

# MEDICAL OFFICE BUILDING FOR SALE

12249 ROJAS DRIVE EL PASO, TX 79936

FORTUNE 500 TENANT!

**\$2,150,000.00**

MLS: 882708

LoopNet ID: 17068994

- **RENTAL RATE:** \$21.50/ SF  
NNN based in year one with  
escalations in year 6 & year 11
- **LEASE TERMS:** 15 year Lease  
with (3) 5 yr renewal options.  
Base year NOI is \$161,250.00  
Year 6 NOI is \$174,150.00  
Year 11 NOI is \$188,025.00
- **LANDLORD OBLIGATIONS:**  
Roof & Structure
- **LIST PRICE:** \$2,150,000.00  
Based on a 7.5% Cap Rate on  
the base year "ACTUAL" NOI
- **CONSTRUCTION:** 7500 SF New  
Construction Class A Medical  
Office Building estimated to be  
completed 7/1/11
- **LOCATION:** Close proximity to  
the Sierra Providence Hospital
- **TENANT:** Fortune 500 tenant  
with over 1500 locations



[www.KWCommercialSA.com](http://www.KWCommercialSA.com)

LINK LEGRAND, CCIM 210.789.5465  
LUKE LEGRAND, ePRO 210.843.5853



\*7500 SF Pre Leased NNN Investment FOR SALE\*





# 12249 Rojas Dr, El Paso, TX 79936

**\*Shell Construction Completed\***

**\*Tenant Finish Out in Progress\***



# KW Commercial SA

For More Information Visit:  
[www.KWCommercialSA.com](http://www.KWCommercialSA.com)



## Executive Summary – 12249 Rojas Drive El Paso, Texas

12249 Rojas Drive in El Paso, Texas is a 7500 SF Medical office building leased to a Fortune 500 Medical Company called DaVita [www.davita.com](http://www.davita.com). DaVita's new El Paso Dialysis Unit should complete development (rent commencement on c of o) on or around June 1, 2011. This property is conveniently located for dialysis patients in close proximity to the new Sierra Providence Hospital <http://www.sphn.com/en-US/Pages/default.aspx>. This site is Davita's 11th dialysis unit in Victoria, Texas. This new unit has been opened to fight the growing kidney failure epidemic that Texas owns (largely driven from Texan's eating habits). I would anticipate that this won't be the last new unit in El Paso for Davita due to El Paso's explosive growth spurred by the Government's recent BRAC investment into El Paso's Military. My opinion is that Military growth is the single most impacting "basic employment" category. (Go to <http://kwcommercialsa.com/blog/?p=459> to see my opinion of basic employment's impact on other Texas cities). See the bottom of this summary for Links to information on the great things happening in El Paso, Texas!

If you like investing in single user NNN assets (less "brain damage" than dealing with vacancy issues on multi-tenant assets) why wouldn't you choose to place your hard earned money into an investment leased by a group that is providing a service that extends lives? The patrons of these facilities might skip a burger at the NNN asset that you are considering down the street from this one, but would they skip their dialysis treatment? Current rental rate approximates \$21.50/SF NNN in based year rent. The is fixed for the first five years, bumping to \$23.22/SF for years 6-10 and \$25.07/SF for years 11-15. The lease contains three (3) five (5) year renewal options with a very high likelihood of extension due to the significant investment in this facility by Tenant and its excellent location. Base year NOI is \$161,250.00. Year 11 NOI is \$188,025.00. List Price of \$2,150,000.00 is based on a 7.5% capitalization rate (cap rate) on the base year "ACTUAL" NOI.

**DaVita Inc.**, a FORTUNE 500(R) company, is a leading provider of kidney care in the United States, providing dialysis services and education for patients with chronic kidney failure and end stage renal disease. Recognized as the only FORTUNE 500(R) company on WorldBlu's annual List of Most Democratic Workplaces(TM), **DaVita** manages more than 1,475 outpatient facilities and acute units in more than 700 hospitals located in 43 states and the District of Columbia, serving approximately 114,000 patients - nearly one-in-three of all dialysis patients in the United States.

As part of **DaVita's** commitment to building a healthy, caring community, **DaVita** develops, participates in and donates to numerous programs dedicated to transforming communities and creating positive, sustainable change for children, families and our environment.

### El Paso, Texas Links

<http://www.kvia.com/news/23553175/detail.html>

<http://www.elpasotexas.gov/RGMP/intro.html>

<http://www.elpasotexas.gov/econdev/fortbliss.asp>

<http://www.elpasoinc.com/showArticle.asp?articleId=2441>

<http://www.newspapertree.com/news/3451-the-brac-factor-funding-mental-health-care-in-texas-and-el-paso>





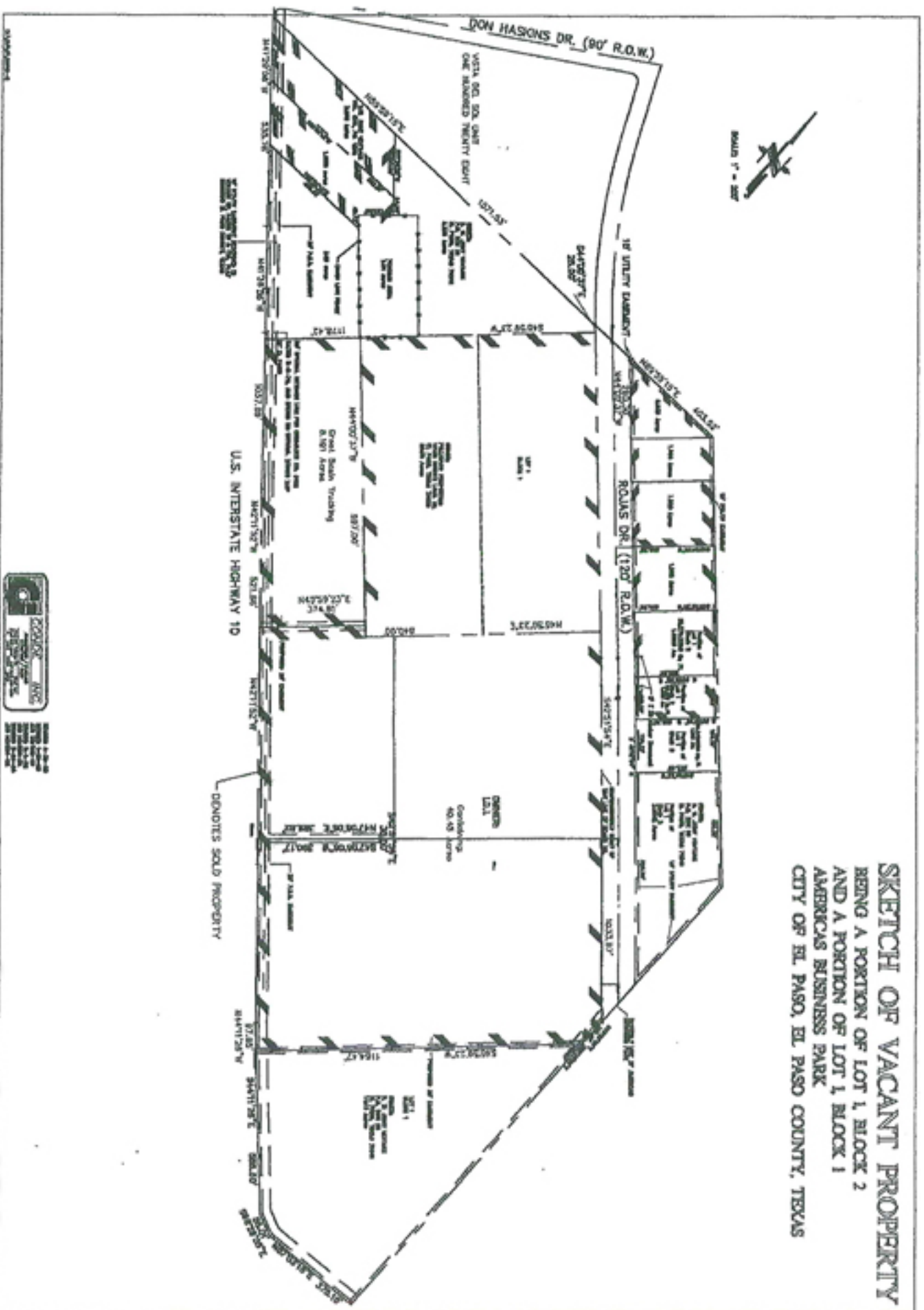
12249 Rogals Drive El Paso, Texas  
 Proforma Based on ESTIMATED (full Bank Approval/loan Package required) financing terms.  
 To Be Submitted to Ameriquest Bank (ATTN: Jeanne Bennett) for "pre-approval"

