

7.27 ACRES FOR SALE

21026 ENCINO COMMONS **SAN ANTONIO, TX 78259**

Great Location Near 281 & Evans Rd!

\$1,980,000.00

MLS: 927403

LoopNet ID: 17484927

- **Description:** The subject property is legally described at two tracts (2.0196 and 5.2512 acres), but is considered to be one 7.27 acre parcel.
- **Location:** The subject property is located on the east side of Encino Commons just north of Evans Road
- **Property Type:** Vacant Land
- **Zoning:** C-3 ERZD
- **Utilities:** Water-SAWS, Sewer-SAWS, Electricity-CPS, Gas-CPS, Telephone-AT&T
- **Frontage:** 427' on Encino Commons and 200' on Fontana Villa
- **Sales Note:** This project is a bank foreclosure and will be sold "AS-IS, WHERE-IS"



www.KWCommercialSA.com

LINK LEGRAND, CCIM 210.789.5465
LUKE LEGRAND, ePRO 210.843.5853

7.27 ACRES FOR SALE

21026 ENCINO COMMONS SAN ANTONIO, TX 78259



- **Description:** This commercial office land site is positioned well for a commercial office campus user to develop to occupy or an office developer to purchase for a general office development in one of the fastest growing areas of San Antonio.
- **Highest and Best Use:** Office Development
- **Access:** To Encino Commons from Evans Road and or U.S Highway 281 (or through private road next to Adobe Cafe at Evans)
- **Flood Hazard:** According to the plat map, a very small portion of the north-eastern corner may be encumbered by the 100 year flood plain. It is recommended for any potential buyers to consult with professional advisers regarding any/all site research.
- **2011 Tax Estimate:** \$43,549.00



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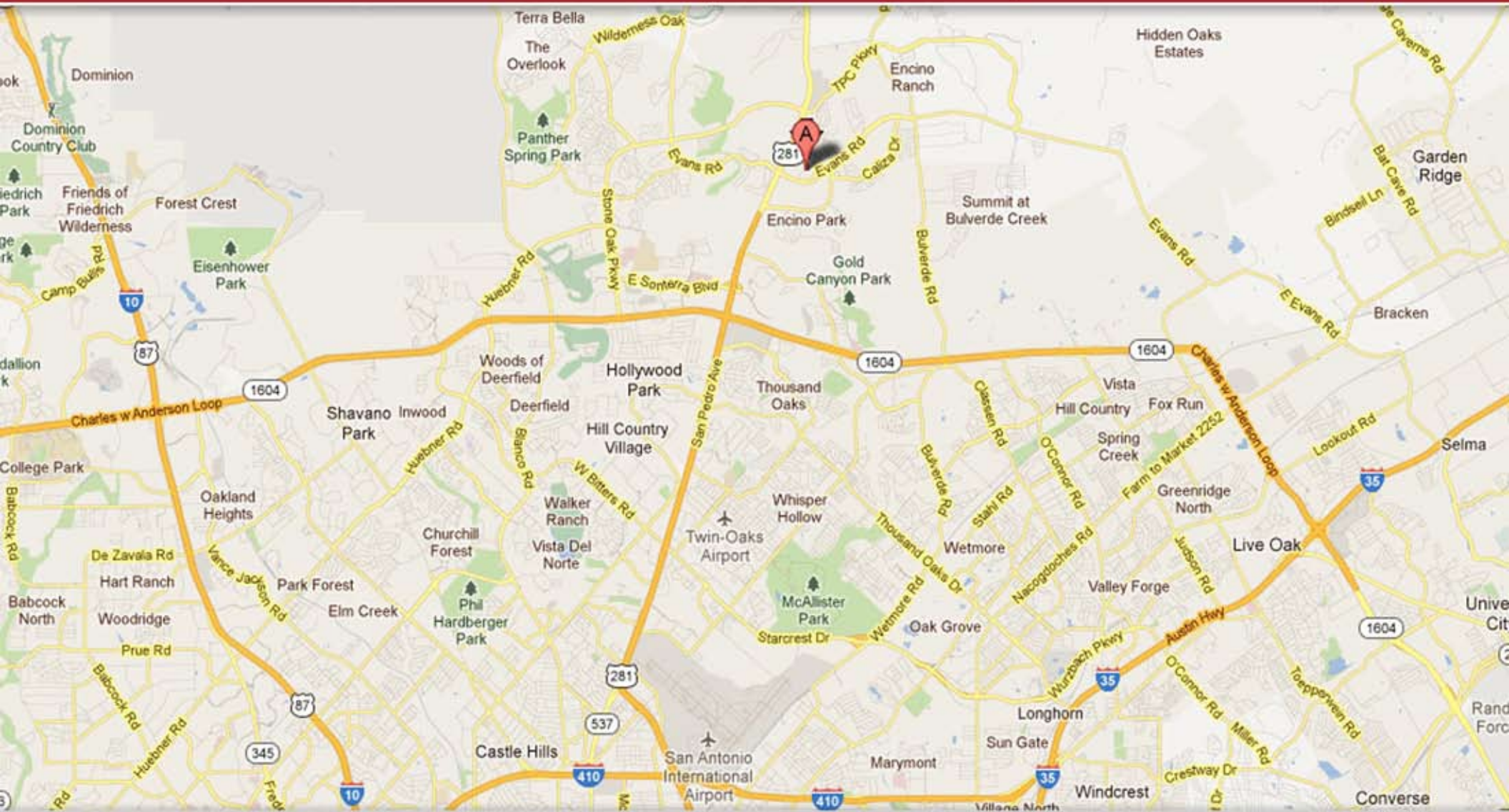
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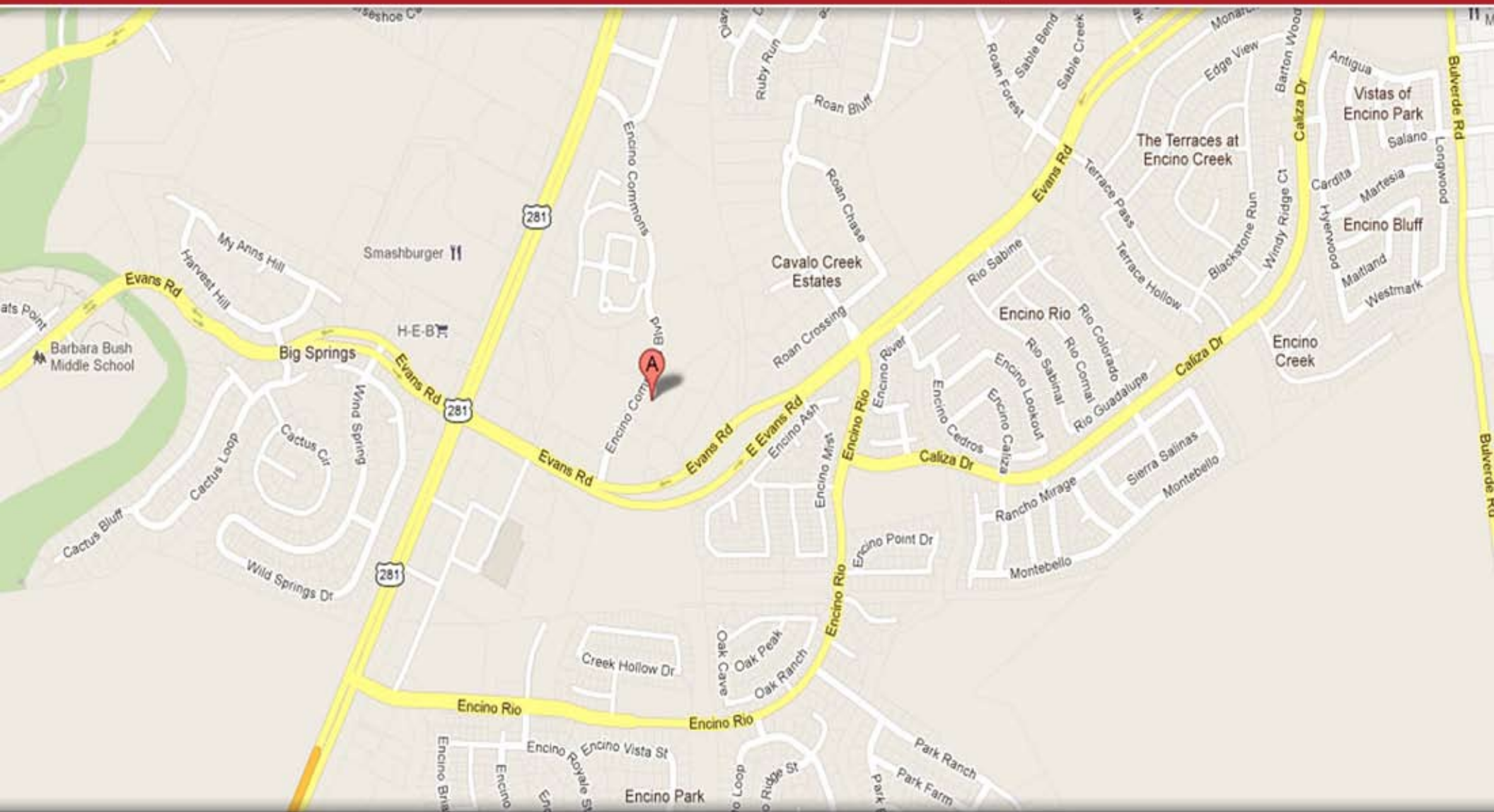


