 - \$299,999	9.9%	8.1%	8.2%
\$300,000 - \$399,999	25.0%	16.7%	22.0%
\$400,000 - \$499,999	33.2%	23.4%	22.0%
\$500,000 - \$749,999	13.9%	29.8%	22.6%
\$750,000 - \$999,999	0.2%	4.1%	5.2%
\$1,000,000 - \$1,499,999	0.2%	1.0%	2.6%
\$1,500,000 - \$1,999,999	0.0%	0.2%	1.0%
\$2,000,000 +	0.0%	0.1%	1.4%
Average Home Value	\$392,316	\$460,294	\$498,093

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

Crossroads
 9070 Research Blvd, Austin, Texas, 78758
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 30.37328
 Longitude: -97.72738

	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population by Age			
Total	12,682	115,702	146,704
0 - 4	9.8%	7.7%	7.0%
5 - 9	7.1%	6.3%	5.9%
10 - 14	4.8%	4.8%	5.0%
15 - 24	14.5%	14.5%	14.7%
25 - 34	23.0%	22.4%	21.4%
35 - 44	15.5%	14.6%	15.1%
45 - 54	10.7%	11.8%	13.2%
55 - 64	7.3%	9.1%	9.7%
65 - 74	3.8%	4.4%	4.2%
75 - 84	2.6%	3.0%	2.3%
85 +	0.7%	1.3%	1.3%
18 +	75.5%	78.4%	79.2%
2021 Population by Age			
Total	14,297	134,108	168,910
0 - 4	8.5%	6.6%	6.1%
5 - 9	7.6%	6.0%	5.8%
10 - 14	7.1%	5.6%	5.6%
15 - 24	14.1%	13.4%	14.1%
25 - 34	17.9%	20.8%	18.9%
35 - 44	16.0%	15.6%	15.7%
45 - 54	11.4%	10.9%	11.8%
55 - 64	8.3%	9.6%	10.5%
65 - 74	5.5%	6.7%	7.1%
75 - 84	2.5%	3.3%	3.0%
85 +	1.0%	1.5%	1.4%
18 +	73.0%	78.6%	79.6%
2026 Population by Age			
Total	14,893	141,950	181,111
0 - 4	8.7%	6.8%	6.2%
5 - 9	7.5%	5.9%	5.6%
10 - 14	6.5%	5.2%	5.3%
15 - 24	16.0%	14.2%	14.7%
25 - 34	16.8%	20.1%	18.1%
35 - 44	14.8%	15.4%	15.3%
45 - 54	11.8%	11.1%	12.1%
55 - 64	8.2%	8.8%	9.8%
65 - 74	5.7%	7.1%	7.5%
75 - 84	2.9%	3.8%	3.8%
85 +	1.0%	1.5%	1.5%
18 +	73.7%	79.2%	79.9%
2010 Population by Sex			
Males	6,671	59,148	74,485
Females	6,009	56,553	72,217
2021 Population by Sex			
Males	7,470	68,533	85,644
Females	6,828	65,576	83,267
2026 Population by Sex			
Males	7,714	72,309	91,136
Females	7,180	69,639	89,972

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	12,681	115,702	146,702
White Alone	62.8%	69.3%	68.9%
Black Alone	7.7%	6.7%	9.0%
American Indian Alone	0.9%	0.9%	0.8%
Asian Alone	2.4%	5.7%	8.4%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	22.8%	14.1%	9.5%
Two or More Races	3.4%	3.2%	3.4%
Hispanic Origin	53.3%	37.9%	27.7%
Diversity Index	79.9	74.2	70.6
2021 Population by Race/Ethnicity			
Total	14,298	134,109	168,913
White Alone	61.0%	67.1%	65.4%
Black Alone	7.6%	6.4%	8.9%
American Indian Alone	0.7%	0.8%	0.6%
Asian Alone	3.5%	8.0%	11.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	23.6%	14.1%	9.7%
Two or More Races	3.7%	3.5%	3.8%
Hispanic Origin	54.3%	37.6%	27.8%
Diversity Index	80.9	75.5	73.2
2026 Population by Race/Ethnicity			
Total	14,893	141,947	181,109
White Alone	60.7%	66.3%	64.0%
Black Alone	7.5%	6.3%	8.7%
American Indian Alone	0.7%	0.8%	0.6%
Asian Alone	4.0%	9.2%	13.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	23.1%	13.7%	9.5%
Two or More Races	3.8%	3.7%	4.1%
Hispanic Origin	55.0%	38.0%	28.3%
Diversity Index	81.0	76.1	74.2
2010 Population by Relationship and Household Type			
Total	12,680	115,701	146,702
In Households	99.7%	99.5%	99.1%
In Family Households	72.6%	70.6%	69.3%
Householder	21.3%	21.9%	22.2%
Spouse	12.8%	15.3%	16.2%
Child	27.0%	25.3%	24.6%
Other relative	7.9%	5.4%	4.3%
Nonrelative	3.6%	2.7%	2.1%
In Nonfamily Households	27.0%	28.8%	29.8%
In Group Quarters	0.3%	0.5%	0.9%
Institutionalized Population	0.2%	0.4%	0.5%
Noninstitutionalized Population	0.1%	0.1%	0.4%

