THE LODGE ON BROADWAY

Marcus & Millichap
MYERS MULTIFAMILY GROUP

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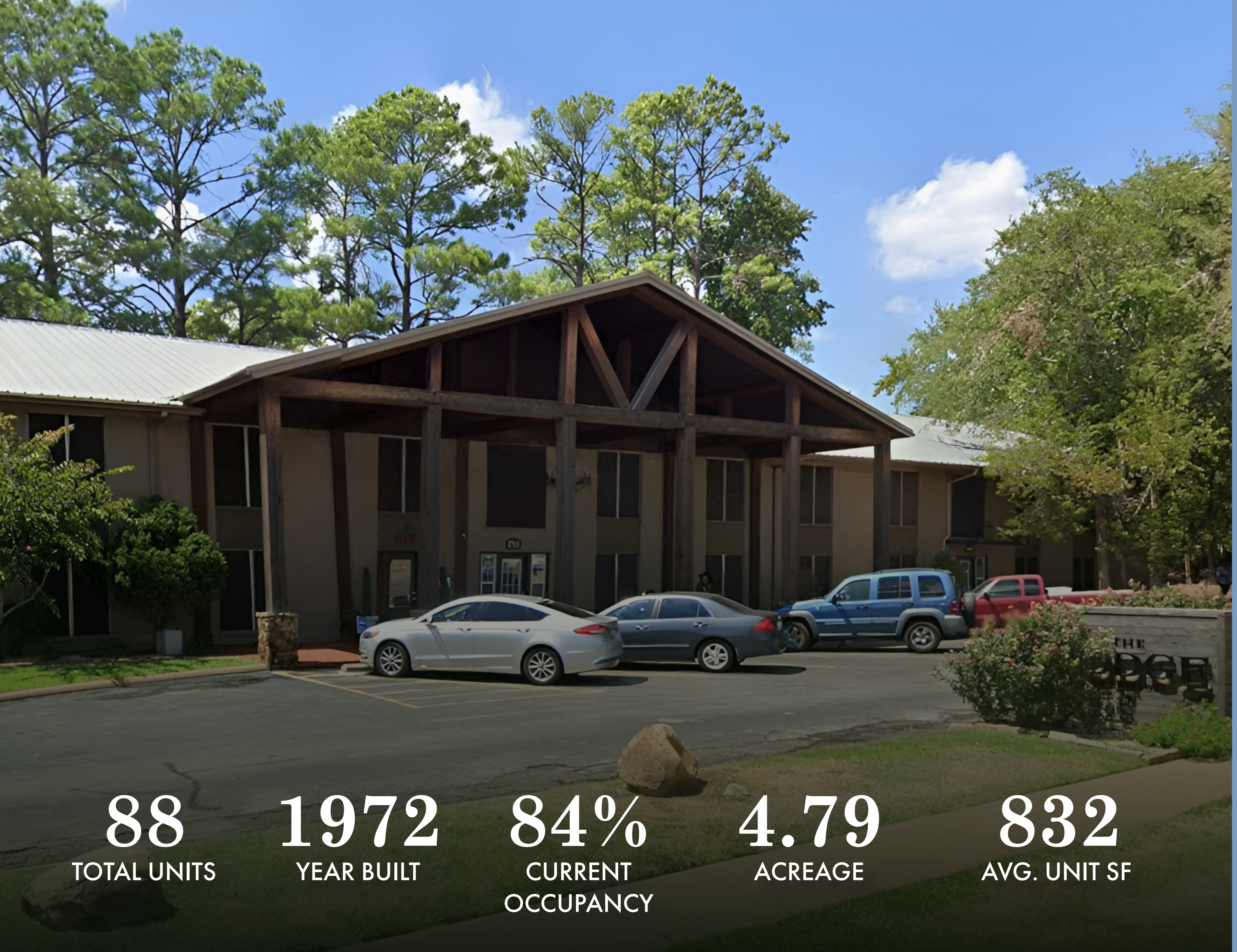
Executive Summary



88 TOTAL UNITS

1972 YEAR BUILT

84% CURRENT OCCUPANCY

4.79 ACREAGE

832 AVG. UNIT SF

2713 SOUTH BROADWAY AVENUE TYLER, TEXAS 75701

The Lodge on Broadway is a well-positioned multifamily community situated along Broadway Avenue, one of Tyler's most prominent commercial corridors. Originally constructed in 1972 and extensively renovated in 2020, the property comprises 88 apartment homes offering a diverse mix of one-, two-, and three-bedroom floor plans ranging from approximately 715 to 1,170 square feet. This versatile unit mix appeals to a broad renter demographic and supports strong occupancy and operational stability.

