

# CEDAR BREAKS WEST



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[www.dbrealty.net](http://www.dbrealty.net)

# Cedar Breaks West

## Project Overview

### PROJECT DESCRIPTION

An approximately 19-acre retail site located at the southwest corner of Williams Dr. and Wildwood Dr. in Georgetown, Texas. Shadow Anchored by a recently renovated  that expanded to 146,000 SF from 96,000 SF to accommodate the growing population.

- Approx. 99,906 SF of proposed junior Anchor space.
- Approx. 18,952 SF of smaller retail space
- Under Construction 

### 2022 POPULATION

1 mile:	5,554
3 miles:	32,897
5 miles:	69,578

### 2027 POPULATION PROJECTION

1 mile:	5,995
3 miles:	35,115
5 miles:	79,323

### 2022 MEDIAN HH INCOME

1 mile:	\$104,353
3 miles:	\$94,870
5 miles:	\$92,503

### 2022 TRAFFIC COUNT

(Source: TXDOT/ Esri)

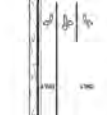
Williams Dr.	23,962
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WILLIAMS DRIVE

CEDAR LAKE BLVD.

WILDWOOD DRIVE



CHASE  
APPROVEMENTS MADE TO LOT 3 SHALL BE PERMITTED AS PHASE II

WATER QUALITY POND A

Drive Thru

Patio  
Tree

C

D

E

F

G

FTE=897.50

FTE=893.30

FTE=893.30

FTE=893.80

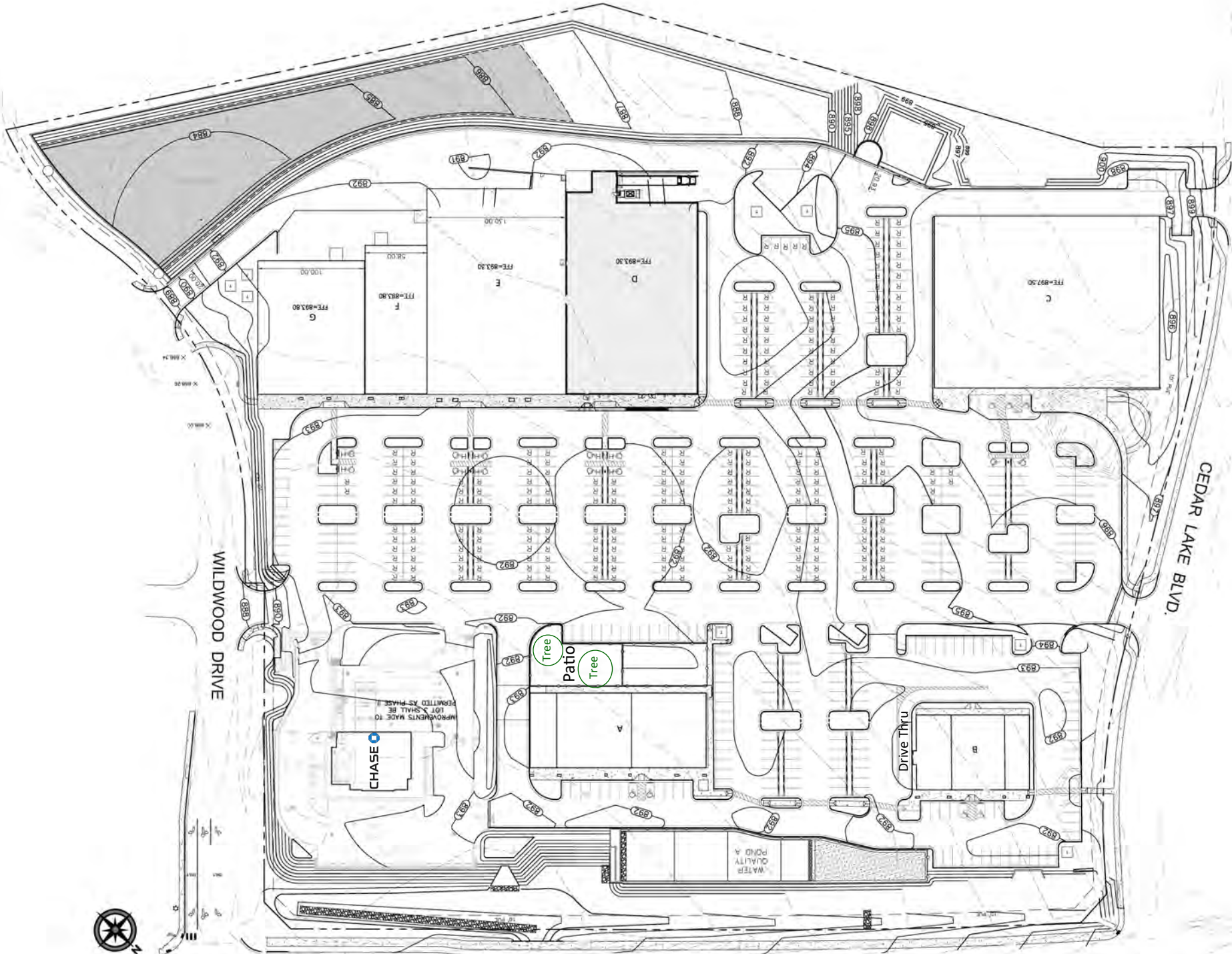
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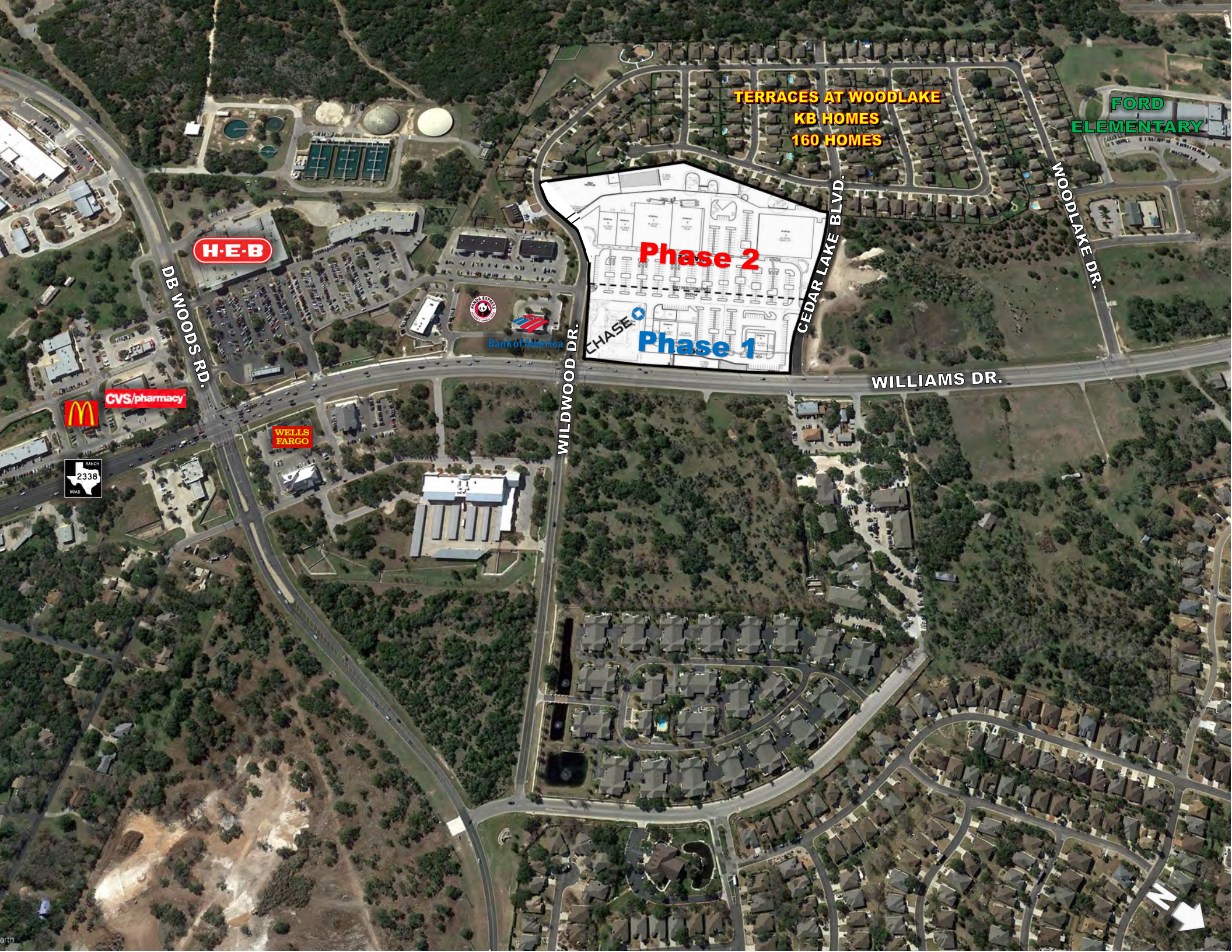
58.00

100.00

X 688.74  
X 688.98  
X 688.00







**TERRACES AT WOODLAKE**  
**KB HOMES**  
**160 HOMES**

**FORD**  
**ELEMENTARY**

**H-E-B**

**CVS/pharmacy**



**WELLS**  
**FARGO**

Bank of America

CHASE

**Phase 2**

**Phase 1**

DB WOODS RD.

WILDWOOD DR.