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7.27 ACRES FOR SALE

21026 ENCINO COMMONS SAN ANTONIO, TX 78259

Encino Commons is a 7.27 acre San Antonio Commercial Office Land Tract zoned C3 and priced at \$1,980,000.00

This commercial office land site is positioned well for a commercial office campus user to develop to occupy or an office developer to purchase for a general office development in one of the fastest growing areas of San Antonio.

Address/Location: Encino Commons, north of Evans Road (near US Highway 281) in San Antonio, Texas

Site Location: The subject property is located on the east side of Encino Commons just north of Evans Road. Encino Commons is a commercial collector street that extends from Evans Road to U.S Highway 281 further north. A private road has been constructed along the southern border of the subject property that extends from Encino commons to Evans Road. Traffic counts on US Highway 281 just west of this property are estimated at 92,500 per day and traffic counts are estimated on Evans Road at 33,500 per day. A new "super street" system was completed on US Highway 281 in late 2010, which has greatly alleviated traffic congestion. Synergy from a strong retail, multi-family, and housing in the immediate area along with solid demographics should position this site well for office development.

Description: The subject property is legally described at two tracts (2.0196 and 5.2512 acres), but is is considered to be one 7.27 acre parcel. The site features frontage on Encino Rio and a 42' paved ingress/egress easement on the south side of the property that extends to Evans Road (next to the new Adobe Cafe).

Topography: Level at street grade and slopes to the east to a water pollution and abatement pond (WPAP)

WPAP: A water pollution and abatement pond (WPAP) has been constructed at the NE Corner of Evans road (next to Adobe Cafe) and a 42' ingress/egress easement connecting to this property. According to the previous owner, the WPAP was constructed to serve the subject property and at least one other contiguous property (total area served of 12.3 acres including the subject property). Although the cost was reported at \$350,000.00 with the subject property contributing 60% to cover this need for the property, the seller does not represent or warranty the WPAP and recommends that any potential buyer hire a professional civil engineering firm to aid them in determining any/all costs associated with developing their intended use since the subject property is being sold "AS-IS, WHERE-IS" by the lender.

Site Work Note: The previous owner had planned a 75,000 SF office building for the front 2 acres facing Encino Rio. During the previous development process, all of the unwanted trees were removed from the subject site and this action was rumored to have been "grandfathered" under the current tree ordinance. The subject property is also classified Category I which allows for 65% impervious cover (the highest classification) over the Edwards Aquifer Recharge Zone. The information provided is intended to aid the buyer in a preliminary understanding of the property, but should not be considered reliable in nature. Any potential buyers should seek professional advisement regarding any/all costs associated with developing the property.



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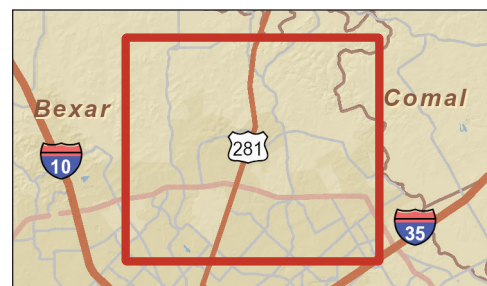
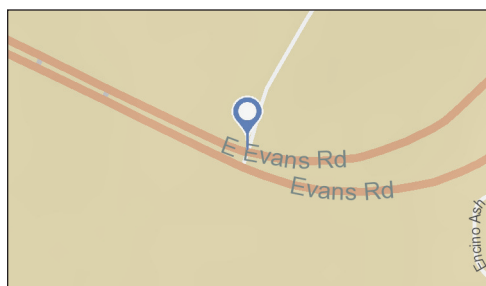
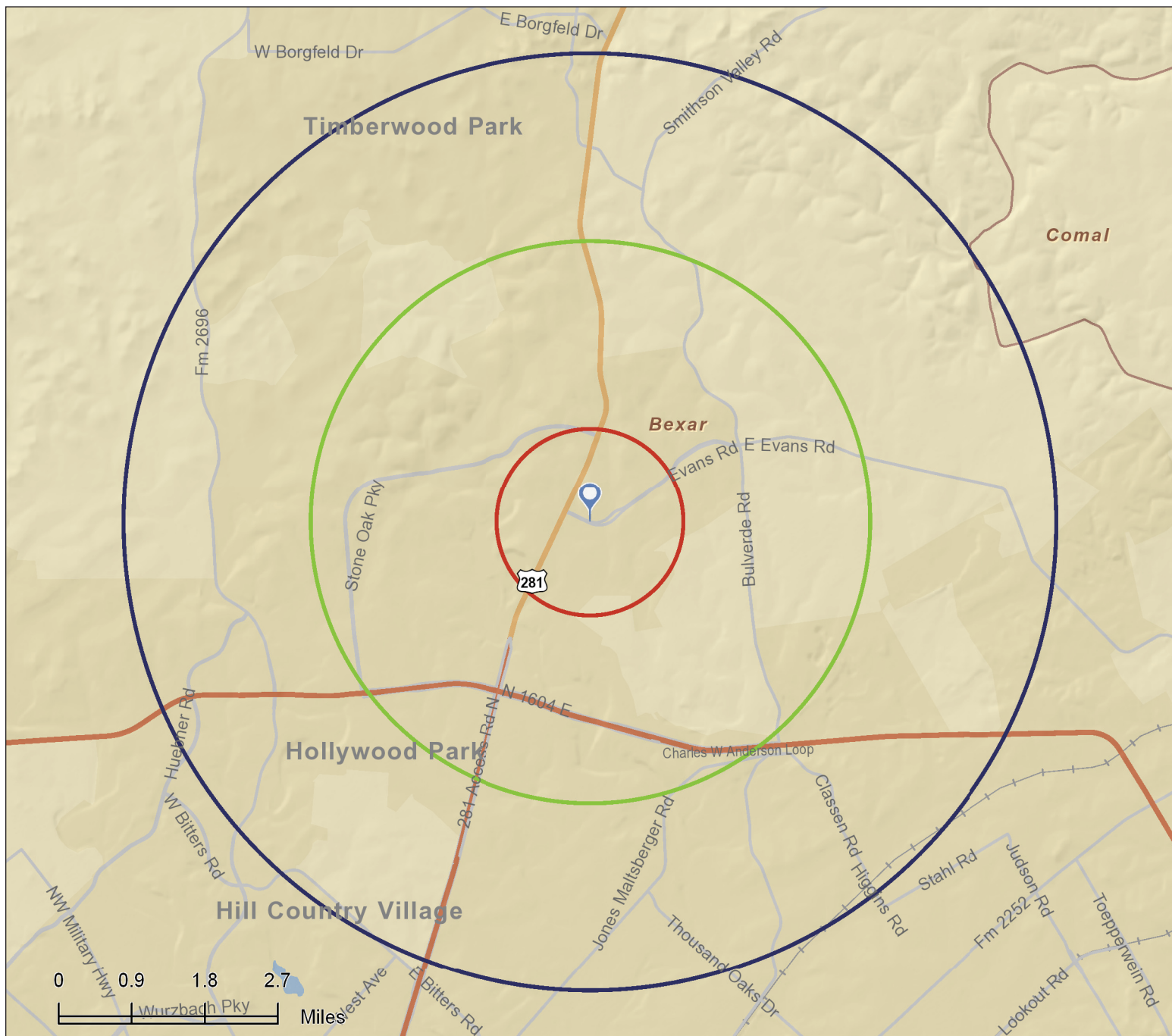


