
101-112
LEASING
OFFICE
THE TRACE
at North Major

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ACTIVITY ID: ZAG0160171

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Executive Summary

110 TOTAL UNITS

98% CURRENT OCCUPANCY

1984 YEAR BUILT

4.29 ACREAGE

841 AVG. UNIT SF

3875 N MAJOR DR, BEAUMONT, TX 77713

The Trace at North Major is a premier apartment community located in the heart of Beaumont, Texas. Built in 1984, this thoughtfully designed complex comprises 110 well-appointed residential units housed within ten, two story buildings. The property offers a diverse range of spacious floorplans to cater to varying lifestyle needs, ranging from a 750 -square-foot one-bedroom/one-bathroom units to a 950 -square-foot two-bedroom/two-bathroom unit.

The Trace at North Major is distinguished by its commitment to both comfort and convenience. Residents enjoy generous living spaces with plush carpeting, and large walk-in closets, complemented by beautifully landscaped green courtyards that enhance the tranquil atmosphere of the community. The complex also provides modern amenities such as high-speed internet access, on-site parking, and courtyards with grilling areas.

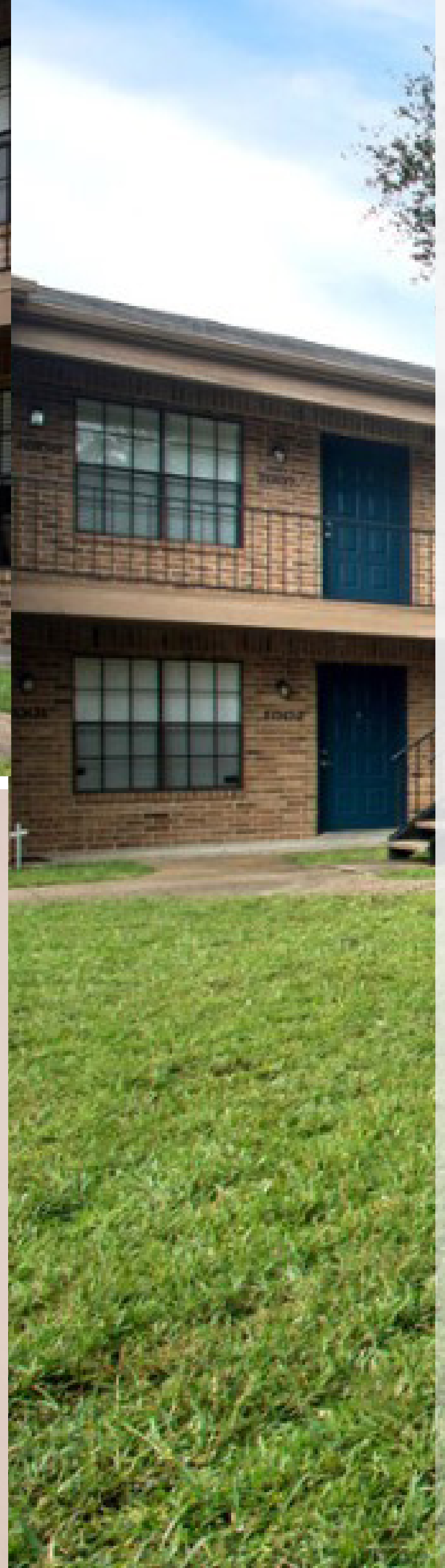
Strategically located, the complex offers convenient access to key local amenities, including shopping centers, dining options, and major transportation routes, ensuring that residents are never far from the essentials.

The Trace at North Major is dedicated to providing a high-quality living experience with a focus on comfort, convenience, and a strong sense of community, making it the ideal place to call home for individuals and families alike.

INVESTMENT HIGHLIGHTS

- Strategic Location between Houston and Lake Charles, LA
- Close Proximity to Major Employers in the Golden Triangle, such as ExxonMobil and Chevron
- Beaumont is home to the Port of Beaumont, as well as a four-year college in Lamar University
- Well kept property with ample physical upside through unit renovations