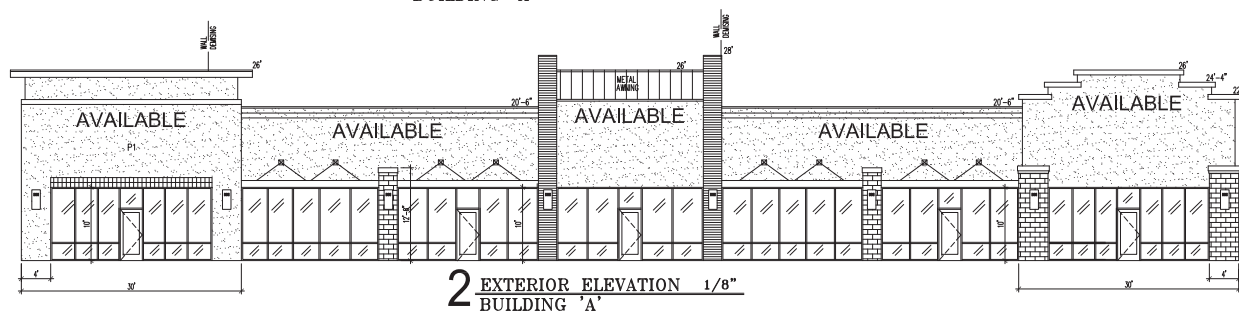
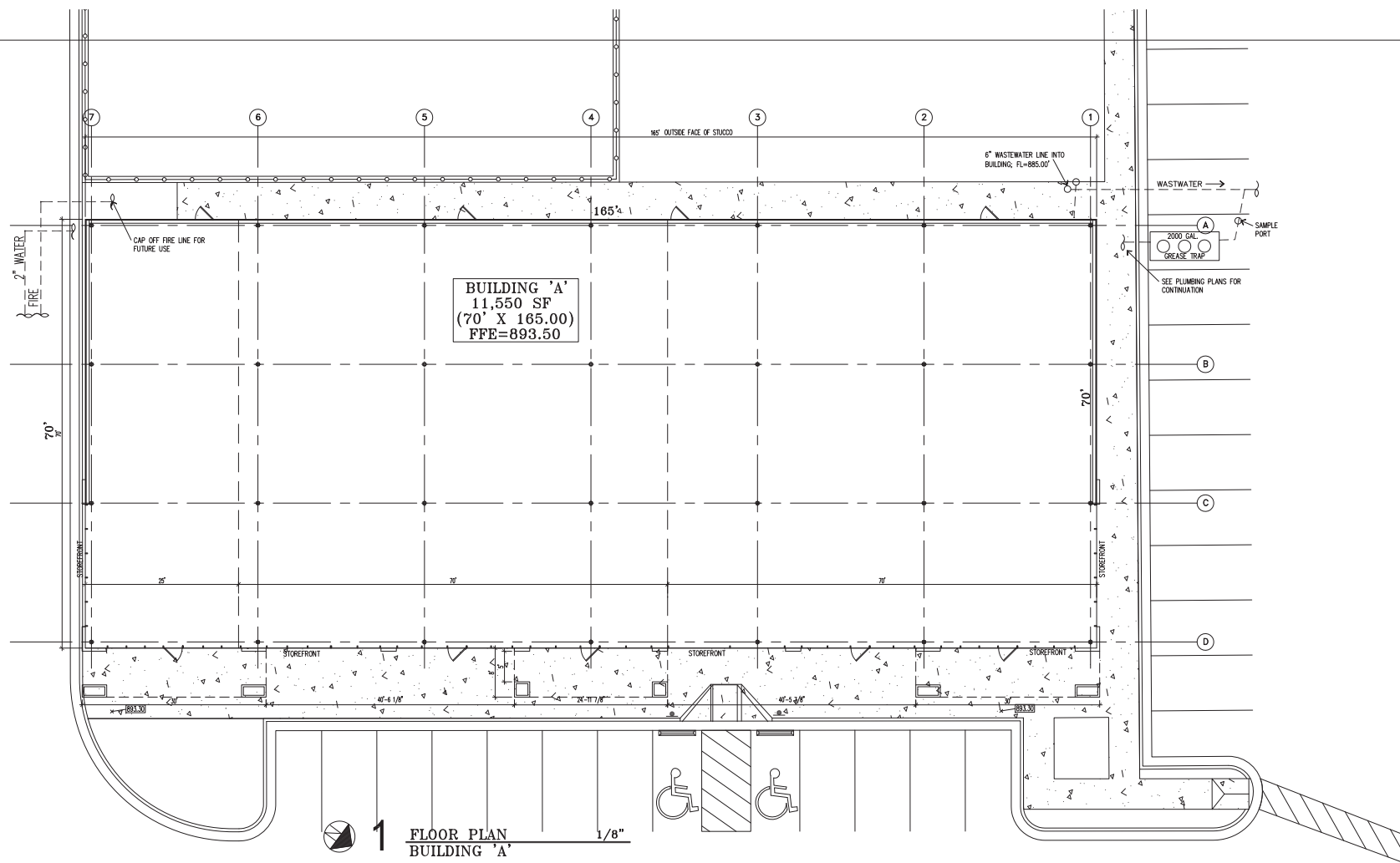
CEDAR LAKE BLVD.

WOODLAKE DR.

WILLIAMS DR.







GARY SHAW  
ARCHITECTS

design  
+  
planning

530 san michelle lane  
georgetown, texas 78628  
off; (512)784-7296

As only a part of the design process, this document is incomplete and may not be used for regulatory approval, permit or construction.

PRELIMINARY  
9-29-2026

CEDAR BREAKS  
WEST

4600 Williams Drive  
Building 'A'  
Georgetown, texas

project no.  
144.1701

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date

**scale:**

1/8"

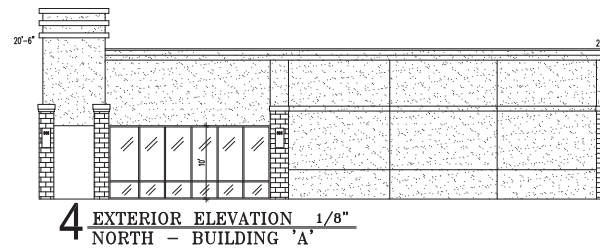
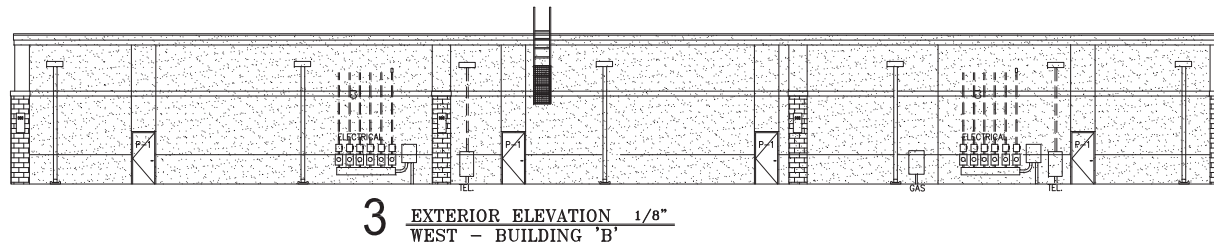
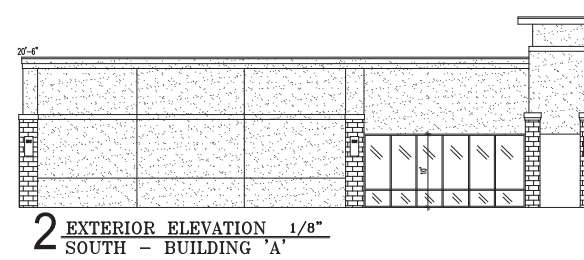
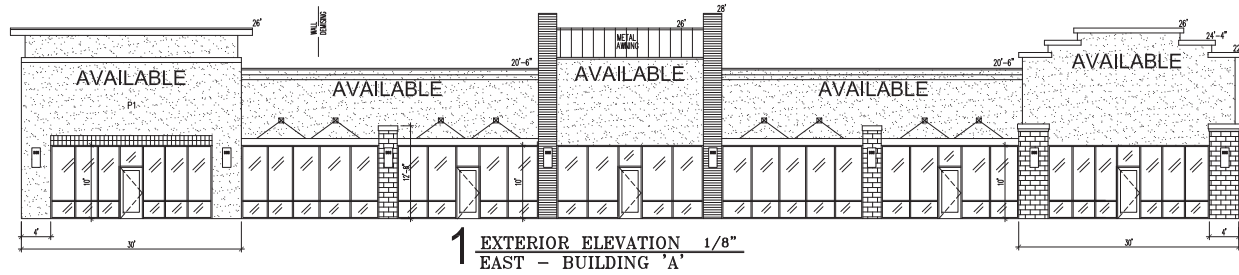
revisions

FLOOR PLAN  
ELEVATIONS

sheet no.

A-2





#### MATERIAL LEGEND

##### MASONRY

- B1 BRICK; AQM; CHARLESTON QUEEN  
MORTAR; SCS 30X  
S1 STONE; AUSTIN LIMESTONE; MATCH  
ADJACENT RETAIL STONE; SQUARE CUT,  
RANDOM SIZES; MORTAR TO BE LEIGH  
WHITE CEMENT TO MATCH

##### PAINTS

- P1 PAINTED TILT WALLS; HEAVY TEXTURE;  
SHERWIN WILLIAMS = SW 6122 CAMELBACK  
P2 SW 6125 CRAFT PAPER  
P3 MATCH DRYVIT #102 BRITE WHITE  
P4 MATCH DRYVIT #103 CHINA WHITE  
P5 MATCH DRYVIT #113 AMARILLO WHITE