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. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	8,956	91,586	115,677
Less than 9th Grade	9.9%	6.8%	4.5%
9th - 12th Grade, No Diploma	9.7%	4.6%	3.1%
High School Graduate	20.1%	15.1%	11.8%
GED/Alternative Credential	2.6%	2.0%	2.1%
Some College, No Degree	16.1%	14.2%	15.9%
Associate Degree	5.3%	5.8%	5.0%
Bachelor's Degree	25.4%	30.7%	34.5%
Graduate/Professional Degree	10.9%	20.8%	23.1%
2021 Population 15+ by Marital Status			
Total	10,971	109,620	139,434
Never Married	45.5%	42.4%	41.6%
Married	37.4%	42.5%	43.2%
Widowed	4.2%	3.5%	3.3%
Divorced	12.9%	11.5%	11.9%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,979	81,086	102,163
Population 16+ Employed	95.7%	95.8%	95.2%
Population 16+ Unemployment rate	4.3%	4.2%	4.8%
Population 16-24 Employed	14.5%	12.5%	12.9%
Population 16-24 Unemployment rate	6.7%	7.2%	9.1%
Population 25-54 Employed	69.8%	70.6%	68.6%
Population 25-54 Unemployment rate	3.9%	3.2%	4.2%
Population 55-64 Employed	11.7%	11.7%	13.0%
Population 55-64 Unemployment rate	4.6%	7.3%	3.8%
Population 65+ Employed	4.0%	5.2%	5.5%
Population 65+ Unemployment rate	0.0%	2.7%	5.4%
2021 Employed Population 16+ by Industry			
Total	7,639	77,709	97,209
Agriculture/Mining	0.1%	0.4%	0.4%
Construction	17.7%	10.8%	7.5%
Manufacturing	5.3%	7.0%	7.7%
Wholesale Trade	2.0%	1.5%	1.7%
Retail Trade	12.8%	9.4%	9.4%
Transportation/Utilities	3.0%	3.5%	3.4%
Information	1.9%	2.5%	2.6%
Finance/Insurance/Real Estate	5.7%	7.7%	8.3%
Services	45.8%	51.4%	53.3%
Public Administration	5.7%	5.8%	5.6%
2021 Employed Population 16+ by Occupation			
Total	7,640	77,708	97,210
White Collar	56.1%	67.4%	76.0%
Management/Business/Financial	18.9%	19.6%	23.0%
Professional	17.0%	30.7%	34.0%
Sales	10.6%	8.7%	9.2%
Administrative Support	9.6%	8.4%	9.9%
Services	16.7%	14.9%	10.7%
Blue Collar	27.2%	17.7%	13.3%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	13.9%	8.6%	4.8%
Installation/Maintenance/Repair	2.3%	1.6%	1.9%
Production	3.9%	2.8%	2.6%
Transportation/Material Moving	7.1%	4.7%	3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	5,278	50,933	65,533
Households with 1 Person	35.2%	38.1%	36.7%
Households with 2+ People	64.8%	61.9%	63.3%
Family Households	52.1%	49.8%	50.1%
Husband-wife Families	31.5%	34.7%	36.4%
With Related Children	16.9%	16.4%	17.2%
Other Family (No Spouse Present)	20.6%	15.2%	13.6%
Other Family with Male Householder	7.8%	5.0%	4.2%
With Related Children	3.9%	2.6%	2.1%
Other Family with Female Householder	12.8%	10.2%	9.4%
With Related Children	9.1%	6.7%	6.2%
Nonfamily Households	12.7%	12.0%	13.2%
All Households with Children	30.5%	26.1%	25.8%
Multigenerational Households	3.0%	2.5%	2.4%
Unmarried Partner Households	9.0%	7.9%	7.8%
Male-female	7.7%	6.7%	6.6%
Same-sex	1.3%	1.2%	1.3%
2010 Households by Size			
Total	5,276	50,934	65,534
1 Person Household	35.2%	38.1%	36.7%
