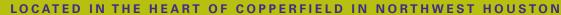
COPPERFIELD MARKETPLACE ■ HOUSTON, TX

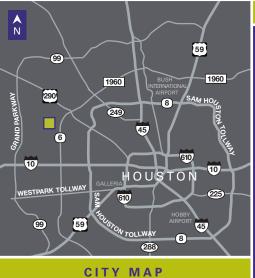
SW Corner of FM 529 (Spencer Rd) @ Sommerall Dr • Houston, TX 77095











OCCUPANCY DETAILS

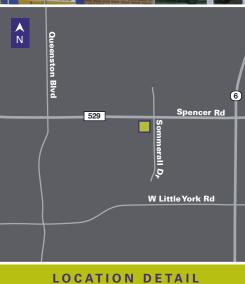
SPACE AVAILABLE

9,077 SF (can be divided)

ANCHOR TENANTS

Dick's Sporting Goods Burlington

Uptown Beauty Supply



To learn more about VAPS, visit www.frpltd.com/#vaps



4500 BISSONNET ST ■ SUITE 200 BELLAIRE, TEXAS 77401

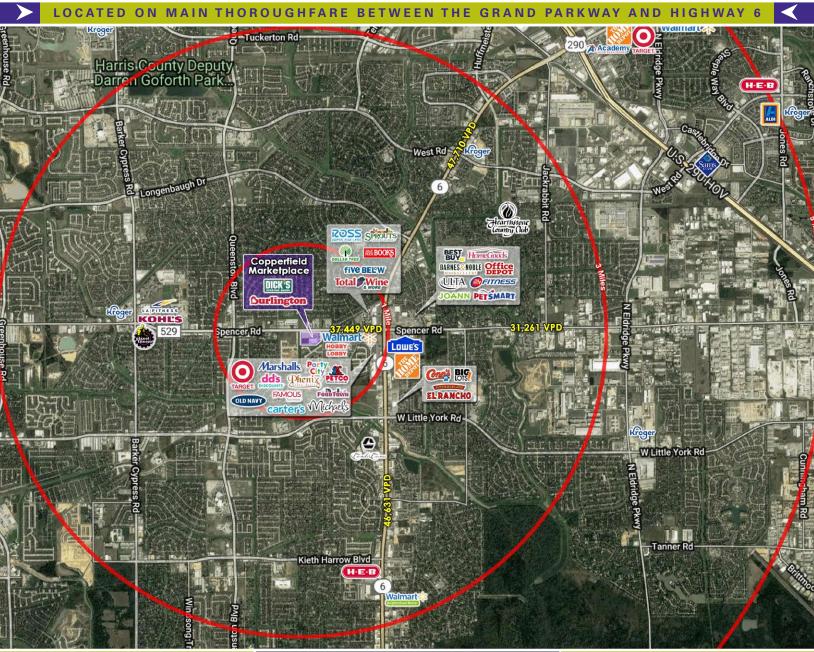
713.623.6800 • www.frpltd.com

FOR LEASING INFORMATION

CHANNING FATJO 713.693.1460 • cfatjo@frpltd.com

COPPERFIELD MARKETPLACE • AERIAL MAP

SW Corner of FM 529 (Spencer Rd) @ Sommerall Dr • Houston, TX 77095



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1 mile 21,014 3 miles 167,133 5 miles 344,946 Hwy 6 north of Spencer Rd 47,710 vpd Hwy 6 south of Spencer Rd 46,631 vpd Spencer Rd west of Hwy 6 37,449 vpd

