

Pflugerville Parkway

DEVELOPMENT LAND AVAILABLE

Pflugerville, Texas 78660



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Pflugerville Parkway

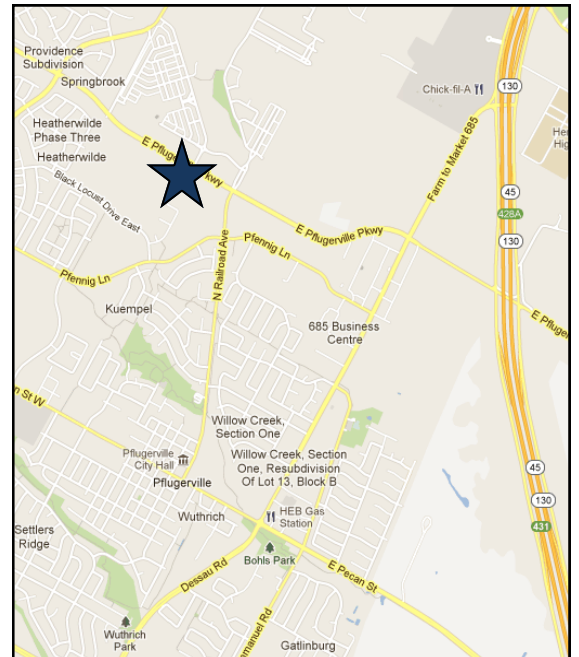
DEVELOPMENT LAND AVAILABLE
Pflugerville, Texas 78660

INFORMATION:

- Tracts are located on Pflugerville Pkwy, Black Locust, and Pfennig Lane in the northern, mixed use districts of Pflugerville
- Zoning: currently zoned "A" (Agricultural/Conservation)
- The surrounding and bordering land uses include commercial, light industrial, and residential
- Utilities: City of Pflugerville water/wastewater in the area
- Price varies per tract; call for details.

TRACTS:

- Tract 1:
10.70 acres, frontage on Pflugerville Parkway
- Tract 2:
9.15+ acres
- Tract 3: **SOLD TO PISD**
9.30 acres
- Tract 4:
16.91 acres
- Tract 5: **SOLD TO CITY OF PFLUGERVILLE**
6.15 acres



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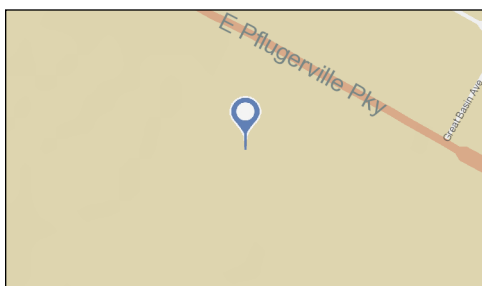
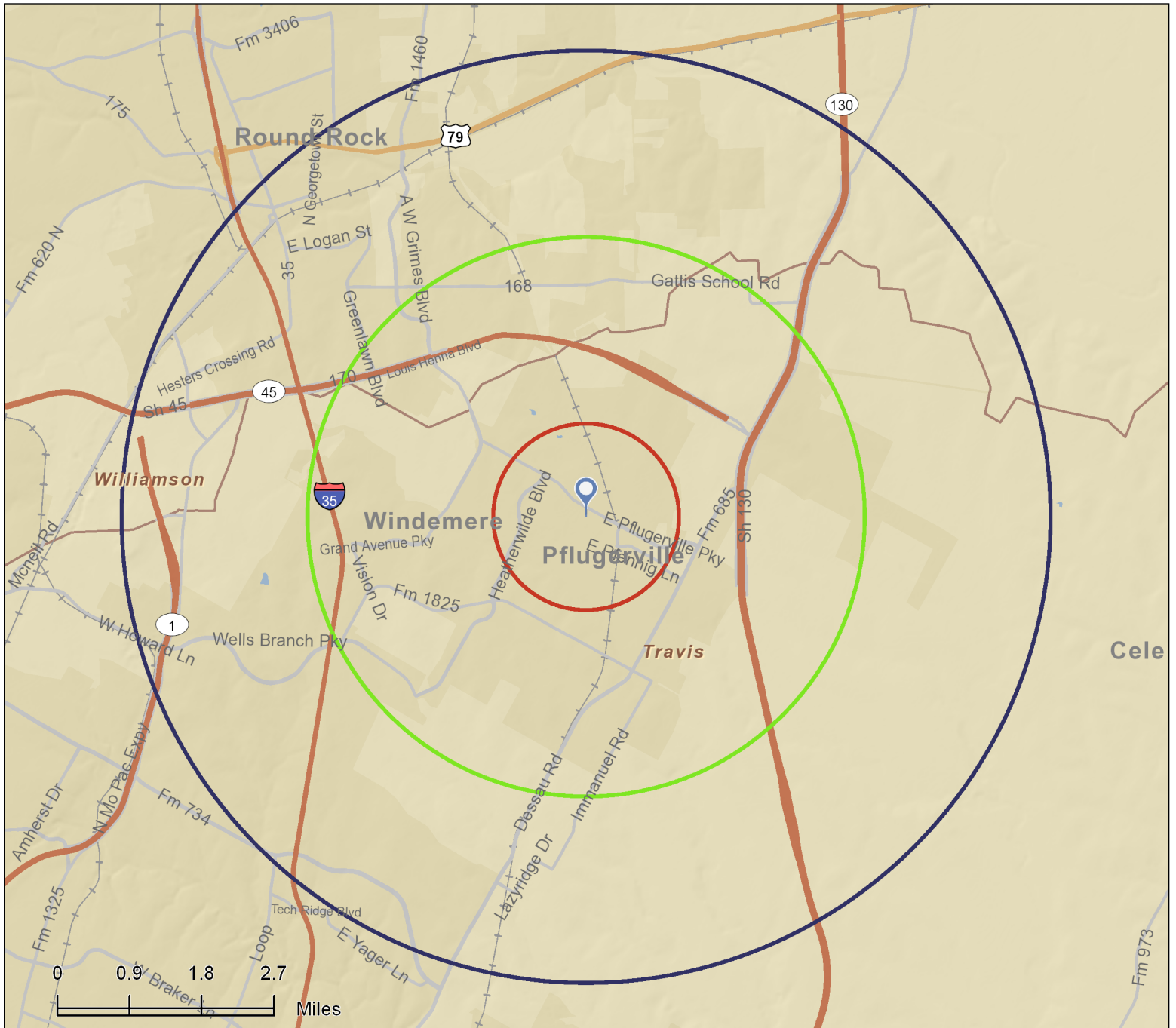
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Site Map