2 Person Household	29.2%	31.2%	32.3%
3 Person Household	14.2%	13.0%	13.8%
4 Person Household	10.3%	9.3%	10.2%
5 Person Household	5.8%	4.6%	4.2%
6 Person Household	2.9%	2.0%	1.6%
7 + Person Household	2.5%	1.8%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	5,278	50,934	65,532
Owner Occupied	32.0%	38.7%	44.0%
Owned with a Mortgage/Loan	22.5%	26.8%	33.0%
Owned Free and Clear	9.5%	11.9%	11.0%
Renter Occupied	68.0%	61.3%	56.0%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	69	81	95
Percent of Income for Mortgage	29.4%	25.4%	21.1%
Wealth Index	55	88	113
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,041	55,897	71,220
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
2010 Population By Urban/ Rural Status			
Total Population	12,680	115,701	146,702
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	Metro Renters (3B)	Metro Renters (3B)
2.	Emerald City (8B)	Emerald City (8B)	Young and Restless (11B)
3.	Metro Fusion (11C)	NeWest Residents (13C)	Bright Young Professionals (8C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$11,125,983	\$143,261,731	\$204,229,073
Average Spent	\$1,927.58	\$2,393.72	\$2,699.91
Spending Potential Index	91	113	127
Education: Total \$	\$8,280,948	\$115,638,316	\$170,488,449
Average Spent	\$1,434.68	\$1,932.17	\$2,253.86
Spending Potential Index	83	112	131
Entertainment/Recreation: Total \$	\$14,662,275	\$197,629,244	\$286,971,529
Average Spent	\$2,540.24	\$3,302.13	\$3,793.76
Spending Potential Index	79	102	117
Food at Home: Total \$	\$27,770,396	\$353,346,342	\$502,918,074
Average Spent	\$4,811.23	\$5,903.96	\$6,648.57
Spending Potential Index	88	108	122
Food Away from Home: Total \$	\$19,990,923	\$257,806,316	\$367,643,510
Average Spent	\$3,463.43	\$4,307.61	\$4,860.24
Spending Potential Index	91	113	128
Health Care: Total \$	\$27,283,470	\$363,437,868	\$528,059,372
Average Spent	\$4,726.87	\$6,072.58	\$6,980.94
Spending Potential Index	76	97	112
HH Furnishings & Equipment: Total \$	\$10,567,024	\$140,615,383	\$203,915,731
Average Spent	\$1,830.74	\$2,349.50	\$2,695.76
Spending Potential Index	81	104	120
Personal Care Products & Services: Total \$	\$4,404,310	\$58,081,536	\$83,645,134
Average Spent	\$763.05	\$970.47	\$1,105.79
Spending Potential Index	85	108	123
Shelter: Total \$	\$102,116,933	\$1,351,895,315	\$1,932,176,823
Average Spent	\$17,691.78	\$22,588.44	\$25,543.37
Spending Potential Index	88	112	127
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,400,817	\$139,959,228	\$204,385,884
Average Spent	\$1,801.94	\$2,338.54	\$2,701.98
Spending Potential Index	75	98	113
Travel: Total \$	\$10,983,281	\$154,210,224	\$226,859,563
Average Spent	\$1,902.86	\$2,576.65	\$2,999.08
Spending Potential Index	75	102	119
Vehicle Maintenance & Repairs: Total \$	\$5,510,334	\$70,505,570	\$101,300,547
Average Spent	\$954.67	\$1,178.06	\$1,339.19
Spending Potential Index	86	106	121

