

# HIGHLAND COMMONS

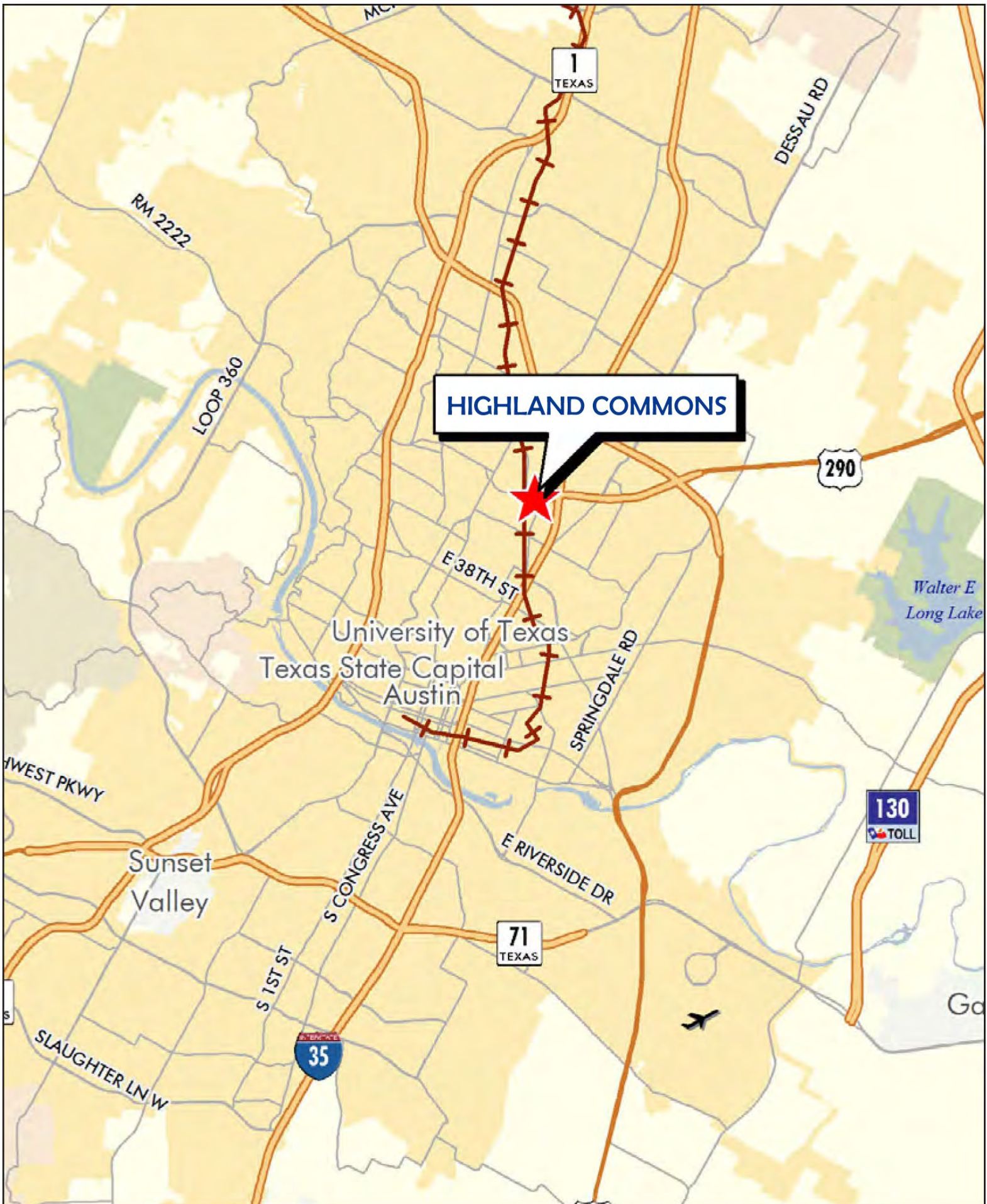
5775 Airport Boulevard  
Austin, Texas



Derek Quinn, Agent  
(512) 628-5354  
[derek@dbrealty.net](mailto:derek@dbrealty.net)



100 E. Anderson Lane  
Suite 200  
Austin, Texas 78752







CAMERON RD.

AIRPORT BLVD.

N. LAMAR BLVD.

KOENIG LN.

BURNET RD.



HIGHLAND MALL  
REDEVELOPMENT



LINCOLN  
VILLAGE

HIGHLAND  
COMMONS



McCALLUM  
HIGH SCHOOL





N. LAMAR BLVD.

AIRPORT BLVD.



HIGHLAND MALL  
REDEVELOPMENT



LINCOLN  
VILLAGE

KOENIG LN.



HIGHLAND  
COMMONS



HIGHLAND MALL  
REDEVELOPMENT



AIRPORT BLVD

SPEC'S

BLUE SALON  
EUPHROINS

KICK BUTT COFFEE

ADVANCE AMERICA  
SANTA FE AVENUE

AVAILABLE  
WHITHEAD  
CHIRO.