Land Area/Sq Ft	Blg Area	Coverage	Purchase Price	50% LOAN	NOI (base year actual)	Down Payment	Cap Rate	
54,450	7,500	13.77%	\$ 2,150,000.00	\$ 1,075,000.00	\$ 161,250.00	\$ 1,075,000.00	7.50%	
Annual Debt Service--								
Annual Cash Flow	Yr 1 Before Tax Cash on Cash Returns	NOI in year 6	NOI in year 11	NOI in year 16 (forecasted)	Estimated Value In Yr 5 (7.5 cap based on year 6 NOI)	Estimated Value In Yr 10 (7.5 cap based on year 11 NOI)	Estimated Value In Yr 15 (7.5 cap on year 11 NOI)	Estimated Annual Cash Flow in yr 6-15
\$1,154.68	\$ 80,095.32	7.45%	\$ 174,150.00	\$ 186,021.00	\$ 203,300.00	\$ 2,322,000.00	\$ 2,507,000.00	\$ 2,708,000.00
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12249 Rojas Dr, El Paso TX 79936

\*Property Sketch\*



For More Information Visit:

[www.KWCommercialSA.com](http://www.KWCommercialSA.com)

[illegible]

Being a portion of Lot 1, Block 2  
Americas Business Park  
City of El Paso,  
El Paso County, Texas  
Prepared for: Randy Wechter  
January 25, 2010

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 1, Block 2, Americas Business Park as recorded in volume 67, pages 13 and 13A, Plat records, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the centerline intersection of Rojas Drive and Don Haskins Drive; Thence South  $32^{\circ}01'50''$  East a distance of 918.85 feet to an existing city monument located at the point of a curve on the centerline of said Rojas Drive; Thence along the centerline of Rojas Drive South  $44^{\circ}00'37''$  East a distance of 1150.60 feet to a point of curve; Thence along said centerline 100.00 feet along the arc of a curve to the right which has a radius of 5002.72 feet a central angle of  $01^{\circ}08'43''$  a chord which bears South  $43^{\circ}26'16''$  East leaving a distance of 100.00 feet to a point, Thence along said centerline South  $42^{\circ}51'54''$  East a distance of 119.89 feet to a point; Thence leaving said centerline North  $45^{\circ}59'23''$  East a distance of 60.01 feet to a found 1/2" rebar with cap marked TX 5152 on the Northeasterly right-of-way line of Rojas Drive for a "TRUE POINT OF BEGINNING";


Thence leaving said right of way line North  $45^{\circ}59'23''$  East a distance of 293.79 feet to a point on the Northeasterly boundary line of Lot 1, Block 2, Americas Business Park.

Thence South  $44^{\circ}01'03''$  East along said boundary line a distance of 184.19 feet to a point;

Thence South  $45^{\circ}59'23''$  West leaving said boundary line a distance of 297.49 feet to a point on the Northeasterly right-of-way line of Rojas Drive;

Thence along said right of way line North  $42^{\circ}51'54''$  West a distance of 184.23 feet to the "TRUE POINT OF BEGINNING" and containing 54,449.904 Square Feet or 1.2500 acres of land more or less.

NOTE: Not a ground survey, Bearings for the above description based on the map of Americas Business Park recorded in volume 67, pages 13 and 13A, Plat records of El Paso County, Texas.

  
Ron R. Conde  
R.P.L.S. No. 5152



ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE, SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286





Site Map

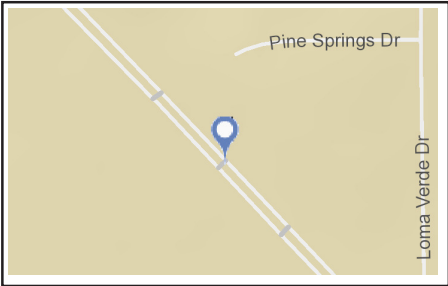
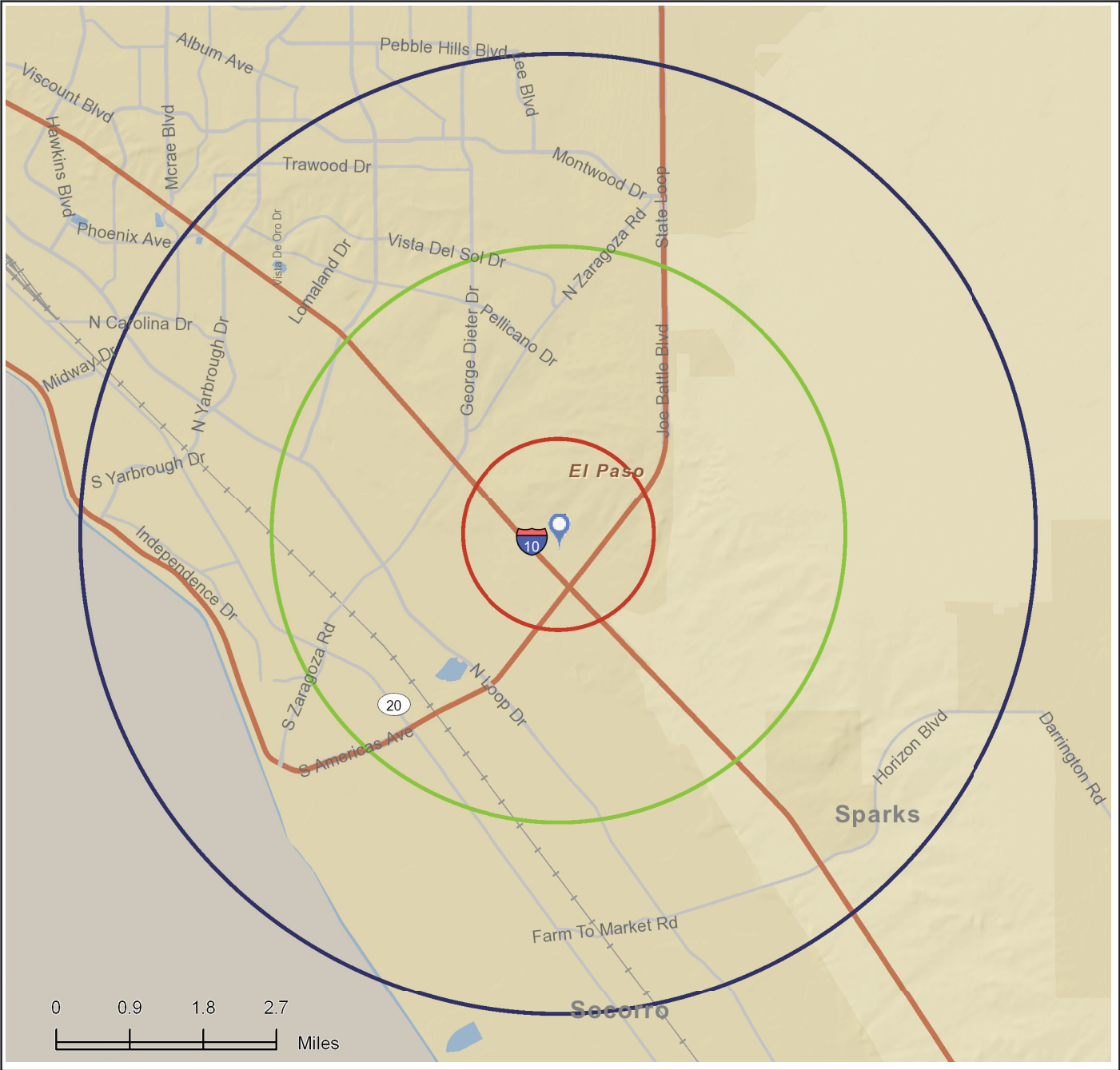
Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles







## Executive Summary

Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	6,006	70,032	199,247
Male Population	48.8%	48.0%	48.0%
Female Population	51.2%	52.0%	52.0%
Median Age	29.1	29.2	30.0
<b>2010 Income</b>			
Median HH Income	\$56,980	\$41,564	\$41,267
Per Capita Income	\$19,954	\$13,758	\$14,460
Average HH Income	\$71,233	\$48,611	\$49,641
<b>2010 Households</b>			
Total Households	1,698	19,804	57,828
Average Household Size	3.54	3.52	3.43
<b>2010 Housing</b>			
Owner Occupied Housing Units	71.8%	67.5%	65.6%
Renter Occupied Housing Units	21.1%	26.6%	28.4%
Vacant Housing Units	7.1%	5.9%	6.0%
<b>Population</b>			
1990 Population	939	46,751	142,710
2000 Population	2,572	58,283	175,604
2010 Population	6,006	70,032	199,247
2015 Population	7,049	73,756	208,045
1990-2000 Annual Rate	10.6%	2.23%	2.1%
2000-2010 Annual Rate	8.63%	1.81%	1.24%
2010-2015 Annual Rate	3.25%	1.04%	0.87%

In the identified market area, the current year population is 199,247. In 2000, the Census count in the market area was 175,604. The rate of change since 2000 was 1.24 percent annually. The five-year projection for the population in the market area is 208,045, representing a change of 0.87 percent annually from 2010 to 2015. Currently, the population is 48.0 percent male and 52.0 percent female.

<b>Households</b>			
1990 Households	249	12,230	38,766
2000 Households	741	16,175	50,260
2010 Households	1,698	19,804	57,828
2015 Households	2,002	20,994	60,677
1990-2000 Annual Rate	11.52%	2.84%	2.63%
2000-2010 Annual Rate	8.43%	1.99%	1.38%
2010-2015 Annual Rate	3.35%	1.17%	0.97%

The household count in this market area has changed from 50,260 in 2000 to 57,828 in the current year, a change of 1.38 percent annually. The five-year projection of households is 60,677, a change of 0.97 percent annually from the current year total. Average household size is currently 3.43, compared to 3.47 in the year 2000. The number of families in the current year is 49,291 in the market area.