Property Overview

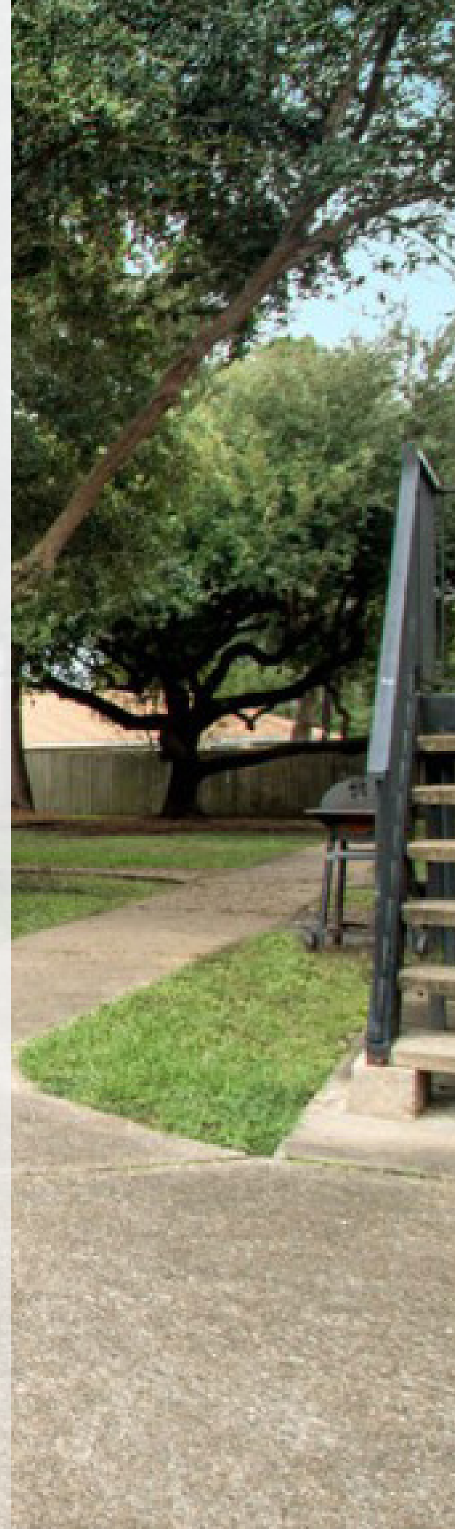


PROPERTY DETAILS

Parcel	300020-000-013200-00000
No. of Units	110
Year Built	1984
No. of Buildings	10
No. of Stories	2
Acreage	4.29
Density	25.64 Units/Acre
Construction	Brick
Roof Type	Pitched Composite
Rentable SF	92,500
Parking	Open Surface & Covered
Laundry	In-Unit

TAX INFORMATION

2025 Assessed Value	$7,623,029
2025 Total Tax Rate	2.322743%
County	Jefferson



COMMUNITY AMENITIES

Picnic Area with Grilling Stations

Relaxation Courtyard with Lush Landscaping

Carports Available

Easy Access to Highway 69 and Interstate 10

Close Proximity to Multiple Parks and Trails

Nearby Public Transportation

Central Location

Maintenance-Free Lifestyle

UNIT AMENITIES

Shower & Bathtub

Large Walk-In Closets *

Oversized Patio or Balcony *

Full-Size Washer and Dryer

Celing Fans with Overhead Lighting *

Upgraded Light Fixtures *

Wood-Look Flooring

Plush Carpeting

Window Coverings Included

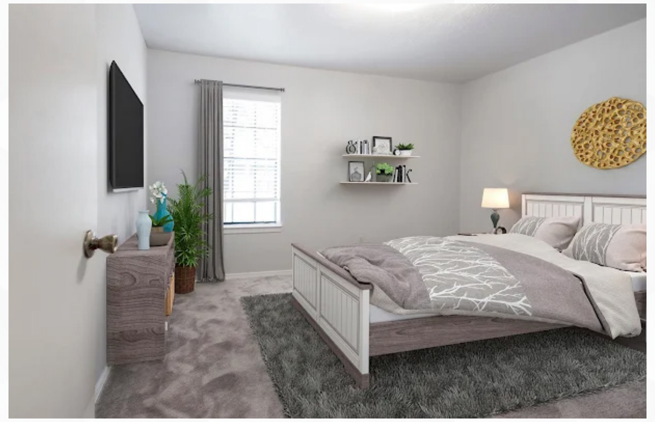
Black/White/Stainless Kitchen Appliances *

Entry Closet

* in select units






VALUE-ADD SUMMARY// *THE TRACE AT NORTH MAJOR*

UNRENOVATED UNIT MIX				CURRENT MARKET RENT				MARKET RENT POST RENOVATION			
TYPE	UNITS	SQFT.	TOTAL SQFT.	MARKET RENT	PER SQFT.	MONTHLY	ANNUAL	RENO. RENTS	PER SQFT.	MONTHLY	ANNUAL
1 Bed x 1 Bath (A)	27	750	20,250	$852	$1.14	$23,005	$276,061	$1,052	$1.40	$28,405	$340,861
1 Bed x 1 Bath (A-R)	32	750	24,000	$891	$1.19	$28,508	$342,098	$1,091	$1.45	$34,908	$418,898
2 Bed x 1 Bath	26	950	24,700	$981	$1.03	$25,494	$305,928	$1,181	$1.24	$30,694	$368,328
2 Bed x 2 Bath (R)	23	950	21,850	$1,045	$1.10	$24,027	$288,323	$1,245	$1.31	$28,627	$343,523
TOTAL/ AVERAGES	108	850	90,800	$942	$1.11	$101,034	$1,212,411	$1,142	$1.35	$122,634	$1,471,611

STRATEGY

► The Trace at North Major currently has none of the existing units renovated to a premium level. This analysis assumes that new ownership will renovate all units to the premium level over the first two years of ownership. Upon completion of the renovations, we are budgeting a market rent increase of $200/unit/month over where the current market rents are for the classic units.