Spencer Rd east of Hwy 6 31,216 vpd

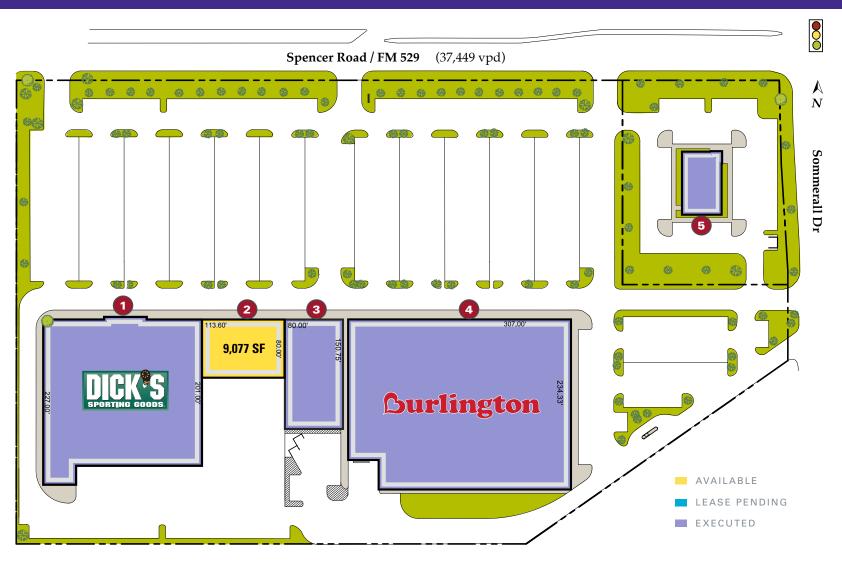
AVERAGE HOUSEHOLD INCOME

1 mile	\$85,541
3 miles	\$94,408
5 miles	\$102,174





SW CORNER OF FM 529 (SPENCER RD) @ SOMMERALL DR • HOUSTON, TX 77095



#	TENANT (ADDRESS) SQU	ARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1. 2. 3. 4. 5.	Dick's Sporting Goods (16343 FM 529) AVAILABLE Uptown Beauty Supply (16317A FM 529) Burlington (16311 FM 529) USA Vein Clinic (16307 FM 529)	45,000 9,077 12,000 70,231 4,713		TOTAL GLA	141,021





FOR MORE DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/copperfield-marketplace