### Housing

Currently, 65.6 percent of the 61,520 housing units in the market area are owner occupied; 28.4 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 52,288 housing units - 69.2 percent owner occupied, 26.8 percent renter occupied and 4.0 percent vacant. The rate of change in housing units since 2000 is 1.6 percent. Median home value in the market area is \$99,206, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.22 percent annually to \$121,995. From 2000 to the current year, median home value changed by 3.9 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

Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$14,830	\$22,503	\$22,962
2000 Median HH Income	\$38,896	\$32,759	\$33,532
2010 Median HH Income	\$56,980	\$41,564	\$41,267
2015 Median HH Income	\$61,649	\$47,313	\$46,921
1990-2000 Annual Rate	10.12%	3.83%	3.86%
2000-2010 Annual Rate	3.8%	2.35%	2.05%
2010-2015 Annual Rate	1.59%	2.62%	2.6%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$4,478	\$6,862	\$7,811
2000 Per Capita Income	\$14,080	\$11,178	\$12,231
2010 Per Capita Income	\$19,954	\$13,758	\$14,460
2015 Per Capita Income	\$21,598	\$15,130	\$15,806
1990-2000 Annual Rate	12.14%	5%	4.59%
2000-2010 Annual Rate	3.46%	2.05%	1.65%
2010-2015 Annual Rate	1.6%	1.92%	1.8%
<b>Average Household Income</b>			
1990 Average Household Income	\$17,541	\$26,187	\$28,565
2000 Average Household Income	\$51,332	\$39,903	\$42,397
2010 Average HH Income	\$71,233	\$48,611	\$49,641
2015 Average HH Income	\$76,766	\$53,153	\$53,993
1990-2000 Annual Rate	11.34%	4.3%	4.03%
2000-2010 Annual Rate	3.25%	1.94%	1.55%
2010-2015 Annual Rate	1.51%	1.8%	1.69%

### Households by Income

Current median household income is \$41,267 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$46,921 in five years. In 2000, median household income was \$33,532, compared to \$22,962 in 1990.

Current average household income is \$49,641 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$53,993 in five years. In 2000, average household income was \$42,397, compared to \$28,565 in 1990.

Current per capita income is \$14,460 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$15,806 in five years. In 2000, the per capita income was \$12,231, compared to \$7,811 in 1990.

### Population by Employment

Total Businesses	206	2,037	5,420
Total Employees	4,157	25,792	61,002

Currently, 88.6 percent of the civilian labor force in the identified market area is employed and 11.4 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 90.6 percent of the civilian labor force, and unemployment will be 9.4 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, 58.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

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

- 56.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 23.3 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:

- 31.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.7 percent were high school graduates only (29.6 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 10.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.5 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

12251 Rojas Dr, El Paso, TX 79936-7714

Ring: 1 mile radius

Prepared by Link LeGrand

Latitude: 31.709531

Longitude: -106.286421

Summary	2000		2010		2015		
Population	2,572		6,006		7,049		
Households	741		1,698		2,002		
Families	672		1,539		1,807		
Average Household Size	3.47		3.54		3.52		
Owner Occupied Housing Units	611		1,312		1,555		
Renter Occupied Housing Units	130		386		447		
Median Age	26.6		29.1		30.5		
Trends: 2010 - 2015 Annual Rate	Area		State		National		
Population	3.25%		1.65%		0.76%		
Households	3.35%		1.63%		0.78%		
Families	3.26%		1.48%		0.64%		
Owner HHs	3.46%		1.72%		0.82%		
Median Household Income	1.59%		2.54%		2.36%		
Households by Income	2000		2010		2015		
	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	121	16.4%	148	8.7%	136	6.8%
	\$15,000 - \$24,999	113	15.4%	192	11.3%	188	9.4%
	\$25,000 - \$34,999	98	13.3%	171	10.1%	171	8.5%
	\$35,000 - \$49,999	130	17.7%	195	11.5%	215	10.7%
	\$50,000 - \$74,999	122	16.6%	448	26.4%	612	30.6%
	\$75,000 - \$99,999	65	8.8%	189	11.1%	212	10.6%
	\$100,000 - \$149,999	54	7.3%	218	12.8%	276	13.8%
	\$150,000 - \$199,999	21	2.9%	78	4.6%	113	5.6%
\$200,000+	12	1.6%	58	3.4%	79	3.9%	
Median Household Income	\$38,896		\$56,980		\$61,649		
Average Household Income	\$51,332		\$71,233		\$76,766		
Per Capita Income	\$14,082		\$19,954		\$21,598		
Population by Age	2000		2010		2015		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	271	10.5%	636	10.6%	742	10.5%
	5 - 9	298	11.6%	592	9.9%	701	9.9%
	10 - 14	255	9.9%	518	8.6%	616	8.7%
	15 - 19	226	8.8%	502	8.4%	485	6.9%
	20 - 24	168	6.5%	369	6.1%	435	6.2%
	25 - 34	425	16.5%	914	15.2%	1,156	16.4%
	35 - 44	428	16.6%	1,067	17.8%	1,171	16.6%
	45 - 54	268	10.4%	763	12.7%	872	12.4%
	55 - 64	126	4.9%	397	6.6%	530	7.5%
	65 - 74	63	2.5%	165	2.7%	243	3.4%
	75 - 84	36	1.4%	59	1.0%	75	1.1%
85+	6	0.2%	24	0.4%	24	0.3%	
Race and Ethnicity	2000		2010		2015		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	1,773	69.0%	4,018	66.9%	4,657	66.1%
	Black Alone	37	1.4%	97	1.6%	104	1.5%
	American Indian Alone	17	0.7%	51	0.8%	63	0.9%
	Asian Alone	18	0.7%	56	0.9%	69	1.0%
	Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
	Some Other Race Alone	670	26.1%	1,625	27.1%	1,957	27.8%
	Two or More Races	56	2.2%	159	2.6%	197	2.8%
	Hispanic Origin (Any Race)	2,283	88.8%	5,382	89.6%	6,392	90.7%

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.

March 23, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

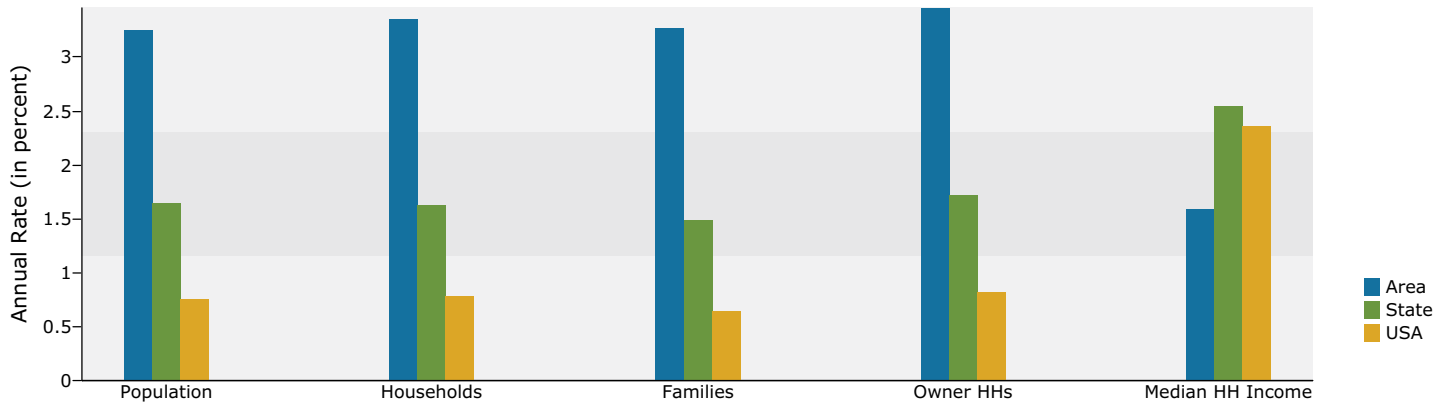
12251 Rojas Dr, El Paso, TX 79936-7714  
Ring: 1 mile radius

Prepared by Link LeGrand

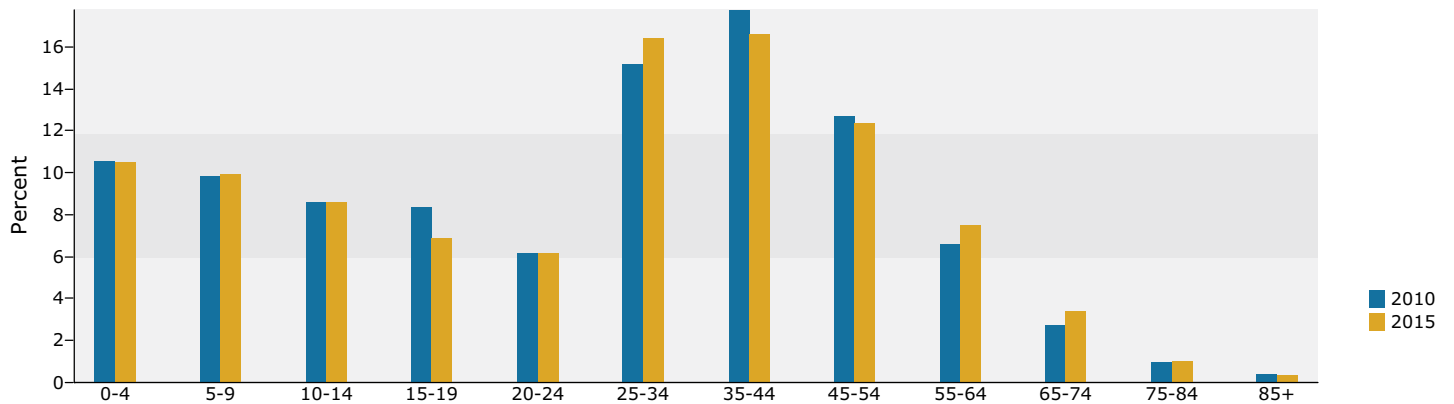
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Longitude: -106.286421