##### STANDING SEAM METAL ROOF

- R1 STANDING SEAM METAL AWNING; BERRIDGE LEAD-COAT  
KYNAR 500

- L1 LIGHT SCONCE; ALLOWANCE OF \$450.00 EACH;  
MATERIAL ONLY; NO TAKES;  
ALLOW TEN WEEKS FOR DELIVERY

- ① TEMPERED GLASS



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9-29-2020

CEDAR BREAKS  
WEST

4800 Williams Drive  
Building 'A'  
Georgetown, texas

project no.  
144.1701

date  
XXXXX

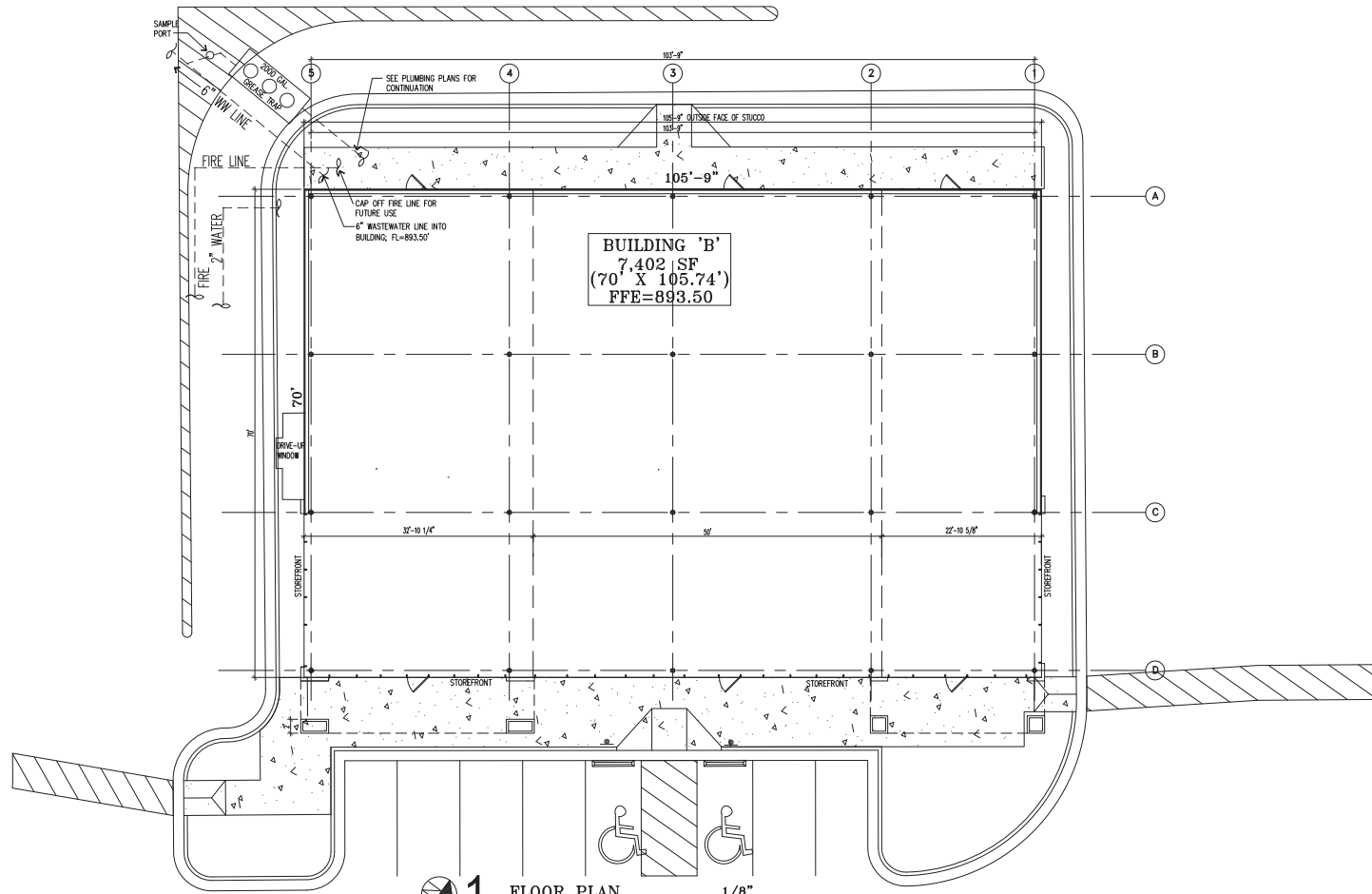
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revisions

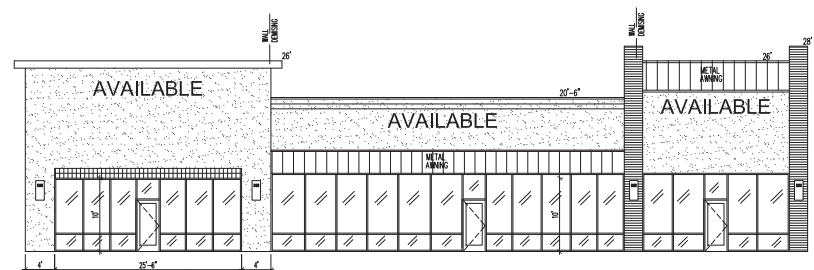
EXTERIOR  
ELEVATIONS  
sheet no.

A2.1





1 FLOOR PLAN  
BUILDING 'B' 1/8"



2 EXTERIOR ELEVATION 1/8"  
BUILDING 'B'



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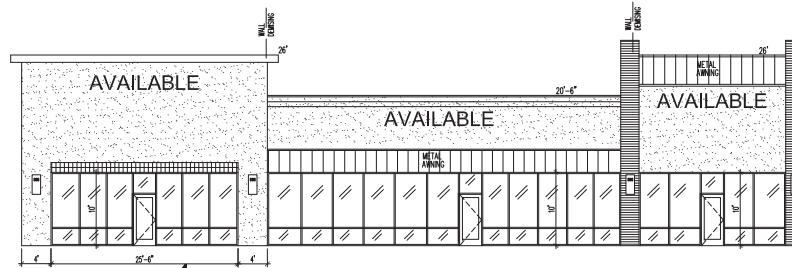
4600 Williams Drive  
Building 'B'  
Georgetown, texas

project no.	144.1701
date	XXXXX
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revisions	

FLOOR PLAN  
ELEVATION  
sheet no.

A-3

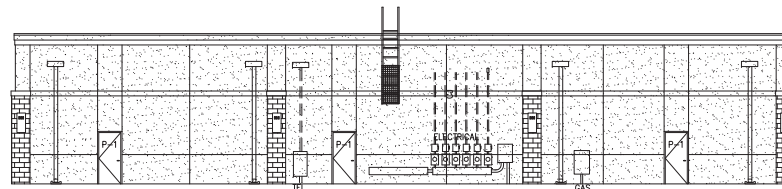




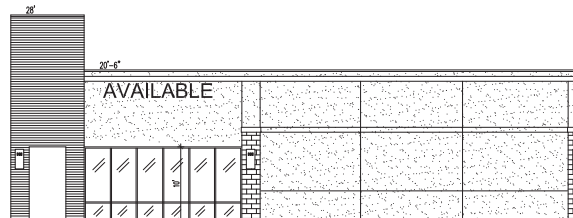
1 EXTERIOR ELEVATION 1/8"  
EAST - BUILDING 'B'



2 EXTERIOR ELEVATION 1/8"  
SOUTH - BUILDING 'B'



3 EXTERIOR ELEVATION 1/8"  
WEST - BUILDING 'B'



4 EXTERIOR ELEVATION 1/8"  
NORTH - BUILDING 'B'

#### MATERIAL LEGEND

##### MASONRY

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MORTAR, SCS 30X  
S1 STONE; AUSTIN LIMESTONE; MATCH  
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KYNAR 500

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- ① TEMPERED GLASS



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1/8"

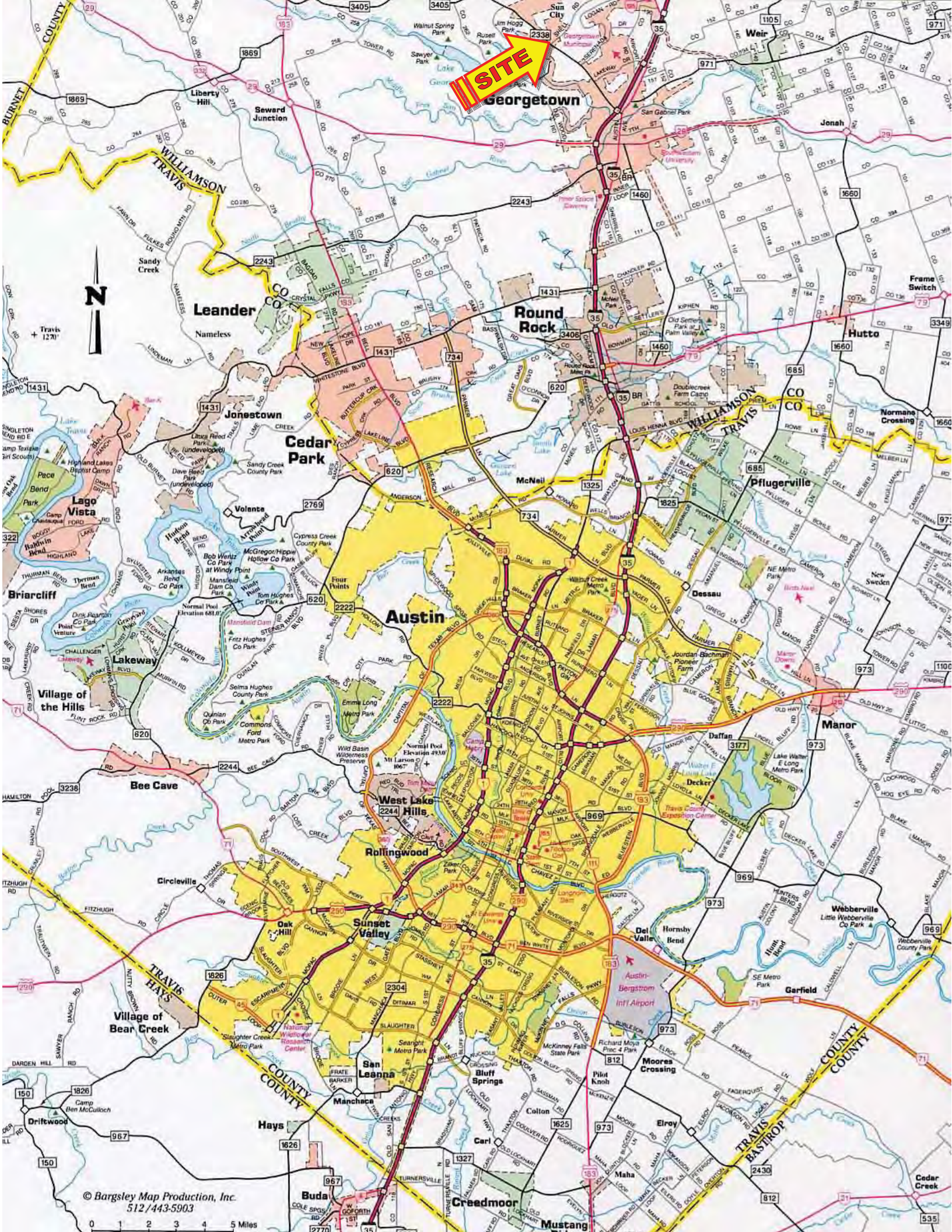
revisions

EXTERIOR  
ELEVATIONS

sheet no.