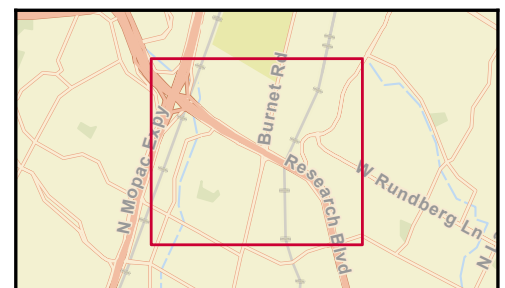
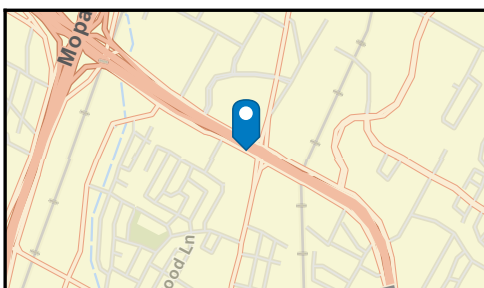
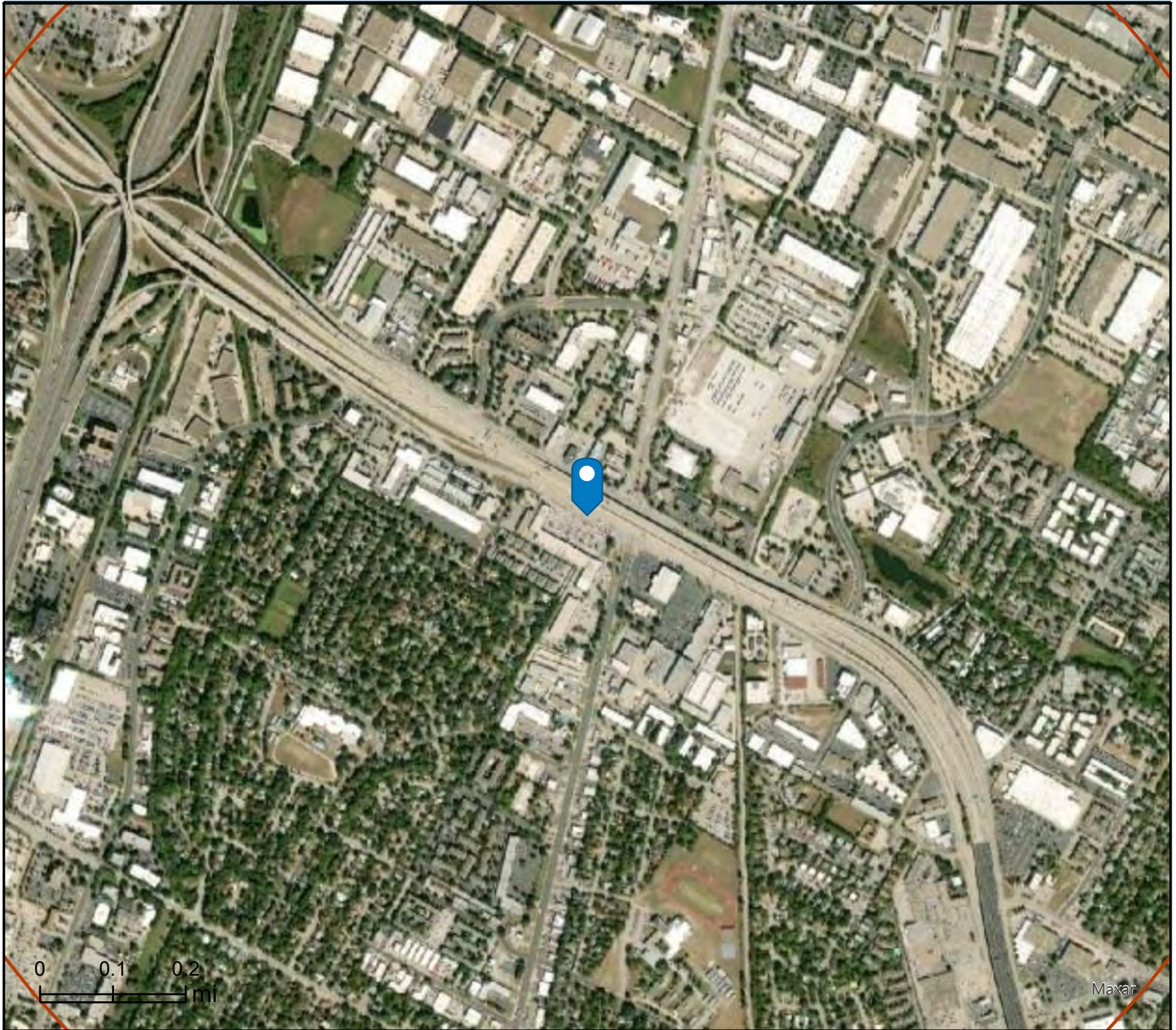
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. 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