s Rd, San Antonio, TX, 78259

Prepared by Link LeGrand

Latitude: 29.635382

Longitude: -98.452027





Executive Summary

Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	8,095	53,823	155,625
Male Population	48.3%	48.8%	48.6%
Female Population	51.7%	51.2%	51.4%
Median Age	37.2	38.6	37.7
2010 Income			
Median HH Income	\$101,961	\$86,289	\$82,571
Per Capita Income	\$38,014	\$36,254	\$35,450
Average HH Income	\$114,180	\$104,917	\$101,189
2010 Households			
Total Households	2,694	18,630	54,493
Average Household Size	2.99	2.88	2.85
2010 Housing			
Owner Occupied Housing Units	82.2%	78.1%	74.9%
Renter Occupied Housing Units	13.0%	16.6%	19.7%
Vacant Housing Units	4.7%	5.3%	5.4%
Population			
1990 Population	1,692	8,802	45,243
2000 Population	4,009	22,137	83,333
2010 Population	8,095	53,823	155,625
2015 Population	9,785	65,959	183,802
1990-2000 Annual Rate	9.01%	9.66%	6.3%
2000-2010 Annual Rate	7.1%	9.05%	6.28%
2010-2015 Annual Rate	3.86%	4.15%	3.38%

In the identified market area, the current year population is 155,625. In 2000, the Census count in the market area was 83,333. The rate of change since 2000 was 6.28 percent annually. The five-year projection for the population in the market area is 183,802, representing a change of 3.38 percent annually from 2010 to 2015. Currently, the population is 48.6 percent male and 51.4 percent female.

Households

1990 Households	513	2,897	16,357
2000 Households	1,287	7,540	30,429
2010 Households	2,694	18,630	54,493
2015 Households	3,268	22,866	64,124
1990-2000 Annual Rate	9.63%	10.04%	6.4%
2000-2010 Annual Rate	7.47%	9.23%	5.85%
2010-2015 Annual Rate	3.94%	4.18%	3.31%

The household count in this market area has changed from 30,429 in 2000 to 54,493 in the current year, a change of 5.85 percent annually. The five-year projection of households is 64,124, a change of 3.31 percent annually from the current year total. Average household size is currently 2.85, compared to 2.72 in the year 2000. The number of families in the current year is 42,332 in the market area.

Housing

Currently, 74.9 percent of the 57,621 housing units in the market area are owner occupied; 19.7 percent, renter occupied; and 5.4 percent are vacant. In 2000, there were 31,913 housing units - 75.3 percent owner occupied, 20.1 percent renter occupied and 4.6 percent vacant. The rate of change in housing units since 2000 is 5.93 percent. Median home value in the market area is \$181,596, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.99 percent annually to \$210,395. From 2000 to the current year, median home value changed by 2.94 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.



Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$63,070	\$56,950	\$50,372
2000 Median HH Income	\$84,536	\$79,097	\$71,090
2010 Median HH Income	\$101,961	\$86,289	\$82,571
2015 Median HH Income	\$104,811	\$88,916	\$85,047
1990-2000 Annual Rate	2.97%	3.34%	3.51%
2000-2010 Annual Rate	1.85%	0.85%	1.47%
2010-2015 Annual Rate	0.55%	0.6%	0.59%
Per Capita Income			
1990 Per Capita Income	\$19,931	\$21,038	\$20,851
2000 Per Capita Income	\$29,755	\$33,005	\$31,917
2010 Per Capita Income	\$38,014	\$36,254	\$35,450
2015 Per Capita Income	\$40,035	\$38,666	\$37,734
1990-2000 Annual Rate	4.09%	4.61%	4.35%
2000-2010 Annual Rate	2.42%	0.92%	1.03%
2010-2015 Annual Rate	1.04%	1.3%	1.26%
Average Household Income			
1990 Average Household Income	\$66,386	\$62,683	\$57,912
2000 Average Household Income	\$93,280	\$94,265	\$86,612
2010 Average HH Income	\$114,180	\$104,917	\$101,189
2015 Average HH Income	\$119,723	\$111,814	\$108,123
1990-2000 Annual Rate	3.46%	4.16%	4.11%
2000-2010 Annual Rate	1.99%	1.05%	1.53%
2010-2015 Annual Rate	0.95%	1.28%	1.33%

Households by Income

Current median household income is \$82,571 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$85,047 in five years. In 2000, median household income was \$71,090, compared to \$50,372 in 1990.

Current average household income is \$101,189 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$108,123 in five years. In 2000, average household income was \$86,612, compared to \$57,912 in 1990.

Current per capita income is \$35,450 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$37,734 in five years. In 2000, the per capita income was \$31,917, compared to \$20,851 in 1990.

Population by Employment

Total Businesses	198	1,722	4,443
Total Employees	1,735	19,498	44,741

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 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 95.5 percent of the civilian labor force, and unemployment will be 4.5 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, 73.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.9 percent were in the Armed Forces.

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

- 73.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 86.2 percent of the market area population drove alone to work, and 4.5 percent worked at home. The average travel time to work in 2000 was 25.5 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:

- 4.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 18.0 percent were high school graduates only (29.6 percent in the U.S.)
- 7.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 29.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



Demographic and Income Profile - Appraisal Version

Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1 mile radius

Summary	2000	2010	2015
Population	4,009	8,095	9,785
Households	1,287	2,694	3,268
Families	1,152	2,281	2,738
Average Household Size	3.07	2.99	2.98
Owner Occupied HUs	1,217	2,326	2,801
Renter Occupied HUs	70	368	467
Median Age	34.8	37.2	36.1

Trends: 2010-2015 Annual Rate	Area	State	National
Population	3.86%	0%	0.91%
Households	3.94%	0%	0.94%
Families	3.72%	0%	0.74%
Owner HHs	3.79%	0%	1.19%
Median Household Income	0.55%	0%	0.80%

	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	30	2.3%	70	2.6%	62	1.9%
\$15,000 - \$24,999	19	1.5%	63	2.3%	57	1.7%
\$25,000 - \$34,999	45	3.5%	79	2.9%	65	2.0%
\$35,000 - \$49,999	144	11.2%	250	9.3%	186	5.7%
\$50,000 - \$74,999	271	21.1%	454	16.9%	743	22.7%
\$75,000 - \$99,999	285	22.1%	400	14.8%	439	13.4%
\$100,000 - \$149,999	363	28.2%	834	31.0%	964	29.5%
\$150,000 - \$199,000	77	6.0%	348	12.9%	483	14.8%
\$200,000+	53	4.1%	196	7.3%	272	8.3%
Median Household Income	\$84,536		\$101,961		\$104,811	
Average Household Income	\$93,280		\$114,180		\$119,723	
Per Capita Income	\$29,755		\$38,014		\$40,035	

	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	330	8.2%	612	7.6%	745	7.6%
5 - 9	361	9.0%	647	8.0%	761	7.8%
10 - 14	434	10.8%	698	8.6%	788	8.1%
15 - 19	332	8.3%	593	7.3%	672	6.9%
20 - 24	104	2.6%	350	4.3%	374	3.8%
25 - 34	456	11.4%	919	11.4%	1,415	14.5%
35 - 44	881	22.0%	1,202	14.9%	1,285	13.1%
45 - 54	668	16.7%	1,514	18.7%	1,542	15.8%
55 - 64	261	6.5%	991	12.2%	1,293	13.2%
65 - 74	120	3.0%	362	4.5%	639	6.5%
75 - 84	50	1.2%	151	1.9%	206	2.1%
85+	13	0.3%	54	0.7%	64	0.7%

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.