eyemart

HIGHLAND  
COMMONS



290







## Site Details Map

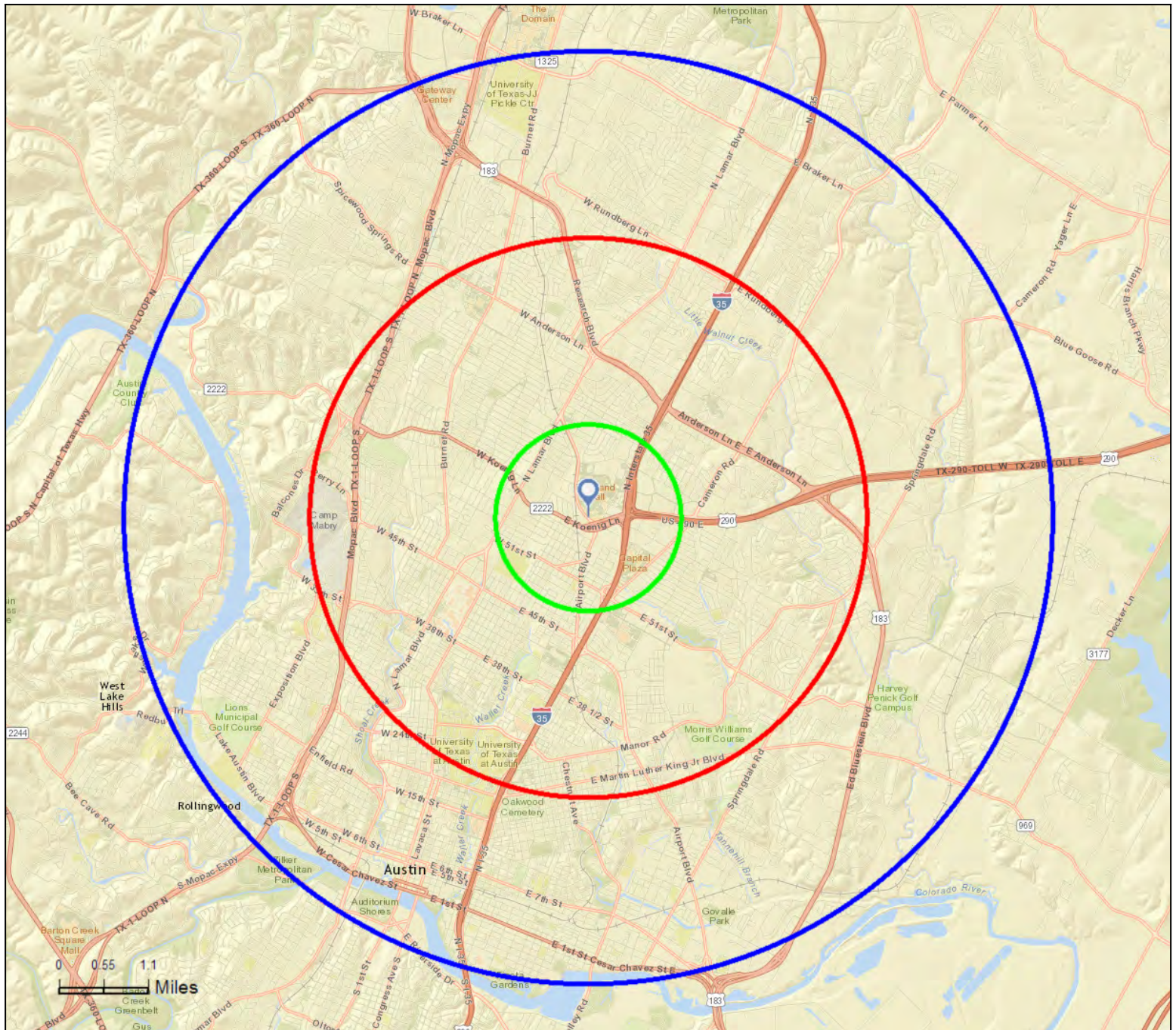
5775 Airport Blvd, Austin, Texas, 78752

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.32170

Longitude: -97.71375



### This site is located in:

**City:** Austin city  
**County:** Travis County  
**State:** Texas  
**ZIP Code:** 78752  
**Census Tract:** 48453001503  
**Census Block Group:** 484530015034  
**CBSA:** Austin-Round Rock, TX Metropolitan Statistical Area

July 14, 2016



## Market Profile

5775 Airport Blvd, Austin, Texas, 78752  
Rings: 1, 3, 5 mile radii

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Latitude: 30.32170  
Longitude: -97.71375

|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2000 Total Population          | 14,657    | 139,386   | 288,890   |
| 2010 Total Population          | 14,185    | 140,418   | 302,803   |
| 2016 Total Population          | 15,511    | 153,921   | 329,087   |
| 2016 Group Quarters            | 35        | 6,341     | 15,920    |
| 2020 Total Population          | 16,740    | 167,967   | 357,560   |
| 2016-2021 Annual Rate          | 1.54%     | 1.76%     | 1.67%     |
| <b>Household Summary</b>       |           |           |           |
| 2000 Households                | 7,080     | 58,933    | 117,978   |
| 2000 Average Household Size    | 2.06      | 2.26      | 2.33      |
| 2010 Households                | 6,719     | 58,929    | 122,996   |
| 2010 Average Household Size    | 2.11      | 2.27      | 2.33      |
| 2016 Households                | 7,214     | 64,295    | 133,302   |
| 2016 Average Household Size    | 2.15      | 2.30      | 2.35      |
| 2021 Households                | 7,754     | 70,357    | 145,379   |
| 2021 Average Household Size    | 2.15      | 2.30      | 2.35      |
| 2016-2021 Annual Rate          | 1.45%     | 1.82%     | 1.75%     |
| 2010 Families                  | 2,569     | 25,331    | 58,256    |
| 2010 Average Family Size       | 2.94      | 3.14      | 3.20      |
| 2016 Families                  | 2,706     | 26,892    | 61,286    |
| 2016 Average Family Size       | 3.02      | 3.20      | 3.25      |
| 2021 Families                  | 2,876     | 28,955    | 65,724    |
| 2021 Average Family Size       | 3.04      | 3.22      | 3.27      |
| 2016-2021 Annual Rate          | 1.23%     | 1.49%     | 1.41%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 7,350     | 61,030    | 122,753   |
| Owner Occupied Housing Units   | 25.1%     | 34.6%     | 39.4%     |
| Renter Occupied Housing Units  | 71.3%     | 61.9%     | 56.8%     |
| Vacant Housing Units           | 3.7%      | 3.4%      | 3.9%      |
| 2010 Housing Units             | 7,697     | 65,688    | 136,673   |
| Owner Occupied Housing Units   | 23.0%     | 32.6%     | 36.9%     |
| Renter Occupied Housing Units  | 64.3%     | 57.1%     | 53.1%     |
| Vacant Housing Units           | 12.7%     | 10.3%     | 10.0%     |
| 2016 Housing Units             | 8,269     | 71,836    | 148,163   |
| Owner Occupied Housing Units   | 20.8%     | 29.5%     | 33.6%     |
| Renter Occupied Housing Units  | 66.5%     | 60.0%     | 56.4%     |
| Vacant Housing Units           | 12.8%     | 10.5%     | 10.0%     |
| 2021 Housing Units             | 8,902     | 78,707    | 161,481   |
| Owner Occupied Housing Units   | 20.6%     | 29.0%     | 32.8%     |
| Renter Occupied Housing Units  | 66.5%     | 60.4%     | 57.2%     |
| Vacant Housing Units           | 12.9%     | 10.6%     | 10.0%     |
| <b>Median Household Income</b> |           |           |           |
| 2016                           | \$36,137  | \$39,451  | \$44,368  |
| 2021                           | \$35,067  | \$39,547  | \$46,328  |
| <b>Median Home Value</b>       |           |           |           |
| 2016                           | \$252,090 | \$284,413 | \$290,142 |
| 2021                           | \$252,653 | \$282,444 | \$289,694 |
| <b>Per Capita Income</b>       |           |           |           |
| 2016                           | \$26,153  | \$26,724  | \$31,114  |
| 2021                           | \$28,056  | \$28,759  | \$33,396  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 29.7      | 28.9      | 29.7      |
| 2016                           | 30.5      | 29.6      | 30.6      |
| 2021                           | 31.0      | 30.0      | 31.0      |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