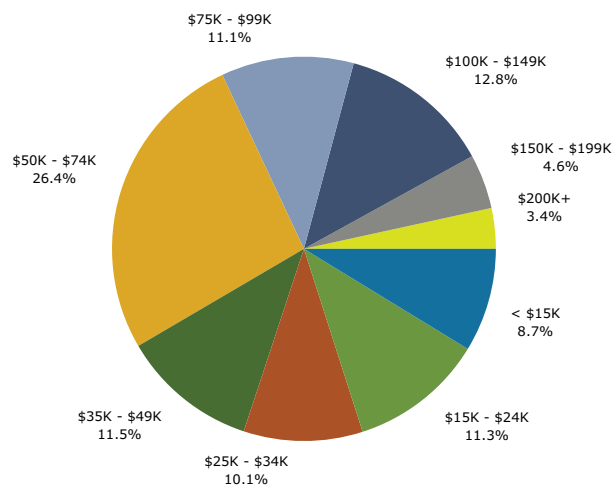
### Trends 2010-2015



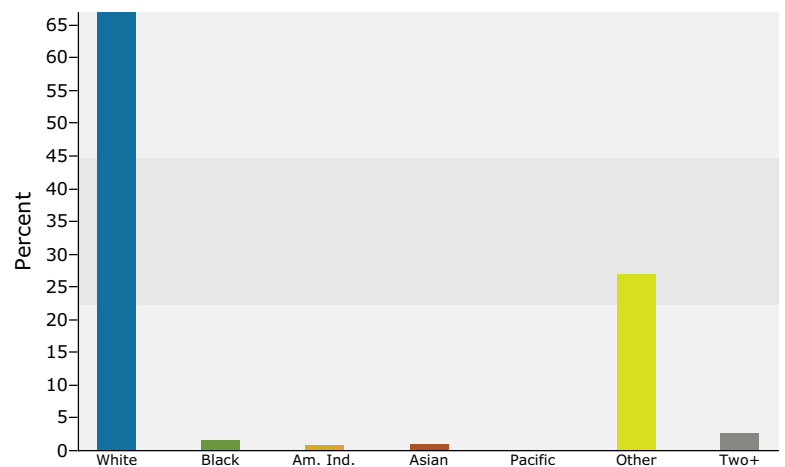
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 89.6%

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

March 23, 2011

Made with Esri Business Analyst





## Demographic and Income Profile

12251 Rojas Dr, El Paso, TX 79936-7714  
Ring: 3 miles radius

Prepared by Link LeGrand

Latitude: 31.709531  
Longitude: -106.286421

Summary		2000		2010		2015	
Population		58,283		70,032		73,756	
Households		16,175		19,804		20,994	
Families		14,230		17,269		18,211	
Average Household Size		3.59		3.52		3.50	
Owner Occupied Housing Units		11,919		14,201		14,995	
Renter Occupied Housing Units		4,256		5,603		5,999	
Median Age		27.9		29.2		30.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.04%		1.65%		0.76%	
Households		1.17%		1.63%		0.78%	
Families		1.07%		1.48%		0.64%	
Owner HHs		1.09%		1.72%		0.82%	
Median Household Income		2.63%		2.54%		2.36%	
		2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent	
	<\$15,000	3,268	20.2%	2,840	14.3%	2,491	11.9%
	\$15,000 - \$24,999	2,667	16.5%	2,547	12.9%	2,327	11.1%
	\$25,000 - \$34,999	2,548	15.8%	3,101	15.7%	2,663	12.7%
	\$35,000 - \$49,999	3,179	19.7%	3,496	17.7%	3,738	17.8%
	\$50,000 - \$74,999	2,826	17.5%	4,778	24.1%	6,250	29.8%
	\$75,000 - \$99,999	986	6.1%	1,617	8.2%	1,738	8.3%
	\$100,000 - \$149,999	484	3.0%	1,107	5.6%	1,349	6.4%
	\$150,000 - \$199,999	91	0.6%	152	0.8%	215	1.0%
	\$200,000+	98	0.6%	163	0.8%	222	1.1%
Median Household Income		\$32,759		\$41,564		\$47,313	
Average Household Income		\$39,903		\$48,611		\$53,153	
Per Capita Income		\$11,178		\$13,758		\$15,130	
		2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,335	9.2%	6,630	9.5%	6,931	9.4%
	5 - 9	5,750	9.9%	6,367	9.1%	6,666	9.0%
	10 - 14	5,642	9.7%	5,776	8.2%	6,357	8.6%
	15 - 19	5,619	9.6%	6,089	8.7%	5,706	7.7%
	20 - 24	4,288	7.4%	5,277	7.5%	5,470	7.4%
	25 - 34	8,558	14.7%	10,893	15.6%	11,618	15.8%
	35 - 44	9,290	15.9%	9,343	13.3%	9,766	13.2%
	45 - 54	6,809	11.7%	8,951	12.8%	8,286	11.2%
	55 - 64	3,333	5.7%	5,992	8.6%	7,092	9.6%
	65 - 74	2,263	3.9%	2,756	3.9%	3,785	5.1%
	75 - 84	1,068	1.8%	1,446	2.1%	1,491	2.0%
	85+	329	0.6%	511	0.7%	588	0.8%
		2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
	White Alone	40,455	69.4%	47,634	68.0%	49,584	67.2%
	Black Alone	644	1.1%	872	1.2%	884	1.2%
	American Indian Alone	831	1.4%	1,091	1.6%	1,194	1.6%
	Asian Alone	277	0.5%	381	0.5%	421	0.6%
	Pacific Islander Alone	31	0.1%	40	0.1%	41	0.1%
	Some Other Race Alone	14,138	24.3%	17,615	25.2%	19,034	25.8%
	Two or More Races	1,908	3.3%	2,398	3.4%	2,599	3.5%
	Hispanic Origin (Any Race)	53,298	91.4%	65,340	93.3%	69,379	94.1%

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.

March 23, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

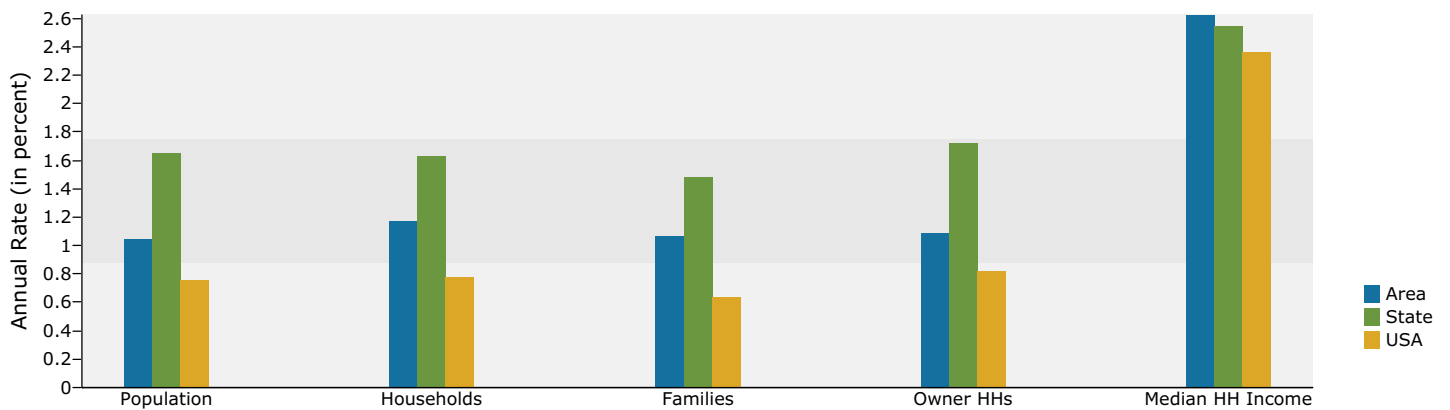
12251 Rojas Dr, El Paso, TX 79936-7714  
Ring: 3 miles radius