Pflugerville-Kuempel Tracts
Pflugerville Parkway
Ring: 1, 3, 5 Miles

Prepared by Charles Harvey
Latitude: 30.460527
Longitude: -97.622252

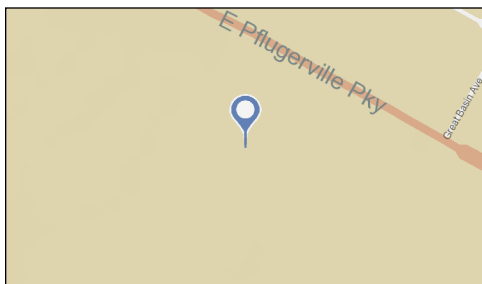
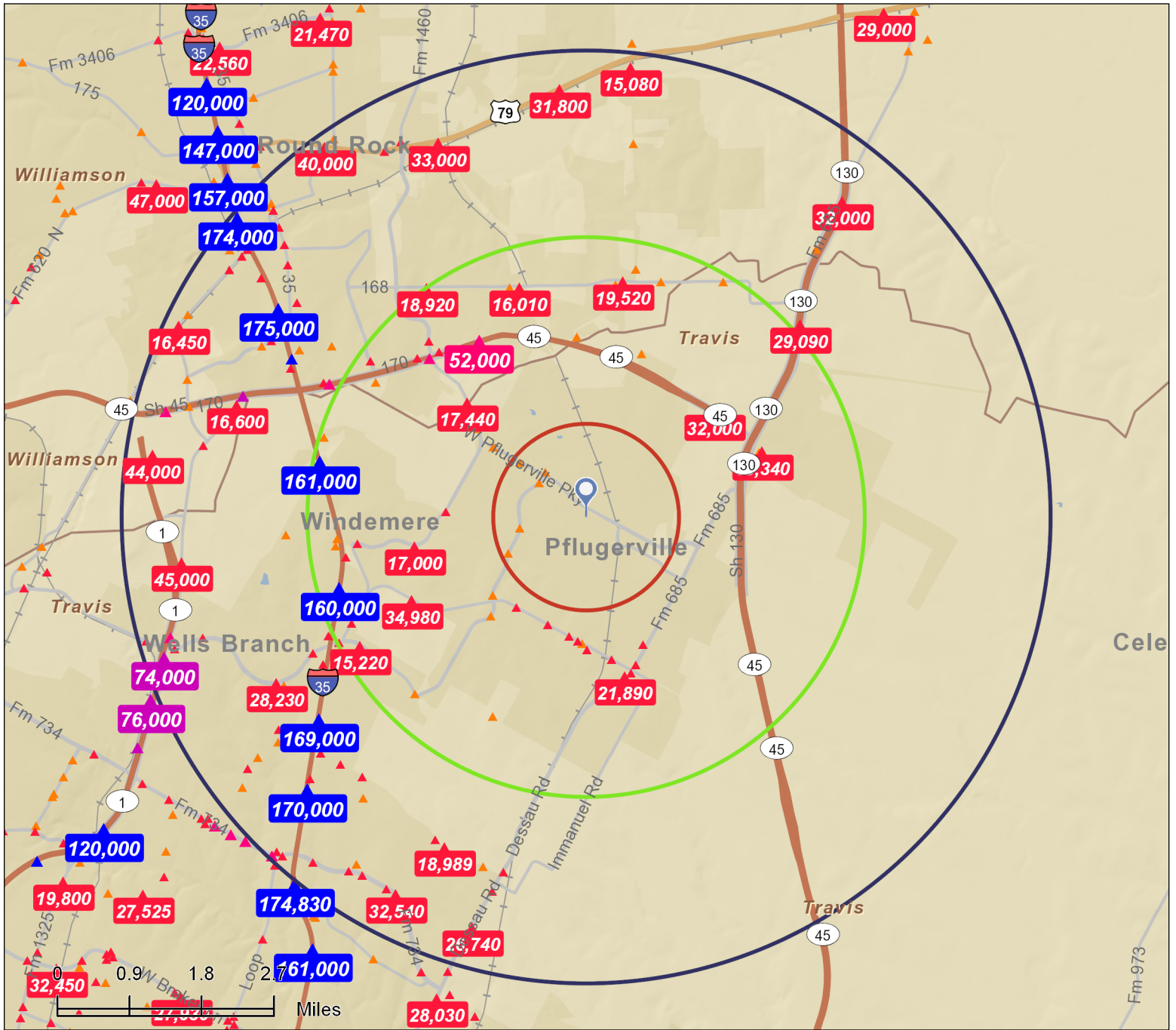




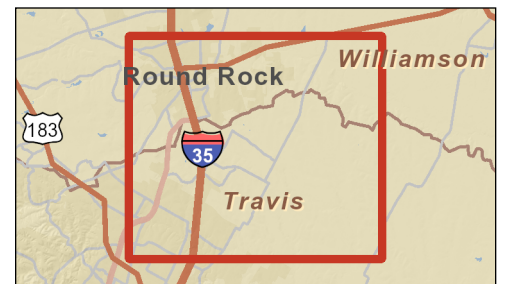
Traffic Count Map

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 1, 3, 5 Miles

Prepared by Charles Harvey
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 Longitude: -97.622252