Interior renovations have enhanced the resident experience through the installation of luxury vinyl plank flooring throughout living areas, black appliance packages, updated hardware, fresh paint, and solar window screens. While many cosmetic improvements have already been completed, the property retains original countertops and tile in the kitchen and bathrooms, creating a clear path for continued value-add upgrades and future rent growth. Carpet remains in the bedrooms, offering an opportunity for further interior modernization.

Situated on nearly five gated acres, the community offers an attractive amenity package that includes a swimming pool with sundeck, dog park, clubhouse, fitness center, and business center, helping to drive resident retention and market competitiveness.

The property's central location is one of its most compelling attributes. Positioned near Tyler's largest employment centers, healthcare providers, retail destinations, restaurants, and entertainment venues, The Lodge on Broadway benefits from exceptional visibility and accessibility along Broadway Avenue. Convenient access to schools, parks, and everyday services further enhances its appeal to residents.

With a proven renovation history, strong in-place operations, and a highly desirable infill location, The Lodge on Broadway presents an attractive opportunity to acquire a stabilized asset with meaningful upside potential. The combination of strategic location, functional unit mix, and continued value-add opportunities positions the property for durable cash flow and long-term appreciation within the growing Tyler multifamily market.

INVESTMENT HIGHLIGHTS

Prime Infill Location on Broadway Ave

Significant Value-Add Opportunity

Attractive Unit Count and Efficient Density

Strong Tyler Market Fundamentals

Property Overview

PROPERTY DETAILS

Parcel	R065624
No. of Units	88
Year Built	1972/2020
No. of Buildings	3
No. of Stories	2
Acreage	4.79
Density	18.37 Units/Acre
Construction	Brick & Wood Siding
Roof Type	Pitch/Aluminum
Rentable SF	72,825
Parking	Open Surfaces
Laundry	Facility On-Site