Lat/Lon: 29.8783/-95.6563

Polustion radius radius radius Population 21.014 67.133 344.946 2026 Projected Population 21.034 176.13 344.946 2026 Census Population 21.338 168.86 368.66 36.66.67 2020 Census Population 19.038 169.08 276.529 Polected Annual Growth 201 to 2026 10.0 60.06 2.02 18totical Annual Growth 2010 to 2021 33.7 33.3 22.9 18totical Annual Growth 2010 to 2021 30.0 35.9 13.44 2021 Estimated Households 7.052 59.336 121.771 2022 Estimated Households 7.052 59.336 121.771 2020 Estimated Households 7.053 55.489 110.74 2021 Estimated Households 7.058 55.489 110.74 2022 Estimated Households 7.059 58.368 121.771 2020 Estimated Households 3.08 38.689 38.689 18.689 2010 Estimated Household Income 3.08 38.689 38.689 3				
Population	Copperfield Marketplace			
2021 Estimated Population 21,014 167,313 344,946 2026 Census Population 22,088 172,519 361,617 2020 Census Population 19,088 150,018 275,529 Projected Annual Growth 2021 to 2026 10,09 10,00 275,229 Projected Annual Growth 2010 to 2021 37 33 328,229 2021 Median Ape 37 33 278,229 2021 Estimated Households 7,567 55,129 111,442 2026 Projected Households 7,767 55,488 110,714 2020 Census Households 7,185 55,488 110,714 2020 Census Households 6,319 48,562 90,170 Projected Annual Growth 2021 to 2026 1,48 12,78 15,88 Ristorical Annual Growth 2021 to 2026 1,48 12,78 15,88 Ristorical Annual Growth 2021 to 2026 3,48 38,68 38,18 2021 Estimated Mike 3,68 38,68 38,18 2021 Estimated White 3,68 38,68 38,18 2021 Estimated Asei	Houston, TX 77095	radius	radius	radius
2026 Projected Population 22,098 172,519 36,616 T 2020 Census Population 13,388 168,68 33,888 2010 Census Population 10,98 10,08 276,529 Projected Annual Growth 2021 to 2026 10 0,08 10 Projected Annual Growth 2010 to 2021 33 33 32.9 Households 7,063 55,139 118,42 2021 Estimated Households 7,057 55,389 121,771 2020 Census Households 7,557 55,488 110,714 2020 Census Households 7,557 55,488 110,714 2020 Census Households 7,163 55,488 110,714 2020 Census Households 1,18 42,89 90,175 2020 Census Households 1,18 42,89 90,175 2021 Estimated Mentican Household 2021 1,18 1,28 91,75 2021 Estimated Mentican Household 2021 3,18 38,68 38,88 2021 Estimated Bluck or African American 1,48 1,58 1,58 2021 Estimated	Population	_	-	
2020 Census Population 21,388 16,868 30,886 2010 Census Population 19,098 15,008 27,522 Projected Annual Growth 2021 to 2026 1,098 1,008 2,208 2021 Median Age 33.7 33.3 32.9 Households 7,557 58,336 121,771 2021 Estimated Households 7,557 58,336 121,771 2020 Census Households 7,557 58,336 121,771 2020 Census Households 1,318 45,552 90,170 2010 Census Households 1,318 45,562 90,170 2010 Census Households 1,318 45,562 90,170 2010 Census Households 1,318 45,562 90,170 2010 Census Households 1,318 41,588 11,574 2010 Census Households 1,318 41,588 11,574 2010 Census Households 1,318 41,588 11,588 2010 Estimated Muserage Infection 3,868 38,688 38,688 31,518 2021 Estimated Stancia Museria Museria Mus	2021 Estimated Population	21,014	167,133	344,946
2010 Census Population 19,098 15,018 276,525 Projected Annual Growth 2021 to 2026 1,0% 0,0% 1,0% Historical Annual Growth 2010 to 2021 3,3 3,23 32.29 Households 37,6 55,19 113,442 2026 Projected Households 7,16 55,488 110,714 2020 Census Households 1,18 55,488 110,714 2020 Census Households 6,319 48,562 90,170 Projected Households 6,319 48,562 10,714 2010 Census Households 6,319 48,562 10,714 2010 Census Households 6,319 48,562 10,714 Projected Annual Growth 2011 to 2021 1,0 1,10 1,20 10,17 Projected Milled 8,0 3,8 3,8 3,8 3,8 Projected Annual Growth 2011 to 2021 8,0 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 3,8 </td <td>2026 Projected Population</td> <td>22,098</td> <td>172,519</td> <td>361,617</td>	2026 Projected Population	22,098	172,519	361,617
Projected Annual Growth 2021 to 2026 1.0% 0.6% 1.0% Historical Annual Growth 2021 to 2021 0.3% 0.3% 2.2% Policy Independent Agent Age	2020 Census Population	21,388	168,863	336,886
Historical Annual Growth 2010 to 2021 2021 Median Age 2021 Median Age 3037 2038 2039 2031 Strimated Households 2021 Estimated Households 2026 Projected Households 2026 Census Households 2027 Census Households 2028 Census Household Micro 2028 Census Household Micro 2021 Estimated Balancy African American 2021 Estimated Balancy African American 2021 Estimated American Indian or Native Alaskan 2021 Estimated Alexancy African American 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Hispanic 2021 Estimated Median Household Income 2021 Estimated Per Capita Income 2021 Estimated Per Capita Income 2021 Estimated Some High School (Gradu Level 9 to 11) 2021 Estimated Some High School (Gradu Level 9 to 11) 2021 Estimated Some High School (Gradu Level 9 to 11) 2022 Estimated Some College 2021 Estimated Some College 2021 Estimated Some College 2021 Estimated Some College 2022 Estimated Some Graduate 2023 Estimated Graduate Degree Only 2024 Estimated Graduate Degree Only 2025 Estimated Graduate Degree Only 2026 Estimated Graduate Degree Only 2026 Estimated Total Businesses 2026 Estimated Total Employee Population per Business 2028 Estimated E	2010 Census Population	19,098	150,018	276,529