- 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





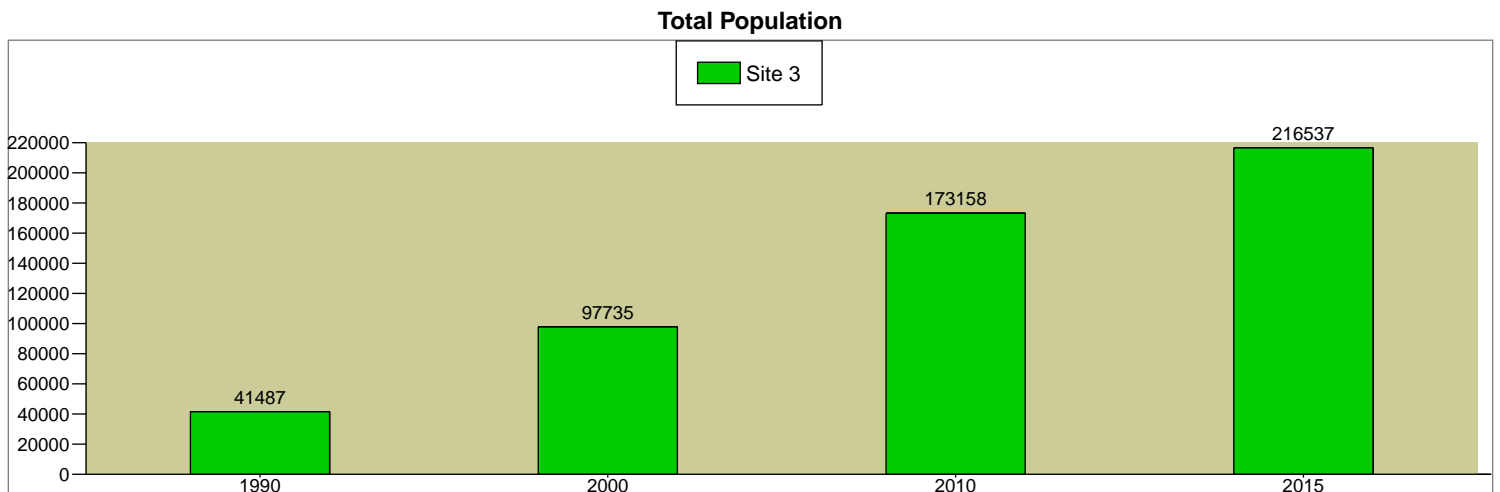
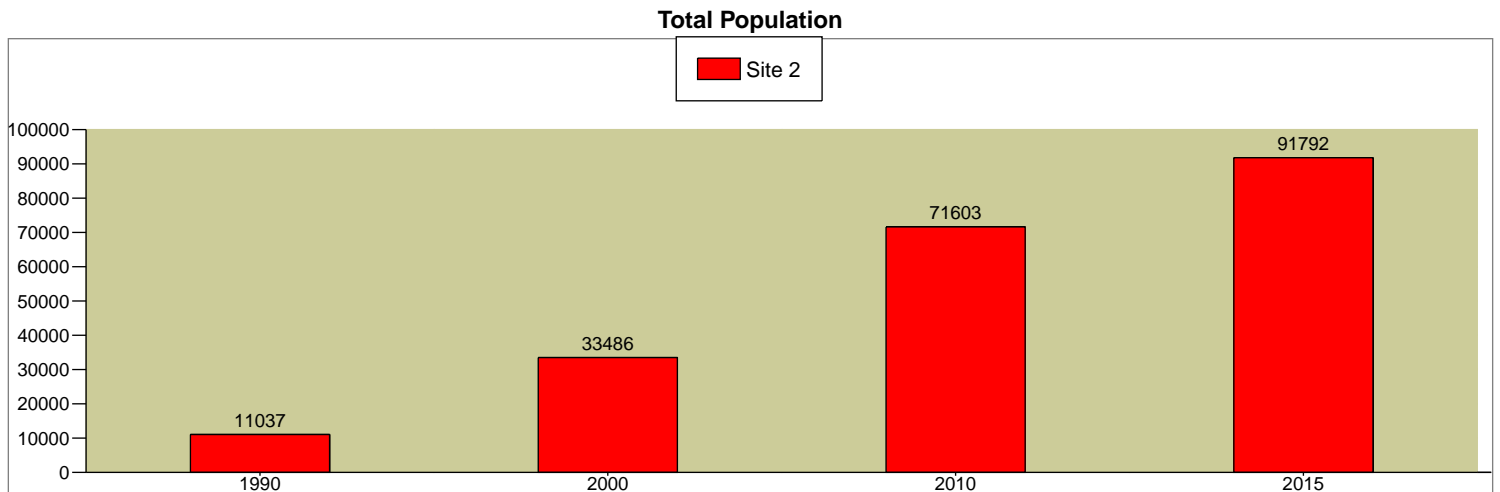
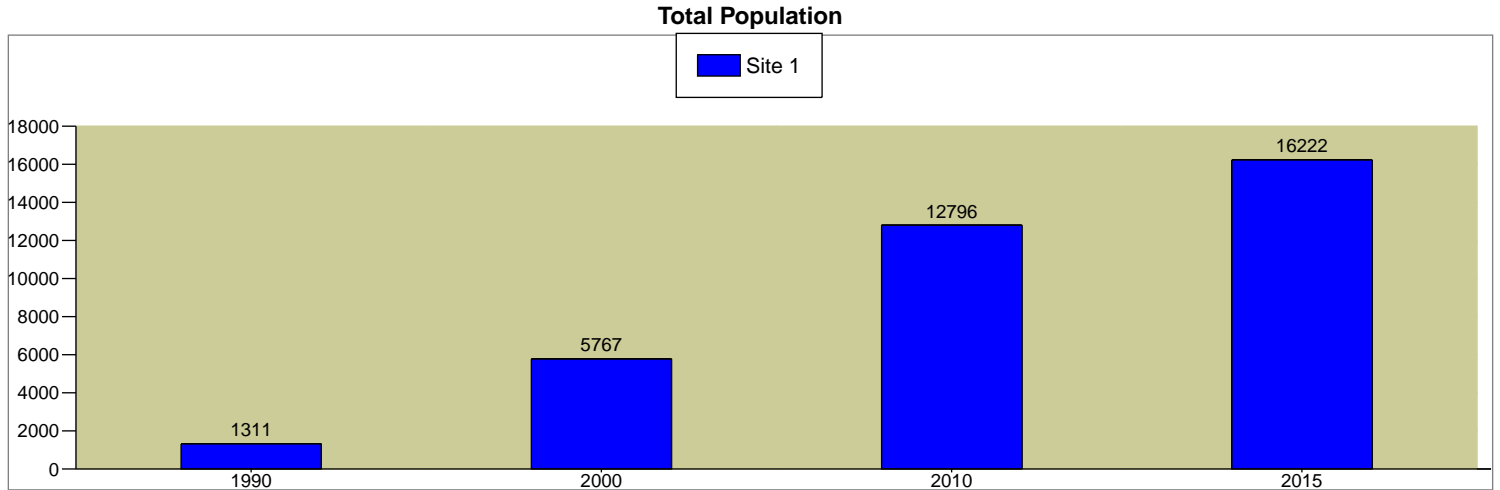
Population Growth Chart