TAX INFORMATION

2026 Assessed Value	$6,400,000
2026 Total Tax Rate	1.63%
County	Smith

COMMUNITY AMENITIES

· Fully Renovated in 2020

· Limited Access Hallways

· Individual Laundry Centers

· Gated Community

· Business Center

· Fitness Center

· Upgraded Pool w/ Sun Deck

· Outdoor Flat Screens

· Bark Park & Pet Washing Station

· Rentable Storage Units

· Convenient Location

· On-site Management

UNIT AMENITIES

· Vinyl Hardwood Flooring

· Black Appliances

· Spacious Floor Plans

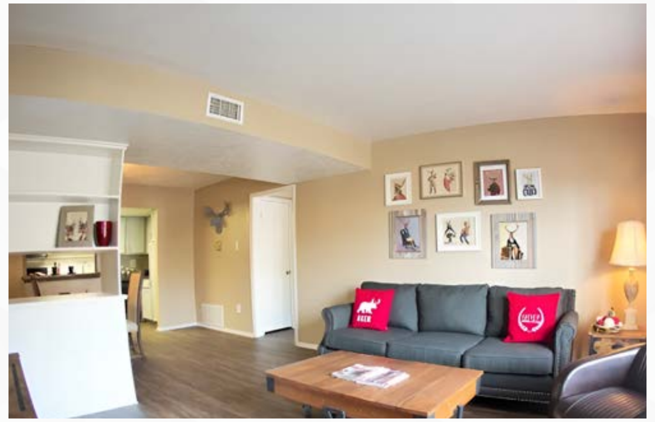
· Neutral Paint Scheme

· Modern Ceiling Fans

· Refinished Cabinetry

· Designer Bathroom Mirrors

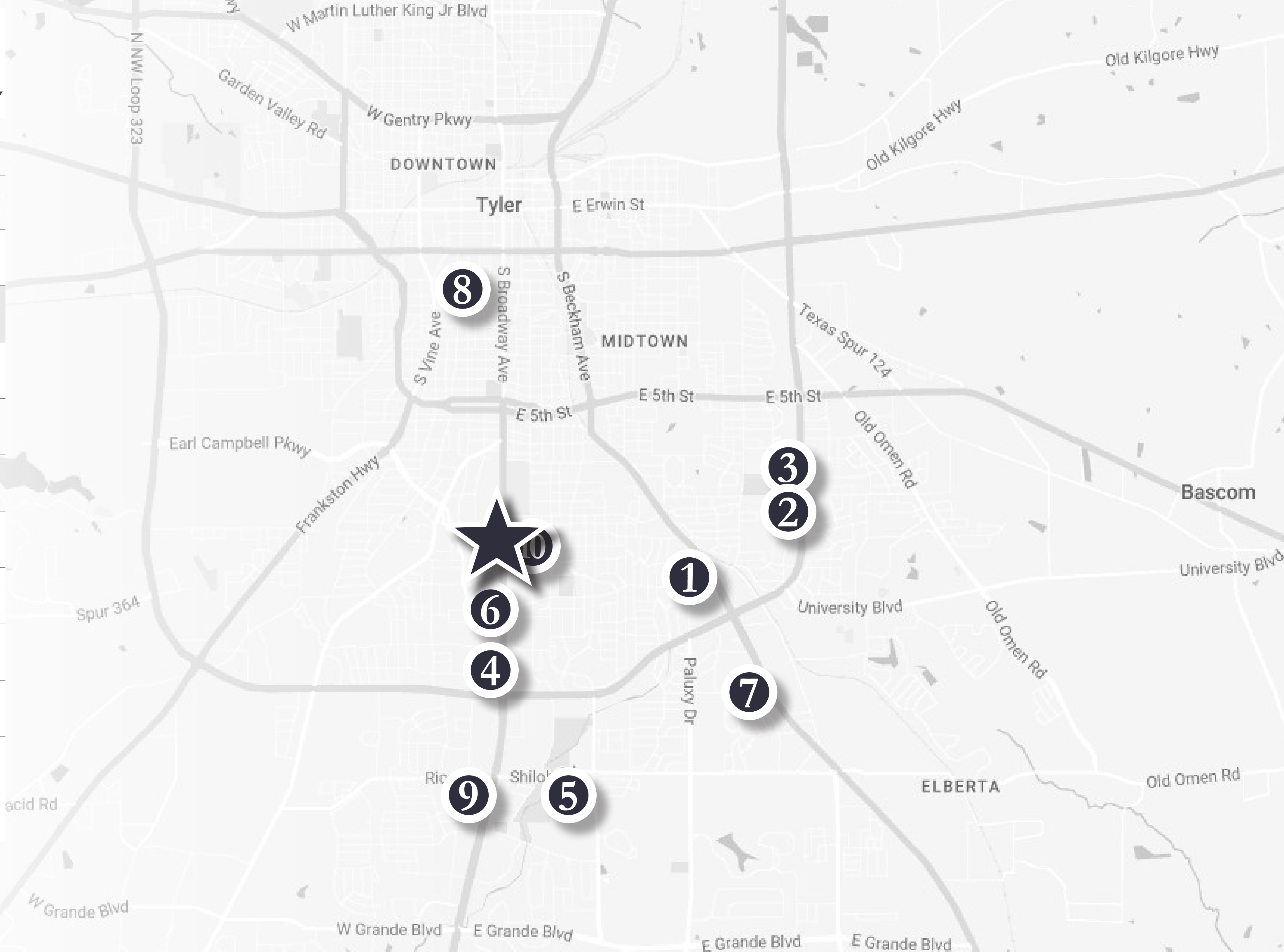
· Spacious Closets



Rent Comparables

	PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
					RENT	RENT/SF	RENT	RENT/SF	
1	CYPRESS FLATS	1985	128	594	$968	$1.63	$968	$1.63	97%
2	NEST	1978	104	669	$1,083	$1.62	$1,083	$1.62	91%
3	FOX RUN	1978	128	638	$937	$1.47	$937	$1.47	90%
★	LODGE ON BROADWAY	1972	88	832	$1,155	$1.39	$1,080	$1.30	84%
4	THE DODSON	1971	104	820	$1,142	$1.39	$1,046	$1.28	97%
5	THE HUDSON	1983	144	906	$1,182	$1.30	$1,182	$1.30	99%
6	BARCLAY	1963	76	854	$1,060	$1.24	$1,060	$1.24	96%
7	THE EVERGREENS	1978	104	805	$909	$1.13	$909	$1.13	95%
8	VILLA MILANO	1964	44	760	$857	$1.13	$857	$1.13	98%
9	VILLAGE ON BROADWAY	1970	63	1,048	$1,150	$1.10	$1,150	$1.10	94%
10	BROADWAY RESERVE	1974/2005	100	1,015	$1,107	$1.09	$1,107	$1.09	86%
	WEIGHTED AVERAGES			815	$1,070	$1.30	$1,045	$1.27	94%