Demographic and Income Profile - Appraisal Version

Prepared by Link LeGrand

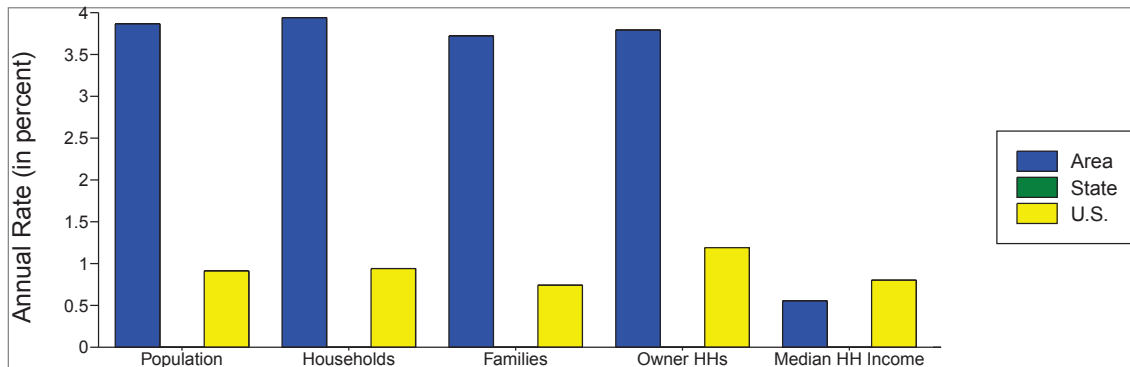
Encino Commons & E Evans Rd,...

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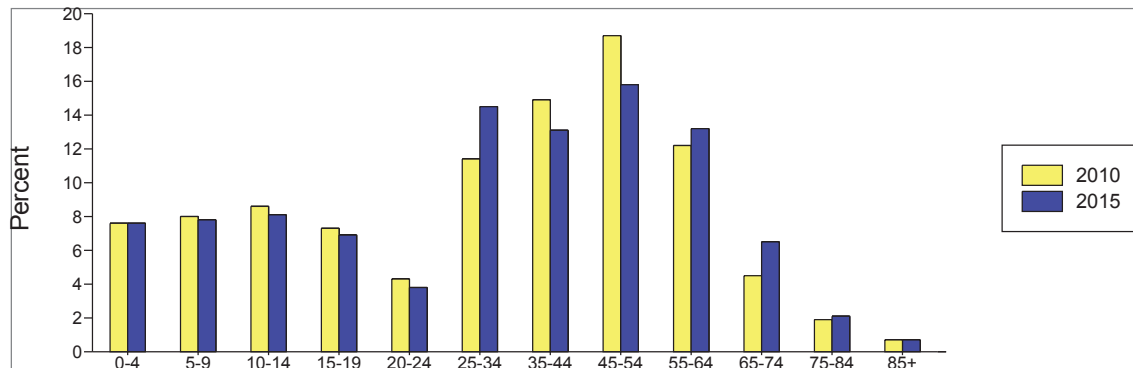
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Ring: 1 mile radius

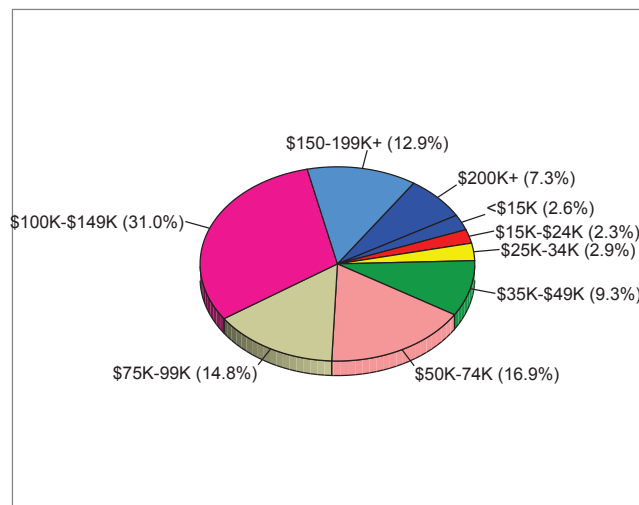
Trends 2010-2015



Population by Age



2010 Household Income



Source: Esri forecasts for 2010 and 2015.



Demographic and Income Profile - Appraisal Version

Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 3 miles radius

Summary	2000		2010		2015	
Population	22,137		53,823		65,959	
Households	7,540		18,630		22,866	
Families	6,123		14,997		18,262	
Average Household Size	2.91		2.88		2.88	
Owner Occupied HUs	6,281		15,357		18,835	
Renter Occupied HUs	1,259		3,273		4,031	
Median Age	36.0		38.6		38.4	
Trends: 2010-2015 Annual Rate		Area	State		National	
Population	4.15%		0%		0.91%	
Households	4.18%		0%		0.94%	
Families	4.02%		0%		0.74%	
Owner HHs	4.17%		0%		1.19%	
Median Household Income	0.6%		0%		0.80%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	< \$15,000	291 3.8%	756 4.1%	675 3.0%		
	\$15,000 - \$24,999	302 4.0%	688 3.7%	635 2.8%		
	\$25,000 - \$34,999	416 5.5%	890 4.8%	727 3.2%		
	\$35,000 - \$49,999	736 9.7%	1,983 10.6%	1,507 6.6%		
	\$50,000 - \$74,999	1,740 23.0%	3,388 18.2%	5,672 24.8%		
	\$75,000 - \$99,999	1,375 18.2%	3,048 16.4%	3,535 15.5%		
	\$100,000 - \$149,999	1,786 23.6%	4,779 25.7%	5,726 25.0%		
	\$150,000 - \$199,000	518 6.8%	1,775 9.5%	2,490 10.9%		
\$200,000+	403 5.3%	1,323 7.1%	1,901 8.3%			
Median Household Income	\$79,097		\$86,289		\$88,916	
Average Household Income	\$94,265		\$104,917		\$111,814	
Per Capita Income	\$33,005		\$36,254		\$38,666	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	1,661 7.5%	3,878 7.2%	4,670 7.1%		
	5 - 9	1,844 8.3%	4,162 7.7%	5,038 7.6%		
	10 - 14	2,115 9.6%	4,459 8.3%	5,367 8.1%		
	15 - 19	1,637 7.4%	3,932 7.3%	4,582 6.9%		
	20 - 24	726 3.3%	2,264 4.2%	2,694 4.1%		
	25 - 34	2,632 11.9%	5,524 10.3%	7,715 11.7%		
	35 - 44	4,562 20.6%	8,227 15.3%	9,010 13.7%		
	45 - 54	3,678 16.6%	10,227 19.0%	11,036 16.7%		
	55 - 64	1,690 7.6%	6,735 12.5%	9,037 13.7%		
	65 - 74	880 4.0%	2,706 5.0%	4,585 7.0%		
	75 - 84	514 2.3%	1,242 2.3%	1,673 2.5%		
	85+	198 0.9%	465 0.9%	553 0.8%		

Data Note: Income is expressed in current dollars.