Prepared by Charles Harvey

Pflugerville-Kuempel Tracts
Pflugerville Parkway
Ring: 1, 3, 5 Miles

Latitude: 30.460527
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	1 mile radius	3 miles radius	5 miles radius
2000 - 2010 Population Annual Rate	9%	8.56%	6.38%
2010 - 2015 Population Annual Rate	4.86%	5.09%	4.57%



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



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 1 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

Summary	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Population	11,200	12,687	1,488	2.53%
Households	3,750	4,241	491	2.49%
Median Age	32.7	32.7	0.0	0.00%
Average Household Size	2.98	2.98	0.00	0.00%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
Household	3,750	100%	4,241	100%
<\$15,000	77	2.1%	64	1.5%
\$15,000-\$24,999	83	2.2%	58	1.4%
\$25,000-\$34,999	123	3.3%	82	1.9%
\$35,000-\$49,999	418	11.1%	339	8.0%
\$50,000-\$74,999	1,108	29.5%	1,391	32.8%
\$75,000-\$99,999	699	18.6%	884	20.8%
\$100,000-\$149,999	811	21.6%	950	22.4%
\$150,000-\$199,999	215	5.7%	245	5.8%
\$200,000+	216	5.8%	227	5.4%
Median Household Income	\$76,691		\$78,849	
Average Household Income	\$95,744		\$101,473	
Per Capita Income	\$32,238		\$34,091	

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 1 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
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2012 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	77	776	1,054	968	587	207	81
<\$15,000	12	12	13	18	13	2	7
\$15,000-\$24,999	4	21	15	13	12	4	13
\$25,000-\$34,999	2	22	37	27	15	11	8
\$35,000-\$49,999	14	124	109	79	56	22	15
\$50,000-\$74,999	26	286	289	250	165	73	20
\$75,000-\$99,999	9	152	203	179	113	38	6
\$100,000-\$149,999	7	133	243	249	129	40	10
\$150,000-\$199,999	2	13	69	84	40	5	2
\$200,000+	1	13	77	70	44	11	0
Median HH Income	\$53,806	\$65,362	\$81,168	\$86,574	\$80,518	\$70,315	\$46,699
Average HH Income	\$59,989	\$77,766	\$102,327	\$106,519	\$102,142	\$89,538	\$57,237
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	15.6%	1.5%	1.2%	1.9%	2.2%	1.0%	8.6%
\$15,000-\$24,999	5.2%	2.7%	1.4%	1.3%	2.0%	1.9%	16.0%
\$25,000-\$34,999	2.6%	2.8%	3.5%	2.8%	2.6%	5.3%	9.9%
\$35,000-\$49,999	18.2%	16.0%	10.3%	8.2%	9.5%	10.6%	18.5%
\$50,000-\$74,999	33.8%	36.9%	27.4%	25.8%	28.1%	35.3%	24.7%
\$75,000-\$99,999	11.7%	19.6%	19.3%	18.5%	19.3%	18.4%	7.4%
\$100,000-\$149,999	9.1%	17.1%	23.1%	25.7%	22.0%	19.3%	12.3%
\$150,000-\$199,999	2.6%	1.7%	6.5%	8.7%	6.8%	2.4%	2.5%
\$200,000+	1.3%	1.7%	7.3%	7.2%	7.5%	5.3%	0.0%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 1 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