PROPERTIES SORTED BY MARKET RENT/SF



Lodge on Broadway
2713 South Broadway Ave
Tyler, TX

Year Built	1972
Occupancy	84%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	19	715	$1,025	$1.43
1 Bed x 1 Bath	21	755	$1,197	$1.59
1 Bed x 1 Bath - HUD	13	715	$1,197	$1.67
1 Bed x 1 Bath - HUD	11	755	$1,250	$1.66
2 Bed x 1 Bath	4	955	$1,105	$1.16
2 Bed x 1 Bath	4	995	$1,050	$1.06
3 Bed x 2 Bath	8	1,130	$1,195	$1.06
3 Bed x 2 Bath	8	1,170	$1,195	$1.02
TOTAL/WTD. AVG.	88	832	$1,155	$1.39

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Cypress Flats
3304 Golden Rd
Tyler, TX

Year Built	1985
Occupancy	97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	65	517	$855	$1.65
Studio	32	541	$900	$1.66
2 Bed x 2 Bath	31	811	$1,274	$1.57
TOTAL/WTD. AVG.	128	594	$968	$1.63

2

Nest
2611 S Se Loop 323
Tyler, TX

Year Built	1978
Occupancy	91%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	17	445	$920	$2.07
1 Bed x 1 Bath	40	602	$1,020	$1.69
2 Bed x 1 Bath	37	800	$1,170	$1.46
2 Bed x 2 Bath	10	830	$1,295	$1.56
TOTAL/WTD. AVG.	104	669	$1,083	$1.62

3

Fox Run
2601 S Southeast Loop
Tyler, TX

Year Built	1978
Occupancy	90%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	48	500	$879	$1.76
1 Bed x 1 Bath	48	600	$839	$1.40
2 Bed x 2 Bath	32	900	$1,169	$1.30
TOTAL/WTD. AVG.	128	638	$937	$1.47

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The Dodson
3900 Old Bullard Rd
Tyler, TX

Year Built	1971
Occupancy	97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	44	651	$999	$1.53
2 Bed x 1 Bath	36	931	$1,150	$1.24
2 Bed x 2 Bath	24	965	$1,390	$1.44
TOTAL/WTD. AVG.	104	820	$1,142	$1.39

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The Hudson
701 Shiloh Rd
Tyler, TX

Year Built	1983
Occupancy	99%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	48	763	$1,060	$1.39
2 Bed x 1 Bath	48	920	$1,190	$1.29
2 Bed x 2 Bath	48	1,036	$1,295	$1.25
TOTAL/WTD. AVG.	144	906	$1,182	$1.30

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Barclay
3301 S Broadway Ave
Tyler, TX

Year Built	1963
Occupancy	96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	38	750	$995	$1.33
2 Bed x 2 ath	38	958	$1,125	$1.17
TOTAL/WTD. AVG.	76	854	$1,060	$1.24

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The Evergreens
4123 Southpark Dr
Tyler, TX

Year Built	1978
Occupancy	95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	4	498	$828	$1.66
1 Bed x 1 Bath	28	586	$828	$1.41
1 Bed x 1 Bath	8	680	$828	$1.22
1 Bed x 1.5 Bath	6	881	$1,112	$1.26
2 Bed x 1 Bath	32	837	$845	$1.01
2 Bed x 2 Bath	12	983	$996	$1.01
2 Bed x 2 Bath	8	1,094	$996	$0.91
3 Bed x 2 Bath	6	1,217	$1,300	$1.07
TOTAL/WTD. AVG.	104	805	$909	$1.13

8

Villa Milano
620 W Houston St
Tyler, TX

Year Built 1964

Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	24	645	$800	$1.24
2 Bed x 1 Bath	16	891	$875	$0.98
2 Bed x 2 Bath	4	924	$1,125	$1.22
TOTAL/WTD. AVG.	44	760	$857	$1.13