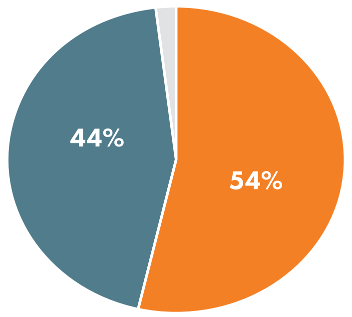
SCOPE

► The value add propgram assumes that all unit interiors are renovated to include: granite countertops, updated cabinetry, fixtures, paint, appliances, and flooring. The above renovation adds roughly $259k in GPR to the project annually once the two year renovation is complete. NOI moves from roughly $513K on Current, up to roughly $746K once the renovation is complete. This adds roughly $3.73M in value assuming a 6.25 cap rate, off of an $880K Renovation budget ($8k/unit in capex).

VALUE ADD OPPORTUNITY

Current Annual GPR	$1,212,411
Post Reno Annual GPR	$1,471,611
Value Creation	$3,728,000

UNIT BREAKOUT



1 bedroom admin 2 bedroom

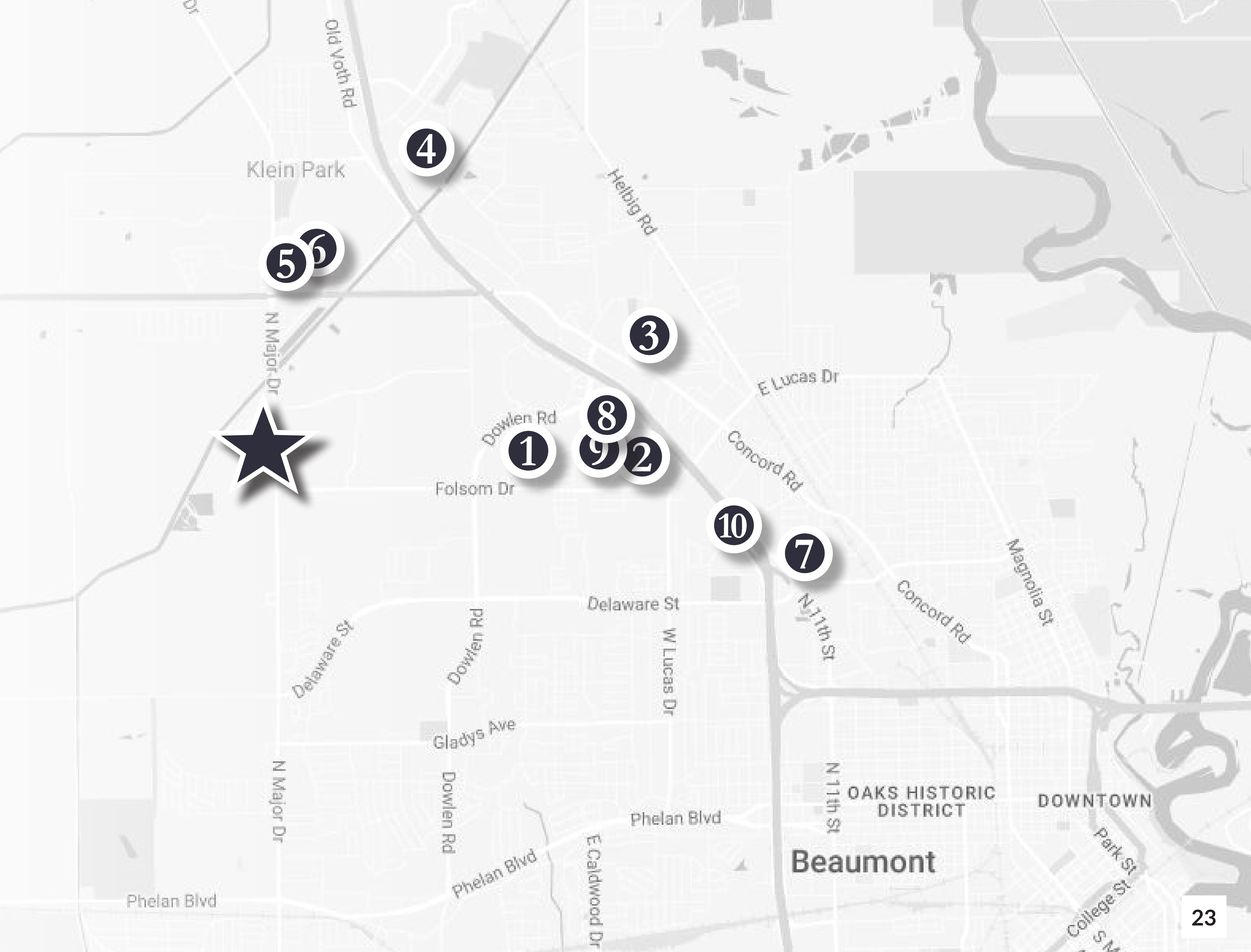
THE TRACE AT NORTH MAJOR UNIT RENOVATION

Cost	$880,000
Units Renovated	110
Current Average Rents	$942
Post Reno Average Rents	$1,142
Simple ROI	29.43%
Total ROI (Assumes $3.73M in added sales proceeds from reno)	**423.86%**