2017 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	81	896	1,177	1,010	699	281	96
<\$15,000	10	10	9	14	11	2	7
\$15,000-\$24,999	4	16	9	6	7	4	12
\$25,000-\$34,999	2	15	21	16	11	10	7
\$35,000-\$49,999	12	103	85	58	46	21	14
\$50,000-\$74,999	32	364	354	287	218	107	28
\$75,000-\$99,999	10	200	256	202	148	59	9
\$100,000-\$149,999	8	161	279	268	160	60	15
\$150,000-\$199,999	2	15	79	89	50	6	4
\$200,000+	1	14	85	68	48	12	0
Median HH Income	\$56,252	\$68,775	\$83,599	\$88,150	\$82,481	\$73,683	\$54,718
Average HH Income	\$63,264	\$81,812	\$110,223	\$112,623	\$108,888	\$92,802	\$64,695
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.3%	1.1%	0.8%	1.4%	1.6%	0.7%	7.3%
\$15,000-\$24,999	4.9%	1.8%	0.8%	0.6%	1.0%	1.4%	12.5%
\$25,000-\$34,999	2.5%	1.7%	1.8%	1.6%	1.6%	3.6%	7.3%
\$35,000-\$49,999	14.8%	11.5%	7.2%	5.7%	6.6%	7.5%	14.6%
\$50,000-\$74,999	39.5%	40.6%	30.1%	28.4%	31.2%	38.1%	29.2%
\$75,000-\$99,999	12.3%	22.3%	21.8%	20.0%	21.2%	21.0%	9.4%
\$100,000-\$149,999	9.9%	18.0%	23.7%	26.5%	22.9%	21.4%	15.6%
\$150,000-\$199,999	2.5%	1.7%	6.7%	8.8%	7.2%	2.1%	4.2%
\$200,000+	1.2%	1.6%	7.2%	6.7%	6.9%	4.3%	0.0%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 3 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

Summary	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Population	73,100	81,939	8,839	2.31%
Households	24,499	27,468	2,969	2.31%
Median Age	32.5	32.6	0.1	0.06%
Average Household Size	2.98	2.98	0.00	0.00%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
Household	24,499	100%	27,468	100%
<\$15,000	654	2.7%	580	2.1%
\$15,000-\$24,999	800	3.3%	550	2.0%
\$25,000-\$34,999	1,290	5.3%	886	3.2%
\$35,000-\$49,999	2,698	11.0%	2,195	8.0%
\$50,000-\$74,999	6,195	25.3%	7,684	28.0%
\$75,000-\$99,999	4,953	20.2%	6,261	22.8%
\$100,000-\$149,999	5,248	21.4%	6,179	22.5%
\$150,000-\$199,999	1,643	6.7%	2,015	7.3%
\$200,000+	1,016	4.1%	1,118	4.1%
Median Household Income	\$77,193		\$80,462	
Average Household Income	\$91,772		\$98,708	
Per Capita Income	\$30,843		\$33,162	

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 3 mile radius

Prepared by Charles Harvey
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2012 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	646	5,398	7,086	5,706	3,459	1,444	760
<\$15,000	64	119	122	125	105	46	73
\$15,000-\$24,999	60	204	158	116	107	43	112
\$25,000-\$34,999	84	263	327	235	173	104	104
\$35,000-\$49,999	106	734	681	499	325	225	127
\$50,000-\$74,999	181	1,648	1,656	1,311	801	422	176
\$75,000-\$99,999	90	1,146	1,534	1,147	704	247	84
\$100,000-\$149,999	50	1,030	1,687	1,426	754	240	62
\$150,000-\$199,999	10	164	561	520	298	73	17
\$200,000+	2	90	360	326	191	42	5
Median HH Income	\$50,754	\$69,080	\$82,651	\$85,200	\$80,932	\$65,353	\$44,658
Average HH Income	\$56,414	\$80,083	\$98,714	\$102,093	\$97,780	\$81,447	\$54,957
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	9.9%	2.2%	1.7%	2.2%	3.0%	3.2%	9.6%
\$15,000-\$24,999	9.3%	3.8%	2.2%	2.0%	3.1%	3.0%	14.7%
\$25,000-\$34,999	13.0%	4.9%	4.6%	4.1%	5.0%	7.2%	13.7%
\$35,000-\$49,999	16.4%	13.6%	9.6%	8.7%	9.4%	15.6%	16.7%
\$50,000-\$74,999	28.0%	30.5%	23.4%	23.0%	23.2%	29.2%	23.2%
\$75,000-\$99,999	13.9%	21.2%	21.6%	20.1%	20.4%	17.1%	11.1%
\$100,000-\$149,999	7.7%	19.1%	23.8%	25.0%	21.8%	16.6%	8.2%
\$150,000-\$199,999	1.5%	3.0%	7.9%	9.1%	8.6%	5.1%	2.2%
\$200,000+	0.3%	1.7%	5.1%	5.7%	5.5%	2.9%	0.7%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 3 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

2017 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	676	6,117	7,821	5,918	4,075	1,961	900
<\$15,000	60	102	96	98	93	51	81
\$15,000-\$24,999	47	136	91	69	66	44	97
\$25,000-\$34,999	63	178	199	141	122	88	94
\$35,000-\$49,999	91	597	526	365	270	225	120
\$50,000-\$74,999	228	2,064	1,983	1,472	1,038	642	257
\$75,000-\$99,999	115	1,485	1,884	1,308	937	397	134
\$100,000-\$149,999	58	1,245	1,944	1,545	945	355	87
\$150,000-\$199,999	11	206	692	590	382	109	26
\$200,000+	2	104	406	329	221	51	5
Median HH Income	\$55,454	\$74,645	\$86,080	\$88,376	\$84,632	\$70,952	\$53,648
Average HH Income	\$61,264	\$85,708	\$107,061	\$109,718	\$106,143	\$87,258	\$61,511
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	8.9%	1.7%	1.2%	1.7%	2.3%	2.6%	9.0%
\$15,000-\$24,999	7.0%	2.2%	1.2%	1.2%	1.6%	2.2%	10.8%
\$25,000-\$34,999	9.3%	2.9%	2.5%	2.4%	3.0%	4.5%	10.4%
\$35,000-\$49,999	13.5%	9.8%	6.7%	6.2%	6.6%	11.5%	13.3%
\$50,000-\$74,999	33.7%	33.7%	25.4%	24.9%	25.5%	32.7%	28.6%
\$75,000-\$99,999	17.0%	24.3%	24.1%	22.1%	23.0%	20.2%	14.9%
\$100,000-\$149,999	8.6%	20.4%	24.9%	26.1%	23.2%	18.1%	9.7%
\$150,000-\$199,999	1.6%	3.4%	8.8%	10.0%	9.4%	5.6%	2.9%
\$200,000+	0.3%	1.7%	5.2%	5.6%	5.4%	2.6%	0.6%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 5 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