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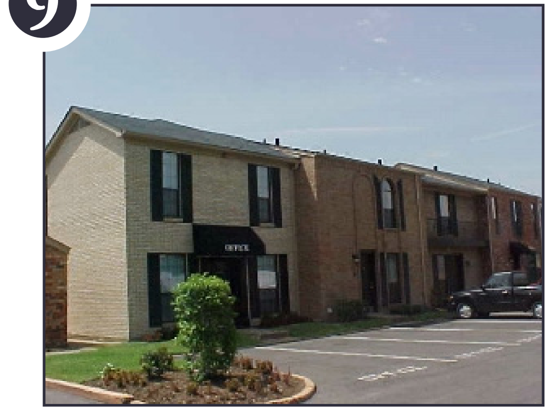

Village on Broadway
5315 S Broadway Ave
Tyler, TX

Year Built 1970

Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	18	600	$1,095	$1.83
2 Bed x 1 Bath	6	1,200	$1,050	$0.88
2 Bed x 1.5 Bath	29	1,200	$1,165	$0.97
3 Bed x 1 Bath	2	1,200	$1,180	$0.98
3 Bed x 1.5 Bath	4	1,200	$1,210	$1.01
3 Bed x 2 Bath	4	1,500	$1,360	$0.91
TOTAL/WTD. AVG.	63	1,048	$1,150	$1.10

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Broadway Reserve
2720 S Broadway Ave
Tyler, TX

Year Built 1974/2005

Occupancy 86%

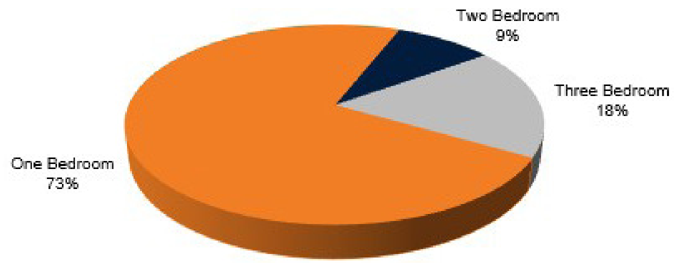
UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	25	697	$970	$1.39
1 Bed x 1 Bath	11	910	$1,020	$1.12
2 Bed x 2 Bath	28	965	$1,080	$1.12
2 Bed x 2.5 Bath	18	1,179	$1,170	$0.99
3 Bed x 2 Bath	18	1,432	$1,330	$0.93
TOTAL/WTD. AVG.	100	1,015	$1,107	$1.09

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	19	715	$1,025	$1.43	$19,475	$996	$1.39	$18,923
1 Bed x 1 Bath	21	755	$1,197	$1.59	$25,137	$994	$1.32	$20,874
1 Bed x 1 Bath - HUD	13	715	$1,197	$1.67	$15,561	$1,184	$1.66	$15,396
1 Bed x 1 Bath - HUD	11	755	$1,250	$1.66	$13,750	$1,181	$1.56	$12,992
2 Bed x 1 Bath	4	955	$1,105	$1.16	$4,420	$1,078	$1.13	$4,310
2 Bed x 1 Bath	4	995	$1,050	$1.06	$4,200	$1,050	$1.06	$4,200
3 Bed x 2 Bath	8	1,130	$1,195	$1.06	$9,560	$1,156	$1.02	$9,251
3 Bed x 2 Bath	8	1,170	$1,195	$1.02	$9,560	$1,133	$0.97	$9,063
Totals/Weighted Averages	88	832	$1,155	$1.39	$101,663	$1,080	$1.30	$95,008
Gross Annualized Rents			$1,219,956			$1,140,102		