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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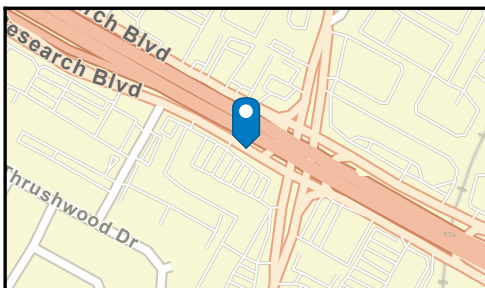
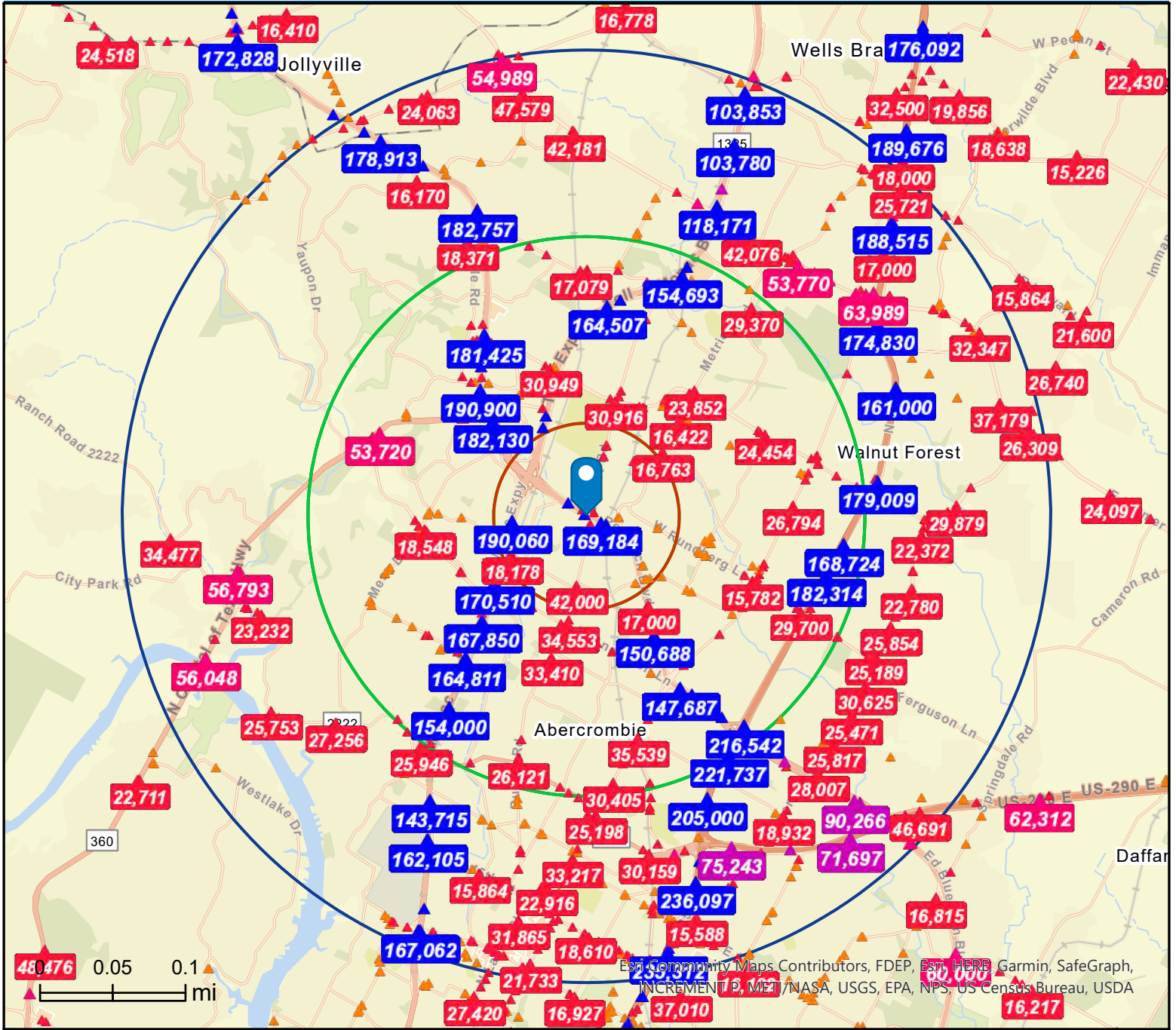