2021 Median Age 33.7 33.3 32.9 Households 7.063 55.129 113.442 2021 Estimated Households 7.063 55.129 113.442 2026 Projected Households 7.056 55.458 110.714 2020 Census Households 6.319 48.562 10.710 Projected Annual Growth 2021 to 2026 14 12.9 15.8 Historical Annual Growth 2021 to 2026 14 12.9 15.9 Wistorical Annual Growth 2021 to 2026 14 12.9 15.8 Politected Annual Growth 2021 to 2026 14 12.9 15.9 Wistorical Annual Growth 2021 to 2026 14 12.9 15.9 Politected Annual Growth 2021 to 2021 38.68	Projected Annual Growth 2021 to 2026	1.0%	0.6%	1.0%
Note Projected Households 7,657 58,367 131,342 2026 Projected Households 7,557 58,367 121,717 2020 Census Households 7,557 58,368 121,717 2020 Census Households 7,185 55,488 110,714 2020 Census Households 7,185 55,488 110,714 2020 Census Households 7,185 25,488 201,720 2020 Census Households 7,185 20,1720 2	Historical Annual Growth 2010 to 2021	0.9%	1.0%	2.2%
2021 Estimated Households 7,063 55,129 113,424 2026 Projected Households 7,557 58,336 121,771 2020 Census Households 7,185 55,488 110,714 2010 Census Households 6,319 48,562 90,170 Projected Annual Growth 2010 to 2021 1,1% 1,2% 25,388 Historical Annual Growth 2010 to 2021 1,1% 1,2% 25,388 Rec and Ethnicity 38,6% 38,6% 38,1% 2021 Estimated White 38,6% 16,5% 16,5% 2021 Estimated Plack or African American 1,6% 15,3% 16,5% 2021 Estimated Plack or African American 1,6% 15,3% 16,5% 2021 Estimated Plack place 9,0 1,0 10,9% 2021 Estimated Place Profice Islander 36,3 3,4% 33,4% 2021 Estimated Place Profice Islander 85,54 36,4% 34,4% 2021 Estimated Average Household Income 85,54 594,4% 593,24 2021 Estimated Place Profice Islander 97,40 59,4 56,4	2021 Median Age	33.7	33.3	32.9
2026 Projected Households 7,557 58,366 121,771 2020 Census Households 7,185 55,488 110,714 2010 Census Households 6,319 48,652 90,170 Projected Annual Growth 2021 to 2026 14% 1.2% 25,888 Ristorical Annual Growth 2010 to 2021 38 38.6% 38.6% Race and Ethnicity W 38.6% 38.6% 38.6% 2021 Estimated White 38.6% 15.3% 16.5% 2021 Estimated Slack or African American 14.6% 15.3% 16.5% 2021 Estimated Assian or Pacific Islander 2.0% 10.4% 10.9% 2021 Estimated American Indian or Native Alaskan 1.0 1.0 10.9% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic \$9.55.1 \$94.00 30.2% 1021 Estimated Average Household Income \$95.51 \$94.00 \$10.2% 2021 Estimated Picusehold Income \$9.85.51 \$94.00 \$10.2% 2021 Estimated Picusehold Income \$9.80.6 \$31.10<	Households			
2020 Census Households 7,185 55,488 110,714 2010 Census Households 6,319 48,562 90,707 Projected Annual Growth 2021 to 2026 1,4% 1,2% 15,56 Historical Annual Growth 2010 to 2021 1,1% 1,2% 2,3% Race and Ethnicty 8,6% 38,6% 38,6% 38,6% 2021 Estimated White 8,6% 11,6% 10,5% 10,5% 2021 Estimated Black or African American 14,6% 15,3% 10,5% 10,5% 2021 Estimated American Indian or Native Alaskan 1,2% 1,2% 1,1% 10,5% 33,4% 33,4% 33,4% 33,4% 33,4% 32,2% 12,2% 1,1% 10,5% 33,4% 33,2% 20,21 20,21 20,21 20,21 20,21 20,21 20,21 20,21	2021 Estimated Households	7,063	55,129	113,442
2010 Census Households 6.319 48,562 90,170 Projected Annual Growth 2021 to 2026 1.4% 1.2% 1.5% Historical Annual Growth 2010 to 2021 1.1% 1.2% 2.3% Race and Ethnicity 38.6% 38.6% 38.1% 2021 Estimated White 38.6% 38.6% 38.1% 2021 Estimated Arberican American 1.46% 1.5% 1.0% 2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 85.541 \$40.0% 39.2% 2021 Estimated Median Household Income \$85.541 \$40.0% 38.28 2021 Estimated Per Capita Income \$74.012 \$78.66 \$83.285 2021 Estimated Special Estimated Special Income \$74.012 \$78.66 \$83.285 2021 Estimated High School (Grade Level 9 to 1) 9.8% 7.5% 6.5% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Associates Degree Only 9.0% </td <td>2026 Projected Households</td> <td>7,557</td> <td>58,336</td> <td>121,771</td>	2026 Projected Households	7,557	58,336	121,771