Unit Distribution



Unit Rent

Operating Statement

INCOME	TRAILING 12		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER	PER SF
Gross Potential Rent	$1,094,802		$1,094,802		$1,094,802		$1,219,956		$1,219,956			13,863	16.66
Loss / Gain to Lease	$-	0.0%	$-	0.0%	$-	0.0%	$(79,854)	6.5%	$(45,651)	4%	[1]	(519)	(0.62)
Gross Current Rent	$1,094,802		$1,094,802		$1,094,802		$1,140,102		$1,174,305			13,344	16.03
Physical Vacancy	$(48,589)	4.4%	$(57,073)	5.2%	$(63,531)	5.8%	$(174,436)	15.3%	$(117,430)	10.0%	[2]	(1,334)	(1.60)
Economic Vacancy													
Bad Debt	$-	0.0%	$-	0.0%	$-	0.0%	$(22,802)	2.0%	$(23,486)	2.0%	[3]	(267)	(0.32)
Non-Revenue Units		0.0%	$-	0.0%	$-	0.0%	$(45,300)	4.0%	$(46,659)	4.0%	[4]	(530)	(0.64)
Total Vacancy	$(48,589)	4.4%	$(57,073)	5.2%	$(63,531)	5.8%	$(242,538)	21.3%	$(187,576)	16.0%		($2,132)	($3)
Economic Occupancy	95.56%		94.79%		94.20%		78.73%		84.03%				
Effective Rental Income	$1,046,213		$1,037,729		$1,031,271		$897,564		$986,729			11,213	13.47
Other Income													
All Other Income	$-		$-		$-		$105,779		$105,779		[5]	1,202	1.44
Non-Revenue Units	$-		$-		$-		$105,779		$105,779			$1,202	$1.44
Effective Gross Income	$1,046,213		$1,037,729		$1,031,271		$1,003,344		$1,092,509			$12,415	$14.92

NOTES

- [1] Year 1 GCR grown 3% over current
- [2] Year 1 vacancy stabilized at 10%
- [3] Current & Year 1 bad debt assessed at 2%
- [4] Reflects lost income from leasing office, model unit and storage unit
- [5] Current & Year 1 other income reflects revenue from RUBS, post office parking, clubhouse income and misc. fees

EXPENSES	TRAILING 12	TRAILING 6	TRAILING 3	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	$92,364	$92,364	$92,364	$96,982		$96,982		[6]	1,102	1.32
Insurance	$42,429	$42,429	$42,429	$53,000		$53,000		[7]	602	0.72
Utilities	$165,217	$165,217	$165,217	$165,217		$165,217		[8]	1,877	2.26
Repairs & Maintenance	$30,533	$30,533	$30,533	$70,400		$70,400		[9]	800	0.96
Make-Ready	$-	$-	$-	$8,800		$8,800		[10]	100	0.12
Marketing & Advertising	$-	$-	$-	$8,800		$8,800		[11]	100	0.12
Contract Services	$46,894	$46,894	$46,894	$46,894		$46,894			533	0.64
General & Administrative	$5,734	$5,734	$5,734	$5,734		$5,734			65	0.08
Operating Reserves	$22,000	$22,000	$22,000	$22,000		$22,000		[12]	250	0.30
Management Fee	$-	$-	$-	$60,201	6.0%	$65,551	6.0%	[13]	745	0.90
Total Expenses	$405,172	$405,172	$405,172	$538,029		$543,378			$6,175	$7.42
Expenses as % of EGI	38.7%	39.0%	39.3%	53.6%		49.7%				
Net Operating Income	$641,042	$632,557	$626,099	$465,315		$549,130			$6,240	$7.50

NOTES

- [6] Current & Year 1 tax assessed at 5% increase over Trailing-12 taxes
- [7] Insurance assessed at $602/unit
- [8] Utility expense includes cost of water, electricity and gas
- [9] Curent & Year 1 R&M assessed at $800/unit
- [10] Make-Ready assessed at $100/unit
- [11] Marketing expense assessed at $100/unit
- [12] Operating Reserves assessed at $250/unit
- [13] Management fee assessed at 6% of EGI

Market Overview

LOCAL POINTS OF INTEREST

EMPLOYERS	MILES FROM PROPERTY
BSW Texas Spine & Joint Hospital	1.9 Mi
UT Health Tyler	2.0 Mi
CHRISTUS Mother Frances Hospital - Tyler	2.4 Mi
Northeast Texas Cancer & Research Institute	2.5 Mi
Brookshire Grocery Company Corporate Office	2.5 Mi
Trane Technologies	4.7 Mi

SHOPPING	MILES FROM PROPERTY
Dollar Tree	0.5 Mi
Bergeld Center	0.7 Mi
Broadway Square Mall	1.5 Mi
La Piazza Mall	1.9 Mi
Walmart Supercenter	3.3 Mi

RECREATION	MILES FROM PROPERTY
The Grove Kitchen & Gardens	1.7 Mi
Times Square Grand Slam	2.1 Mi
Tyler Public Library	2.2 Mi
Cascades Country Club	4.7 Mi