July 14, 2016



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|---|-----------|-----------|-----------|
| <b>2016 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 7,214     | 64,295    | 133,302   |
| <\$15,000   | 19.7%     | 21.5%     | 18.9%     |
| \$15,000 - \$24,999                               | 15.4%     | 12.5%     | 11.6%     |
| \$25,000 - \$34,999                               | 13.7%     | 11.3%     | 10.7%     |
| \$35,000 - \$49,999                               | 12.4%     | 12.9%     | 12.8%     |
| \$50,000 - \$74,999                               | 13.1%     | 13.9%     | 14.6%     |
| \$75,000 - \$99,999                               | 9.9%      | 9.6%      | 9.4%      |
| \$100,000 - \$149,999                             | 10.3%     | 10.5%     | 10.7%     |
| \$150,000 - \$199,999                             | 3.0%      | 3.9%      | 4.5%      |
| \$200,000+  | 2.6%      | 4.0%      | 6.8%      |
| Average Household Income                          | \$56,827  | \$62,897  | \$75,401  |
| <b>2021 Households by Income</b>                  |           |           |           |
| Household Income Base                             | 7,754     | 70,357    | 145,379   |
| <\$15,000   | 19.7%     | 21.5%     | 18.9%     |
| \$15,000 - \$24,999                               | 14.9%     | 12.1%     | 11.3%     |
| \$25,000 - \$34,999                               | 15.4%     | 12.6%     | 11.8%     |
| \$35,000 - \$49,999                               | 9.7%      | 10.3%     | 10.0%     |
| \$50,000 - \$74,999                               | 10.6%     | 11.6%     | 12.6%     |
| \$75,000 - \$99,999                               | 11.3%     | 10.8%     | 10.8%     |
| \$100,000 - \$149,999                             | 12.1%     | 12.2%     | 12.3%     |
| \$150,000 - \$199,999                             | 3.5%      | 4.5%      | 5.1%      |
| \$200,000+  | 2.9%      | 4.4%      | 7.3%      |
| Average Household Income                          | \$61,258  | \$67,668  | \$80,858  |
| <b>2016 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 1,715     | 21,206    | 49,712    |
| <\$50,000   | 1.3%      | 1.5%      | 2.4%      |
| \$50,000 - \$99,999                               | 1.4%      | 3.1%      | 4.4%      |
| \$100,000 - \$149,999                             | 3.8%      | 9.8%      | 12.1%     |
| \$150,000 - \$199,999                             | 12.8%     | 10.9%     | 12.8%     |
| \$200,000 - \$249,999                             | 29.9%     | 16.2%     | 11.5%     |
| \$250,000 - \$299,999                             | 19.5%     | 12.3%     | 8.5%      |
| \$300,000 - \$399,999                             | 16.3%     | 21.8%     | 15.0%     |
| \$400,000 - \$499,999                             | 8.7%      | 11.9%     | 12.0%     |
| \$500,000 - \$749,999                             | 4.1%      | 8.1%      | 10.4%     |
| \$750,000 - \$999,999                             | 1.6%      | 3.2%      | 6.4%      |
| \$1,000,000 +                                     | 0.6%      | 1.1%      | 4.5%      |
| Average Home Value                                | \$293,255 | \$326,553 | \$375,025 |
| <b>2021 Owner Occupied Housing Units by Value</b> |           |           |           |
| Total   | 1,832     | 22,797    | 53,026    |
| <\$50,000   | 0.5%      | 0.7%      | 1.6%      |
| \$50,000 - \$99,999                               | 0.7%      | 2.1%      | 3.2%      |
| \$100,000 - \$149,999                             | 2.0%      | 6.4%      | 8.4%      |
| \$150,000 - \$199,999                             | 9.5%      | 9.2%      | 11.9%     |
| \$200,000 - \$249,999                             | 36.1%     | 20.9%     | 15.7%     |
| \$250,000 - \$299,999                             | 23.1%     | 16.5%     | 11.4%     |
| \$300,000 - \$399,999                             | 14.2%     | 20.6%     | 14.3%     |
| \$400,000 - \$499,999                             | 8.1%      | 11.1%     | 11.8%     |
| \$500,000 - \$749,999                             | 3.9%      | 8.2%      | 10.6%     |
| \$750,000 - \$999,999                             | 1.4%      | 3.3%      | 6.8%      |
| \$1,000,000 +                                     | 0.5%      | 0.9%      | 4.2%      |
| Average Home Value                                | \$293,392 | \$332,389 | \$382,458 |

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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5775 Airport Blvd, Austin, Texas, 78752  
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Prepared by Esri  
Latitude: 30.32170  
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|                               | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------|---------|---------|
| <b>2010 Population by Age</b> |        |         |         |
| Total                         | 14,184 | 140,417 | 302,801 |
| 0 - 4                         | 6.7%   | 7.0%    | 7.1%    |
| 5 - 9                         | 4.6%   | 5.4%    | 5.9%    |
| 10 - 14                       | 3.3%   | 3.9%    | 4.7%    |
| 15 - 24                       | 21.1%  | 24.5%   | 21.8%   |
| 25 - 34                       | 26.6%  | 21.2%   | 20.1%   |
| 35 - 44                       | 14.9%  | 13.4%   | 13.3%   |
| 45 - 54                       | 10.1%  | 10.2%   | 10.8%   |
| 55 - 64                       | 6.7%   | 7.5%    | 8.3%    |
| 65 - 74                       | 2.9%   | 3.3%    | 4.1%    |
| 75 - 84                       | 2.0%   | 2.3%    | 2.7%    |
| 85 +                          | 1.3%   | 1.3%    | 1.2%    |
| 18 +                          | 83.6%  | 81.4%   | 79.6%   |
| <b>2016 Population by Age</b> |        |         |         |
| Total                         | 15,511 | 153,919 | 329,087 |
| 0 - 4                         | 6.2%   | 6.3%    | 6.5%    |
| 5 - 9                         | 5.1%   | 5.6%    | 6.0%    |
| 10 - 14                       | 3.8%   | 4.6%    | 5.2%    |
| 15 - 24                       | 18.1%  | 23.1%   | 21.0%   |
| 25 - 34                       | 27.5%  | 20.6%   | 19.2%   |
| 35 - 44                       | 15.1%  | 13.6%   | 13.6%   |
| 45 - 54                       | 9.9%   | 10.0%   | 10.4%   |
| 55 - 64                       | 7.5%   | 8.3%    | 8.9%    |
| 65 - 74                       | 3.6%   | 4.4%    | 5.2%    |
| 75 - 84                       | 1.8%   | 2.2%    | 2.6%    |
| 85 +                          | 1.3%   | 1.4%    | 1.3%    |
| 18 +                          | 82.9%  | 81.1%   | 79.5%   |
| <b>2021 Population by Age</b> |        |         |         |
| Total                         | 16,742 | 167,965 | 357,559 |
| 0 - 4                         | 6.3%   | 6.2%    | 6.4%    |
| 5 - 9                         | 4.8%   | 5.3%    | 5.7%    |
| 10 - 14                       | 4.0%   | 4.6%    | 5.2%    |
| 15 - 24                       | 18.0%  | 22.9%   | 20.8%   |
| 25 - 34                       | 27.1%  | 20.3%   | 18.8%   |
| 35 - 44                       | 15.3%  | 13.6%   | 13.8%   |
| 45 - 54                       | 9.5%   | 9.9%    | 10.3%   |
| 55 - 64                       | 7.6%   | 8.3%    | 8.7%    |
| 65 - 74                       | 4.1%   | 5.2%    | 6.0%    |
| 75 - 84                       | 2.0%   | 2.4%    | 2.9%    |
| 85 +                          | 1.3%   | 1.3%    | 1.4%    |
| 18 +                          | 83.0%  | 81.3%   | 79.8%   |
| <b>2010 Population by Sex</b> |        |         |         |
| Males                         | 7,704  | 72,842  | 155,504 |
| Females                       | 6,481  | 67,576  | 147,299 |
| <b>2016 Population by Sex</b> |        |         |         |
| Males                         | 8,419  | 79,824  | 169,055 |
| Females                       | 7,092  | 74,096  | 160,032 |
| <b>2021 Population by Sex</b> |        |         |         |
| Males                         | 9,040  | 86,884  | 183,157 |
| Females                       | 7,700  | 81,083  | 174,403 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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|---|--------|---------|---------|
| <b>2010 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 14,185 | 140,418 | 302,804 |
| White Alone   | 68.7%  | 68.6%   | 65.9%   |
| Black Alone   | 7.5%   | 9.2%    | 10.8%   |
| American Indian Alone                                     | 0.9%   | 1.0%    | 0.9%    |
| Asian Alone   | 3.7%   | 5.0%    | 5.2%    |
| Pacific Islander Alone                                    | 0.0%   | 0.1%    | 0.0%    |
| Some Other Race Alone                                     | 15.5%  | 12.8%   | 13.9%   |
| Two or More Races   | 3.6%   | 3.4%    | 3.2%    |
| Hispanic Origin   | 38.1%  | 35.8%   | 36.5%   |
| Diversity Index   | 74.7   | 74.0    | 76.0    |
| <b>2016 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 15,512 | 153,920 | 329,087 |
| White Alone   | 67.4%  | 67.5%   | 64.8%   |
| Black Alone   | 7.4%   | 9.0%    | 10.6%   |
| American Indian Alone                                     | 0.9%   | 0.9%    | 0.8%    |
| Asian Alone   | 4.2%   | 5.8%    | 5.9%    |
| Pacific Islander Alone                                    | 0.1%   | 0.1%    | 0.1%    |
| Some Other Race Alone                                     | 16.2%  | 13.1%   | 14.3%   |
| Two or More Races   | 3.9%   | 3.7%    | 3.4%    |
| Hispanic Origin   | 39.8%  | 36.4%   | 37.3%   |
| Diversity Index   | 76.0   | 74.9    | 76.9    |
| <b>2021 Population by Race/Ethnicity</b>                  |        |         |         |
| Total   | 16,741 | 167,967 | 357,559 |
| White Alone   | 67.0%  | 66.9%   | 64.3%   |
| Black Alone   | 7.2%   | 8.9%    | 10.4%   |
| American Indian Alone                                     | 0.8%   | 0.8%    | 0.8%    |
| Asian Alone   | 4.6%   | 6.4%    | 6.6%    |
| Pacific Islander Alone                                    | 0.1%   | 0.1%    | 0.1%    |
| Some Other Race Alone                                     | 16.2%  | 13.0%   | 14.2%   |
| Two or More Races   | 4.1%   | 3.9%    | 3.6%    |
| Hispanic Origin   | 41.2%  | 37.4%   | 38.3%   |
| Diversity Index   | 76.5   | 75.5    | 77.4    |
| <b>2010 Population by Relationship and Household Type</b> |        |         |         |
| Total   | 14,185 | 140,418 | 302,803 |
| In Households   | 99.8%  | 95.5%   | 94.8%   |
| In Family Households                                      | 56.2%  | 59.2%   | 64.0%   |
| Householder   | 17.5%  | 18.0%   | 19.3%   |
| Spouse  | 10.8%  | 11.9%   | 12.8%   |
| Child   | 19.7%  | 21.9%   | 24.4%   |
| Other relative  | 5.2%   | 4.9%    | 5.1%    |
| Nonrelative   | 3.0%   | 2.5%    | 2.5%    |
| In Nonfamily Households                                   | 43.6%  | 36.2%   | 30.8%   |
| In Group Quarters   | 0.2%   | 4.5%    | 5.2%    |
| Institutionalized Population                              | 0.1%   | 0.7%    | 0.6%    |
| Noninstitutionalized Population                           | 0.1%   | 3.8%    | 4.6%    |