Projected Annual Growth 201 to 2026 1.4% 1.2% 1.5% Historical Annual Growth 2010 to 2021 1.1% 1.2% 2.3% Race and Ethnicity 36.6% 38.6% 38.1% 2021 Estimated White 36.6% 38.6% 38.1% 2021 Estimated Abrican American 1.4% 1.5% 1.6% 2021 Estimated American Indian or Pacific Islander 2.2% 10.4% 1.1% 2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 35.541 59.408 510.17 2021 Estimated Median Household Income \$85.541 \$94.08 \$10.17 2021 Estimated Per Capita Income \$74.01 \$74.06 \$83.285 2021 Estimated Simulated General (Grade Level 0 to 8) 7.1% \$6.5% 2021 Estimated Elementary (Grade Level 0 to 11) 9.8% 7.5% \$6.5% 2021 Estimated Some Gligh School (Grade Level 0 to 11) 9.8% 7.5%	2020 Census Households	7,185	55,488	110,714
Historical Annual Growth 2010 to 2021 1.1% 2.38 Race and Ethnicity 38.6% 38.6% 38.6% 2021 Estimated White 38.6% 38.6% 38.6% 2021 Estimated Black or African American 14.6% 15.3% 16.5% 2021 Estimated Asian or Pacific Islander 9.2% 10.4% 10.9% 2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 11.4% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 85.541 \$9.408 33.2% Income 57.012 \$78.665 \$83.285 2021 Estimated Median Household Income \$55.541 \$94.08 \$10.21 2021 Estimated Per Capita Income \$74.01 \$78.665 \$83.285 2021 Estimated Sementary (Grade Level 0 to 8) 7.1% 5.6% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Some College 2.0% 2.2% 2.8% 2021 Estimated Sacciates Degree Only 2.0% 2.0% 2.0% 2.3%	2010 Census Households	6,319	48,562	90,170
Race and Ethnicity 38.6% 38.6% 38.6% 38.1% 2021 Estimated White 38.6% 38.6% 38.6% 38.6% 38.6% 38.6% 38.6% 38.6% 38.6% 38.6% 36.5% 10.5% 20.5% 20.2% 10.4% 10.9% 20.9% 20.0% 20.0% 20.0% 20.0% 20.0% 20.0% 20.0% 20.0% 33.4% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% 33.2% <t< td=""><td>Projected Annual Growth 2021 to 2026</td><td>1.4%</td><td>1.2%</td><td>1.5%</td></t<>	Projected Annual Growth 2021 to 2026	1.4%	1.2%	1.5%
2021 Estimated White 38.6% 38.6% 38.6% 2021 Estimated Black or African American 14.6% 15.3% 16.5% 2021 Estimated Asian or Pacific Islander 9.2% 10.4% 10.9% 2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85.541 \$94.408 \$10.2174 2021 Estimated Per Capita Income \$74.012 \$78.665 \$83.285 2021 Estimated Per Capita Income \$74.012 \$78.665 \$83.285 2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated High School Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 20.3% 22.4% 22.6% 2021 Estimated Associates Degree Only 9.0% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% </td <td>Historical Annual Growth 2010 to 2021</td> <td>1.1%</td> <td>1.2%</td> <td>2.3%</td>	Historical Annual Growth 2010 to 2021	1.1%	1.2%	2.3%
2021 Estimated Black or African American 14.6% 15.3% 16.5% 2021 Estimated Asian or Pacific Islander 9.2% 10.4% 10.9% 2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85,541 \$94,008 \$10.21,7 2021 Estimated Pec Capita Income \$74,012 \$78,665 \$83,285 2021 Estimated Pec Capita Income \$87,012 \$78,665 \$83,285 2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Some College 20.8% 22.0% 22.4% 2021 Estimated Associates Degree Only 2.8% 2.2% 2.37% 2021 Estimated Bachelors Degree Only 2.2% 2.2% 2.37% 2021 Estimated Graduate Degree 7.4% 9.3% 1.0%	Race and Ethnicity			
2021 Estimated Asian or Pacific Islander 9.2% 10.4% 10.9% 2021 Estimated American Indian or Native Alaskan 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85.541 \$94.408 \$10.174 2021 Estimated Median Household Income \$74.012 \$78.665 \$83.285 2021 Estimated Per Capita Income \$28,766 \$31,149 \$33.613 Education (Age 25+) \$20.20 \$7.1% \$7.5% \$6.5% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% \$6.5% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 82 4,684 10.546 2021 Estimated Total Businesses 82 4,684 10.546 2021 Es	2021 Estimated White	38.6%	38.6%	38.1%
2021 Estimated American Indian or Native Alaskan 1.2% 1.2% 1.1% 2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85,541 \$94.408 \$102,174 2021 Estimated Median Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$74,012 \$78,665 \$83,285 2021 Estimated Benentary (Grade Level 0 to 8) 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Some College 20.8% 2.2.0% 2.2.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% <t< td=""><td>2021 Estimated Black or African American</td><td>14.6%</td><td>15.3%</td><td>16.5%</td></t<>	2021 Estimated Black or African American	14.6%	15.3%	16.5%
2021 Estimated Other Races 36.3% 34.6% 33.4% 2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85,541 \$94,408 \$102,174 2021 Estimated Median Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$28,76 \$31,149 \$33,613 Education (Age 25+) 2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 82 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 80 8.1 9.2	2021 Estimated Asian or Pacific Islander	9.2%	10.4%	10.9%