A-3.1



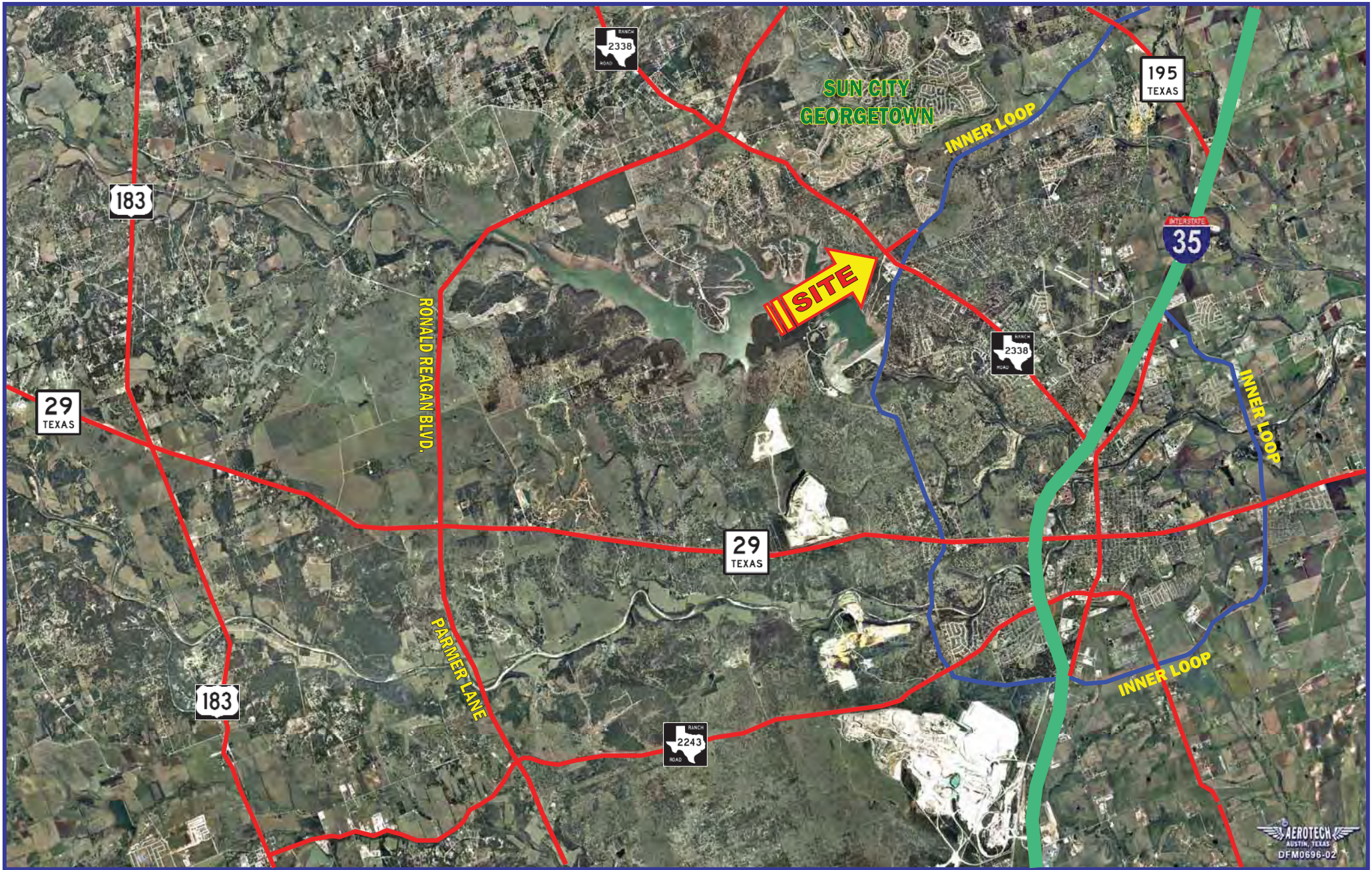


**SITE**

Georgetown

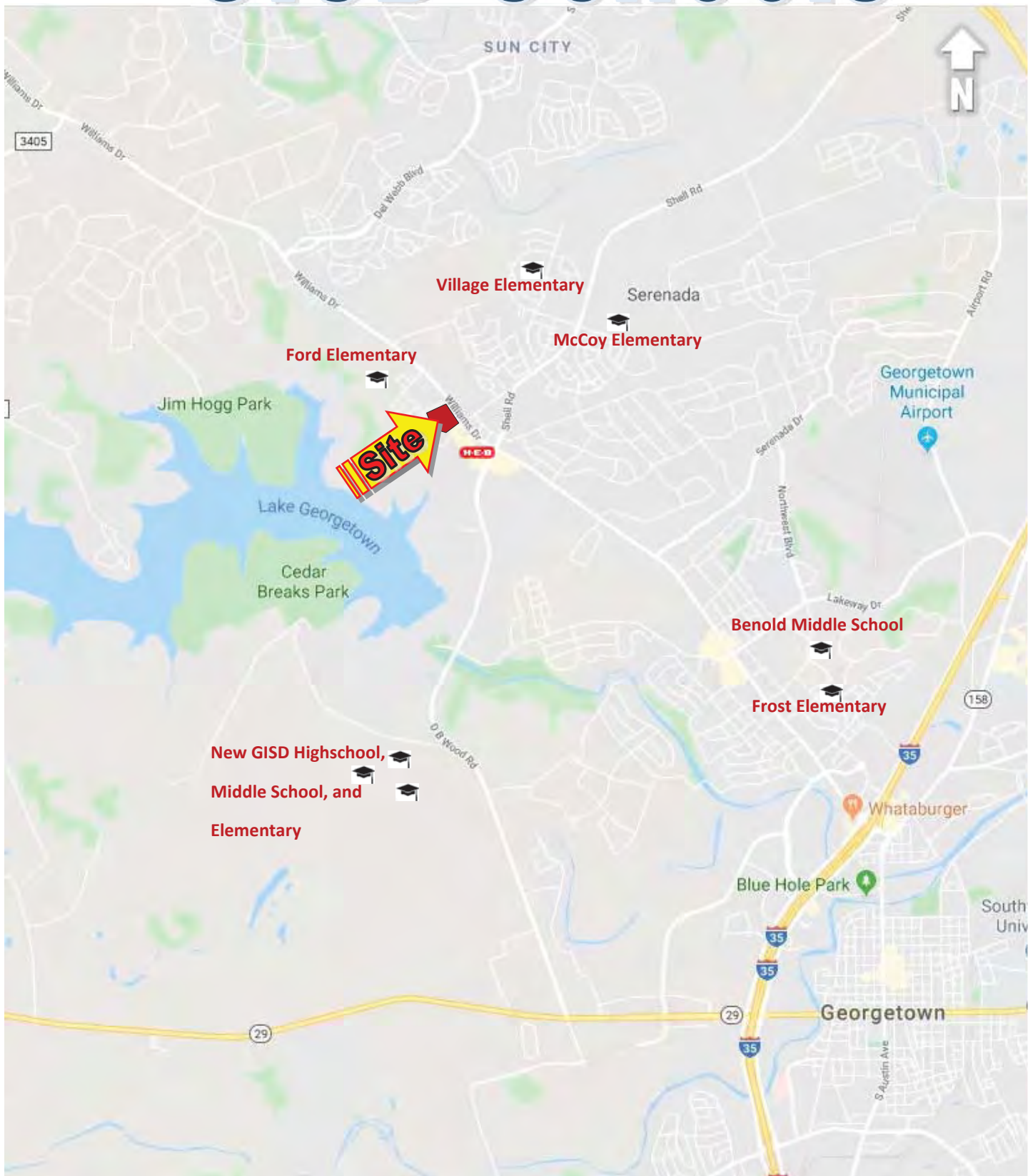








# GISD Schools







LAKE GEORGETOWN

H-E-B

WILLIAMS DR.

INNER LOOP







WILLIAMS DR.

INNER LOOP



WILLIAMS DR.







GEORGETOWN  
AIRPORT

INNER LOOP

WILLIAMS DR.