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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| <b>2016 Population 25+ by Educational Attainment</b> |        |         |         |
| Total  | 10,352 | 92,974  | 201,645 |
| Less than 9th Grade                                  | 8.4%   | 9.0%    | 9.0%    |
| 9th - 12th Grade, No Diploma                         | 5.1%   | 6.6%    | 6.9%    |
| High School Graduate                                 | 14.2%  | 14.0%   | 13.7%   |
| GED/Alternative Credential                           | 3.0%   | 2.9%    | 2.8%    |
| Some College, No Degree                              | 16.9%  | 16.2%   | 16.3%   |
| Associate Degree                                     | 4.1%   | 4.1%    | 4.0%    |
| Bachelor's Degree                                    | 29.8%  | 27.8%   | 27.6%   |
| Graduate/Professional Degree                         | 18.5%  | 19.4%   | 19.7%   |
| <b>2016 Population 15+ by Marital Status</b>         |        |         |         |
| Total  | 13,161 | 128,489 | 270,855 |
| Never Married  | 56.4%  | 54.9%   | 51.3%   |
| Married  | 28.8%  | 32.1%   | 34.5%   |
| Widowed  | 3.4%   | 3.3%    | 3.6%    |
| Divorced   | 11.4%  | 9.7%    | 10.6%   |
| <b>2016 Civilian Population 16+ in Labor Force</b>   |        |         |         |
| Civilian Employed                                    | 94.6%  | 95.8%   | 95.6%   |
| Civilian Unemployed                                  | 5.4%   | 4.2%    | 4.4%    |
| <b>2016 Employed Population 16+ by Industry</b>      |        |         |         |
| Total  | 9,242  | 81,309  | 166,332 |
| Agriculture/Mining                                   | 0.6%   | 0.5%    | 0.6%    |
| Construction   | 7.9%   | 9.6%    | 9.2%    |
| Manufacturing  | 4.2%   | 4.4%    | 5.5%    |
| Wholesale Trade                                      | 1.2%   | 1.3%    | 1.5%    |
| Retail Trade   | 9.7%   | 9.3%    | 9.3%    |
| Transportation/Utilities                             | 1.6%   | 2.2%    | 2.6%    |
| Information  | 1.8%   | 2.5%    | 2.3%    |
| Finance/Insurance/Real Estate                        | 4.5%   | 5.2%    | 6.3%    |
| Services   | 64.8%  | 60.4%   | 57.8%   |
| Public Administration                                | 3.7%   | 4.6%    | 4.8%    |
| <b>2016 Employed Population 16+ by Occupation</b>    |        |         |         |
| Total  | 9,243  | 81,309  | 166,333 |
| White Collar   | 66.7%  | 63.2%   | 64.3%   |
| Management/Business/Financial                        | 14.0%  | 13.9%   | 16.1%   |
| Professional   | 30.6%  | 30.2%   | 28.6%   |
| Sales  | 11.6%  | 9.1%    | 9.8%    |
| Administrative Support                               | 10.5%  | 10.1%   | 9.9%    |
| Services   | 19.9%  | 20.9%   | 19.7%   |
| Blue Collar  | 13.4%  | 15.9%   | 16.0%   |
| Farming/Forestry/Fishing                             | 0.0%   | 0.1%    | 0.1%    |
| Construction/Extraction                              | 6.7%   | 8.3%    | 7.8%    |
| Installation/Maintenance/Repair                      | 2.3%   | 1.9%    | 1.9%    |
| Production   | 2.3%   | 2.5%    | 2.8%    |
| Transportation/Material Moving                       | 2.1%   | 3.1%    | 3.4%    |
| <b>2010 Population By Urban/ Rural Status</b>        |        |         |         |
| Total Population                                     | 14,185 | 140,418 | 302,803 |
| Population Inside Urbanized Area                     | 100.0% | 100.0%  | 100.0%  |
| Population Inside Urbanized Cluster                  | 0.0%   | 0.0%    | 0.0%    |
| Rural Population                                     | 0.0%   | 0.0%    | 0.0%    |