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



Demographic and Income Profile - Appraisal Version

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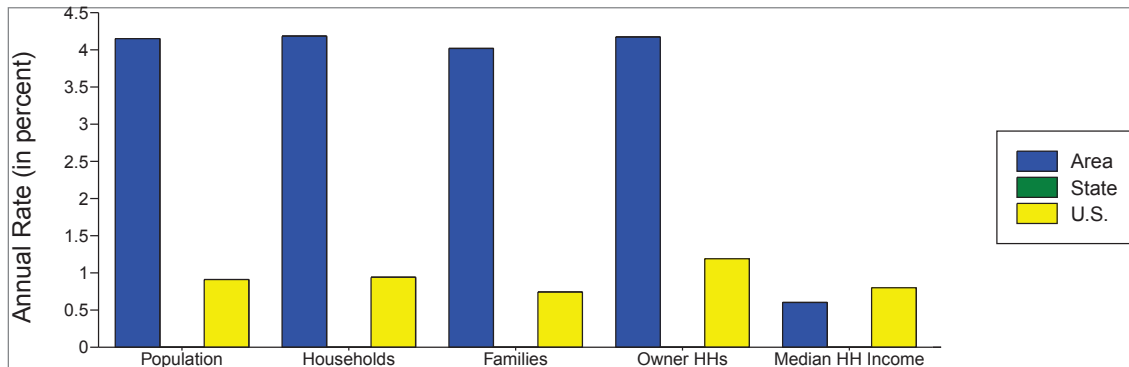
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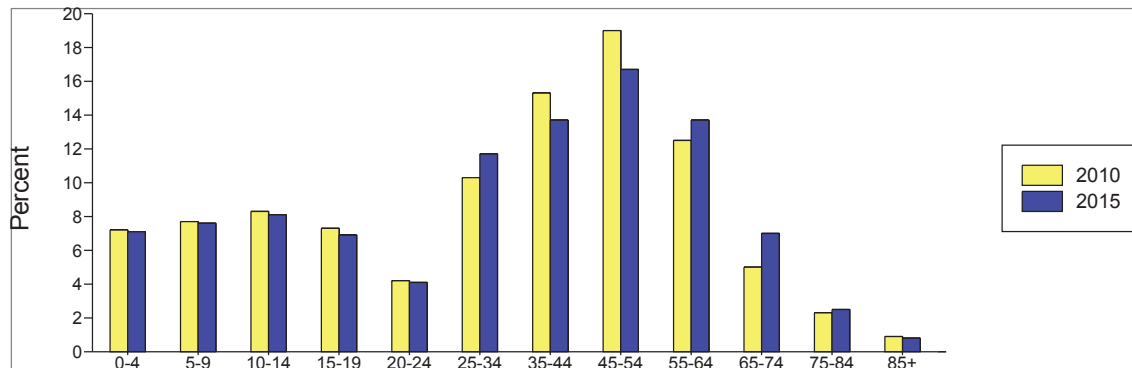
Longitude: -98.452027

Ring: 3 miles radius

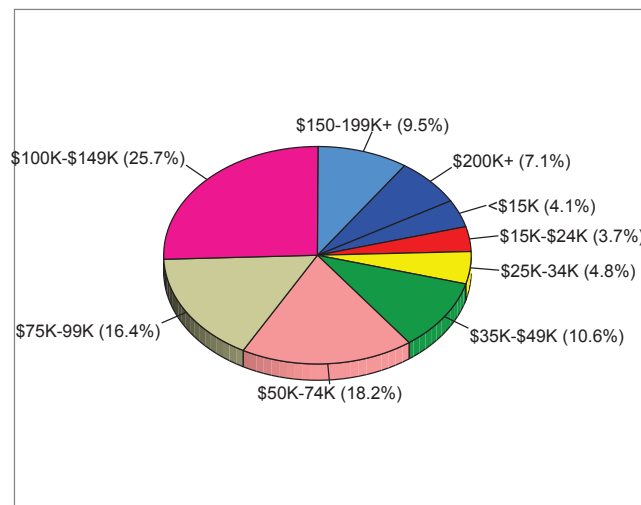
Trends 2010-2015



Population by Age



2010 Household Income



Source: Esri forecasts for 2010 and 2015.



Demographic and Income Profile - Appraisal Version

Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 5 miles radius

Summary	2000		2010		2015	
Population	83,333		155,625		183,802	
Households	30,429		54,493		64,124	
Families	23,409		42,332		49,576	
Average Household Size	2.72		2.85		2.86	
Owner Occupied HUs	24,023		43,133		50,941	
Renter Occupied HUs	6,406		11,359		13,183	
Median Age	35.9		37.7		37.3	
Trends: 2010-2015 Annual Rate	Area		State		National	
Population	3.38%		0%		0.91%	
Households	3.31%		0%		0.94%	
Families	3.21%		0%		0.74%	
Owner HHs	3.38%		0%		1.19%	
Median Household Income	0.59%		0%		0.80%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	< \$15,000	1,214 4.0%	2,009 3.7%	1,739 2.7%		
	\$15,000 - \$24,999	1,626 5.3%	1,953 3.6%	1,754 2.7%		
	\$25,000 - \$34,999	2,421 8.0%	2,932 5.4%	2,303 3.6%		
	\$35,000 - \$49,999	3,689 12.1%	6,122 11.2%	4,471 7.0%		
	\$50,000 - \$74,999	7,220 23.8%	10,463 19.2%	16,462 25.7%		
	\$75,000 - \$99,999	5,413 17.8%	9,964 18.3%	11,098 17.3%		
	\$100,000 - \$149,999	5,617 18.5%	12,977 23.8%	15,204 23.7%		
	\$150,000 - \$199,000	1,733 5.7%	4,476 8.2%	6,119 9.5%		
\$200,000+	1,467 4.8%	3,599 6.6%	4,974 7.8%			
Median Household Income	\$71,090		\$82,571		\$85,047	
Average Household Income	\$86,612		\$101,189		\$108,123	
Per Capita Income	\$31,917		\$35,450		\$37,734	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	6,155 7.4%	11,563 7.4%	13,494 7.3%		
	5 - 9	6,575 7.9%	11,995 7.7%	14,159 7.7%		
	10 - 14	7,122 8.5%	12,567 8.1%	14,729 8.0%		
	15 - 19	5,794 7.0%	10,990 7.1%	12,581 6.8%		
	20 - 24	3,292 4.0%	7,085 4.6%	8,192 4.5%		
	25 - 34	11,225 13.5%	17,501 11.2%	23,127 12.6%		
	35 - 44	16,349 19.6%	24,403 15.7%	25,549 13.9%		
	45 - 54	13,885 16.7%	27,967 18.0%	29,826 16.2%		
	55 - 64	6,727 8.1%	18,834 12.1%	23,591 12.8%		
	65 - 74	3,584 4.3%	7,755 5.0%	12,449 6.8%		
	75 - 84	2,009 2.4%	3,643 2.3%	4,583 2.5%		
	85+	615 0.7%	1,323 0.9%	1,525 0.8%		

Data Note: Income is expressed in current dollars.

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



Demographic and Income Profile - Appraisal Version

Prepared by Link LeGrand

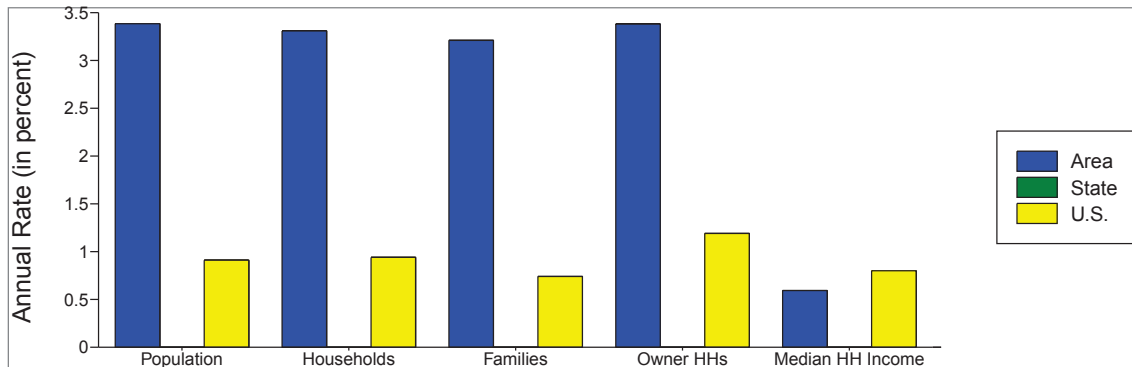
Encino Commons & E Evans Rd,...