LAKE GEORGETOWN





**FUTURE  
SOMERSET HILLS  
9,000 HOMES**

**SUN CITY GEORGETOWN  
4,500 HOMES BUILT  
2,000 FUTURE**

**FUTURE  
GOODWATER  
2,500 HOMES**

**VILLAGE ELEMENTARY  
503 ENROLLMENT**

**GEORGETOWN VILLAGE  
800 HOMES BUILT  
2,400 FUTURE**

**HERITAGE OAKS  
400 HOMES BUILT  
200 FUTURE**

**WILLIAMS DRIVE**

**FORD ELEMENTARY  
576 ENROLLMENT**

**OAKS AT WILDWOOD  
300 HOMES**

**WILDWOOD DRIVE**

**TERRACES AT WOODLAKE  
KB HOMES  
160 HOMES**

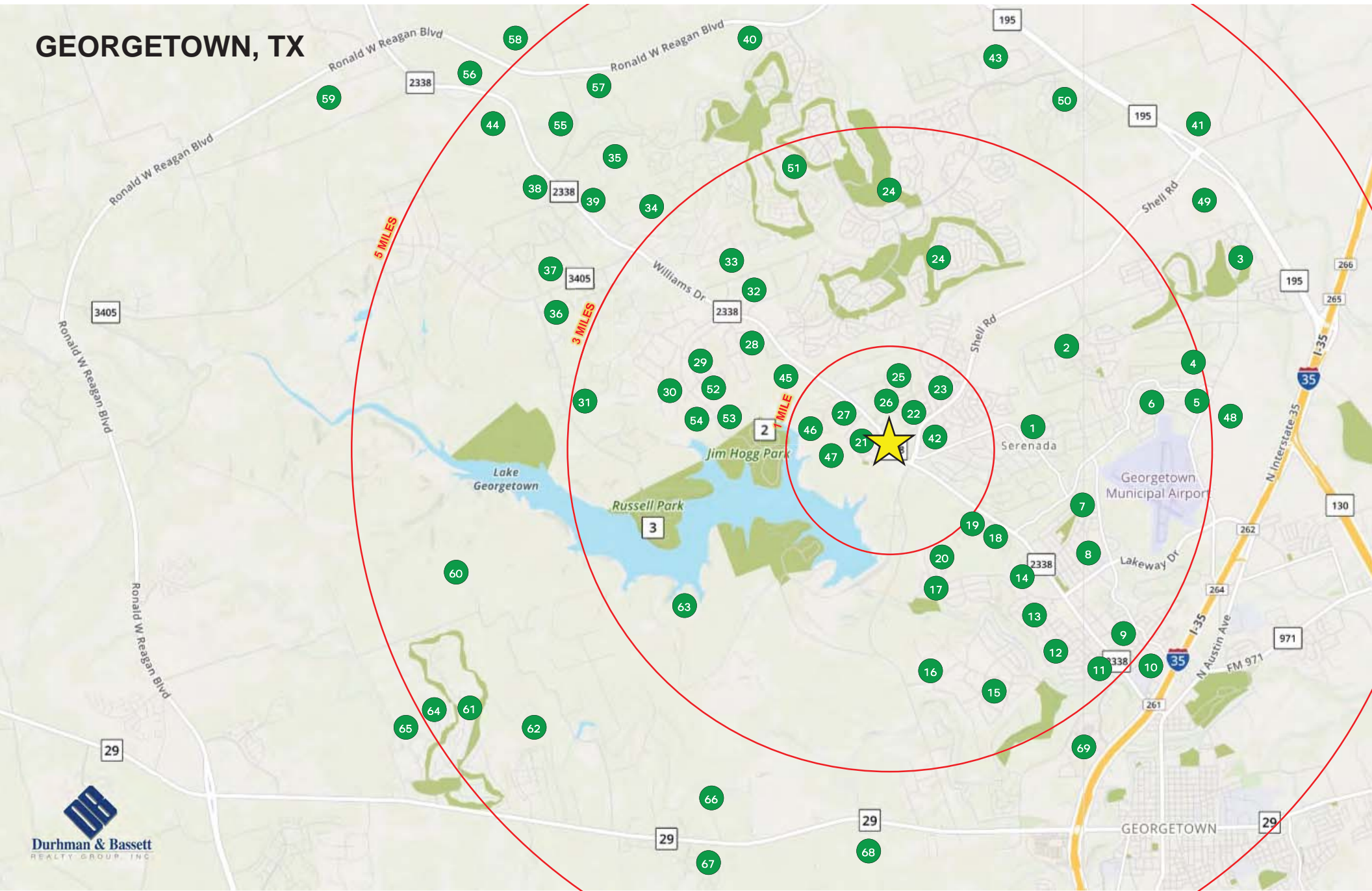
**SERENADA  
1,125 HOMES**

**H-E-B**





# GEORGETOWN, TX





## Georgetown Subdivisions

### January 1, 2023

Map #	Subdivision	Occupied	New Homes	Vacant Dev. Lots	Future Lots	Total Lots
1	Serenada	1,125	0	0	0	1,125
2	Logan Ranch	78	0	0	35	113
3	Berry Creek	1,320	10	590	0	1,920
4	Tonkawon Country	43	0	0	0	43
5	Brangus Ranch	32	0	0	0	32
6	Sanaloma Estates	88	0	0	0	88
7	Briarwood	186	0	0	0	186
8	Reata Trails	254	5	30	0	289
9	Williams Addition	412	0	0	0	412
10	Gabriel Heights	70	0	0	0	70
11	Crestview	33	0	0	0	33
12	Country Club	228	0	0	0	228
13	Riverbend	410	5	0	0	415
14	San Gabriel Estates	63	0	0	0	63
15	Oak Crest Estates	432	10	100	0	542
16	Greenridge	23	0	3	0	26
17	Texas Traditions	125	0	0	0	125
18	The Enclave	25	0	0	0	25
19	Country West	28	0	0	0	28
20	Turtle Bend	82	0	0	0	82
21	Terraces at Woodlake	160	0	0	20	180
22	Heritage Oaks	490	10	100	0	600
23	Georgetown Village	1,640	20	1,540	0	3,200
24	Sun City	6,783	55	392	0	7,230
25	Chapano Estates	23	2	26	0	51
26	Gabriel Estates	25	0	0	0	25
27	Olde Oak Estates	32	0	0	0	32
28	Casa Loma	32	0	0	0	32
29	Fountain Wood	303	0	0	0	303
30	Woods of Fountainwood	297	10	100	0	407
31	Lake Georgetown Estates	172	7	85	0	264
32	Lakewood Estates	85	0	0	0	85
33	Woodland Park	192	0	0	0	192
34	4T Ranch	227	15	203	0	445
35	North Lake	435	5	435	0	875
36	Twin Springs	58	7	49	225	339
37	Hawkes Ranch	57	3	347	0	407
38	Indian Springs	70	0	0	0	70
39	Oaks at Wildwood	300	0	0	0	300
40	Somerset Hills	685	3,270	0	5,000	8,955
41	Goodwater	0	0	0	2,500	2,500
42	Gardens of Verde Vista	90	8	52	0	150
43	Shady Oaks Estates	278	0	0	0	278
44	Gabriels Grove	197	0	0	0	197
45	Gatlin Estates	75	0	0	0	75
46	Lakeside at Lake Georgetown	115	15	70	200	400
47	Merrit Heritage Senior Apts.	185	0	0	0	185
48	Homestead at Berry Creek	0	0	0	985	985
49	Hidden Oaks at Berry Creek	0	0	0	223	223



## Georgetown Subdivisions

### January 1, 2023

Map #	Subdivision	Occupied	New Homes	Vacant Dev. Lots	Future Lots	Total Lots
50	Madison at Georgetown	0	0	0	936	936
51	Sun City Extension #1	150	10	640	800	1,600
52	Highland Estates & Overlook	335	0	0	0	335
53	Wilderness Estates	21	0	0	0	21
54	Novak Preserve	32	0	0	0	32
55	Highland Village	0	0	0	600	600
56	Parmer Ranch	150	10	640	800	1,600
57	Estates at Somerset	29	0	0	0	29
58	Mission Oaks	55	0	0	0	55
59	Owens Tract	0	0	0	937	937
60	Santa Rita (Combined)	259	60	737	2,015	3,071
61	Cimarron Hills	80	20	376	84	560
62	Oaks at San Gabriel	115	22	183	562	882
63	Fredrickson Ranch	37	2	30	0	69
64	Ridge at Cross Creek	10	5	79	64	158
65	Morning Star	170	23	464	478	1,135
66	Estancia	13	0	0	0	13
67	Crescent Bluff	67	10	60	0	137
68	Wolf Ranch (Combined)	100	35	292	1,880	2,307
69	Wolf Lakes	0	0	0	400	400
<b>Totals</b>		<b>19,686</b>	<b>3,654</b>	<b>7,623</b>	<b>18,744</b>	<b>49,707</b>



## Construction of industrial projects continues to skyrocket in Georgetown



*Each year since 2019, Georgetown has added new commercial and industrial developments, bringing jobs and investments to the community. (Hunter Terrell/ Community Impact Newspaper)*

By [Hunter Terrell](#) | 1:17 PM May 9, 2022 CDT | Updated 1:17 PM May 9, 2022 CDT

In 2021, Georgetown became home to nine major commercial and industrial projects totaling \$422 million in investments and 382 new jobs.

So far in 2022, several economic agreements, ground breakings and property acquisitions have already occurred. Georgetown Director of Economic Development Michaela Dollar said the city has close to 6.5 million square feet of industrial or flex space under construction.

“Prior to COVID-19, there wasn’t a big demand for spec development,” Dollar said. “Now with more than seven contracts underway, Georgetown is earning recognition from developers and industrial proprietors nationwide.”

However, Dollar said the adding of more speculative development, which is a project built without any leased tenants, is one of four goals identified in the 2018 Georgetown Economic Development Strategic Plan.



"Having these companies settle in Georgetown will help boost our local economy, drive our real estate market and diversify our labor shed," she said.

### **Attracting industrial space**

In November 2020, Titan Development broke ground on Georgetown's first master-planned speculative industrial site called NorthPark35 on 146 acres. The first phase of the project, two Class A buildings totaling 330,000 square feet, has been completed, and the second phase, two additional buildings offering 469,736 square feet of speculative space, will be finished in 2022.

Titan Development's success, the region's growth along its major corridors outside urban areas and Tesla's April 7 opening of its Gigafactory southeast of Austin was really the "linchpin" for Georgetown, Dollar said.

"Because of this big move and the growing demand for distribution centers and production manufacturing closer to population centers, speculative development really took off in Georgetown," Dollar said.

As of early 2022, Round Rock has 176,534 square feet of industrial space under construction while Georgetown has 1,716,628 square feet under construction in the same time frame, according to data from commercial real estate firm CBRE. Additionally, CBRE data shows out of the 57,948,513 total rentable area in the Austin metro as of early 2022, Georgetown has 2,490,630 square feet of that total, or 4.3%.