Rent Comparables

PROPERTY		BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
					RENT	RENT/SF	RENT	RENT/SF	
1	REGENCY PLACE	1986/2022	152	739	$1,191	$1.61	$1,191	$1.61	98%
2	TRAILS ON TREADWAY	1985	112	858	$1,356	$1.58	$1,356	$1.58	94%
3	CONCORD MANOR	1976	68	530	$743	$1.40	$743	$1.40	96%
4	CREEKWOOD VILLAGE	1984	154	746	$1,035	$1.39	$1,035	$1.39	99%
5	PINEDALE APARTMENTS	1988	116	585	$795	$1.36	$795	$1.36	95%
6	PINDO POINTE	1978	164	705	$943	$1.34	$943	$1.34	95%
7	AUTUMN OAKS	1982	152	790	$1,050	$1.33	$1,050	$1.33	96%
8	SETTLER'S COVE	1988	182	734	$897	$1.22	$897	$1.22	98%
9	THE HARBOUR	1978/2020	232	727	$888	$1.22	$888	$1.22	97%
★	THE TRACE AT NORTH MAJOR	1984	110	841	$918	$1.09	$888	$1.06	98%
10	THE LANDMARK	1970	200	869	$920	$1.06	$843	$0.97	94%
	WEIGHTED AVERAGES			739	$990	$1.32	$978	$1.31	96%

PROPERTIES SORTED BY MARKET RENT/SF



The Trace at North Major
3875 N Major Dr
Beaumont, TX

Year Built 1984
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Admin	2	850	$0	$0.00
1 Bed x 1 Bath(A)	27	750	$852	$1.14
1 Bed x 1 Bath(A-R)	32	750	$891	$1.19
2 Bed x 1 Bath	26	950	$981	$1.03
2 Bed x 2 Bath®	23	950	$1,045	$1.10
TOTAL/WTD. AVG.	110	841	$918	$1.09

1

Regency Place
5550 Folsom Dr
Beaumont, TX

Year Built 1986/2022
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	24	652	$999	$1.53
1 Bed x 1.5 Bath	22	645	$1,083	$1.68
2 Bed x 1.5 Bath	37	645	$1,375	$2.13
2 Bed x 1.5 Bath	33	830	$895	$1.08
2 Bed x 2 Bath	36	867	$1,469	$1.69
TOTAL/WTD. AVG.	152	739	$1,191	$1.61

2

Trails on Treadway
3910 Treadway Rd
Beaumont, TX

Year Built 1985
Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	20	694	$1,125	$1.62
1 Bed x 1 Bath	20	694	$1,155	$1.66
2 Bed x 1 Bath	22	929	$1,349	$1.45
2 Bed x 1 Bath	41	929	$1,499	$1.61
2 Bed x 1 Bath	1	929	$1,499	$1.61
3 Bed x 1.5 Bath	5	1,110	$1,679	$1.51
3 Bed x 1.5 Bath	2	1,110	$1,689	$1.52
3 Bed x 1.5 Bath	1	1,110	$1,849	$1.67
TOTAL/WTD. AVG.	112	858	$1,356	$1.58

3

Concord Manor
5680 Concord Rd
Beaumont, TX

Year Built 1976
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	15	444	$725	$1.63
1 Bed x 1 Bath	15	452	$725	$1.60
1 Bed x 1 Bath	15	508	$725	$1.43
1 Bed x 1 Bath	15	571	$725	$1.27
2 Bed x 1 Bath	8	804	$875	$1.09
TOTAL/WTD. AVG.	68	530	$743	$1.40

4

Creekwood Village
7655 Park North Dr
Beaumont, TX

Year Built	1984
Occupancy	99%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	58	615	$885	$1.44
2 Bed x 2 Bath	72	800	$1,100	$1.38
2 Bed x 2 Bath	24	900	$1,200	$1.33
TOTAL/WTD. AVG.	154	746	$1,035	$1.39

5

Pinedale
6090 N Major Dr
Beaumont, TX

Year Built	1988
Occupancy	95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	50	515	$714	$1.39
1 Bed x 1 Bath	50	565	$844	$1.49
2 Bed x 1 Bath	16	865	$895	$1.03
TOTAL/WTD. AVG.	116	585	$795	$1.36

6

Pindo Pointe
7390 Pindo Circle
Beaumont, TX

Year Built	1978
Occupancy	95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	56	623	$866	$1.39
1 Bed x 1 Bath	56	648	$893	$1.38
2 Bed x 1 Bath	24	825	$1,034	$1.25
2 Bed x 1 Bath	12	841	$1,070	$1.27
2 Bed x 1.5 Bath	12	861	$1,114	$1.29
3 Bed x 2 Bath	4	1,072	$1,266	$1.18
TOTAL/WTD. AVG.	164	705	$943	$1.34

7

Autumn Oaks
3190 Eastex Fwy
Beaumont, TX

Year Built	1982
Occupancy	96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	56	635	$915	$1.44
2 Bed x 1 Bath	88	869	$1,100	$1.27
3 Bed x 2 Bath	8	1,000	$1,445	$1.45
TOTAL/WTD. AVG.	152	790	$1,050	$1.33