Latitude: 29.635382

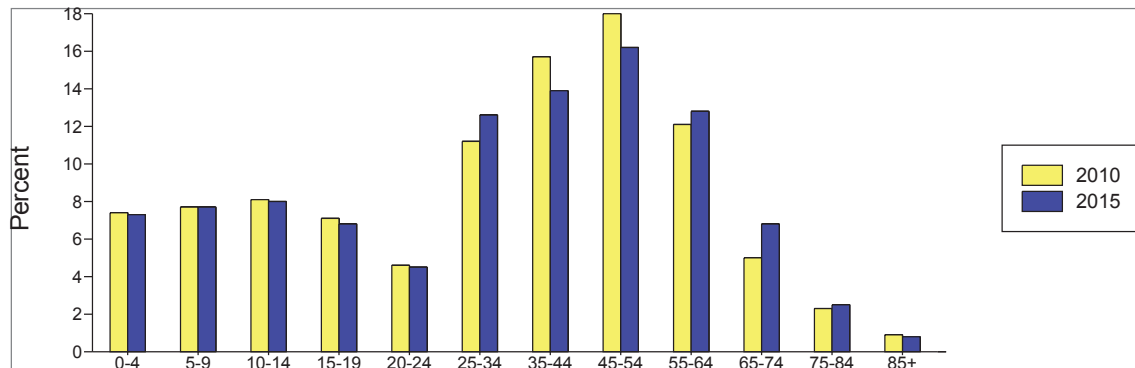
Longitude: -98.452027

Ring: 5 miles radius

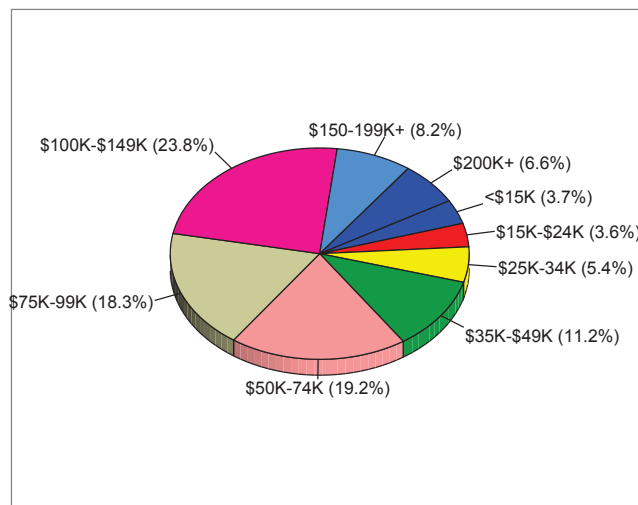
Trends 2010-2015



Population by Age



2010 Household Income



Source: Esri forecasts for 2010 and 2015.



Market Profile - Appraisal Version




Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	4,009	22,137	83,333
2000 Group Quarters	54	187	479
2010 Total Population	8,095	53,823	155,625
2015 Total Population	9,785	65,959	183,802
2010 - 2015 Annual Rate	3.86%	4.15%	3.38%
 2000 Households	1,287	7,540	30,429
2000 Average Household Size	3.07	2.91	2.72
2010 Households	2,694	18,630	54,493
2010 Average Household Size	2.99	2.88	2.85
2015 Households	3,268	22,866	64,124
2015 Average Household Size	2.98	2.88	2.86
2010 - 2015 Annual Rate	3.94%	4.18%	3.31%
2000 Families	1,152	6,123	23,409
2000 Average Family Size	3.26	3.27	3.13
2010 Families	2,281	14,997	42,332
2010 Average Family Size	3.3	3.26	3.28
2015 Families	2,738	18,262	49,576
2015 Average Family Size	3.31	3.28	3.31
2010 - 2015 Annual Rate	3.72%	4.02%	3.21%
 2000 Housing Units	1,333	7,897	31,913
Owner Occupied Housing Units	91.7%	79.1%	75.3%
Renter Occupied Housing Units	5.3%	15.8%	20.1%
Vacant Housing Units	3.0%	5.1%	4.6%
2010 Housing Units	2,828	19,664	57,622
Owner Occupied Housing Units	82.2%	78.1%	74.9%
Renter Occupied Housing Units	13.0%	16.6%	19.7%
Vacant Housing Units	4.7%	5.3%	5.4%
2015 Housing Units	3,452	24,268	68,237
Owner Occupied Housing Units	81.1%	77.6%	74.7%
Renter Occupied Housing Units	13.5%	16.6%	19.3%
Vacant Housing Units	5.3%	5.8%	6.0%
Median Household Income			
2000	\$84,536	\$79,097	\$71,090
2010	\$101,961	\$86,289	\$82,571
2015	\$104,811	\$88,916	\$85,047
Median Home Value			
2000	\$147,656	\$152,613	\$134,900
2010	\$196,742	\$195,915	\$181,596
2015	\$226,874	\$224,148	\$210,395
Per Capita Income			
2000	\$29,755	\$33,005	\$31,917
2010	\$38,014	\$36,254	\$35,450
2015	\$40,035	\$38,666	\$37,734
Median Age			
2000	34.8	36.0	35.9
2010	37.2	38.6	37.7
2015	36.1	38.4	37.3

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. Esri converted 1990 Census data into 2000 geography.



Market Profile - Appraisal Version


Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Households by Income			
Household Income Base	1,287	7,567	30,400
< \$15,000	2.3%	3.8%	4.0%
\$15,000 - \$24,999	1.5%	4.0%	5.3%
\$25,000 - \$34,999	3.5%	5.5%	8.0%
\$35,000 - \$49,999	11.2%	9.7%	12.1%
\$50,000 - \$74,999	21.1%	23.0%	23.8%
\$75,000 - \$99,999	22.1%	18.2%	17.8%
\$100,000 - \$149,999	28.2%	23.6%	18.5%
\$150,000 - \$199,999	6.0%	6.8%	5.7%
\$200,000+	4.1%	5.3%	4.8%
Average Household Income	\$93,280	\$94,265	\$86,612
2010 Households by Income			
Household Income Base	2,694	18,630	54,495
< \$15,000	2.6%	4.1%	3.7%
\$15,000 - \$24,999	2.3%	3.7%	3.6%
\$25,000 - \$34,999	2.9%	4.8%	5.4%
\$35,000 - \$49,999	9.3%	10.6%	11.2%
\$50,000 - \$74,999	16.9%	18.2%	19.2%
\$75,000 - \$99,999	14.8%	16.4%	18.3%
\$100,000 - \$149,999	31.0%	25.7%	23.8%
\$150,000 - \$199,999	12.9%	9.5%	8.2%
\$200,000+	7.3%	7.1%	6.6%
Average Household Income	\$114,180	\$104,917	\$101,189
2015 Households by Income			
Household Income Base	3,271	22,868	64,124
< \$15,000	1.9%	3.0%	2.7%
\$15,000 - \$24,999	1.7%	2.8%	2.7%
\$25,000 - \$34,999	2.0%	3.2%	3.6%
\$35,000 - \$49,999	5.7%	6.6%	7.0%
\$50,000 - \$74,999	22.7%	24.8%	25.7%
\$75,000 - \$99,999	13.4%	15.5%	17.3%
\$100,000 - \$149,999	29.5%	25.0%	23.7%
\$150,000 - \$199,999	14.8%	10.9%	9.5%
\$200,000+	8.3%	8.3%	7.8%
Average Household Income	\$119,723	\$111,814	\$108,123
2000 Owner Occupied HUs by Value			
Total	1,216	6,270	24,077
<\$50,000	0.6%	0.6%	1.9%
\$50,000 - 99,999	2.8%	4.3%	19.6%
\$100,000 - 149,999	49.8%	42.8%	40.8%
\$150,000 - 199,999	32.2%	30.3%	19.9%
\$200,000 - \$299,999	10.7%	14.3%	11.7%
\$300,000 - 499,999	3.8%	6.5%	4.6%
\$500,000 - 999,999	0.1%	1.2%	1.2%
\$1,000,000+	0.0%	0.0%	0.3%
Average Home Value	\$161,894	\$177,775	\$159,538
2000 Specified Renter Occupied HUs by Contract Rent			
Total	71	1,248	6,245
With Cash Rent	93.0%	96.8%	98.3%
No Cash Rent	7.0%	3.2%	1.7%
Median Rent	\$1,226	\$943	\$715
Average Rent	\$1,249	\$1,016	\$801