Prepared by Link LeGrand

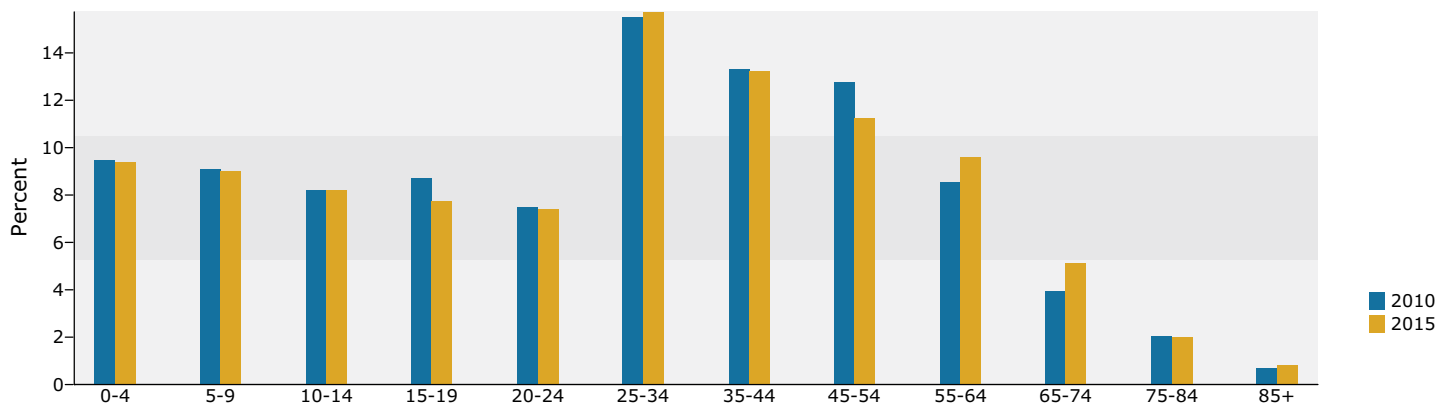
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Longitude: -106.286421

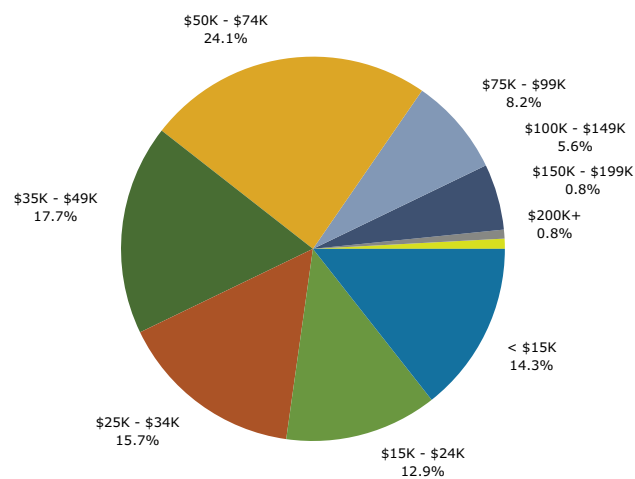
### Trends 2010-2015



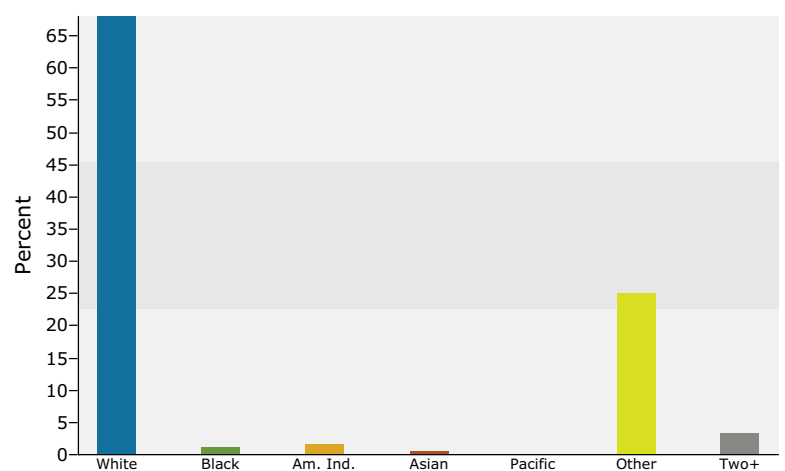
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 93.3%

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

March 23, 2011

Made with Esri Business Analyst





## Demographic and Income Profile

12251 Rojas Dr, El Paso, TX 79936-7714  
Ring: 5 miles radius

Prepared by Link LeGrand

Latitude: 31.709531

Longitude: -106.286421

Summary	2000		2010		2015	
Population	175,604		199,247		208,045	
Households	50,260		57,828		60,677	
Families	43,280		49,291		51,434	
Average Household Size	3.47		3.43		3.41	
Owner Occupied Housing Units	36,207		40,343		42,302	
Renter Occupied Housing Units	14,053		17,485		18,375	
Median Age	28.9		30.0		30.8	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.87%		1.65%		0.76%	
Households	0.97%		1.63%		0.78%	
Families	0.86%		1.48%		0.64%	
Owner HHs	0.95%		1.72%		0.82%	
Median Household Income	2.60%		2.54%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	9,936 19.8%	8,553 14.8%	7,498 12.4%		
	\$15,000 - \$24,999	8,288 16.5%	7,657 13.2%	6,988 11.5%		
	\$25,000 - \$34,999	7,797 15.6%	8,631 14.9%	7,351 12.1%		
	\$35,000 - \$49,999	9,212 18.4%	10,200 17.6%	10,866 17.9%		
	\$50,000 - \$74,999	8,478 16.9%	12,865 22.2%	16,681 27.5%		
	\$75,000 - \$99,999	3,553 7.1%	4,905 8.5%	5,165 8.5%		
	\$100,000 - \$149,999	2,036 4.1%	3,860 6.7%	4,610 7.6%		
	\$150,000 - \$199,999	425 0.8%	625 1.1%	850 1.4%		
\$200,000+	372 0.7%	530 0.9%	667 1.1%			
Median Household Income	\$33,532		\$41,267		\$46,921	
Average Household Income	\$42,397		\$49,641		\$53,993	
Per Capita Income	\$12,231		\$14,460		\$15,806	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	15,415 8.8%	17,921 9.0%	18,669 9.0%		
	5 - 9	17,010 9.7%	17,692 8.9%	18,339 8.8%		
	10 - 14	16,652 9.5%	16,411 8.2%	18,018 8.7%		
	15 - 19	16,641 9.5%	17,306 8.7%	16,358 7.9%		
	20 - 24	12,367 7.0%	14,475 7.3%	15,196 7.3%		
	25 - 34	24,762 14.1%	29,741 14.9%	31,064 14.9%		
	35 - 44	27,318 15.6%	25,707 12.9%	26,960 13.0%		
	45 - 54	20,893 11.9%	25,315 12.7%	23,088 11.1%		
	55 - 64	11,408 6.5%	18,248 9.2%	20,652 9.9%		
	65 - 74	8,123 4.6%	9,421 4.7%	12,326 5.9%		
	75 - 84	3,906 2.2%	5,243 2.6%	5,365 2.6%		
85+	1,110 0.6%	1,766 0.9%	2,012 1.0%			
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	124,966 71.2%	138,559 69.5%	142,905 68.7%		
	Black Alone	2,701 1.5%	3,070 1.5%	3,017 1.5%		
	American Indian Alone	1,886 1.1%	2,456 1.2%	2,685 1.3%		
	Asian Alone	991 0.6%	1,208 0.6%	1,308 0.6%		
	Pacific Islander Alone	138 0.1%	173 0.1%	179 0.1%		
	Some Other Race Alone	39,283 22.4%	46,904 23.5%	50,531 24.3%		
	Two or More Races	5,639 3.2%	6,878 3.5%	7,420 3.6%		
	Hispanic Origin (Any Race)	154,351 87.9%	181,624 91.2%	192,081 92.3%		

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.

March 23, 2011

Made with Esri Business Analyst



## Demographic and Income Profile

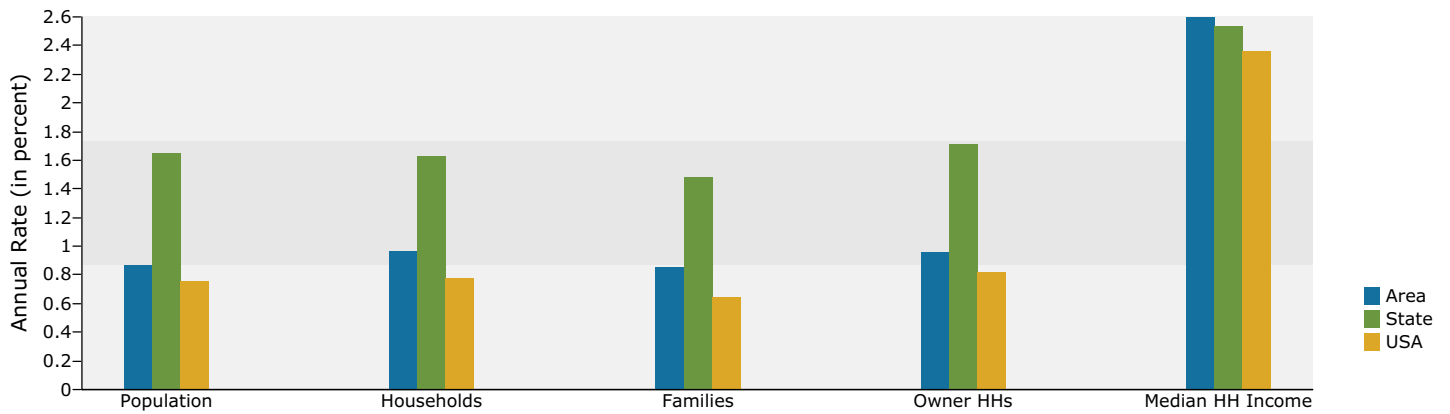
12251 Rojas Dr, El Paso, TX 79936-7714  
Ring: 5 miles radius