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|--|--------|---------|---------|
| <b>2010 Households by Type</b>                       |        |         |         |
| Total  | 6,718  | 58,928  | 122,995 |
| Households with 1 Person                             | 40.5%  | 37.5%   | 36.4%   |
| Households with 2+ People                            | 59.5%  | 62.5%   | 63.6%   |
| Family Households                                    | 38.2%  | 43.0%   | 47.4%   |
| Husband-wife Families                                | 23.5%  | 28.3%   | 31.4%   |
| With Related Children                                | 11.3%  | 14.2%   | 15.4%   |
| Other Family (No Spouse Present)                     | 14.7%  | 14.7%   | 16.0%   |
| Other Family with Male Householder                   | 5.4%   | 4.8%    | 4.8%    |
| With Related Children                                | 2.3%   | 2.3%    | 2.4%    |
| Other Family with Female Householder                 | 9.4%   | 9.9%    | 11.2%   |
| With Related Children                                | 6.1%   | 6.2%    | 7.3%    |
| Nonfamily Households                                 | 21.3%  | 19.6%   | 16.2%   |
| All Households with Children                         | 20.2%  | 23.1%   | 25.4%   |
| Multigenerational Households                         | 2.2%   | 2.5%    | 3.1%    |
| Unmarried Partner Households                         | 10.4%  | 8.3%    | 7.9%    |
| Male-female  | 9.2%   | 6.9%    | 6.6%    |
| Same-sex   | 1.2%   | 1.4%    | 1.3%    |
| <b>2010 Households by Size</b>                       |        |         |         |
| Total  | 6,719  | 58,929  | 122,996 |
| 1 Person Household                                   | 40.5%  | 37.5%   | 36.4%   |
| 2 Person Household                                   | 30.8%  | 31.2%   | 30.9%   |
| 3 Person Household                                   | 13.4%  | 13.7%   | 13.4%   |
| 4 Person Household                                   | 8.2%   | 9.3%    | 9.9%    |
| 5 Person Household                                   | 3.9%   | 4.4%    | 4.9%    |
| 6 Person Household                                   | 1.6%   | 2.1%    | 2.3%    |
| 7 + Person Household                                 | 1.6%   | 1.8%    | 2.1%    |
| <b>2010 Households by Tenure and Mortgage Status</b> |        |         |         |
| Total  | 6,719  | 58,929  | 122,996 |
| Owner Occupied                                       | 26.4%  | 36.3%   | 41.0%   |
| Owned with a Mortgage/Loan                           | 19.3%  | 25.6%   | 28.2%   |
| Owned Free and Clear                                 | 7.0%   | 10.8%   | 12.9%   |
| Renter Occupied                                      | 73.6%  | 63.7%   | 59.0%   |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |        |         |         |
| Total Housing Units                                  | 7,697  | 65,688  | 136,673 |
| Housing Units Inside Urbanized Area                  | 100.0% | 100.0%  | 100.0%  |
| Housing Units Inside Urbanized Cluster               | 0.0%   | 0.0%    | 0.0%    |
| Rural Housing Units                                  | 0.0%   | 0.0%    | 0.0%    |

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

July 14, 2016



## Market Profile

5775 Airport Blvd, Austin, Texas, 78752  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.32170  
Longitude: -97.71375

|   | 1 mile                   | 3 miles                | 5 miles                |
|---|--------------------------|------------------------|------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                          |                        |                        |
| <b>1.</b>   | Metro Renters (3B)       | NeWest Residents (13C) | NeWest Residents (13C) |
| <b>2.</b>   | Emerald City (8B)        | Emerald City (8B)      | Metro Renters (3B)     |
| <b>3.</b>   | Young and Restless (11B) | Metro Renters (3B)     | Emerald City (8B)      |
| <b>2016 Consumer Spending</b>                               |                          |                        |                        |
| Apparel & Services: Total \$                                | \$11,894,386             | \$116,830,609          | \$285,725,265          |
| Average Spent   | \$1,648.79               | \$1,817.10             | \$2,143.44             |
| Spending Potential Index                                    | 82                       | 90                     | 106                    |
| Education: Total \$   | \$8,208,184              | \$88,216,132           | \$212,721,592          |
| Average Spent   | \$1,137.81               | \$1,372.05             | \$1,595.79             |
| Spending Potential Index                                    | 80                       | 97                     | 113                    |
| Entertainment/Recreation: Total \$                          | \$15,316,431             | \$151,383,877          | \$374,947,902          |
| Average Spent   | \$2,123.15               | \$2,354.52             | \$2,812.77             |
| Spending Potential Index                                    | 73                       | 81                     | 96                     |
| Food at Home: Total \$                                      | \$28,583,329             | \$278,676,804          | \$680,206,522          |
| Average Spent   | \$3,962.20               | \$4,334.35             | \$5,102.75             |
| Spending Potential Index                                    | 80                       | 87                     | 102                    |
| Food Away from Home: Total \$                               | \$18,265,680             | \$178,721,029          | \$436,201,462          |
| Average Spent   | \$2,531.98               | \$2,779.70             | \$3,272.28             |
| Spending Potential Index                                    | 82                       | 90                     | 106                    |
| Health Care: Total \$                                       | \$25,045,033             | \$247,943,949          | \$621,883,698          |
| Average Spent   | \$3,471.73               | \$3,856.35             | \$4,665.22             |
| Spending Potential Index                                    | 66                       | 73                     | 88                     |
| HH Furnishings & Equipment: Total \$                        | \$9,423,651              | \$93,000,388           | \$230,318,518          |
| Average Spent   | \$1,306.30               | \$1,446.46             | \$1,727.79             |
| Spending Potential Index                                    | 74                       | 82                     | 98                     |
| Personal Care Products & Services: Total \$                 | \$3,969,169              | \$38,819,682           | \$96,300,256           |
| Average Spent   | \$550.20                 | \$603.77               | \$722.42               |
| Spending Potential Index                                    | 75                       | 82                     | 99                     |
| Shelter: Total \$   | \$91,120,831             | \$894,629,365          | \$2,200,024,021        |
| Average Spent   | \$12,631.11              | \$13,914.45            | \$16,504.06            |
| Spending Potential Index                                    | 81                       | 89                     | 106                    |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$11,058,354             | \$109,372,132          | \$275,220,110          |
| Average Spent   | \$1,532.90               | \$1,701.10             | \$2,064.64             |
| Spending Potential Index                                    | 66                       | 73                     | 89                     |
| Travel: Total \$  | \$8,916,207              | \$89,494,513           | \$227,177,089          |
| Average Spent   | \$1,235.96               | \$1,391.94             | \$1,704.23             |
| Spending Potential Index                                    | 66                       | 75                     | 92                     |
| Vehicle Maintenance & Repairs: Total \$                     | \$5,509,249              | \$54,338,410           | \$133,779,065          |
| Average Spent   | \$763.69                 | \$845.14               | \$1,003.58             |
| Spending Potential Index                                    | 74                       | 82                     | 97                     |

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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# HIGHLAND