"With limited land availability in North Austin and Round Rock, developers started to look more into Georgetown," Dollar said.

### **One after another**

Titan Development broke ground on its second spec project, Gateway35 Commerce Center, in February.

"Titan's NorthPark35 & Gateway35 location at the intersection of two major highways is a perfect spot for manufacturers and distribution companies looking to reach anywhere in the Austin metro and beyond," said Joe Iannacone, Titan senior vice president, in an interview with *Community Impact Newspaper*.

Slightly smaller than its sister property, Gateway35 is a 114-acre, two-phase industrial park slated for completion by June.

The first phase of Gateway35 will include a Class A, 294,297-square-foot space, which will be leased by CelLink Corp., an electronics technology company that makes wiring systems for electric vehicles and battery packs.

Dollar said CelLink is expected to bring an estimated \$130 million investment into the area and about 2,000 jobs, potentially ranking it as Georgetown's largest private employer.

On Feb. 22, the Georgetown Economic Development Corp. entered into a two-part incentive agreement with CelLink totaling \$3,025,000.



Williamson County Commissioners also struck a deal with the developers: Titan Gateway<sup>35</sup> will receive a 50% tax abatement on the value of the land and CelLink's building, while CelLink will receive a 75% tax abatement for personal property, which includes furniture, fixtures and equipment.

The city of Georgetown unanimously approved a similar tax break - 50% on land, 75% on business property - estimated to total nearly \$2.2 million over 10 years.

The county's agreement stipulates that CelLink will provide internships and employment opportunities for students in Georgetown ISD.

"We're not abating 100% of the tax," Precinct 3 Commissioner Valerie Covey said previously. "The fact that they are coming here and will be paying taxes will benefit us more than if they didn't come at all."

The second phase of the park will have two more industrial facilities totaling 420,380 square feet.

Since beginning construction on NorthPark<sup>35</sup> and Gateway<sup>35</sup>, Titan has leased space to CelLink, Amazon, Texas Speed & Performance, GAMA, Schunk Xycarb and Aeronet Logistics.

Also developing in the area is Jackson-Shaw Real Estate Group, a national real estate development company headquartered in Dallas. It closed on 224 acres located west of I-35, north of Hwy. 195 and south of CR 143 in February.

The company will develop the property into the CrossPoint Business District, which council approved for a tax increment reinvestment zone, or TIRZ. This TIRZ allows for new taxes to be reinvested in the site.

Phase 1 is on 61.7 acres and will have three buildings totaling 488,000 square feet. Additional phases on the remaining 162.3 acres are projected to have a combination of industrial, commercial and multifamily developments.

"We foresee a record year for commercial real estate investment, particularly for sought-after industrial and multifamily assets," said Grant Pearson, vice president of development at Jackson-Shaw, in February. "CrossPoint Business District is an excellent example where the city of Georgetown has remained steadfast in its focus on expanding employment opportunities while preparing for the strategic growth that everyone knows will come."

Onx Homes, a modular home manufacturer based in Florida, signed a lease for Building 1 of Phase 1 for a total of 204,000 square feet.

"We are excited to partner with Jackson-Shaw to not only bring a quality business like Onx Homes to our northern quadrant but also to complete a major infrastructure project that will pave the way for development in this area," Georgetown Mayor Josh Schroeder said in a release.

In mid-April, Jackson-Shaw broke ground on Phase 1, which is slated to be finished in summer 2023.

On the south side of the city at 1310 Blue Ridge Drive, Stonemont Financial Group announced March



24 it acquired an 18-acre site for the development of Westinghouse35, another speculative industrial space, totaling 230,000 square feet.

"With the industrial landscape of Central Texas growing at an accelerated rate, it was a natural decision to plant our flag in the region and utilize our spec development expertise to help address the needs of the market," Stonemont CEO and Managing Principal Zack Markwell said.

The latest to file for a building permit is Portman Development for a parcel of land inside Longhorn Junction, 110 SW Inner Loop, Georgetown, for the annexation of 46.97 acres.

According to permit files, the project started April 15 and will have about 450,000 square feet of speculative space.

Dollar said another developer, Molto Properties, bought 43 acres in Longhorn Junction and will build 604,054 square feet of spec space.

"Between Molto and Portman, it could be just over 1 million square feet total," Dollar said.

### **Domino effect**

Dollar said Longhorn Junction is Georgetown's largest tract of undeveloped land along I-35. The plan includes 10 tracts of land varying from 4-70 acres.

With Portman and Molto's site plans being reviewed, there are only two tracts left. Site work will begin in mid-2022, and other users include a charter school, a regional brewery with a restaurant and music venue, a hotel and 1 million square feet of Class A industrial space, HRE Senior Vice President Steve Madura said.

"In the next few years, we estimate this development to bring over 1,000 quality jobs to Georgetown," he said.

Dollar said more developments and expansions are coming now that the city knows what developers and the market are interested in.

"The ball is officially rolling," Dollar said.





Provided **deal-saving** financing in **18 days**,  
from first conversation to closing.



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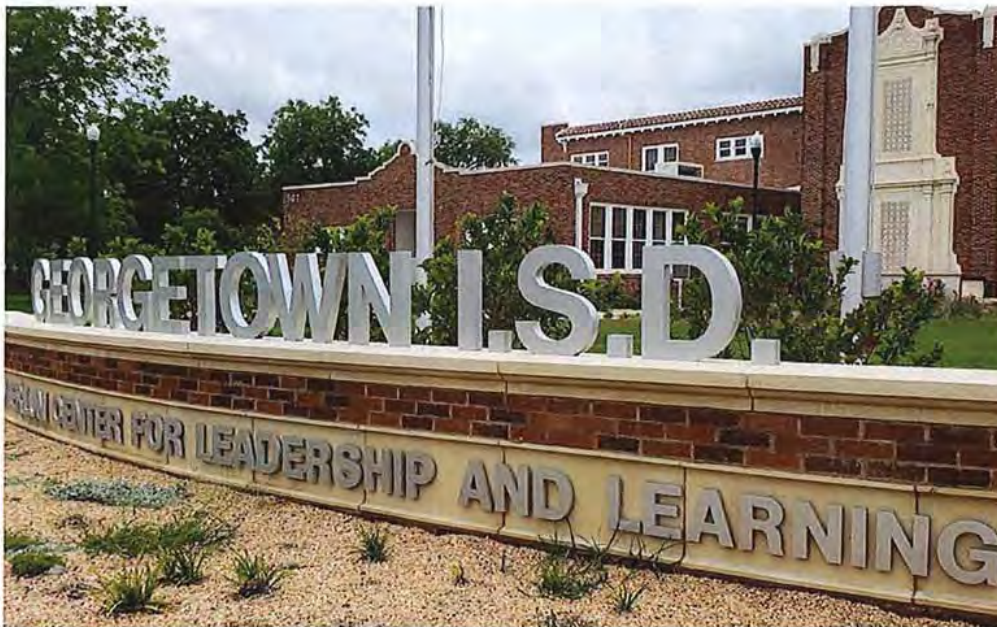
WORK WITH CONNECT 2020 ▾



New Construction  
Outpaces Demand in  
Atlanta's Office Market  
for Third Year



Howard Hughes Corp.  
Pays \$565M for  
Houston Holdings



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## Georgetown ISD closes on 135 Acres

January 6, 2020

The Georgetown Independent School District closed on its acquisition of 135 acres, situated near D.B. Wood and Cedar Breaks Park Roads in Georgetown,





TX. The land, located in the southwest portion of the school district, will allow for future development of an elementary, middle and high school site to accommodate growth in the north Austin suburb.

According to the Georgetown ISD's "board briefs," the area is one that board members and the superintendent have been watching for a while, especially taking into account the Wolf Ranch and Water Oak housing developments. If growth continues, the board indicated new schools would be needed in that area within the next five to 10 years.

The land was purchased with help from a \$150.5 million bond package, passed by voters in November 2018. The district would need taxpayer-approved future bonds to secure funds to build schools on the property.

*Connect Houston will take place Feb. 4 in Houston. For more information, or to register, [click here](#).*

[READ MORE AT GEORGETOWN ISD](#)

[READ MORE AT COMMUNITY IMPACT](#)

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For comments, questions or concerns, please contact Amy Sorter