SCHOOLS/CITY	MILES FROM PROPERTY
Tyler Legacy High School	1.7 Mi
Tyler Junior College	2.2 Mi
The University of Texas at Tyler	3.9 Mi

City of Tyler

Tyler, Texas is a dynamic and growing city located in the heart of East Texas and serves as the county seat of Smith County. With a population of more than 108,000 residents, Tyler blends the amenities of a regional economic center with the charm and hospitality of a close-knit community. Strategically positioned along U.S. Highway 69, State Highway 155, and Loop 323, the city provides convenient access to major Texas markets including Dallas, Shreveport, and Houston. Known as the “Rose Capital of America,” Tyler embraces a rich cultural heritage celebrated through annual events, beautiful public gardens, and a strong sense of community pride.

Economically, Tyler serves as the commercial, healthcare, and educational hub of East Texas. The city benefits from a diverse economic base anchored by healthcare, manufacturing, retail, education, finance, and professional services. Major employers include leading healthcare systems, educational institutions, and regional corporations that support a stable employment environment. Tyler’s business-friendly climate, skilled workforce, and strategic location continue to attract new investment and commercial development, contributing to sustained economic growth throughout the region.

In terms of quality of life, Tyler offers residents an attractive combination of affordability, accessibility, and recreational opportunities. The city maintains a cost of living that is generally lower than many larger Texas metropolitan areas, making housing and homeownership more attainable. Residents enjoy access to highly regarded healthcare facilities, quality schools, higher education institutions, parks, lakes, and a vibrant retail and dining scene. Attractions such as the Tyler Rose Garden, numerous outdoor recreation areas, and a thriving arts and cultural community enhance the city’s appeal. This blend of economic vitality, natural beauty, and community-focused living makes Tyler a highly desirable place to live, work, and invest within East Texas.

Five Advantages for Businesses in Tyler, Texas

Strategic East Texas Location
Tyler serves as the economic hub of East Texas, providing businesses with access to a large regional customer base while maintaining connectivity to major markets such as Dallas-Fort Worth, Houston, Shreveport, and Longview through an extensive highway network.

Diverse and Stable Economy
The local economy is supported by multiple sectors, including healthcare, manufacturing, education, retail, logistics, and professional services. This economic diversity helps reduce dependence on any single industry and promotes long-term business stability.

Skilled Workforce and Educational Resources
Tyler benefits from a strong labor pool supported by institutions such as Tyler Junior College and the University of Texas at Tyler, which provide workforce training, continuing education, and talent development for local employers.

Business-Friendly Operating Costs
Compared to larger Texas metropolitan areas, Tyler offers lower real estate costs, competitive labor expenses, and an overall cost-effective business environment, allowing companies to maximize profitability and growth potential.

Exceptional Quality of Life that Supports Talent Retention
Affordable housing, highly rated healthcare facilities, recreational amenities, cultural attractions, and a family-friendly atmosphere make Tyler an attractive place for employees to live and work, helping businesses recruit and retain quality talent.

The Economic Hub of East Texas

Tyler serves as the economic, healthcare, educational, and commercial center of East Texas, making it one of the region's most influential markets. Located approximately 95 miles southeast of Dallas, the city anchors a broad trade area that extends well beyond Smith County and attracts residents, businesses, students, and visitors from across East Texas. As the largest city in the Tyler Metropolitan Statistical Area (MSA), Tyler functions as the region's primary destination for healthcare services, higher education, professional services, retail shopping, and entertainment. Its strategic location along U.S. Highways 69 and 271, State Highway 155, and Loop 323 provides excellent connectivity while offering businesses and residents a lower-cost alternative to larger Texas metropolitan areas.

Tyler's economic strength is supported by a diverse employment base that includes healthcare, education, manufacturing, finance, retail, and government sectors. Major healthcare systems and educational institutions draw thousands of employees, students, and visitors to the city each year, while thriving retail corridors such as South Broadway Avenue reinforce Tyler's role as a regional commercial destination. This combination of economic diversity, regional influence, and ongoing development activity creates a stable foundation for growth and generates consistent housing demand from healthcare professionals, educators, students, government employees, and other members of the workforce. For multifamily investors, Tyler's position as the hub of East Texas provides strong long-term fundamentals and a durable renter base supported by the city's expanding economy.