## THE HIGHLAND STORY

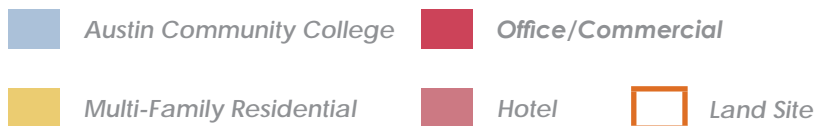
*"The new vision for Highland Mall is a win-win — creating benefits for the college, local businesses, the City and our residents. This project showcases the best of public-private partnerships and will no doubt serve as a model for future development." Austin Mayor Lee Leffingwell*



Highland is the redevelopment of the former Highland Mall, an 81-acre shopping center, first developed in 1971 near the intersection of IH-35 and US-290 along Airport Boulevard. For many years, the center served as Austin's premiere shopping destination, before it was eclipsed by newer suburban centers at the Arboretum, Barton Creek and The Domain. Following the purchase of the property by RedLeaf and Austin Community College (ACC) in 2012, the center is now undergoing an exciting transformation into a mixed-use educational complex providing a new campus for the rapidly expanding Austin Community College within a setting of shops, offices and new residences.

Together, RedLeaf Properties, the Master Developer, and ACC will transform the mall into a mix of educational, commercial and residential uses within a pedestrian-friendly pattern of streets and blocks that provide direct connections to the adjacent neighborhoods and to the Highland MetroRail station along Airport Boulevard.





## THE PLAN FOR HIGHLAND

- 81-acre, Vibrant Mixed-Use Community
- Master Plan by Award-winning Design Firm
- Redevelopment of the Parking Lots with a Diverse Mix of New Uses
- A Network of Pedestrian-Friendly Streets, Blocks and Open Spaces
- A Strong Relationship to Transit
- A Transformed Mall for a New Generation of Students
- Buildings that Engage and Activate the Streets
- Green Community, Building and Infrastructure Design

## CONCEPTUAL DEVELOPMENT PLAN

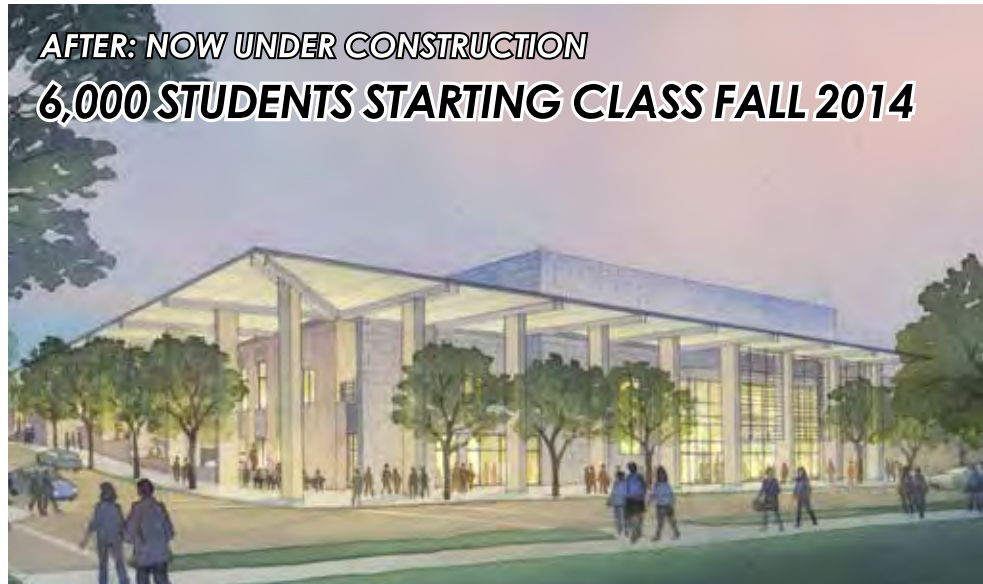
|                             |           |
|-----------------------------|-----------|
| Acres of Land               | 81        |
| Austin Community College SF | 1,300,000 |
| Residential Units           | 1,200     |
| Office SF                   | 800,000   |
| Retail SF                   | 150,000   |
| Hotel Rooms                 | 200       |
| Total SF                    | 3,510,000 |





### ACC HIGHLAND REDEVELOPMENT

The redevelopment will transform the existing shopping center into a state-of-the-art facility of higher education, fostering a positive learning environment and an enhanced quality of life for the surrounding community. ACC will rehabilitate the existing shopping center buildings and reuse them as classrooms, laboratories, offices, conference and common spaces.



### POTENTIAL ACC PROGRAM AT HIGHLAND

- Clustered programs focused on technology and healthcare industries
- Partnerships with private companies for on-site employment and training
- Incubator space for companies
- Creative media center
- Instruction space
- Public-public partnership programs
- Convocation/performance center

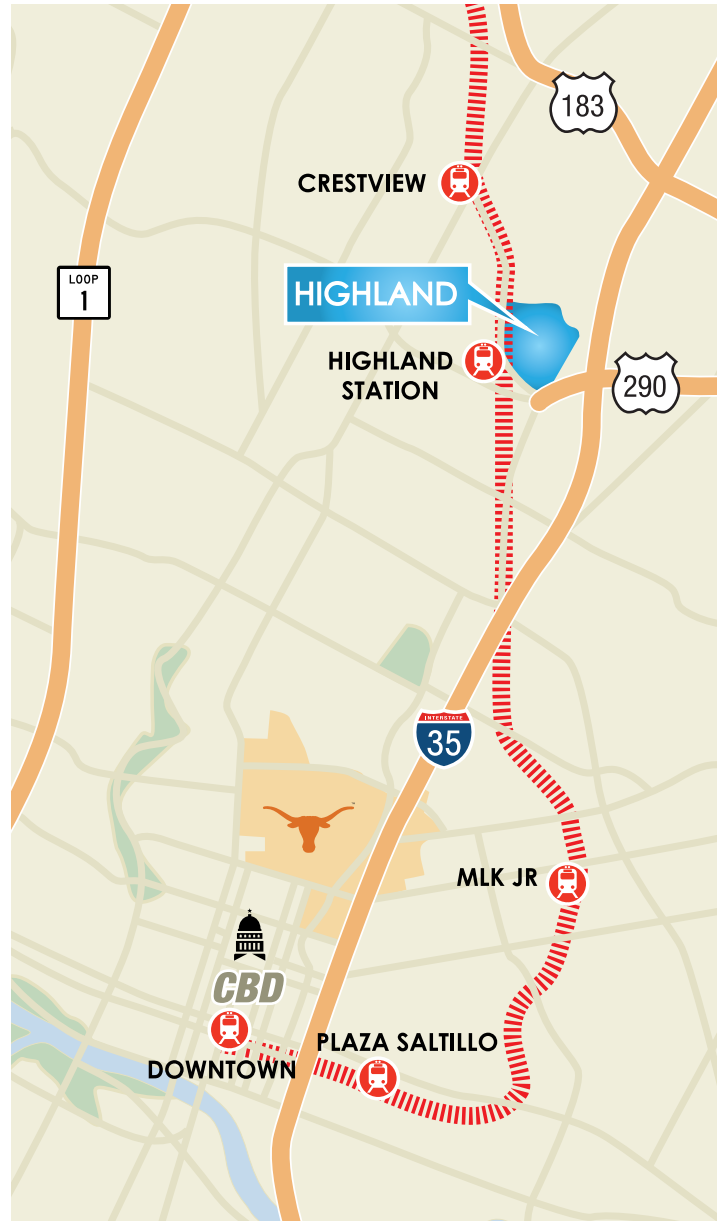


### ACC AT A GLANCE

- 43,315 credit students, fall 2012
- 15,000 non-credit students annually
- \$300M Annual operating budget

- Strong partnerships with UT Austin, Texas State, and WGU
- 8 campuses + 2 under construction (Elgin/Hays)
- AA+ Standard & Poor's bond rating

- Most transfer students to area universities, where they perform as well as or better than native students
- Highest CPA pass rate in Texas, 99.6% Nursing (R.N.) pass rate



### PREEMINENT LOCATION

Access to major traffic arteries - IH-35, US 183, US 290, Airport Boulevard, Koenig Lane, and FM 2222.