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 HUs 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 - Appraisal Version


Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Age			
 Total	4,010	22,137	83,332
0 - 4	8.2%	7.5%	7.4%
5 - 9	9.0%	8.3%	7.9%
10 - 14	10.8%	9.6%	8.5%
15 - 19	8.3%	7.4%	7.0%
20 - 24	2.6%	3.3%	4.0%
25 - 34	11.4%	11.9%	13.5%
35 - 44	22.0%	20.6%	19.6%
45 - 54	16.7%	16.6%	16.7%
55 - 64	6.5%	7.6%	8.1%
65 - 74	3.0%	4.0%	4.3%
75 - 84	1.2%	2.3%	2.4%
85+	0.3%	0.9%	0.7%
18+	65.5%	69.1%	71.3%
2010 Population by Age			
Total	8,093	53,821	155,626
0 - 4	7.6%	7.2%	7.4%
5 - 9	8.0%	7.7%	7.7%
10 - 14	8.6%	8.3%	8.1%
15 - 19	7.3%	7.3%	7.1%
20 - 24	4.3%	4.2%	4.6%
25 - 34	11.4%	10.3%	11.2%
35 - 44	14.9%	15.3%	15.7%
45 - 54	18.7%	19.0%	18.0%
55 - 64	12.2%	12.5%	12.1%
65 - 74	4.5%	5.0%	5.0%
75 - 84	1.9%	2.3%	2.3%
85+	0.7%	0.9%	0.9%
18+	70.9%	71.9%	72.2%
2015 Population by Age			
Total	9,784	65,960	183,805
0 - 4	7.6%	7.1%	7.3%
5 - 9	7.8%	7.6%	7.7%
10 - 14	8.1%	8.1%	8.0%
15 - 19	6.9%	6.9%	6.8%
20 - 24	3.8%	4.1%	4.5%
25 - 34	14.5%	11.7%	12.6%
35 - 44	13.1%	13.7%	13.9%
45 - 54	15.8%	16.7%	16.2%
55 - 64	13.2%	13.7%	12.8%
65 - 74	6.5%	7.0%	6.8%
75 - 84	2.1%	2.5%	2.5%
85+	0.7%	0.8%	0.8%
18+	71.9%	72.6%	72.5%
2000 Population by Sex			
Males	48.8%	48.8%	48.6%
Females	51.2%	51.2%	51.4%
2010 Population by Sex			
Males	48.3%	48.8%	48.6%
Females	51.7%	51.2%	51.4%
2015 Population by Sex			
Males	48.0%	48.7%	48.5%
Females	52.0%	51.3%	51.5%

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





Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2010 Population 15+ by Marital Status			
Total	6,139	41,324	119,500
Never Married	21.6%	22.5%	23.0%
Married	68.5%	65.7%	63.9%
Widowed	4.0%	4.2%	3.6%
Divorced	5.9%	7.7%	9.5%
 2000 Population 16+ by Employment Status			
Total	2,795	16,094	62,033
In Labor Force	73.7%	72.1%	73.6%
Civilian Employed	69.6%	68.3%	69.9%
Civilian Unemployed	1.6%	1.8%	1.8%
In Armed Forces	2.4%	2.0%	1.9%
Not in Labor Force	26.3%	27.9%	26.4%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	94.7%	94.5%	94.5%
Civilian Unemployed	5.3%	5.5%	5.5%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	95.6%	95.5%	95.5%
Civilian Unemployed	4.4%	4.5%	4.5%
2000 Females 16+ by Employment Status and Age of Children			
Total	1,440	8,354	32,280
Own Children < 6 Only	11.3%	10.3%	10.1%
Employed/in Armed Forces	7.1%	6.3%	6.1%
Unemployed	0.0%	0.2%	0.2%
Not in Labor Force	4.2%	3.8%	3.7%
Own Children < 6 and 6-17 Only	7.3%	7.8%	7.4%
Employed/in Armed Forces	3.8%	4.1%	4.3%
Unemployed	0.0%	0.0%	0.1%
Not in Labor Force	3.5%	3.6%	3.0%
Own Children 6-17 Only	29.9%	24.7%	22.4%
Employed/in Armed Forces	21.9%	17.7%	16.9%
Unemployed	0.0%	0.4%	0.4%
Not in Labor Force	8.0%	6.6%	5.1%
No Own Children < 18	51.6%	57.3%	60.1%
Employed/in Armed Forces	31.9%	32.9%	35.7%
Unemployed	0.8%	1.0%	1.0%
Not in Labor Force	18.9%	23.4%	23.5%

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

	1 mile radius	3 miles radius	5 miles radius
 2010 Employed Population 16+ by Industry			
Total	3,823	25,269	74,478
Agriculture/Mining	0.4%	0.5%	0.5%
Construction	4.9%	6.4%	6.4%
Manufacturing	4.2%	4.0%	4.3%
Wholesale Trade	3.2%	3.0%	3.1%
Retail Trade	11.7%	11.0%	11.0%
Transportation/Utilities	4.0%	3.9%	4.0%
Information	2.8%	2.6%	3.2%
Finance/Insurance/Real Estate	10.0%	11.2%	11.2%
Services	52.2%	51.4%	50.5%
Public Administration	6.5%	6.0%	5.7%
2010 Employed Population 16+ by Occupation			
Total	3,824	25,267	74,478
White Collar	75.6%	71.7%	73.1%
Management/Business/Financial	21.4%	19.6%	19.9%
Professional	29.4%	26.4%	26.4%
Sales	14.9%	14.2%	14.2%
Administrative Support	9.8%	11.6%	12.6%
Services	13.3%	15.4%	14.1%
Blue Collar	11.1%	12.9%	12.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	3.0%	4.5%	4.3%
Installation/Maintenance/Repair	2.0%	2.1%	2.5%
Production	2.2%	2.6%	2.7%
Transportation/Material Moving	3.9%	3.7%	3.3%
 2000 Workers 16+ by Means of Transportation to Work			
Total	1,994	11,118	43,844
Drove Alone - Car, Truck, or Van	88.7%	87.0%	86.2%
Carpooled - Car, Truck, or Van	6.7%	7.4%	7.6%
Public Transportation	0.0%	0.0%	0.3%
Walked	0.2%	0.3%	0.4%
Other Means	2.5%	1.3%	1.0%
Worked at Home	2.0%	4.0%	4.5%
2000 Workers 16+ by Travel Time to Work			
Total	1,994	11,118	43,843
Did Not Work at Home	98.0%	96.0%	95.5%
Less than 5 minutes	0.5%	1.5%	1.7%
5 to 9 minutes	3.2%	5.0%	4.8%
10 to 19 minutes	23.9%	23.3%	24.9%
20 to 24 minutes	20.5%	20.0%	20.6%
25 to 34 minutes	32.0%	29.3%	27.8%
35 to 44 minutes	8.3%	7.9%	7.2%
45 to 59 minutes	6.5%	5.8%	5.2%
60 to 89 minutes	1.7%	1.5%	1.5%
90 or more minutes	1.5%	1.8%	1.8%
Worked at Home	2.0%	4.0%	4.5%
Average Travel Time to Work (in min)	26.9	26.1	25.5
2000 Households by Vehicles Available			
Total	1,287	7,519	30,328
None	0.5%	3.2%	2.2%
1	12.5%	18.5%	25.0%
2	64.3%	56.8%	53.3%
3	17.5%	17.1%	15.6%
4	4.1%	3.7%	3.3%
5+	1.2%	0.8%	0.7%
Average Number of Vehicles Available	2.2	2.0	2.0

