

**SELECTED NEIGHBORHOOD DEMOGRAPHICS**

1202 FM 685 Pflugerville, TX	1 Radius Mile	3 Radius Miles	5 Radius Miles
<b>Population</b>			
2009 Population	7,807	57,738	139,614
2004 Population	5,908	42,134	104,926
2000 Population	4,277	28,678	75,505
1990 Population	1,179	10,093	26,917
Growth 2004 - 2009	32.14%	37.03%	33.06%
Growth 2000 - 2004	38.13%	46.92%	38.97%
Growth 1990 - 2000	262.77%	184.14%	180.51%
<b>Households</b>			
2009 Households	2,318	17,540	46,831
2004 Households	1,800	13,119	36,098
2000 Households	1,330	9,141	26,725
1990 Households	374	3,344	10,243
Growth 2004 - 2009	28.78%	33.70%	29.73%
Growth 2000 - 2004	35.34%	43.52%	35.07%
Growth 1990 - 2000	255.61%	173.36%	160.91%
2004 Median Household Income	\$82,664	\$74,918	\$68,890
2004 Estimated Average Household Income	\$98,271	\$85,464	\$80,453
2004 Estimated Per Capita Income	\$30,768	\$26,840	\$27,766
2004 Median Owner Occupied Home Value	\$162,800	\$143,155	\$145,990
Age 25+ College Graduates - 2004	1,460	8,802	23,648
Age 25+ Percent College Graduates - 2005	40.4%	33.9%	36.1%
Source: CBRE			

**CONCLUSION**

As shown above, the population within the subject neighborhood has shown strong growth over the past several years. The neighborhood currently has a moderate to high-income demographic profile with a 2004 median household income of \$74,918 within a three-mile radius. The outlook for the neighborhood is for relatively stable performance with continued improvement over the next several years. As a result, the demand for existing developments is expected to be good. Generally, the neighborhood is expected to maintain a relatively stable growth pattern in the near future.

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**POPULATION AND HOUSEHOLD PROJECTIONS**


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	1 Radius Mile	3 Radius Miles	5 Radius Miles
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Source: CBRE

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Population and households represent basic units of demand in the retail market. According to the data presented, the subject's neighborhood is experiencing positive increases in both population and households.

### ***Income Distributions***

Household income available for expenditure on consumer items is a primary factor in determining the retail supply and demand levels in a given market area. In the case of this study, a projection of household income identifies (in gross terms) the market from which the subject submarket draws. The following table illustrates estimated household income distribution for the subject neighborhood.

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**HOUSEHOLD INCOME DISTRIBUTION**


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	1 Radius Mile	3 Radius Miles	5 Radius Miles
Households by Income Distribution - 2004	1,800	13,119	36,098
Less than \$15K	1.39%	2.65%	3.68%
\$15K - \$25K	1.94%	3.16%	4.27%
\$25K - \$35K	4.94%	5.88%	8.17%
\$35K - \$50K	9.00%	11.82%	14.28%
\$50K - \$75K	24.89%	26.57%	25.58%
\$75K - \$100K	24.22%	23.30%	20.28%
\$100K - \$150K	23.61%	19.49%	16.31%
\$150K - \$250K	6.67%	5.45%	5.94%
\$250K - \$500K	2.06%	1.18%	1.07%
\$500K or more	1.28%	0.49%	0.41%

Source: CBRE

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The following table illustrates the median and average household income levels for the subject neighborhood.

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**HOUSEHOLD INCOME LEVELS**


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	1 Radius Mile	3 Radius Miles	5 Radius Miles
2004 Median Household Income	\$82,664	\$74,918	\$68,890
2004 Estimated Average Household Income	\$98,271	\$85,464	\$80,453
2004 Estimated Per Capita Income	\$30,768	\$26,840	\$27,766

Source: CBRE

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An analysis of the income data indicates that the submarket is generally comprised of upper-middle economic cohort groups, which include the target groups to which the subject property is oriented.

### **Employment**

An employment breakdown typically indicates the working class characteristics for a given market area. The specific employment population within the indicated radii of the subject is as follows:

**EMPLOYMENT BY INDUSTRY**

	1 Radius Mile	3 Radius Miles	5 Radius Miles
Employment by Industry - 2004	3,281	23,745	59,726
Agr/Frst/Fish/Hunt/Mine	0.46%	0.31%	0.43%
Construction	4.60%	5.87%	5.26%
Total Manufacturing	21.52%	21.40%	22.34%
Wholesale Trade	2.86%	3.10%	2.90%
Retail Trade	8.05%	8.85%	10.59%
Transport/Warehse/Utils	3.81%	4.37%	3.51%
Information	3.05%	3.58%	3.38%
Fin/Insur/RE/Rent/Lse	10.61%	7.67%	8.01%
Prof/Sci/Tech/Admin	6.77%	6.47%	7.14%
Mgmt of Companies	0.00%	0.00%	0.01%
Admin/Spprt/Waste Mgmt	1.86%	2.92%	3.08%
Educational Svcs	10.15%	8.52%	7.81%
Health Care/Soc Asst	7.16%	8.46%	8.13%
Entertainment & Rec Services	1.80%	1.17%	0.93%
Accommdtn/Food Svcs	3.32%	3.75%	4.18%
Oth Svcs, Not Pub Admin	3.66%	3.60%	3.50%
Public Administration	10.33%	9.97%	8.80%

Source: CBRE

The previous table illustrates the employment character of the submarket, indicating a predominantly middle-income employment profile, with the majority of the population holding primarily manufacturing related jobs.

**Retail Sales Volumes**

The table that follows illustrates 2004 retail sales for the subject's market area at given radii intervals from the subject property.