8

Settler's Cove
4045 Treadway Rd
Beaumont, TX

Year Built 1988

Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	44	545	$795	$1.46
1 Bed x 1 Bath	72	703	$875	$1.24
1 Bed x 1 Bath	22	841	$925	$1.10
2 Bed x 1 Bath	28	897	$975	$1.09
2 Bed x 2 Bath	16	965	$1,100	$1.14
TOTAL/WTD. AVG.	182	734	$897	$1.22

9

The Harbour
4040 Crow Rd
Beaumont, TX

Year Built 1978/2020

Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	56	545	$785	$1.44
1 Bed x 1 Bath	96	703	$855	$1.22
1 Bed x 1 Bath	24	810	$895	$1.10
2 Bed x 1 Bath	40	897	$995	$1.11
2 Bed x 2 Bath	16	965	$1,170	$1.21
TOTAL/WTD. AVG.	232	727	$888	$1.22

10

Landmark
3155 French Rd
Beaumont, TX

Year Built 1970

Occupancy 94%

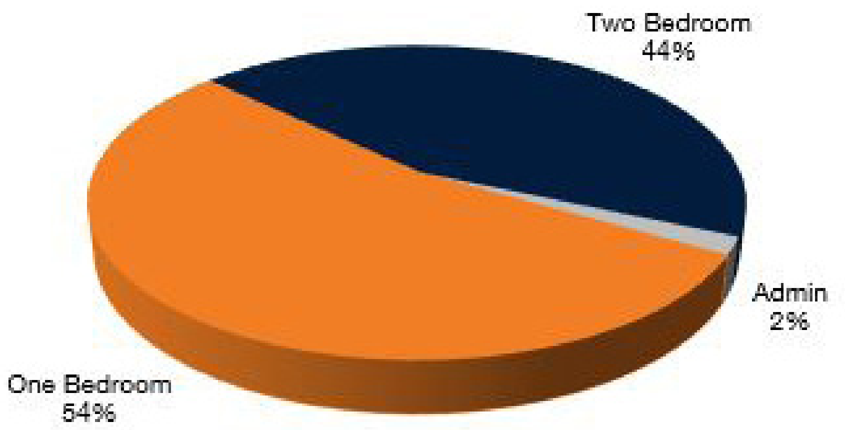
UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	24	569	$775	$1.36
1 Bed x 1 Bath	32	658	$825	$1.25
2 Bed x 1 Bath	104	893	$875	$0.98
3 Bed x 2 Bath	40	1,153	$1,200	$1.04
TOTAL/WTD. AVG.	200	869	$920	$1.06

Financial Analysis

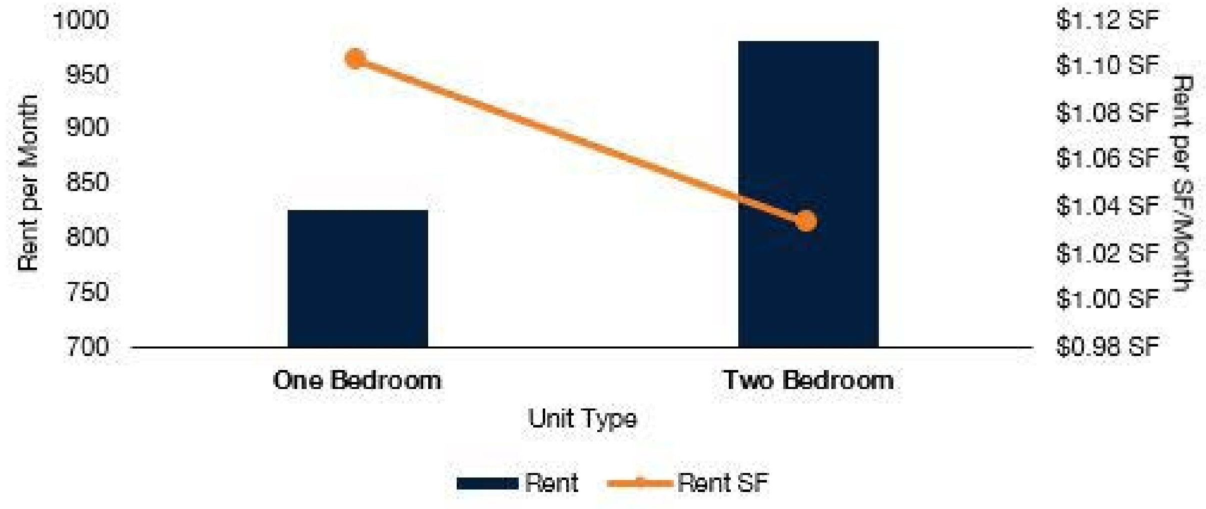
Rent Roll Summary

			CURRENT			SCHEDULED		
UNIT TYPE	# OF UNITS	AVERAGE SF	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
1 Bed x 1 Bath (A)	27	750	$852	$1.14	$23,005	$818	$1.09	$22,073
1 Bed x 1 Bath (A-R)	32	750	$891	$1.19	$28,508	$846	$1.13	$27,074
2 Bed x 1 Bath	26	950	$981	$1.03	$25,494	$976	$1.03	$25,366
2 Bed x 2 Bath (R)	23	950	$1,045	$1.10	$24,027	$1,007	$1.06	$23,170
Admin	2	850	$0	$0.00	$0	$0	$0.00	$0
Totals/Weighted Averages	110	841	$918	$1.09	$101,034	$888	$1.06	$97,683
Gross Annualized Rents			$1,212,411			$1,172,196		