Summary	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Population	179,336	204,586	25,249	2.67%
Households	65,382	74,610	9,229	2.68%
Median Age	31.9	32.1	0.2	0.13%
Average Household Size	2.74	2.74	0.00	0.00%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
Household	65,382	100%	74,610	100%
<\$15,000	2,957	4.5%	2,862	3.8%
\$15,000-\$24,999	3,048	4.7%	2,311	3.1%
\$25,000-\$34,999	4,639	7.1%	3,525	4.7%
\$35,000-\$49,999	9,210	14.1%	8,092	10.8%
\$50,000-\$74,999	16,324	25.0%	21,498	28.8%
\$75,000-\$99,999	11,019	16.9%	14,626	19.6%
\$100,000-\$149,999	11,456	17.5%	13,658	18.3%
\$150,000-\$199,999	4,001	6.1%	4,795	6.4%
\$200,000+	2,727	4.2%	3,242	4.3%
Median Household Income	\$67,659		\$73,273	
Average Household Income	\$85,069		\$92,674	
Per Capita Income	\$31,019		\$33,783	

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

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 Ring: 5 mile radius

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 Latitude: 30.460527
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2012 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	3,472	16,600	17,140	13,944	8,679	3,566	1,981
<\$15,000	604	627	444	432	375	194	281
\$15,000-\$24,999	409	789	496	450	374	212	319
\$25,000-\$34,999	516	1,191	1,014	778	540	333	267
\$35,000-\$49,999	715	2,826	2,056	1,585	1,050	619	359
\$50,000-\$74,999	745	4,811	4,101	3,264	2,031	948	425
\$75,000-\$99,999	267	2,944	3,265	2,423	1,464	490	165
\$100,000-\$149,999	163	2,621	3,546	2,936	1,614	458	118
\$150,000-\$199,999	32	487	1,317	1,196	742	194	34
\$200,000+	21	304	901	881	489	118	14
Median HH Income	\$38,203	\$61,898	\$77,551	\$78,606	\$74,447	\$58,355	\$39,000
Average HH Income	\$46,277	\$74,712	\$94,611	\$97,804	\$92,973	\$76,044	\$49,291
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	17.4%	3.8%	2.6%	3.1%	4.3%	5.4%	14.2%
\$15,000-\$24,999	11.8%	4.8%	2.9%	3.2%	4.3%	5.9%	16.1%
\$25,000-\$34,999	14.9%	7.2%	5.9%	5.6%	6.2%	9.3%	13.5%
\$35,000-\$49,999	20.6%	17.0%	12.0%	11.4%	12.1%	17.4%	18.1%
\$50,000-\$74,999	21.5%	29.0%	23.9%	23.4%	23.4%	26.6%	21.5%
\$75,000-\$99,999	7.7%	17.7%	19.0%	17.4%	16.9%	13.7%	8.3%
\$100,000-\$149,999	4.7%	15.8%	20.7%	21.1%	18.6%	12.8%	6.0%
\$150,000-\$199,999	0.9%	2.9%	7.7%	8.6%	8.5%	5.4%	1.7%
\$200,000+	0.6%	1.8%	5.3%	6.3%	5.6%	3.3%	0.7%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Household Income Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Ring: 5 mile radius

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

2017 Households by Income and Age of Householder							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	3,672	19,114	19,253	14,768	10,437	4,955	2,412
<\$15,000	590	589	386	366	364	252	316
\$15,000-\$24,999	332	587	314	291	256	226	305
\$25,000-\$34,999	437	895	679	518	414	327	256
\$35,000-\$49,999	660	2,485	1,701	1,246	953	666	379
\$50,000-\$74,999	1,023	6,379	5,183	3,910	2,807	1,538	658
\$75,000-\$99,999	376	3,992	4,189	2,927	2,054	821	267
\$100,000-\$149,999	196	3,211	4,148	3,222	2,039	677	165
\$150,000-\$199,999	36	605	1,577	1,312	931	285	49
\$200,000+	23	370	1,075	976	618	162	18
Median HH Income	\$44,739	\$67,219	\$81,196	\$82,064	\$78,818	\$63,385	\$47,432
Average HH Income	\$51,347	\$80,787	\$103,559	\$106,935	\$102,305	\$82,419	\$54,968
Percent Distribution							
	15-24	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	16.1%	3.1%	2.0%	2.5%	3.5%	5.1%	13.1%
\$15,000-\$24,999	9.0%	3.1%	1.6%	2.0%	2.5%	4.6%	12.6%
\$25,000-\$34,999	11.9%	4.7%	3.5%	3.5%	4.0%	6.6%	10.6%
\$35,000-\$49,999	18.0%	13.0%	8.8%	8.4%	9.1%	13.4%	15.7%
\$50,000-\$74,999	27.9%	33.4%	26.9%	26.5%	26.9%	31.0%	27.3%
\$75,000-\$99,999	10.2%	20.9%	21.8%	19.8%	19.7%	16.6%	11.1%
\$100,000-\$149,999	5.3%	16.8%	21.5%	21.8%	19.5%	13.7%	6.8%
\$150,000-\$199,999	1.0%	3.2%	8.2%	8.9%	8.9%	5.8%	2.0%
\$200,000+	0.6%	1.9%	5.6%	6.6%	5.9%	3.3%	0.7%

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.