Source: ArcGIS Online World Imagery Basemap

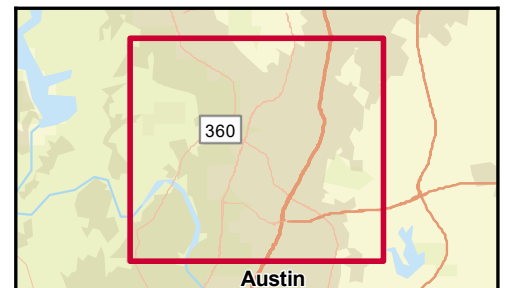
July 21, 2021

Crossroads
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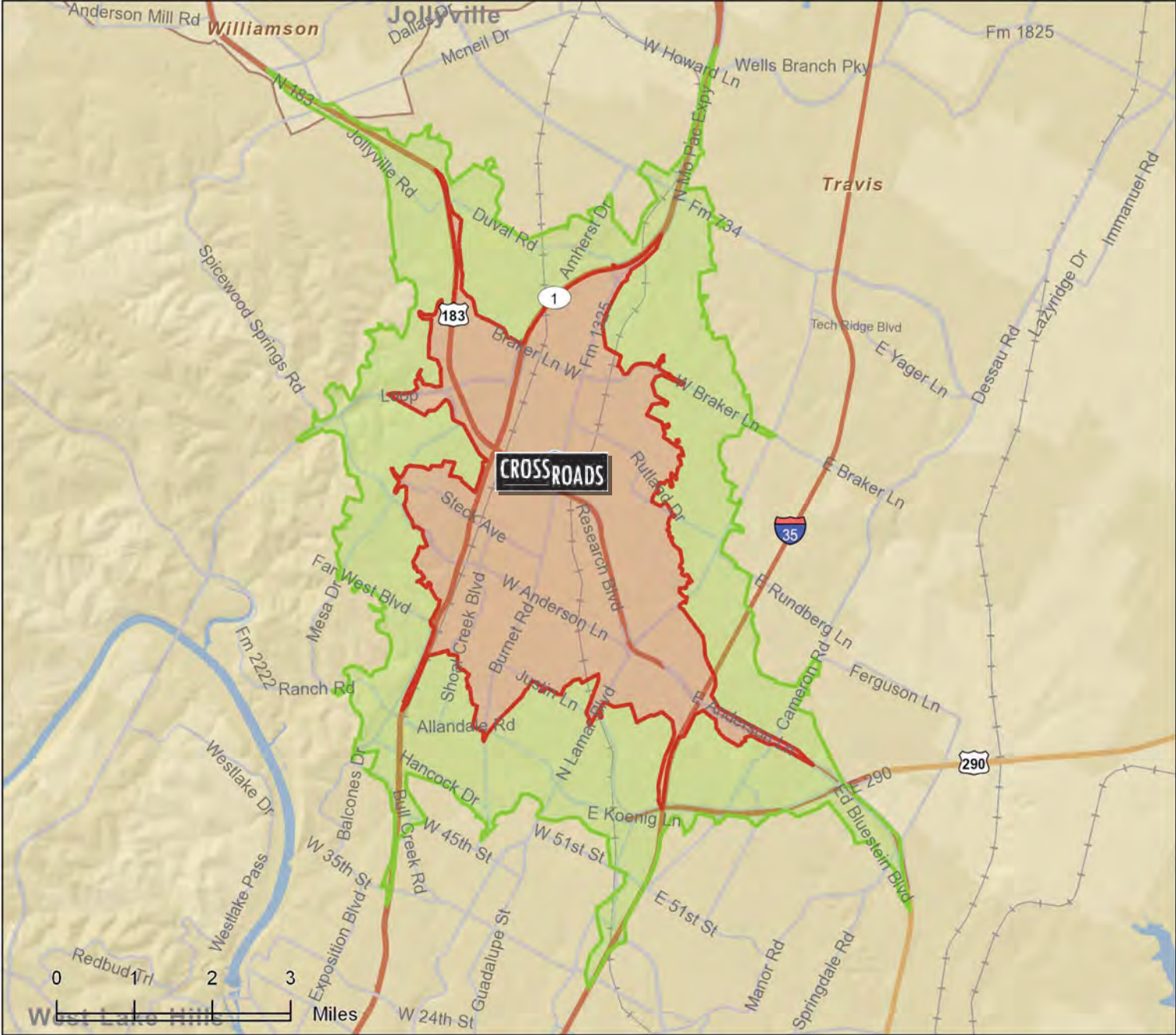


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q2 2021).

5 and 7 Minutes Drive Times



5 Minutes Drive Time

7 Minutes Drive Time

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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 fairly.

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 the buyer's agent must disclose 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; (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.