Unit Distribution



Unit Rent



Operating Statement

INCOME	TRAILING		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Gross Potential Rent	$1,192,829		$1,198,238		$1,205,528		$1,212,411		$1,248,783		[1]	11,353	13.50
Loss / Gain to Lease	$(49,268)	4.1%	$(43,878)	3.7%	$(45,548)	3.8%	$(40,215)	3.3%	$(41,421)	3.3%	[2]	(377)	(0.45)
Gross Current Rent	$1,143,561		$1,154,360		$1,159,980		$1,172,196		$1,207,362			10,976	13.05
Physical Vacancy	$(53,232)	4.7%	$(33,494)	2.9%	$(15,180)	1.3%	$(58,610)	5.0%	$(60,368)	5.0%	[3]	(549)	(0.65)
Economic Vacancy													
Concessions	$(7,783)	0.7%	$(5,570)	0.5%	$-	0.0%	$(7,783)	0.7%	$(7,783)	0.6%	[4]	(71)	(0.08)
Bad Debt	$(7,257)	0.6%	$(4,142)	0.4%	$(4,136)	0.4%	$(7,257)	0.6%	$(7,257)	0.6%	[4]	(66)	(0.08)
Total Vacancy	$(68,272)	6.0%	$(43,206)	3.7%	$(19,316)	1.7%	$(73,650)	6.3%	$(75,408)	6.2%		($686)	($1)
Economic Occupancy	94.03%		96.26%		98.33%		93.72%		93.75%				
Effective Rental Income	$1,075,289		$1,111,154		$1,140,664		$1,098,546		$1,131,954			10,290	12.24
Other Income													
Utility Income	$66,359		$70,482		$69,296		$66,359		$68,350		[5]	621	0.74
All Other Income	$163,266		$173,528		$164,688		$163,266		$168,164		[6]	1,529	1.82
Total Other Income	$229,625		$244,010		$233,984		$229,625		$236,514			$2,150	$2.56
Effective Gross Income	$1,304,914		$1,355,164		$1,374,648		$1,328,171		$1,368,468			$12,441	$14.79

NOTES

- [1] Current GPR was kept consistent with the Current Rent Roll. Year One GPR is an increase of 3% of the Current GPR
- [2] Current and Year One Loss to Lease was kept consistent with the percentage in the Current Rent Roll.
- [3] Current and Year One Vacancy was underwritten to 5%
- [4] Current and Year One was kept consistent with the amount in the T12
- [5] Utility Income includes: Trash, Water, Sewer, and Electric. Current was kept consistent with the T12 amount and Year One was grossed up 3%.
- [6] Other Income was kept consistent with the T12 amount in Current, and grossed up 3% in Year One. Interest Income was not included in the underwriting, and the Cable TV Expense and Utility Billing Fee Expense were moved to the expense side of the underwriting.

EXPENSES	TRAILING	TRAILING 12	TRAILING 12	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	$181,214	$181,214	$181,214	$185,819		$185,819		[7]	1,689	2.01
Insurance	$105,792	$105,792	$105,792	$89,100		$89,100		[8]	810	0.96
Utilities - Electric	$9,768	$9,768	$9,768	$9,768		$9,768			89	0.11
Utilities - Water & Sewer	$62,788	$62,788	$62,788	$62,788		$62,788			571	0.68
Utilities - Refuse	$22,050	$22,050	$22,050	$22,050		$22,050			200	0.24
Cable TV Expense	$58,925	$58,925	$58,925	$58,925		$58,925			536	0.64
Repairs & Maintenance	$45,765	$45,765	$45,765	$45,765		$45,765			416	0.49
Make-Ready	$16,510	$16,510	$16,510	$16,510		$16,510			150	0.18
Marketing & Advertising	$16,392	$16,392	$16,392	$16,392		$16,392			149	0.18
Payroll	$148,995	$148,995	$148,995	$148,995		$148,995			1,355	1.61
Lawn Maintenance & Pest Control	$16,369	$16,369	$16,369	$16,369		$16,369			149	0.18
General & Administrative	$41,846	$41,846	$41,846	$41,846		$41,846		[9]	380	0.45
Utility Billing Fee & Utilities Sales Taxes	$9,110	$9,110	$9,110	$9,110		$9,110			83	0.10
Operating Reserves	$34,644	$34,644	$34,644	$27,500		$27,500		[10]	250	0.30
Management Fee	$51,630	$51,630	$51,630	$53,127	4.0%	$54,739	4.0%	[11]	498	0.59
Total Expenses	$821,798	$821,798	$821,798	$804,064		$805,676			$7,324	$8.71
Expenses as % of EGI	63.0%	60.6%	59.8%	60.5%		58.9%				
Net Operating Income	$483,116	$533,366	$552,850	$524,107		$562,791			$5,116	$6.08