Market Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Rings: 1, 3, 5 mile radii

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	6,371	34,560	98,188
2010 Total Population	10,986	70,325	169,710
2012 Total Population	11,200	73,100	179,336
2012 Group Quarters	37	185	371
2017 Total Population	12,687	81,939	204,586
2012-2017 Annual Rate	2.53%	2.31%	2.67%
Household Summary			
2000 Households	1,957	11,101	35,163
2000 Average Household Size	3.23	3.10	2.78
2010 Households	3,670	23,571	61,975
2010 Average Household Size	2.98	2.98	2.73
2012 Households	3,750	24,499	65,382
2012 Average Household Size	2.98	2.98	2.74
2017 Households	4,241	27,468	74,610
2017 Average Household Size	2.98	2.98	2.74
2012-2017 Annual Rate	2.49%	2.31%	2.68%
2010 Families	2,891	18,086	42,483
2010 Average Family Size	3.35	3.39	3.30
2012 Families	2,915	18,560	44,221
2012 Average Family Size	3.34	3.39	3.30
2017 Families	3,319	20,986	51,137
2017 Average Family Size	3.36	3.39	3.30
2012-2017 Annual Rate	2.63%	2.49%	2.95%
Housing Unit Summary			
2000 Housing Units	1,980	11,402	36,416
Owner Occupied Housing Units	91.8%	84.5%	66.2%
Renter Occupied Housing Units	7.1%	12.8%	30.4%
Vacant Housing Units	1.2%	2.6%	3.4%
2010 Housing Units	3,818	24,637	65,628
Owner Occupied Housing Units	73.7%	69.7%	57.1%
Renter Occupied Housing Units	22.5%	26.0%	37.3%
Vacant Housing Units	3.9%	4.3%	5.6%
2012 Housing Units	3,901	25,509	68,990
Owner Occupied Housing Units	72.7%	69.0%	56.5%
Renter Occupied Housing Units	23.5%	27.0%	38.3%
Vacant Housing Units	3.9%	4.0%	5.2%
2017 Housing Units	4,371	28,386	78,161
Owner Occupied Housing Units	74.7%	70.8%	58.2%
Renter Occupied Housing Units	22.3%	26.0%	37.3%
Vacant Housing Units	3.0%	3.2%	4.5%
Median Household Income			
2012	\$76,691	\$77,193	\$67,659
2017	\$78,849	\$80,462	\$73,273
Median Home Value			
2012	\$182,526	\$182,364	\$180,975
2017	\$189,198	\$189,522	\$188,471
Per Capita Income			
2012	\$32,238	\$30,843	\$31,019
2017	\$34,091	\$33,162	\$33,783
Median Age			
2010	32.7	32.4	31.8
2012	32.7	32.5	31.9
2017	32.7	32.6	32.1

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Rings: 1, 3, 5 mile radii

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	3,750	24,499	65,382
<\$15,000	2.1%	2.7%	4.5%
\$15,000 - \$24,999	2.2%	3.3%	4.7%
\$25,000 - \$34,999	3.3%	5.3%	7.1%
\$35,000 - \$49,999	11.1%	11.0%	14.1%
\$50,000 - \$74,999	29.5%	25.3%	25.0%
\$75,000 - \$99,999	18.6%	20.2%	16.9%
\$100,000 - \$149,999	21.6%	21.4%	17.5%
\$150,000 - \$199,999	5.7%	6.7%	6.1%
\$200,000+	5.8%	4.1%	4.2%
Average Household Income	\$95,744	\$91,772	\$85,069
2017 Households by Income			
Household Income Base	4,241	27,468	74,610
<\$15,000	1.5%	2.1%	3.8%
\$15,000 - \$24,999	1.4%	2.0%	3.1%
\$25,000 - \$34,999	1.9%	3.2%	4.7%
\$35,000 - \$49,999	8.0%	8.0%	10.8%
\$50,000 - \$74,999	32.8%	28.0%	28.8%
\$75,000 - \$99,999	20.8%	22.8%	19.6%
\$100,000 - \$149,999	22.4%	22.5%	18.3%
\$150,000 - \$199,999	5.8%	7.3%	6.4%
\$200,000+	5.4%	4.1%	4.3%
Average Household Income	\$101,473	\$98,708	\$92,674
2012 Owner Occupied Housing Units by Value			
Total	2,835	17,612	38,947
<\$50,000	0.2%	1.3%	1.7%
\$50,000 - \$99,999	1.9%	3.2%	3.8%
\$100,000 - \$149,999	20.1%	20.2%	23.2%
\$150,000 - \$199,999	42.8%	39.1%	34.3%
\$200,000 - \$249,999	20.5%	20.0%	18.9%
\$250,000 - \$299,999	9.6%	9.7%	9.8%
\$300,000 - \$399,999	4.9%	5.7%	6.4%
\$400,000 - \$499,999	0.1%	0.7%	1.4%
\$500,000 - \$749,999	0.0%	0.2%	0.5%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$191,553	\$192,044	\$193,521
2017 Owner Occupied Housing Units by Value			
Total	3,265	20,099	45,451
<\$50,000	0.1%	0.6%	0.9%
\$50,000 - \$99,999	0.9%	1.9%	2.5%
\$100,000 - \$149,999	13.8%	14.9%	18.5%
\$150,000 - \$199,999	44.9%	41.2%	36.6%
\$200,000 - \$249,999	24.9%	24.2%	22.8%
\$250,000 - \$299,999	10.4%	10.5%	10.5%
\$300,000 - \$399,999	4.9%	5.9%	6.5%
\$400,000 - \$499,999	0.1%	0.6%	1.1%
\$500,000 - \$749,999	0.0%	0.2%	0.5%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$198,865	\$200,057	\$201,039