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Tags: Acquisition, Land



## Texas News



Pier 1  
Imports  
Closing  
Up to  
450  
Stores



Sealy  
Snags  
1.6M-SF  
Infill

Industrial Portfolio from Rialto

Kilgus, Driver, Hough (KDH)  
Acquired by NorthMarq

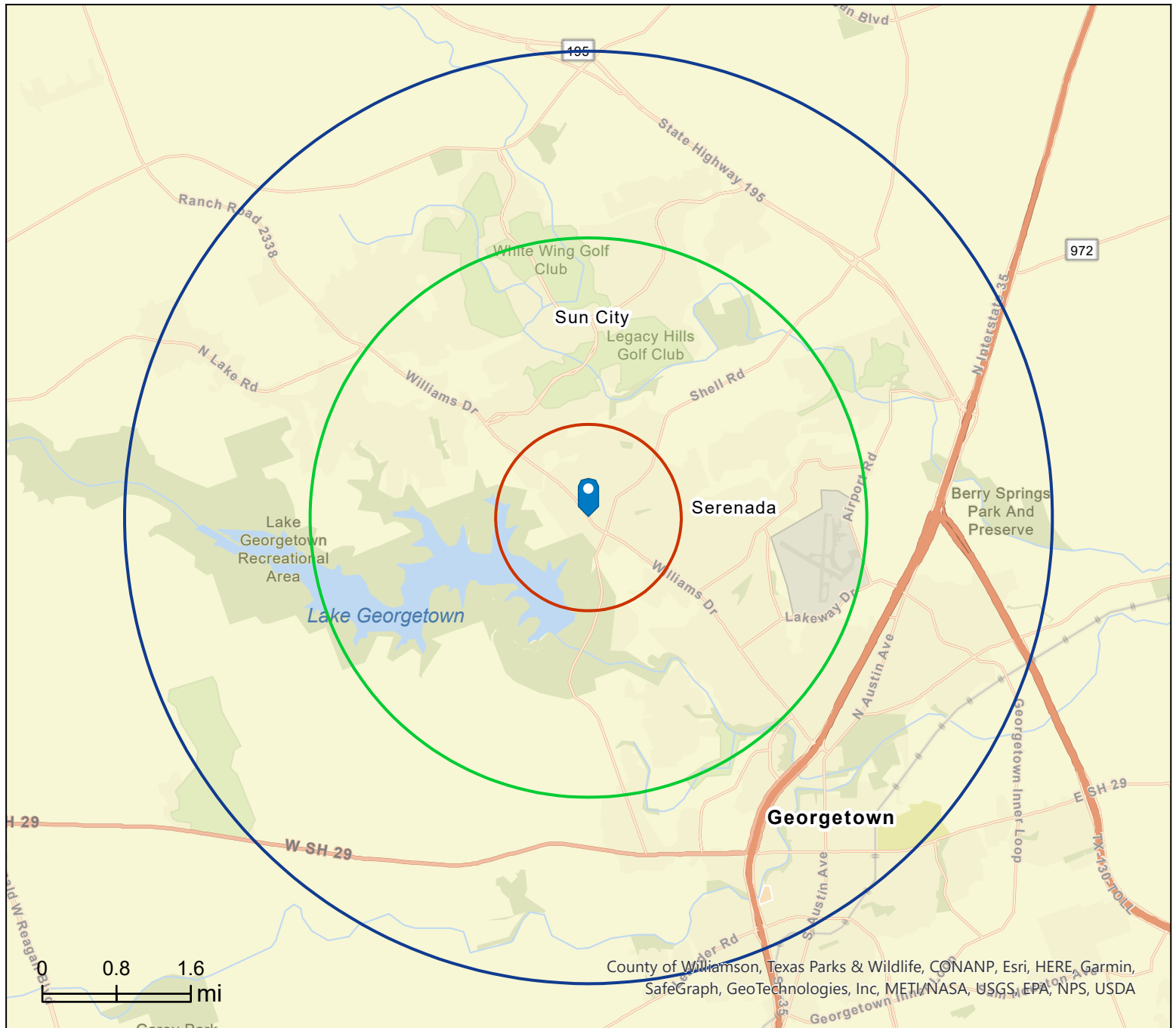




## Site Details Map

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088



### This site is located in:

**City:** Georgetown  
**County:** Williamson County  
**State:** Texas  
**ZIP Code:** 78633  
**Census Tract:** 48491020115  
**Census Block Group:** 484910201151  
**CBSA:** Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area

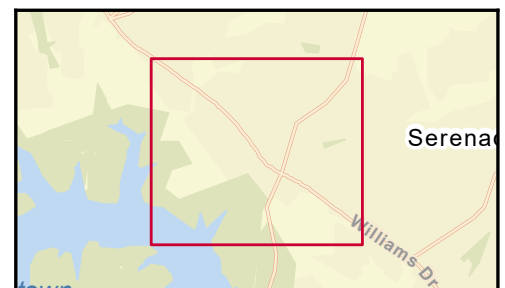
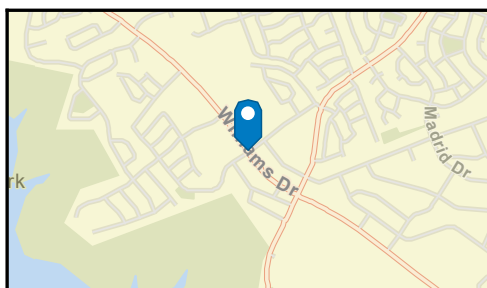
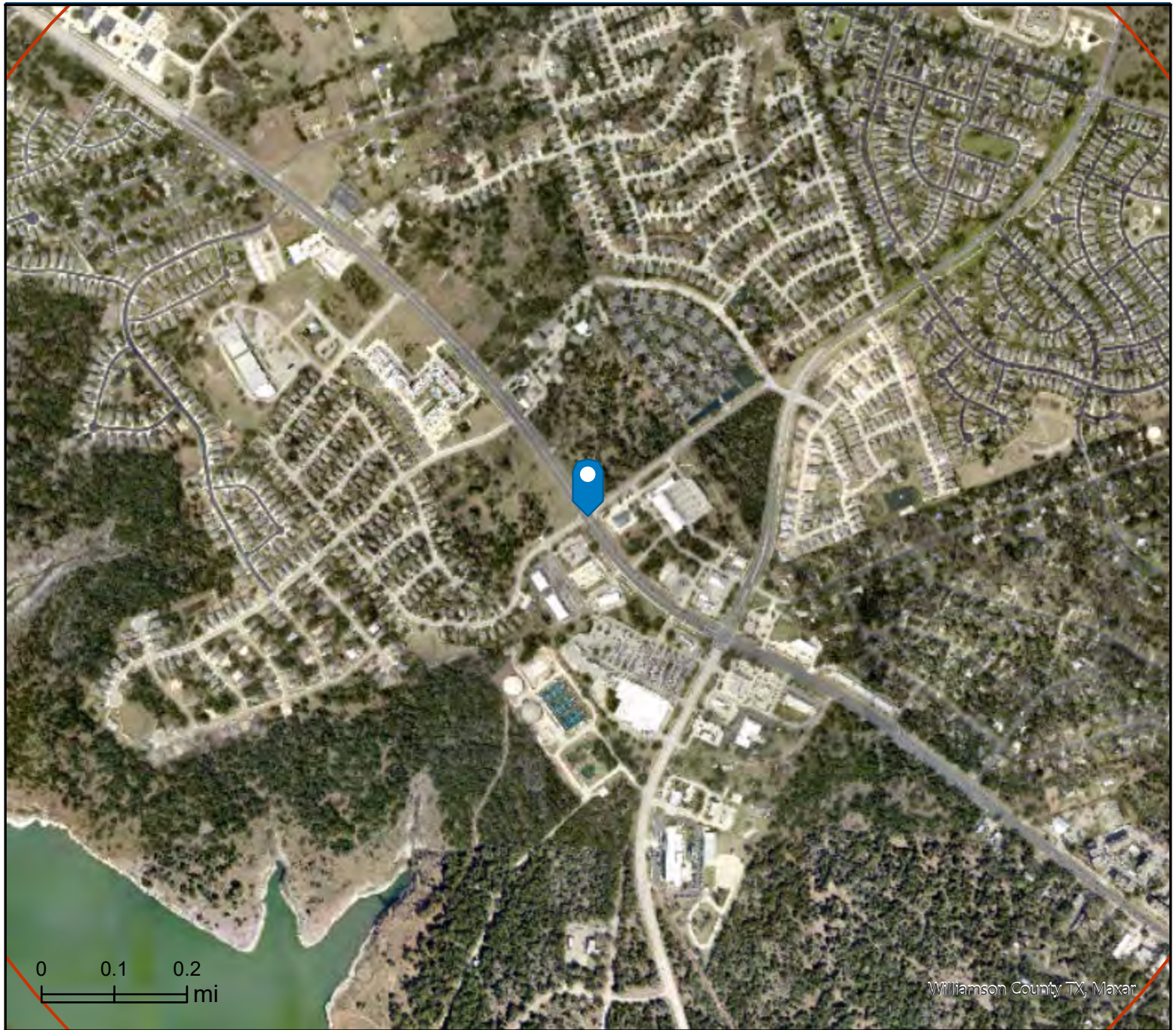
January 16, 2023



## Site Map on Satellite Imagery - 1.6 Miles Wide

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

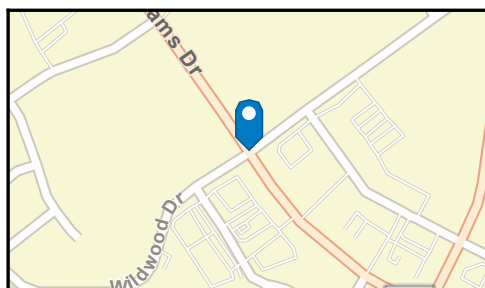
Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088





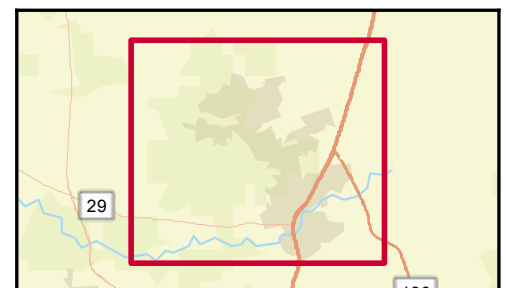
Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

January 16, 2023





## Executive Summary

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,905	24,371	48,460
2020 Population	5,249	32,216	63,506
2022 Population	5,554	32,897	69,578
2027 Population	5,995	35,115	79,323
2010-2020 Annual Rate	6.09%	2.83%	2.74%
2020-2022 Annual Rate	2.54%	0.93%	4.14%
2022-2027 Annual Rate	1.54%	1.31%	2.66%
2022 Male Population	47.7%	47.5%	48.0%
2022 Female Population	52.3%	52.5%	52.0%
2022 Median Age	45.7	56.2	50.7

In the identified area, the current year population is 69,578. In 2020, the Census count in the area was 63,506. The rate of change since 2020 was 4.14% annually. The five-year projection for the population in the area is 79,323 representing a change of 2.66% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 50.7, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	80.5%	82.6%	78.5%
2022 Black Alone	3.3%	2.4%	3.5%
2022 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2022 Asian Alone	1.9%	1.5%	2.0%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	3.1%	3.2%	4.4%
2022 Two or More Races	10.7%	9.6%	10.8%
2022 Hispanic Origin (Any Race)	14.1%	12.8%	16.7%