NOTES

- [7] The 2025 Jefferson CAD mil rate is 2.322743% for the property
- [8] Current and Year One Insurance was underwritten to the new policy amount of $89,100
- [9] Advertising and Management Fees were separated into their own line items in the underwriting.
- [10] Operating Reserves were underwritten to $250/unit in Current and Year One
- [11] A 4% Management Fee was underwritten in Current and Year One

Market Overview

City of Beaumont

Beaumont, Texas, is a vibrant city located in the southeastern part of the state, known for its rich history and strong ties to the oil and lumber industries. Established in the mid-1800s, Beaumont quickly became a hub for commerce and industry, with its oil boom in the early 20th century significantly shaping its growth. Today, the city maintains its historical charm while embracing modern development, offering residents and visitors a mix of old and new. It's home to several museums, including the Spindletop-Gladys City Boomtown Museum, which tells the story of the famous oil discovery that helped propel Beaumont into prominence. The city also boasts beautiful parks, such as the lush Beaumont Botanical Gardens and the sprawling Cattail Marsh Scenic Wetlands, making it a great place for nature enthusiasts.

Beaumont is a culturally diverse city with a strong sense of community, making it an ideal place to live for people of all backgrounds. It has a growing economy driven by energy, healthcare, and manufacturing sectors, offering a range of job opportunities. The city is also known for its excellent schools, making it a popular choice for families. With its proximity to the Gulf Coast, residents enjoy easy access to beaches and outdoor activities like fishing and boating. Beaumont also hosts a variety of festivals and events throughout the year, such as the South Texas State Fair and the Mardi Gras celebrations, ensuring there's always something fun to do. Whether you're looking for a peaceful, family-friendly environment or an engaging cultural scene, Beaumont offers a little something for everyone.

Lamar University

Lamar University, located in Beaumont, Texas, is a comprehensive public institution known for its strong academic programs and commitment to student success. Established in 1923, the university offers a wide range of undergraduate and graduate degrees, with notable strengths in engineering, business, and health sciences. With an enrollment of approximately 8,000 students and a faculty and staff of over 1,200 employees, Lamar University fosters a diverse and inclusive campus environment. In 2024, the university earned top ratings for its high-quality education and student services. Lamar provides students with opportunities for research, community involvement, and career development, making it an attractive choice for those seeking a supportive learning atmosphere in southeast Texas.

Industrial and Energy Sector Growth

Beaumont's economy continues to be heavily influenced by its historical ties to the oil and gas industry, with billions of dollars in projects either underway or planned. The Southeast Texas Economic Development Foundation highlights over $84 billion in current and long-term industrial investments since 2010 in the Beaumont-Port Arthur-Orange region, often referred to as the Golden Triangle. A standout example is ExxonMobil's $2 billion Beaumont refinery expansion, completed in 2023, which increased capacity by 250,000 barrels per day, making it one of the largest refineries in the U.S. This project alone supports about one in seven jobs in the area and bolsters fuel supply, leveraging Permian Basin crude production. Posts on X from early 2025 also note ongoing construction of new industrial facilities between Beaumont and Corpus Christi, suggesting continued momentum in the energy sector.

The Greater Beaumont Chamber of Commerce projects $80 billion in industry expansion over the next decade, spanning oil and gas, electricity, agriculture, and retail. This includes more than $4.5 billion in infrastructure projects and over $460 million in commercial and retail developments. Companies like BASF and Total Petrochemicals are also contributing, with projects such as BASF's $270 million dicamba herbicide facility expansion and Total's $1.7 billion ethane cracker in nearby Port Arthur, enhancing the region's petrochemical dominance.

Downtown Revitalization and Commercial Devlopment

The City of Beaumont is aggressively pursuing downtown revitalization as part of its Vision 2035: Downtown Plan. Key initiatives include:

- Riverfront Park Restoration: Post-Hurricane Harvey, FEMA is funding most of this project, which involves stabilizing riverbanks, adding lighting, benches, a boat dock, and a riverside sidewalk. This aims to enhance recreational and aesthetic appeal.

- Downtown Waterway and Hotel/Convention Center: A proposed 3,500-foot promenade and canal connecting existing attractions with new mixed-use developments, including a potential hotel and convention center near the Civic Center. The site at 555 Main Street (former AT&T building, purchased and demolished with $11 million in city investment) is a focal point for this development.

- Tax Increment Reinvestment Zones (TIRZ): Approved in late 2023, TIRZ funding redirects property tax revenue increases (without raising taxes) toward downtown projects like facade renovations, waterway features, and infrastructure upgrades. Estimates suggest $77.7 million to $151.5 million in revenue over 30 years, depending on participation from other taxing entities.