Prepared by Link LeGrand

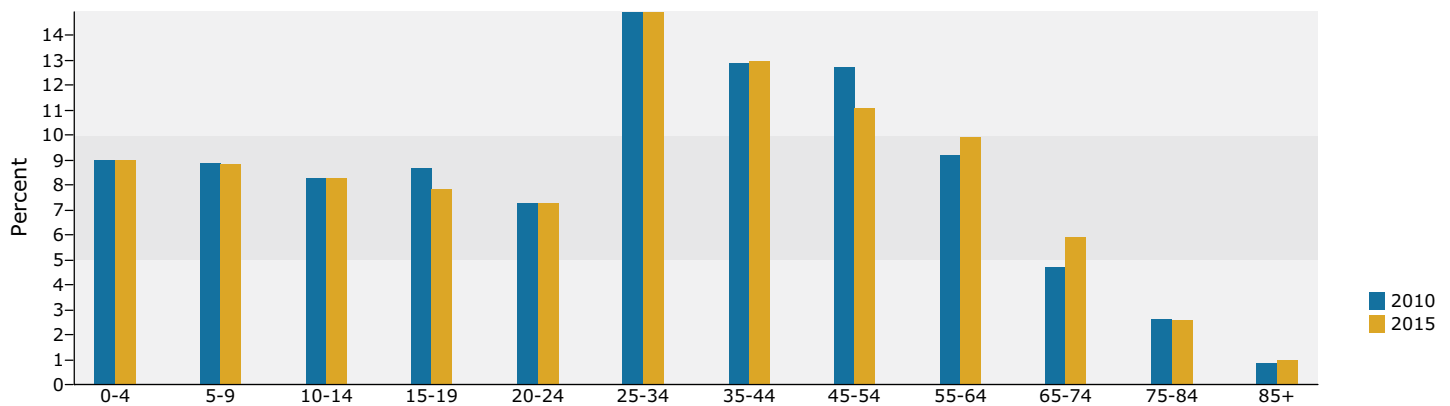
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Longitude: -106.286421

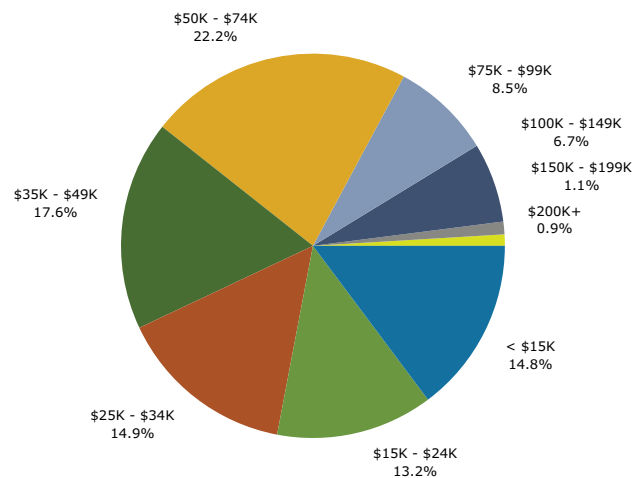
### Trends 2010-2015



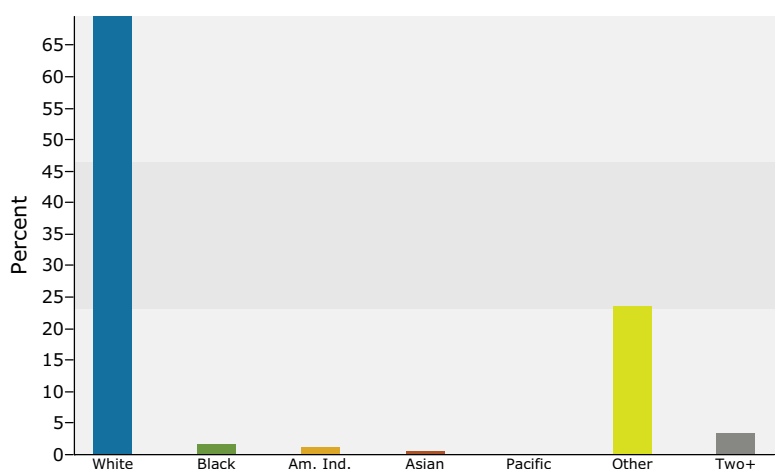
### Population by Age



### 2010 Household Income



### 2010 Population by Race



2010 Percent Hispanic Origin: 91.2%

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

March 23, 2011

Made with Esri Business Analyst





# Market Profile




Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
			
2000 Total Population	2,572	58,283	175,604
2000 Group Quarters	1	269	1,074
2010 Total Population	6,006	70,032	199,247
2015 Total Population	7,049	73,756	208,045
2010 - 2015 Annual Rate	3.25%	1.04%	0.87%
			
2000 Households	741	16,175	50,260
2000 Average Household Size	3.47	3.59	3.47
2010 Households	1,698	19,804	57,828
2010 Average Household Size	3.54	3.52	3.43
2015 Households	2,002	20,994	60,677
2015 Average Household Size	3.52	3.5	3.41
2010 - 2015 Annual Rate	3.35%	1.17%	0.97%
2000 Families	672	14,230	43,280
2000 Average Family Size	3.64	3.83	3.77
2010 Families	1,539	17,269	49,291
2010 Average Family Size	3.71	3.79	3.75
2015 Families	1,807	18,211	51,434
2015 Average Family Size	3.7	3.78	3.74
2010 - 2015 Annual Rate	3.26%	1.07%	0.85%
			
<b>2000 Housing Units</b>	772	16,802	52,288
Owner Occupied Housing Units	78.0%	71.0%	69.2%
Renter Occupied Housing Units	16.6%	25.3%	26.8%
Vacant Housing Units	5.4%	3.7%	4.0%
<b>2010 Housing Units</b>	1,828	21,044	61,520
Owner Occupied Housing Units	71.8%	67.5%	65.6%
Renter Occupied Housing Units	21.1%	26.6%	28.4%
Vacant Housing Units	7.1%	5.9%	6.0%
<b>2015 Housing Units</b>	2,177	22,565	65,310
Owner Occupied Housing Units	71.4%	66.5%	64.8%
Renter Occupied Housing Units	20.5%	26.6%	28.1%
Vacant Housing Units	8.0%	7.0%	7.1%
<b>Median Household Income</b>			
2000	\$38,896	\$32,759	\$33,532
2010	\$56,980	\$41,564	\$41,267
2015	\$61,649	\$47,313	\$46,921
<b>Median Home Value</b>			
2000	\$87,826	\$65,165	\$67,002
2010	\$115,481	\$98,068	\$99,206
2015	\$142,000	\$121,226	\$121,995
<b>Per Capita Income</b>			
2000	\$14,080	\$11,178	\$12,231
2010	\$19,954	\$13,758	\$14,460
2015	\$21,598	\$15,130	\$15,806
<b>Median Age</b>			
2000	26.6	27.9	28.9
2010	29.1	29.2	30.0
2015	30.5	30.1	30.8

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.



## Market Profile

Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2000 Households by Income</b>			
Household Income Base	736	16,147	50,097
< \$15,000	16.4%	20.2%	19.8%
\$15,000 - \$24,999	15.4%	16.5%	16.5%
\$25,000 - \$34,999	13.3%	15.8%	15.6%
\$35,000 - \$49,999	17.7%	19.7%	18.4%
\$50,000 - \$74,999	16.6%	17.5%	16.9%
\$75,000 - \$99,999	8.8%	6.1%	7.1%
\$100,000 - \$149,999	7.3%	3.0%	4.1%
\$150,000 - \$199,999	2.9%	0.6%	0.8%
\$200,000+	1.6%	0.6%	0.7%
Average Household Income	\$51,332	\$39,903	\$42,397
<b>2010 Households by Income</b>			
Household Income Base	1,697	19,801	57,826
< \$15,000	8.7%	14.3%	14.8%
\$15,000 - \$24,999	11.3%	12.9%	13.2%
\$25,000 - \$34,999	10.1%	15.7%	14.9%
\$35,000 - \$49,999	11.5%	17.7%	17.6%
\$50,000 - \$74,999	26.4%	24.1%	22.2%
\$75,000 - \$99,999	11.1%	8.2%	8.5%
\$100,000 - \$149,999	12.8%	5.6%	6.7%
\$150,000 - \$199,999	4.6%	0.8%	1.1%
\$200,000+	3.4%	0.8%	0.9%
Average Household Income	\$71,233	\$48,611	\$49,641
<b>2015 Households by Income</b>			
Household Income Base	2,002	20,993	60,676
< \$15,000	6.8%	11.9%	12.4%
\$15,000 - \$24,999	9.4%	11.1%	11.5%
\$25,000 - \$34,999	8.5%	12.7%	12.1%
\$35,000 - \$49,999	10.7%	17.8%	17.9%
\$50,000 - \$74,999	30.6%	29.8%	27.5%
\$75,000 - \$99,999	10.6%	8.3%	8.5%
\$100,000 - \$149,999	13.8%	6.4%	7.6%
\$150,000 - \$199,999	5.6%	1.0%	1.4%
\$200,000+	3.9%	1.1%	1.1%
Average Household Income	\$76,766	\$53,153	\$53,993
<b>2000 Owner Occupied HUs by Value</b>			
Total	588	11,898	36,125
<\$50,000	29.9%	21.4%	21.8%
\$50,000 - 99,999	33.3%	67.5%	62.9%
\$100,000 - 149,999	11.2%	7.4%	10.1%
\$150,000 - 199,999	6.8%	1.8%	3.2%
\$200,000 - \$299,999	11.1%	1.1%	1.5%
\$300,000 - 499,999	6.8%	0.7%	0.5%
\$500,000 - 999,999	0.9%	0.1%	0.1%
\$1,000,000+	0.0%	0.0%	0.0%
Average Home Value	\$115,391	\$72,484	\$75,611
<b>2000 Specified Renter Occupied HUs by Contract Rent</b>			
Total	151	4,260	14,092
With Cash Rent	98.7%	95.0%	95.5%
No Cash Rent	1.3%	5.0%	4.5%
Median Rent	\$370	\$428	\$425
Average Rent	\$425	\$421	\$424