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Rings: 1, 3, 5 mile radii

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,985	70,327	169,709
0 - 4	7.5%	8.4%	8.5%
5 - 9	8.9%	9.3%	8.5%
10 - 14	9.1%	8.8%	7.9%
15 - 24	13.3%	12.1%	12.8%
25 - 34	15.0%	16.1%	18.2%
35 - 44	17.5%	18.3%	17.5%
45 - 54	15.4%	14.1%	13.6%
55 - 64	8.6%	7.8%	7.8%
65 - 74	3.1%	3.3%	3.2%
75 - 84	1.2%	1.4%	1.4%
85 +	0.4%	0.5%	0.5%
18 +	68.8%	68.6%	70.7%
2012 Population by Age			
Total	11,202	73,102	179,336
0 - 4	7.6%	8.4%	8.5%
5 - 9	8.9%	9.3%	8.5%
10 - 14	9.0%	8.7%	7.8%
15 - 24	13.1%	11.9%	12.7%
25 - 34	15.4%	16.5%	18.6%
35 - 44	17.2%	17.9%	17.1%
45 - 54	15.0%	13.7%	13.2%
55 - 64	9.0%	8.2%	8.2%
65 - 74	3.4%	3.5%	3.4%
75 - 84	1.2%	1.5%	1.4%
85 +	0.4%	0.6%	0.6%
18 +	69.1%	68.9%	71.0%
2017 Population by Age			
Total	12,689	81,941	204,585
0 - 4	7.7%	8.5%	8.6%
5 - 9	9.0%	9.3%	8.6%
10 - 14	9.1%	8.8%	7.9%
15 - 24	12.3%	11.2%	11.9%
25 - 34	15.7%	16.7%	18.8%
35 - 44	17.0%	17.7%	16.9%
45 - 54	13.8%	12.7%	12.3%
55 - 64	9.5%	8.7%	8.7%
65 - 74	4.1%	4.3%	4.2%
75 - 84	1.3%	1.6%	1.5%
85 +	0.4%	0.6%	0.6%
18 +	69.0%	68.9%	70.9%
2010 Population by Sex			
Males	5,241	34,297	83,422
Females	5,745	36,028	86,288
2012 Population by Sex			
Males	5,357	35,720	88,343
Females	5,843	37,380	90,994
2017 Population by Sex			
Males	6,076	40,054	100,838
Females	6,611	41,885	103,748

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Rings: 1, 3, 5 mile radii

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	10,987	70,325	169,709
White Alone	60.4%	61.2%	62.4%
Black Alone	19.1%	15.6%	13.7%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	8.1%	8.9%	8.8%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	8.1%	9.6%	10.3%
Two or More Races	3.6%	3.9%	4.0%
Hispanic Origin	25.7%	28.8%	29.7%
Diversity Index	74.8	76.0	75.8
2012 Population by Race/Ethnicity			
Total	11,199	73,101	179,335
White Alone	60.1%	60.8%	61.9%
Black Alone	18.9%	15.7%	13.8%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	8.3%	9.0%	8.8%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	8.3%	9.7%	10.5%
Two or More Races	3.7%	4.0%	4.1%
Hispanic Origin	26.2%	29.3%	30.2%
Diversity Index	75.2	76.5	76.3
2017 Population by Race/Ethnicity			
Total	12,686	81,939	204,587
White Alone	58.7%	59.1%	60.0%
Black Alone	19.0%	16.1%	14.5%
American Indian Alone	0.6%	0.7%	0.7%
Asian Alone	8.9%	9.5%	9.3%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	8.7%	10.1%	10.9%
Two or More Races	4.0%	4.3%	4.4%
Hispanic Origin	28.6%	31.5%	32.7%
Diversity Index	77.0	78.2	78.2
2010 Population by Relationship and Household Type			
Total	10,986	70,325	169,710
In Households	99.7%	99.7%	99.8%
In Family Households	90.1%	89.4%	84.9%
Householder	26.4%	25.7%	25.0%
Spouse	19.3%	19.4%	18.4%
Child	38.2%	37.2%	34.4%
Other relative	4.2%	4.8%	4.8%
Nonrelative	2.0%	2.2%	2.3%
In Nonfamily Households	9.5%	10.4%	14.9%
In Group Quarters	0.3%	0.3%	0.2%
Institutionalized Population	0.3%	0.2%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.0%

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. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Market Profile

Pflugerville-Kuempel Tracts
 Pflugerville Parkway
 Rings: 1, 3, 5 mile radii

Prepared by Charles Harvey
 Latitude: 30.460527
 Longitude: -97.622252

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	3,669	23,572	61,976
Households with 1 Person	15.5%	17.3%	23.9%
Households with 2+ People	84.5%	82.7%	76.1%
Family Households	78.8%	76.7%	68.5%
Husband-wife Families	57.8%	58.0%	50.4%
With Related Children	33.5%	35.2%	29.6%
Other Family (No Spouse Present)	21.0%	18.7%	18.1%
Other Family with Male Householder	4.4%	5.0%	5.1%
With Related Children	3.1%	3.2%	3.1%
Other Family with Female Householder	16.6%	13.7%	13.1%
With Related Children	12.5%	10.1%	9.7%
Nonfamily Households	5.7%	6.0%	7.5%
All Households with Children	49.6%	49.1%	42.9%
Multigenerational Households	5.6%	5.3%	4.5%
Unmarried Partner Households	5.7%	6.3%	7.0%
Male-female	4.7%	5.1%	5.9%
Same-sex	1.0%	1.2%	1.1%
2010 Households by Size			
Total	3,669	23,571	61,975
1 Person Household	15.5%	17.3%	23.9%
2 Person Household	30.3%	28.2%	28.9%
3 Person Household	20.2%	19.8%	18.2%
4 Person Household	19.1%	19.4%	16.4%
5 Person Household	8.9%	9.1%	7.6%
6 Person Household	3.7%	3.7%	3.0%
7 + Person Household	2.3%	2.5%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	3,670	23,571	61,975
Owner Occupied	76.6%	72.9%	60.5%
Owned with a Mortgage/Loan	69.6%	65.8%	53.5%
Owned Free and Clear	7.0%	7.1%	7.0%
Renter Occupied	23.4%	27.1%	39.5%

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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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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TREC No. OP-K

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16069 Central