These efforts aim to transform downtown into a vibrant hub for commerce, culture, and tourism, capitalizing on Beaumont's location along the I-10 corridor and proximity to the Neches River.

Port of Beaumont

The Port of Beaumont, located in Beaumont, Texas, is one of the largest and busiest deep-water ports in the United States. Strategically positioned along the Sabine-Neches Waterway, it serves as a key gateway for international trade, particularly in industries such as petroleum, chemicals, and heavy equipment. The port handles a diverse range of cargo, including bulk commodities, breakbulk, and project cargo, making it vital to the region's economy. It is a significant hub for the export of goods, contributing to the economic growth and development of southeast Texas. The port's infrastructure includes specialized terminals for petroleum products, grain, and general cargo, facilitating smooth and efficient operations.

In terms of economic impact, the Port of Beaumont generates billions of dollars in annual economic activity. It directly supports thousands of jobs, with over 3,000 people employed at the port itself. Additionally, the port creates thousands of indirect jobs in industries such as transportation, logistics, and manufacturing. The total economic impact, including direct, indirect, and induced activities, is estimated to exceed $20 billion annually. The Port of Beaumont's continued growth and expansion efforts, including new infrastructure projects, play a key role in boosting regional employment and fostering economic prosperity across the region.

Demographics

85,989
Total Population Within 5 Mile Radius

$85,561
Average Household Income within 5 Mile Radius

35,448
Total Households Within 5 Mile Radius

2.6%
Projected Household Growth Through 2029

$181,550
Median Property Value

Female 48.0% | Male 52.0%

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,028	45,652	87,785
2024 Estimate			
Total Population	4,642	44,266	85,989
2020 Census			
Total Population	3,996	42,239	83,870
2010 Census			
Total Population	3,222	38,795	80,989
Daytime Population			
2024 Estimate	2,315	34,937	82,979
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2029 Projection			
Total Households	2,385	19,729	36,353
2024 Estimate			
Total Households	2,164	19,040	35,448
Average (Mean) Household Size	2.1	2.4	2.5
2020 Census			
Total Households	1,863	18,103	34,220
2010 Census			
Total Households	1,455	16,846	33,211
Growth 2024-2029	10.2%	3.6%	2.6%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2029 Projection	2,607	21,731	40,439
2024 Estimate	2,362	20,958	39,414
Owner Occupied	630	10,413	19,807
Renter Occupied	1,554	8,627	15,533
Vacant	198	1,918	3,966
Persons in Units			
2024 Estimate Total Occupied Units	2,164	19,040	35,448
1 Person Units	43.1%	32.4%	30.5%
2 Person Units	30.7%	35.1%	33.6%
3 Person Units	12.6%	14.1%	15.1%
4 Person Units	6.8%	9.7%	10.4%
5 Person Units	4.9%	6.5%	7.7%
6+ Person Units	1.9%	2.1%	2.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
$200,000 or More	3.6%	9.6%	7.1%
$150,000-$199,999	8.7%	8.2%	7.0%
$100,000-$149,999	13.7%	15.4%	13.8%
$75,000-$99,999	20.0%	14.4%	13.2%
$50,000-$74,999	14.9%	15.5%	16.0%
$35,000-$49,999	19.3%	12.3%	12.7%
$25,000-$34,999	7.1%	7.6%	8.9%
$15,000-$24,999	6.6%	8.9%	9.7%
Under $15,000	6.2%	8.1%	11.7%
Average Household Income	$85,518	$100,174	$85,561
Median Household Income	$72,852	$79,769	$66,935
Per Capita Income	$39,767	$41,882	$34,993
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2024 Estimate Total Population	4,642	44,266	85,989
Under 20	22.2%	24.6%	26.8%
20 to 34 Years	30.2%	21.7%	20.8%
35 to 39 Years	6.2%	6.5%	6.5%
40 to 49 Years	11.6%	11.7%	11.7%
50 to 64 Years	15.9%	17.8%	17.5%
Age 65+	13.8%	17.8%	16.6%
Median Age	37.0	39.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,151	30,232	57,093
Elementary (0-8)	1.8%	1.8%	4.8%
Some High School (9-11)	3.3%	4.3%	5.4%
High School Graduate (12)	15.6%	22.4%	26.5%
Some College (13-15)	26.3%	23.1%	23.6%
Associate Degree Only	12.1%	8.9%	8.4%
Bachelor's Degree Only	28.4%	26.8%	21.2%
Graduate Degree	12.5%	12.8%	10.0%
Population by Gender			
2024 Estimate Total Population	4,642	44,266	85,989
Male Population	51.7%	52.0%	52.0%
Female Population	48.3%	48.0%	48.0%

Information About Brokerage Services

2-10-2025

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (**A client is the person or party that the broker represents**):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name	License No.	Email	Phone
Marcus & Millichap Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9002994 License No.	tim.speck@marcusmillichap.com Email	972-755-5200 Phone
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Nico Bianchi Sales Agent/Associate's Name	693222 License No.	nico.bianchi@marcusmillichap.com Email	512-338-7864 Phone

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________