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.





# Market Profile


Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2000 Population by Age</b>			
 Total	2,571	58,284	175,606
Age 0 - 4	10.5%	9.2%	8.8%
Age 5 - 9	11.6%	9.9%	9.7%
Age 10 - 14	10.0%	9.7%	9.5%
Age 15 - 19	8.8%	9.6%	9.5%
Age 20 - 24	6.5%	7.4%	7.0%
Age 25 - 34	16.5%	14.7%	14.1%
Age 35 - 44	16.6%	15.9%	15.6%
Age 45 - 54	10.4%	11.7%	11.9%
Age 55 - 64	4.9%	5.7%	6.5%
Age 65 - 74	2.5%	3.9%	4.6%
Age 75 - 84	1.4%	1.8%	2.2%
Age 85+	0.2%	0.6%	0.6%
Age 18+	62.1%	65.3%	66.1%
<b>2010 Population by Age</b>			
Total	6,007	70,031	199,246
Age 0 - 4	10.6%	9.5%	9.0%
Age 5 - 9	9.9%	9.1%	8.9%
Age 10 - 14	8.6%	8.2%	8.2%
Age 15 - 19	8.4%	8.7%	8.7%
Age 20 - 24	6.1%	7.5%	7.3%
Age 25 - 34	15.2%	15.6%	14.9%
Age 35 - 44	17.8%	13.3%	12.9%
Age 45 - 54	12.7%	12.8%	12.7%
Age 55 - 64	6.6%	8.6%	9.2%
Age 65 - 74	2.7%	3.9%	4.7%
Age 75 - 84	1.0%	2.1%	2.6%
Age 85+	0.4%	0.7%	0.9%
Age 18+	65.7%	67.9%	68.5%
<b>2015 Population by Age</b>			
Total	7,050	73,756	208,046
Age 0 - 4	10.5%	9.4%	9.0%
Age 5 - 9	9.9%	9.0%	8.8%
Age 10 - 14	8.7%	8.6%	8.7%
Age 15 - 19	6.9%	7.7%	7.9%
Age 20 - 24	6.2%	7.4%	7.3%
Age 25 - 34	16.4%	15.8%	14.9%
Age 35 - 44	16.6%	13.2%	13.0%
Age 45 - 54	12.4%	11.2%	11.1%
Age 55 - 64	7.5%	9.6%	9.9%
Age 65 - 74	3.4%	5.1%	5.9%
Age 75 - 84	1.1%	2.0%	2.6%
Age 85+	0.3%	0.8%	1.0%
Age 18+	66.5%	68.2%	68.7%
<b>2000 Population by Sex</b>			
Males	48.3%	47.4%	47.6%
Females	51.7%	52.6%	52.4%
<b>2010 Population by Sex</b>			
Males	48.8%	48.0%	48.0%
Females	51.2%	52.0%	52.0%
<b>2015 Population by Sex</b>			
Males	48.8%	48.2%	48.2%
Females	51.2%	51.8%	51.8%

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





12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 <b>2000 Population by Race/Ethnicity</b>			
Total	2,571	58,284	175,604
White Alone	69.0%	69.4%	71.2%
Black Alone	1.4%	1.1%	1.5%
American Indian Alone	0.7%	1.4%	1.1%
Asian or Pacific Islander Alone	0.7%	0.5%	0.6%
Some Other Race Alone	26.1%	24.3%	22.4%
Two or More Races	2.2%	3.3%	3.2%
Hispanic Origin	88.8%	91.4%	87.9%
Diversity Index	61.9	59.3	60.1
<b>2010 Population by Race/Ethnicity</b>			
Total	6,006	70,031	199,248
White Alone	66.9%	68.0%	69.5%
Black Alone	1.6%	1.2%	1.5%
American Indian Alone	0.8%	1.6%	1.2%
Asian or Pacific Islander Alone	0.9%	0.6%	0.7%
Some Other Race Alone	27.1%	25.2%	23.5%
Two or More Races	2.6%	3.4%	3.5%
Hispanic Origin	89.6%	93.3%	91.2%
Diversity Index	63.5	59.5	59.4
<b>2015 Population by Race/Ethnicity</b>			
Total	7,047	73,757	208,045
White Alone	66.1%	67.2%	68.7%
Black Alone	1.5%	1.2%	1.5%
American Indian Alone	0.9%	1.6%	1.3%
Asian or Pacific Islander Alone	1.0%	0.6%	0.7%
Some Other Race Alone	27.8%	25.8%	24.3%
Two or More Races	2.8%	3.5%	3.6%
Hispanic Origin	90.7%	94.1%	92.3%
Diversity Index	63.7	59.8	59.5
 <b>2000 Population 3+ by School Enrollment</b>			
Total	2,424	55,101	166,487
Enrolled in Nursery/Preschool	2.6%	2.4%	1.9%
Enrolled in Kindergarten	2.4%	2.1%	2.3%
Enrolled in Grade 1-8	19.6%	17.6%	16.9%
Enrolled in Grade 9-12	7.9%	9.1%	8.9%
Enrolled in College	6.6%	7.4%	6.9%
Enrolled in Grad/Prof School	0.2%	0.5%	0.6%
Not Enrolled in School	60.7%	60.9%	62.4%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	3,389	39,894	115,443
Less than 9th Grade	12.2%	19.2%	19.6%
9th - 12th Grade, No Diploma	11.3%	12.3%	12.3%
High School Graduate	25.2%	25.8%	25.7%
Some College, No Degree	22.2%	22.6%	21.0%
Associate Degree	5.1%	6.5%	6.6%
Bachelor's Degree	14.8%	9.6%	10.3%
Graduate/Professional Degree	9.2%	3.9%	4.5%

**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.








12251 Rojas Dr, El Paso, TX ...

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population 15+ by Marital Status</b>			
 Total	4,259	51,260	147,223
Never Married	26.0%	31.2%	31.4%
Married	63.4%	56.0%	55.0%
Widowed	3.9%	4.3%	4.5%
Divorced	6.8%	8.4%	9.0%
<b>2000 Population 16+ by Employment Status</b>			
 Total	1,664	39,967	122,658
In Labor Force	66.2%	59.0%	58.5%
Civilian Employed	59.1%	52.8%	52.4%
Civilian Unemployed	6.1%	5.7%	5.6%
In Armed Forces	0.9%	0.5%	0.5%
Not in Labor Force	33.8%	41.0%	41.5%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	90.7%	88.7%	88.6%
Civilian Unemployed	9.3%	11.3%	11.4%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.5%	90.8%	90.6%
Civilian Unemployed	7.5%	9.2%	9.4%
<b>2000 Females 16+ by Employment Status and Age of Children</b>			
Total	881	21,750	66,061
Own Children < 6 Only	11.4%	10.3%	9.1%
Employed/in Armed Forces	5.4%	5.4%	4.5%
Unemployed	0.7%	0.8%	0.7%
Not in Labor Force	5.2%	4.1%	4.0%
Own Children < 6 and 6-17 Only	13.5%	10.7%	10.3%
Employed/in Armed Forces	5.9%	4.9%	4.5%
Unemployed	1.1%	0.5%	0.5%
Not in Labor Force	6.5%	5.3%	5.3%
Own Children 6-17 Only	28.4%	25.4%	24.2%
Employed/in Armed Forces	17.4%	14.5%	13.6%
Unemployed	2.3%	1.1%	1.3%
Not in Labor Force	8.7%	9.7%	9.2%
No Own Children < 18	46.8%	53.6%	56.5%
Employed/in Armed Forces	21.3%	20.9%	22.0%
Unemployed	3.1%	2.2%	2.4%
Not in Labor Force	22.4%	30.6%	32.0%
<b>2010 Employed Population 16+ by Industry</b>			
 Total	2,486	25,546	71,633
Agriculture/Mining	0.3%	0.3%	0.3%
Construction	6.4%	5.4%	6.0%
Manufacturing	9.1%	10.8%	10.8%
Wholesale Trade	3.0%	3.4%	3.4%
Retail Trade	13.2%	12.4%	12.0%
Transportation/Utilities	7.4%	7.2%	7.3%
Information	2.8%	2.5%	2.5%
Finance/Insurance/Real Estate	6.8%	5.0%	5.0%
Services	45.2%	46.3%	46.1%
Public Administration	5.8%	6.7%	6.7%