2021 Estimated Hispanic 43.1% 40.9% 39.2% Income 2021 Estimated Average Household Income \$85,541 \$94,408 \$102,174 2021 Estimated Median Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$28,766 \$31,149 \$33,613 Education (Age 25+) \$7,1% 7,1% 6,4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7,5% 6,5% 2021 Estimated Some College 23,7% 23,4% 22,8% 2021 Estimated Associates Degree Only 9.0% 3,2% 28,8% 2021 Estimated Bachelors Degree Only 22,4% 22,6% 23,7% 2021 Estimated Graduate Degree 7,4% 9,3% 10,2% Business 30 4,684 10,546 2021 Estimated Total Businesses 82 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9,24	2021 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.1%
Income \$85,541 \$94,408 \$102,174 2021 Estimated Average Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$28,766 \$31,149 \$33,613 Education (Age 25+) \$201 Estimated Elementary (Grade Level 0 to 8) 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 820 4.684 10,546 2021 Estimated Total Businesses 820 4.684 10,546 2021 Estimated Total Employees 6.552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Other Races	36.3%	34.6%	33.4%
2021 Estimated Average Household Income \$85,541 \$94,008 \$102,174 2021 Estimated Median Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$28,766 \$31,149 \$33,613 Education (Age 25+) 2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Hispanic	43.1%	40.9%	39.2%
2021 Estimated Median Household Income \$74,012 \$78,665 \$83,285 2021 Estimated Per Capita Income \$28,766 \$31,149 \$33,613 Education (Age 25+) Sean of Sean Capital Income 7.1% 7.1% 6.4% 2021 Estimated Elementary (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School (Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 26.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 820 4,684 10.546 2021 Estimated Total Businesses 8.5 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	Income			
2021 Estimated Per Capita Income \$28,766 \$31,149 \$33,613 Education (Age 25+) Substituted Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 820 4,684 10,546 2021 Estimated Total Businesses 8.2 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Average Household Income	\$85,541	\$94,408	\$102,174
Education (Age 25+) 2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Median Household Income	\$74,012	\$78,665	\$83,285
2021 Estimated Elementary (Grade Level 0 to 8) 7.1% 7.1% 6.4% 2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Per Capita Income	\$28,766	\$31,149	\$33,613
2021 Estimated Some High School (Grade Level 9 to 11) 9.8% 7.5% 6.5% 2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	Education (Age 25+)			
2021 Estimated High School Graduate 23.7% 23.4% 22.8% 2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Elementary (Grade Level 0 to 8)	7.1%	7.1%	6.4%
2021 Estimated Some College 20.8% 22.0% 21.8% 2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Some High School (Grade Level 9 to 11)	9.8%	7.5%	6.5%
2021 Estimated Associates Degree Only 9.0% 8.2% 8.6% 2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated High School Graduate	23.7%	23.4%	22.8%
2021 Estimated Bachelors Degree Only 22.4% 22.6% 23.7% 2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Some College	20.8%	22.0%	21.8%
2021 Estimated Graduate Degree 7.4% 9.3% 10.2% Business 820 4,684 10,546 2021 Estimated Total Businesses 6,552 37,803 97,340 2021 Estimated Total Employee Population per Business 8.0 8.1 9.2	2021 Estimated Associates Degree Only	9.0%	8.2%	8.6%
Business 2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Bachelors Degree Only	22.4%	22.6%	23.7%
2021 Estimated Total Businesses 820 4,684 10,546 2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Graduate Degree	7.4%	9.3%	10.2%
2021 Estimated Total Employees 6,552 37,803 97,340 2021 Estimated Employee Population per Business 8.0 8.1 9.2	Business			
2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Total Businesses	820	4,684	10,546
2021 Estimated Employee Population per Business 8.0 8.1 9.2	2021 Estimated Total Employees	6,552	37,803	97,340
2021 Estimated Residential Population per Business 25.6 35.7 32.7	2021 Estimated Employee Population per Business	8.0	8.1	9.2
	2021 Estimated Residential Population per Business	25.6	35.7	32.7









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



INFORMATION ABOUT BROKERAGE SERVICES



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.

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.

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.

IABS 1-0



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	 Email	Phone

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