Healthcare & Regional Employment Hub

Tyler is widely recognized as the healthcare capital of East Texas, serving as the primary medical destination for a multi-county region. The city is home to major healthcare systems, including UT Health East Texas and Christus Trinity Mother Frances Health System, which collectively employ thousands of healthcare professionals and support staff. These institutions provide advanced medical services that attract patients from across East Texas, reinforcing Tyler's role as a regional healthcare hub.

The healthcare sector represents one of the area's largest and most stable employment drivers, generating consistent demand for housing from physicians, nurses, administrative personnel, students, and other healthcare-related workers. As healthcare services continue to expand to meet the needs of a growing regional population, the industry remains a key contributor to

MAJOR HEALTHCARE SYSTEMS

UT HEALTH EAST TEXAS

-Integrated regional health system
-Operates hospitals, clinics, and urgent care centers across East Texas
-Major employer and healthcare provider network

CHRISTUS TRINITY MOTHER FRANCES HEALTH SYSTEM

-Leading healthcare provider in Tyler
-Regional referral center for complex and specialty care
-Extensive physician and outpatient clinic network

Demographics

120,254
Total Population Within 5 Mile Radius

$86,112
Average Household Income within 5 Mile Radius

46,493
Total Households Within 5 Mile Radius

1.7%
Projected Household Growth Through 2029

$225,104
Median Property Value

Female 52.3% | Male 47.7%

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	9,270	72,302	121,590
2025 Estimate			
Total Population	9,209	71,896	120,254
2020 Census			
Total Population	8,781	68,145	112,578
2010 Census			
Total Population	8,251	65,823	103,831
Daytime Population			
2025 Estimate	17,666	114,126	164,384
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	3,672	28,844	46,493
2025 Estimate			
Total Households	3,643	28,519	45,719
Average (Mean) Household Size	2.4	2.4	2.5
2020 Census			
Total Households	3,587	27,886	44,222
2010 Census			
Total Households	3,511	26,981	40,477
Growth 2025-2030	0.8%	1.1%	1.7%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	3,958	32,040	51,471
2025 Estimate	3,927	31,681	50,611
Owner Occupied	2,451	13,101	23,596
Renter Occupied	1,239	15,317	22,070
Vacant	285	3,162	4,892
Persons in Units			
2025 Estimate Total Occupied Units	3,643	28,519	45,719
1 Person Units	32.0%	35.6%	32.1%
2 Person Units	34.4%	31.4%	32.0%
3 Person Units	12.7%	13.2%	13.5%
4 Person Units	11.4%	10.3%	11.5%
5 Person Units	6.1%	5.8%	6.5%
6+ Person Units	3.4%	3.6%	4.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	10.8%	6.1%	7.3%
$150,000-$199,999	7.1%	5.9%	5.8%
$100,000-$149,999	15.4%	14.0%	14.8%
$75,000-$99,999	16.3%	15.3%	15.9%
$50,000-$74,999	16.6%	18.2%	17.7%
$35,000-$49,999	11.8%	13.2%	12.6%
$25,000-$34,999	7.6%	9.2%	9.0%
$15,000-$24,999	6.6%	7.9%	7.6%
Under $15,000	7.8%	10.2%	9.3%
Average Household Income	$100,391	$81,965	$86,112
Median Household Income	$75,594	$65,894	$69,548
Per Capita Income	$40,638	$33,157	$33,552
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	9,209	71,896	120,254
Under 20	24.4%	25.2%	26.4%
20 to 34 Years	20.1%	25.2%	23.5%
35 to 39 Years	6.3%	6.5%	6.3%
40 to 49 Years	11.3%	10.8%	10.9%
50 to 64 Years	16.9%	15.3%	15.9%
Age 65+	21.1%	16.9%	17.0%
Median Age	41.0	38.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,454	47,305	78,414
Elementary (0-8)	3.1%	5.5%	6.2%
Some High School (9-11)	5.6%	7.0%	7.0%
High School Graduate (12)	17.8%	21.8%	22.0%
Some College (13-15)	24.3%	26.3%	25.3%
Associate Degree Only	9.6%	11.3%	10.7%
Bachelor's Degree Only	28.0%	19.0%	18.9%
Graduate Degree	11.5%	9.2%	9.8%
Population by Gender			
2025 Estimate Total Population	9,209	71,896	120,254
Male Population	46.4%	47.4%	47.7%
Female Population	53.6%	52.6%	52.3%

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Bruce Bentley	622963	bruce.bentley@marcusmillichap.com	512-338-7850
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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