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



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<b>2010 Employed Population 16+ by Occupation</b>			
Total	2,485	25,548	71,630
White Collar	58.7%	55.7%	56.0%
Management/Business/Financial	12.2%	9.3%	10.5%
Professional	18.6%	17.2%	17.5%
Sales	12.8%	12.7%	12.2%
Administrative Support	15.1%	16.4%	15.8%
Services	18.2%	20.1%	19.3%
Blue Collar	23.1%	24.2%	24.7%
Farming/Forestry/Fishing	0.1%	0.2%	0.1%
Construction/Extraction	4.3%	4.1%	5.1%
Installation/Maintenance/Repair	2.8%	4.0%	3.8%
Production	8.7%	8.5%	8.5%
Transportation/Material Moving	7.1%	7.5%	7.1%
<b>2000 Workers 16+ by Means of Transportation to Work</b>			
Total	981	20,783	63,383
Drove Alone - Car, Truck, or Van	81.9%	79.2%	78.1%
Carpooled - Car, Truck, or Van	13.0%	16.6%	16.9%
Public Transportation	1.0%	1.0%	1.0%
Walked	1.6%	1.1%	1.1%
Other Means	0.9%	0.7%	1.0%
Worked at Home	1.5%	1.5%	1.8%
<b>2000 Workers 16+ by Travel Time to Work</b>			
Total	980	20,782	63,383
Did Not Work at Home	98.5%	98.5%	98.2%
Less than 5 minutes	0.7%	1.6%	1.9%
5 to 9 minutes	8.1%	7.1%	7.1%
10 to 19 minutes	31.6%	35.7%	32.1%
20 to 24 minutes	16.1%	17.8%	18.8%
25 to 34 minutes	23.7%	24.7%	26.1%
35 to 44 minutes	6.8%	4.5%	4.4%
45 to 59 minutes	6.8%	3.9%	4.4%
60 to 89 minutes	2.9%	2.0%	2.0%
90 or more minutes	1.7%	1.2%	1.4%
Worked at Home	1.5%	1.5%	1.8%
Average Travel Time to Work (in min)	24.7	22.4	23.3
<b>2000 Households by Vehicles Available</b>			
Total	737	16,159	50,221
None	6.2%	6.8%	7.3%
1	23.7%	28.7%	29.8%
2	44.0%	42.7%	41.9%
3	19.8%	15.9%	15.4%
4	4.6%	4.4%	4.4%
5+	1.6%	1.5%	1.3%
Average Number of Vehicles Available	2.0	1.9	1.8

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





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Ring: 1, 3, 5 Miles

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<b>2000 Households by Type</b>			
 Total	740	16,175	50,259
Family Households	90.7%	88.0%	86.1%
Married-couple Family	70.3%	62.7%	62.0%
With Related Children	53.0%	44.2%	41.4%
Other Family (No Spouse)	20.4%	25.3%	24.1%
With Related Children	15.5%	18.6%	17.4%
Nonfamily Households	9.3%	12.0%	13.9%
Householder Living Alone	7.2%	9.9%	11.6%
Householder Not Living Alone	2.2%	2.1%	2.3%
Households with Related Children	68.4%	62.8%	58.7%
Households with Persons 65+	11.7%	16.1%	18.9%
<b>2000 Households by Size</b>			
Total	741	16,175	50,260
1 Person Household	7.2%	9.9%	11.6%
2 Person Household	18.5%	19.0%	20.9%
3 Person Household	22.9%	21.2%	20.4%
4 Person Household	24.8%	23.2%	22.0%
5 Person Household	14.8%	14.6%	13.9%
6 Person Household	6.6%	7.1%	6.5%
7+ Person Household	5.1%	4.8%	4.6%
<b>2000 Households by Year Householder Moved In</b>			
Total	737	16,160	50,219
Moved in 1999 to March 2000	37.9%	21.8%	20.0%
Moved in 1995 to 1998	35.8%	25.7%	26.9%
Moved in 1990 to 1994	11.3%	16.2%	16.6%
Moved in 1980 to 1989	11.1%	20.3%	18.5%
Moved in 1970 to 1979	3.3%	12.1%	12.0%
Moved in 1969 or Earlier	0.7%	4.0%	6.1%
Median Year Householder Moved In	1998	1994	1994
<b>2000 Housing Units by Units in Structure</b>			
 Total	773	16,794	52,300
1, Detached	63.8%	72.6%	71.3%
1, Attached	2.3%	5.6%	4.8%
2	0.5%	1.9%	1.8%
3 or 4	2.6%	3.5%	3.9%
5 to 9	1.2%	2.5%	3.1%
10 to 19	0.0%	1.2%	1.1%
20+	7.8%	6.5%	6.5%
Mobile Home	21.9%	6.1%	7.4%
Other	0.0%	0.1%	0.1%
<b>2000 Housing Units by Year Structure Built</b>			
Total	762	16,796	52,233
1999 to March 2000	21.0%	5.8%	3.7%
1995 to 1998	31.2%	13.1%	11.3%
1990 to 1994	11.0%	10.9%	11.0%
1980 to 1989	17.6%	33.8%	29.4%
1970 to 1979	15.0%	22.4%	25.3%
1969 or Earlier	4.2%	14.0%	19.3%
Median Year Structure Built	1995	1984	1982

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





# Market Profile

Prepared by Link LeGrand

12251 Rojas Dr, El Paso, TX ...

Latitude: 31.709531

Longitude: -106.286421

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>Top 3 Tapestry Segments</b>			
1.	Boomburbs	Industrious Urban Frin	Southwestern Families
2.	NeWest Residents	Southwestern Families	Industrious Urban Frin
3.	Southwestern Families	Up and Coming Families	Milk and Cookies



**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 \$	\$3,014,241	\$23,681,141	\$70,317,803
Average Spent	\$1,775.17	\$1,195.78	\$1,215.98
Spending Potential Index	74	50	51
Computers & Accessories: Total \$	\$401,685	\$3,138,343	\$9,196,372
Average Spent	\$236.56	\$158.47	\$159.03
Spending Potential Index	107	72	72
Education: Total \$	\$2,113,576	\$15,068,018	\$45,411,206
Average Spent	\$1,244.74	\$760.86	\$785.28
Spending Potential Index	102	62	64
Entertainment/Recreation: Total \$	\$5,609,030	\$43,896,764	\$130,740,624
Average Spent	\$3,303.32	\$2,216.56	\$2,260.85
Spending Potential Index	102	69	70
Food at Home: Total \$	\$7,655,123	\$64,465,580	\$192,020,886
Average Spent	\$4,508.32	\$3,255.18	\$3,320.55
Spending Potential Index	101	73	74
Food Away from Home: Total \$	\$5,671,146	\$45,877,211	\$136,809,985
Average Spent	\$3,339.90	\$2,316.56	\$2,365.81
Spending Potential Index	104	72	74
Health Care: Total \$	\$5,570,992	\$47,791,348	\$145,646,811
Average Spent	\$3,280.91	\$2,413.22	\$2,518.62
Spending Potential Index	88	65	68
HH Furnishings & Equipment: Total \$	\$3,218,586	\$25,238,487	\$74,845,660
Average Spent	\$1,895.52	\$1,274.41	\$1,294.28
Spending Potential Index	92	62	63
Investments: Total \$	\$2,477,656	\$18,594,128	\$54,383,425
Average Spent	\$1,459.16	\$938.91	\$940.43
Spending Potential Index	84	54	54
Retail Goods: Total \$	\$40,968,081	\$335,552,839	\$1,002,055,173
Average Spent	\$24,127.26	\$16,943.69	\$17,328.20
Spending Potential Index	97	68	70
Shelter: Total \$	\$28,817,686	\$226,182,464	\$666,290,006
Average Spent	\$16,971.55	\$11,421.05	\$11,521.93
Spending Potential Index	107	72	73
TV/Video/Audio: Total \$	\$2,093,141	\$17,222,859	\$51,729,727
Average Spent	\$1,232.71	\$869.67	\$894.54
Spending Potential Index	99	70	72
Travel: Total \$	\$3,297,999	\$24,653,850	\$72,679,777
Average Spent	\$1,942.28	\$1,244.89	\$1,256.83
Spending Potential Index	103	66	66
Vehicle Maintenance & Repairs: Total \$	\$1,605,300	\$13,314,724	\$39,784,763
Average Spent	\$945.41	\$672.32	\$687.98
Spending Potential Index	100	71	73

**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.



Approved by the Texas Real Estate Commission for Voluntary Use

*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

**B**efore 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.







## OFFERING DISCLAIMER

### HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be Hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

### AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant,  
with a copy of this information.

Brokerage Company Name: Keller Williams Realty Legacy Group/KW Commercial SA

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_