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



Market Profile - Appraisal Version



Prepared by Link LeGrand

Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Type			
 Total	1,287	7,541	30,429
Family Households	89.5%	81.2%	76.9%
Married-couple Family	81.8%	73.2%	66.8%
With Related Children	49.9%	41.2%	35.9%
Other Family (No Spouse)	7.7%	8.0%	10.1%
With Related Children	5.7%	5.6%	6.8%
Nonfamily Households	10.5%	18.8%	23.1%
Householder Living Alone	8.2%	15.4%	18.8%
Householder Not Living Alone	2.3%	3.4%	4.3%
Households with Related Children	55.6%	46.8%	42.8%
Households with Persons 65+	10.5%	14.9%	14.3%
2000 Households by Size			
Total	1,287	7,540	30,429
1 Person Household	8.1%	15.4%	18.8%
2 Person Household	30.5%	32.2%	33.4%
3 Person Household	21.2%	19.4%	19.0%
4 Person Household	25.8%	21.3%	18.6%
5 Person Household	10.9%	8.4%	7.4%
6 Person Household	2.8%	2.5%	2.1%
7+ Person Household	0.7%	0.8%	0.7%
2000 Households by Year Householder Moved In			
Total	1,287	7,519	30,327
Moved in 1999 to March 2000	24.4%	28.4%	25.6%
Moved in 1995 to 1998	46.4%	38.6%	37.5%
Moved in 1990 to 1994	13.6%	16.2%	18.0%
Moved in 1980 to 1989	15.0%	11.9%	12.6%
Moved in 1970 to 1979	0.4%	3.1%	4.8%
Moved in 1969 or Earlier	0.2%	1.8%	1.4%
Median Year Householder Moved In	1997	1997	1996
2000 Housing Units by Units in Structure			
 Total	1,326	7,913	31,797
1, Detached	97.9%	85.1%	80.4%
1, Attached	1.1%	1.4%	1.8%
2	0.0%	0.1%	0.3%
3 or 4	0.0%	1.0%	2.0%
5 to 9	0.3%	2.4%	3.5%
10 to 19	0.1%	2.7%	4.6%
20+	0.3%	7.0%	5.8%
Mobile Home	0.3%	0.3%	1.5%
Other	0.0%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	1,333	7,868	31,803
1999 to March 2000	13.6%	15.8%	9.5%
1995 to 1998	36.1%	28.8%	23.3%
1990 to 1994	14.9%	17.1%	15.2%
1980 to 1989	33.7%	27.4%	30.9%
1970 to 1979	1.6%	6.7%	16.0%
1969 or Earlier	0.2%	4.3%	5.1%
Median Year Structure Built	1995	1993	1989

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




Encino Commons & E Evans Rd,...

Latitude: 29.635382

Longitude: -98.452027

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Population 3+ by School Enrollment			
Total	3,812	21,165	79,811
Enrolled in Nursery/Preschool	2.3%	2.5%	2.5%
Enrolled in Kindergarten	1.8%	1.9%	1.9%
Enrolled in Grade 1-8	16.7%	14.9%	13.8%
Enrolled in Grade 9-12	8.3%	7.3%	6.6%
Enrolled in College	4.9%	4.0%	4.3%
Enrolled in Grad/Prof School	1.9%	1.7%	1.6%
Not Enrolled in School	64.1%	67.7%	69.4%
2010 Population 25+ by Educational Attainment			
Total	5,196	35,126	101,426
Less than 9th Grade	2.9%	2.3%	1.9%
9th - 12th Grade, No Diploma	3.9%	3.3%	2.8%
High School Graduate	19.6%	18.4%	18.0%
Some College, No Degree	19.3%	20.8%	22.8%
Associate Degree	8.4%	7.4%	7.5%
Bachelor's Degree	29.4%	30.2%	29.9%
Graduate/Professional Degree	16.5%	17.5%	17.1%

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



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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Top 3 Tapestry Segments			
1.	Boomburbs	Boomburbs	Boomburbs
2.	Exurbanites	Exurbanites	Exurbanites
3.	Suburban Splendor	Suburban Splendor	Suburban Splendor



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 \$	\$7,334,911	\$46,595,172	\$131,844,553
Average Spent	\$2,722.68	\$2,501.08	\$2,419.48
Spending Potential Index	114	104	101
Computers & Accessories: Total \$	\$986,179	\$6,212,013	\$17,631,839
Average Spent	\$366.06	\$333.44	\$323.56
Spending Potential Index	166	152	147
Education: Total \$	\$5,760,846	\$36,926,973	\$102,177,685
Average Spent	\$2,138.40	\$1,982.12	\$1,875.06
Spending Potential Index	175	163	154
Entertainment/Recreation: Total \$	\$14,723,377	\$93,306,217	\$262,451,926
Average Spent	\$5,465.25	\$5,008.39	\$4,816.25
Spending Potential Index	170	155	149
Food at Home: Total \$	\$17,893,376	\$114,984,545	\$328,623,728
Average Spent	\$6,641.94	\$6,172.01	\$6,030.57
Spending Potential Index	148	138	135
Food Away from Home: Total \$	\$13,716,259	\$87,448,782	\$249,135,570
Average Spent	\$5,091.41	\$4,693.98	\$4,571.88
Spending Potential Index	158	146	142
Health Care: Total \$	\$14,697,668	\$95,283,297	\$270,085,908
Average Spent	\$5,455.70	\$5,114.51	\$4,956.34
Spending Potential Index	146	137	133
HH Furnishings & Equipment: Total \$	\$8,371,815	\$52,836,265	\$148,274,411
Average Spent	\$3,107.58	\$2,836.09	\$2,720.98
Spending Potential Index	151	138	132
Investments: Total \$	\$7,571,237	\$49,697,724	\$135,074,027
Average Spent	\$2,810.41	\$2,667.62	\$2,478.74
Spending Potential Index	162	153	143
Retail Goods: Total \$	\$102,929,644	\$654,648,369	\$1,852,905,473
Average Spent	\$38,206.99	\$35,139.47	\$34,002.63
Spending Potential Index	154	141	137
Shelter: Total \$	\$71,867,008	\$455,984,700	\$1,286,827,001
Average Spent	\$26,676.69	\$24,475.83	\$23,614.54
Spending Potential Index	169	155	150
TV/Video/Sound Equipment: Total \$	\$5,122,349	\$32,674,228	\$93,335,680
Average Spent	\$1,901.39	\$1,753.85	\$1,712.80
Spending Potential Index	153	141	138
Travel: Total \$	\$9,154,995	\$58,268,171	\$161,404,521
Average Spent	\$3,398.29	\$3,127.65	\$2,961.93
Spending Potential Index	180	165	156
Vehicle Maintenance & Repairs: Total \$	\$4,008,532	\$25,650,240	\$72,803,586
Average Spent	\$1,487.95	\$1,376.82	\$1,336.02
Spending Potential Index	158	146	142

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.



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, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

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