**DISTANCE TO UT AUSTIN:** 3 Miles

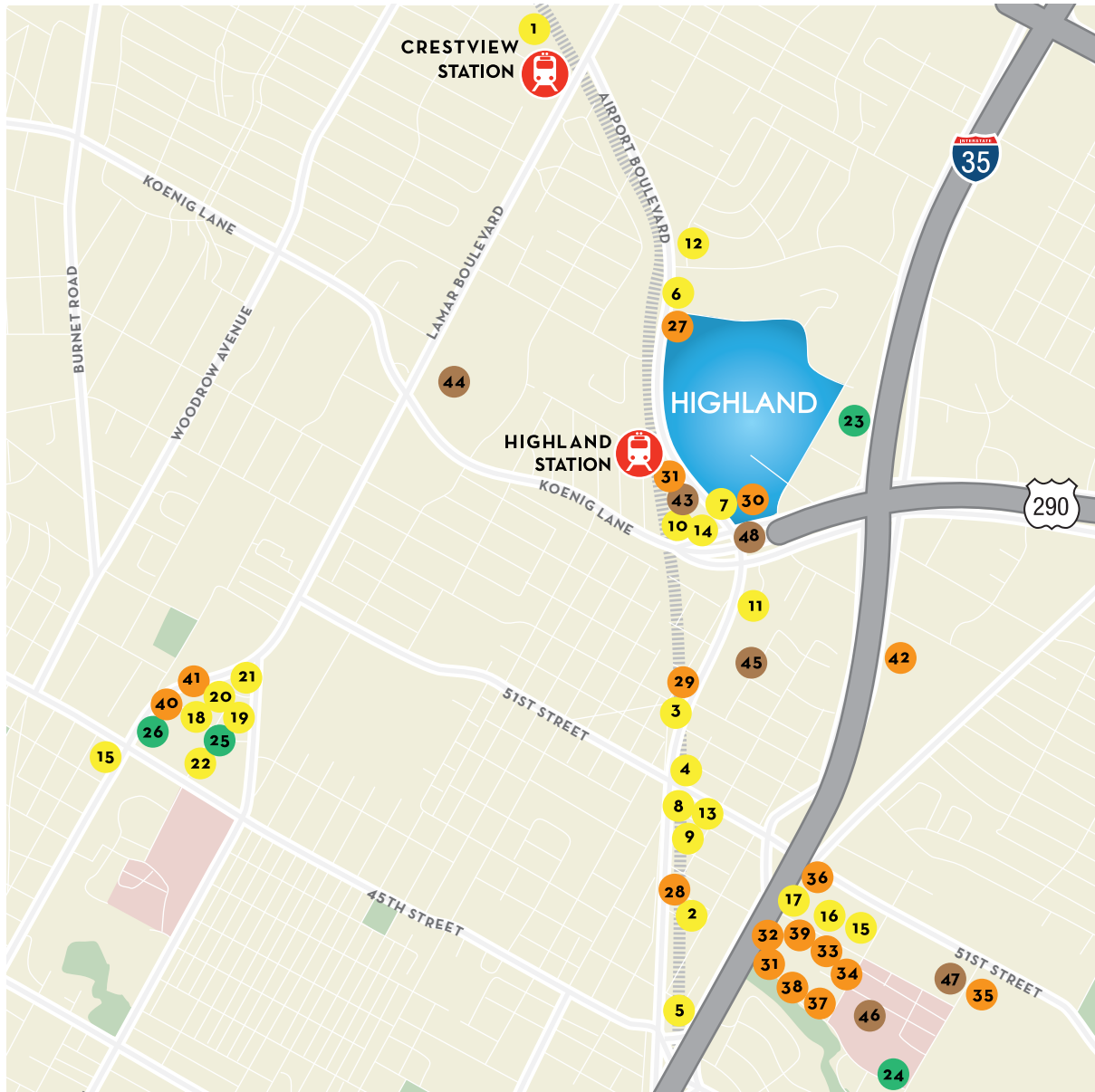
**DISTANCE TO CBD:** 4 Miles

### TRANSIT ORIENTED DEVELOPMENT (TOD)

The Site benefits from the Highland Metro train stop located at the Northwest corner of Highland. This location affords future residents a short walk to the train. Passengers on the train can be in downtown within 16 minutes with only 2 stops between Highland Station and Downtown.



### HIGHLAND REDEVELOPMENT AMENITY MAP



#### RESTAURANTS/ENTERTAINMENT

- 1 Black Star Co-op Pub & Brewery
- 2 ColdTowne Theater
- 3 East Side Pies
- 4 House Pizzeria
- 5 In-N-Out-Burger (coming soon)
- 6 Jack in the Box
- 7 Kick Butt Coffee
- 8 Kome Sushi Kitchen
- 9 Mrs. Johnson's Bakery
- 10 Panda Express
- 11 Quality Seafood
- 12 Arpeggio Grill
- 13 Tamale House
- 14 Wendy's
- 15 Chipotle
- 16 Starbucks
- 17 Which-Wich
- 18 Flying Saucer
- 19 Galaxy Café
- 20 Mama Fu's Asian House
- 21 Mandela's Italian Market
- 22 Snap Kitchen

#### GYMS

- 23 Gold's Gym
- 24 Lake Park (recreation/jogging trail)
- 25 Corepower Yoga
- 26 Fitness 360

#### RETAIL

- 27 Bank of America
- 28 I Luv Video
- 29 Lammes Canides
- 30 Spec's
- 31 Wells Fargo
- 32 Bed Bath & Beyond
- 33 Best Buy
- 34 Frost Bank
- 35 HEB (coming summer 2013)
- 36 Home Depot
- 37 PetSmart
- 38 Staples
- 39 Marshalls
- 40 Chase Bank
- 41 Office Max
- 42 Target

#### EMPLOYERS

- 43 Hoover's
- 44 Texas Department of Public Safety
- 45 Travis County
- 46 Dell Children's Medical Center
- 47 The Dell Pediatric Research Institute
- 48 Austin Community College

# HIGHLAND

## REGIONAL TRANSFORMATION

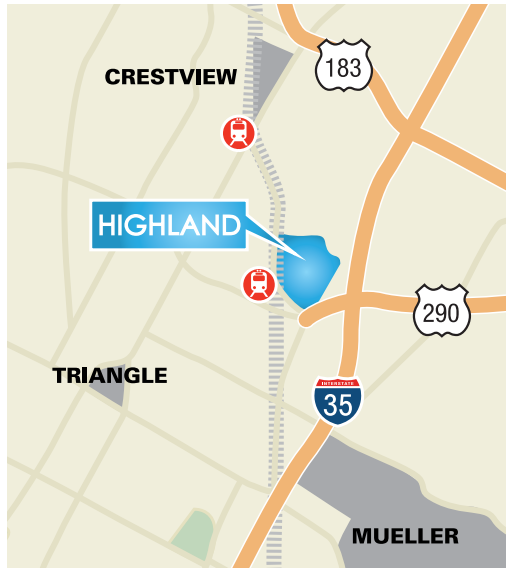
### THE HIGHLAND PLANNING CONTEXT

The Highland vision is one that is consistent with existing public policy and the community's goals for the area in general and for the Highland property in particular. More specifically:

**Imagine Austin**, the City of Austin's Comprehensive Plan, adopted in 2012, identifies Highland as a key urban infill site, designating it as a "Regional Center", with the "highest employment and residential densities", an area that is "highly walkable and bikable" and that supports high capacity transit with "a full range of employment, shopping, cultural, recreational and entertainment opportunities".

### CTY FOCUS ON AIRPORT BOULEVARD INVESTMENT

Currently underway, is a City-sponsored planning effort aimed at transforming the Airport Boulevard corridor from an "auto-dependent commercial highway strip into one of our city's model urban places" with form-based regulations that promote a sustainable transit-oriented and pedestrian-friendly urban environment. Highland, one of the key "anchors" of the corridor, is envisioned as "a vibrant, walkable, mixed-use neighborhood...a regional destination with...a wide mix of retail, entertainment, office, educational and residential uses next to the Redline MetroRail station."



### PROVEN PROJECTS

*Three area projects with institutional partners:*

#### **Mueller**

- 711 Acres
- 5,700 Residential Units
- 650,000 SF Retail
- 4 million SF Institutional/Educational/Commercial

#### **Crestview Station**

- 73 Acres
- 1,000 Residential Units
- 150,000 SF Retail

#### **Triangle**

- 22 Acres
- 700 Residential Units
- 120,000 SF Retail



### DEMOGRAPHICS

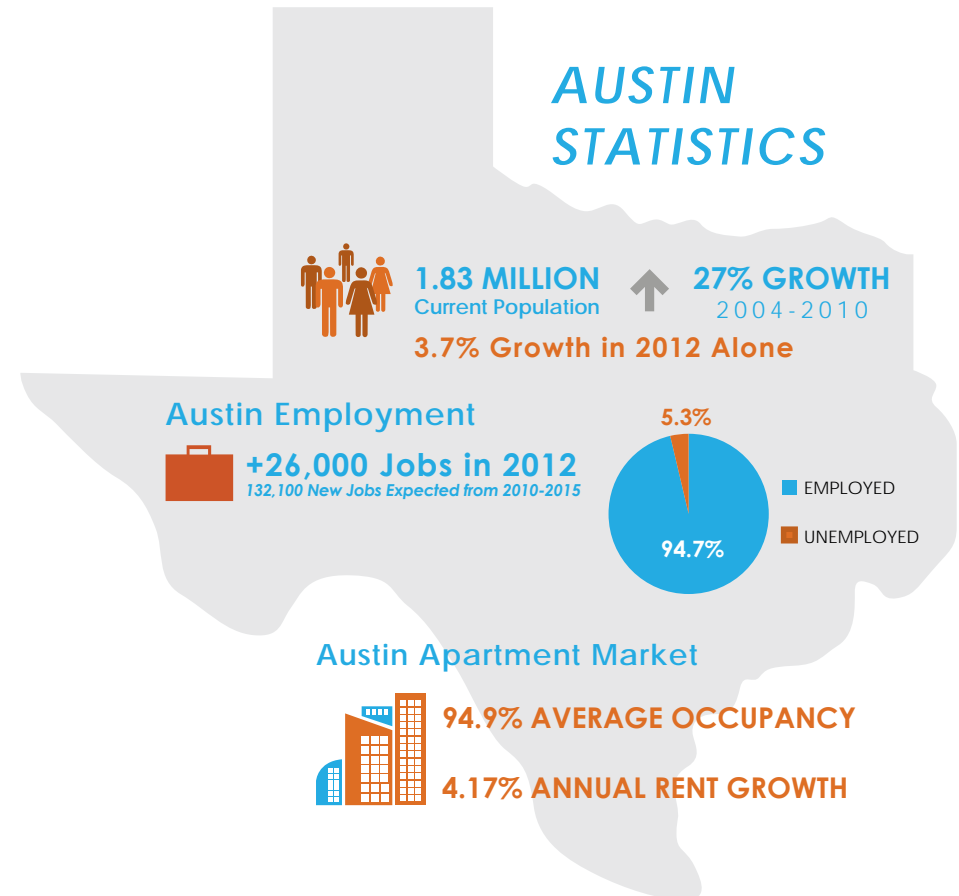
As the redevelopment begins to take shape, Highland is expected to continue experiencing a positive demographic transformation. Currently, average household income in the surrounding 5 miles is \$66,154. Additionally, almost 10% of the area households make over \$75,000 per year. The site is located in a strong growth corridor as evidenced by 4.9% population growth since 2000, bringing the total 5-mile population to 319,581 in 2013. These numbers will only grow as Airport Boulevard and the Highland redevelopment begin construction and the master planned community begins to take shape. Moreover, 37% of the population within 5-miles is within the prime rental age of 18-34 compared to the national average of 20%. These factors and the current positive growth of the area will contribute to a highly successful multifamily community.

### PRIMED FOR ECONOMIC GROWTH

Strong demographics, along with stronger than average employment growth, has positioned the Austin MSA as one of the top regional economies in the US, not only today, but into the future. Austin's diversified economic base and proactive business climate continue to attract both people and businesses to the area. Austin is expected to remain on its long-term growth trends for the near and extended future, outpacing the state and the nation on most major measures. According to Moody's Economy.com, from 2010 through 2015, Austin is projected to add an additional 248,800 people, ranking the metro 13th nationally. Over the same time period, Austin is expected to add 132,100 new jobs, ranking 10th nationally.

### AUSTIN CONSISTENTLY TOPS "BEST OF" LISTS

**Austin named best place for young adults.** The Business Journals analyzed major U.S. markets to identify the best places (among the nation's 102 metro areas with more than 500,000 population) that offer the best opportunities for workers in their 20s and early 30s. According to the study, Austin, San Jose and Washington offer the best chance for young adults to establish themselves in post-recessionary America. Rapid expansion is the reason why Austin has become the ultimate land of opportunity for men and women in their 20s and early 30s. Texas' capital region leads the country in both population growth (3.1% per year) and private-sector job growth (1.5% annually since 2007). The study's 10-part formula gives the highest scores to markets with strong growth rates, moderate costs of living, and substantial pools of young adults who are college-educated and employed. (The Business Journal's On Numbers, 3/28/13)



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### **INFORMATION ABOUT REAL ESTATE BROKERS**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.