Persons of Hispanic origin represent 16.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	165	173	156
2010 Households	1,090	10,375	19,598
2020 Households	2,217	14,404	27,772
2022 Households	2,354	14,755	30,209
2027 Households	2,543	15,797	34,728
2010-2020 Annual Rate	7.36%	3.34%	3.55%
2020-2022 Annual Rate	2.70%	1.08%	3.81%
2022-2027 Annual Rate	1.56%	1.37%	2.83%
2022 Average Household Size	2.34	2.22	2.24

The household count in this area has changed from 27,772 in 2020 to 30,209 in the current year, a change of 3.81% annually. The five-year projection of households is 34,728, a change of 2.83% annually from the current year total. Average household size is currently 2.24, compared to 2.22 in the year 2020. The number of families in the current year is 21,666 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 16, 2023





## Executive Summary

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	18.0%	20.6%	20.7%
<b>Median Household Income</b>			
2022 Median Household Income	\$104,353	\$94,870	\$92,503
2027 Median Household Income	\$114,190	\$104,314	\$103,296
2022-2027 Annual Rate	1.82%	1.92%	2.23%
<b>Average Household Income</b>			
2022 Average Household Income	\$136,625	\$130,405	\$128,606
2027 Average Household Income	\$151,795	\$143,160	\$141,085
2022-2027 Annual Rate	2.13%	1.88%	1.87%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$57,601	\$59,153	\$55,795
2027 Per Capita Income	\$64,050	\$65,160	\$61,604
2022-2027 Annual Rate	2.15%	1.95%	2.00%

### Households by Income

Current median household income is \$92,503 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$103,296 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$128,606 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$141,085 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$55,795 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$61,604 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	116	102	102
2010 Total Housing Units	1,143	10,865	20,686
2010 Owner Occupied Housing Units	970	8,785	15,304
2010 Renter Occupied Housing Units	121	1,589	4,294
2010 Vacant Housing Units	53	490	1,088
2020 Total Housing Units	2,381	15,170	29,752
2020 Vacant Housing Units	164	766	1,980
2022 Total Housing Units	2,516	15,492	32,462
2022 Owner Occupied Housing Units	1,944	12,009	22,644
2022 Renter Occupied Housing Units	410	2,746	7,565
2022 Vacant Housing Units	162	737	2,253
2027 Total Housing Units	2,748	16,873	37,647
2027 Owner Occupied Housing Units	2,128	12,956	26,389
2027 Renter Occupied Housing Units	415	2,841	8,339
2027 Vacant Housing Units	205	1,076	2,919

Currently, 69.8% of the 32,462 housing units in the area are owner occupied; 23.3%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 29,752 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.95%. Median home value in the area is \$363,538, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.88% annually to \$379,865.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

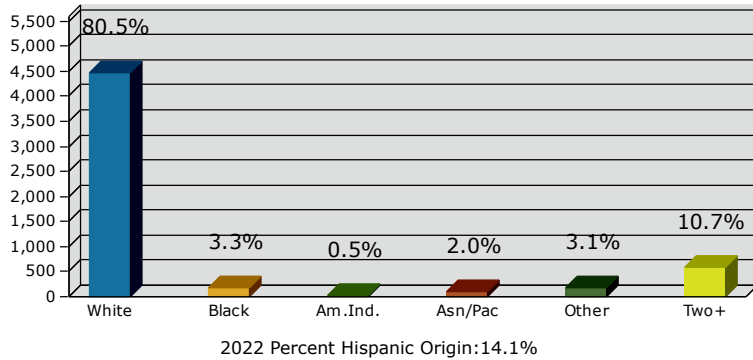
January 16, 2023



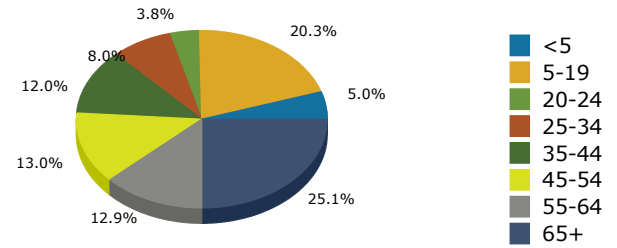
Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

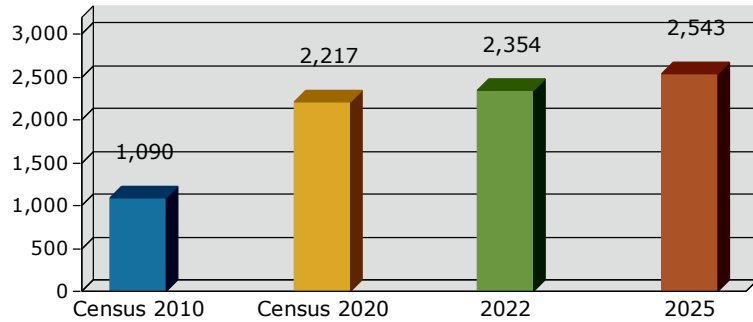
### 2022 Population by Race



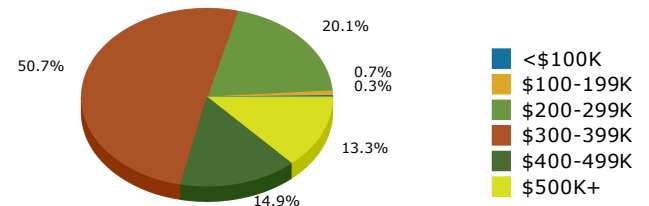
### 2022 Population by Age



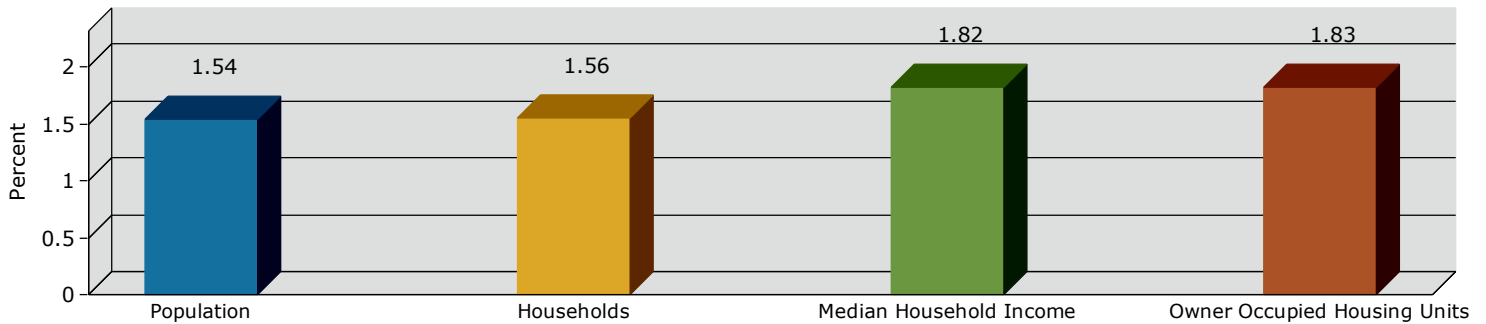
### Households



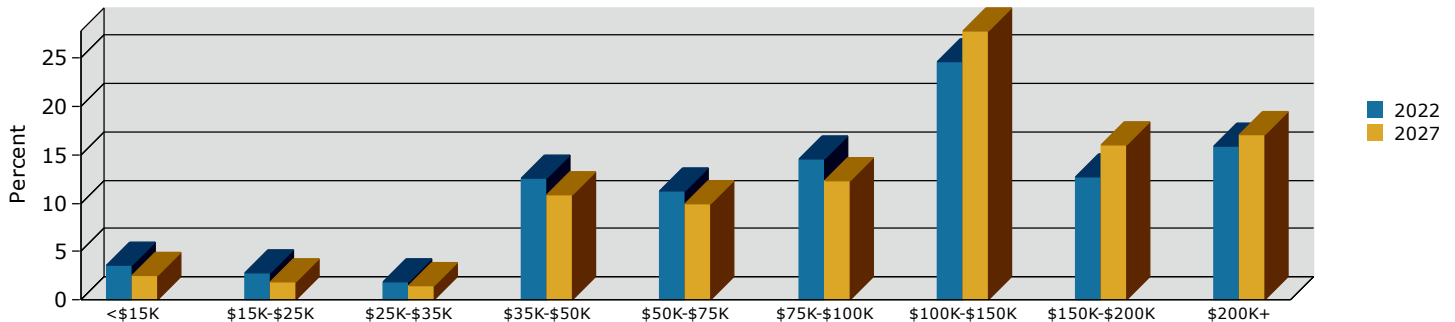
### 2022 Home Value



### 2022-2027 Annual Growth Rate



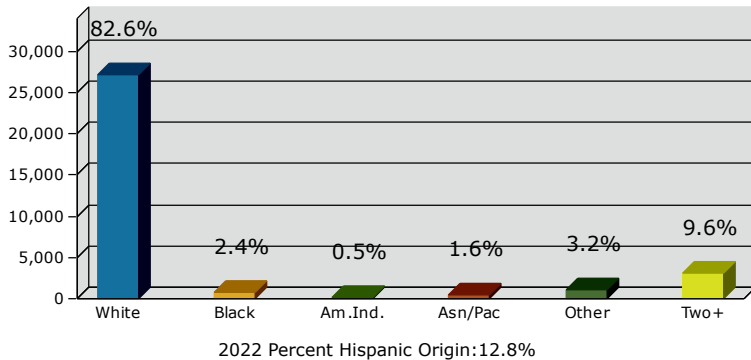
### Household Income



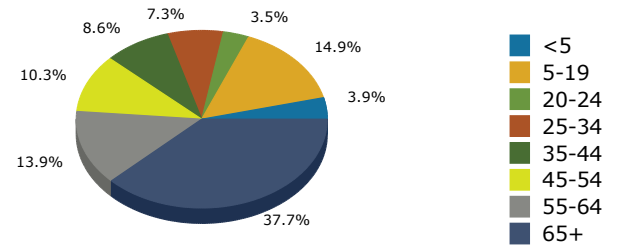
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



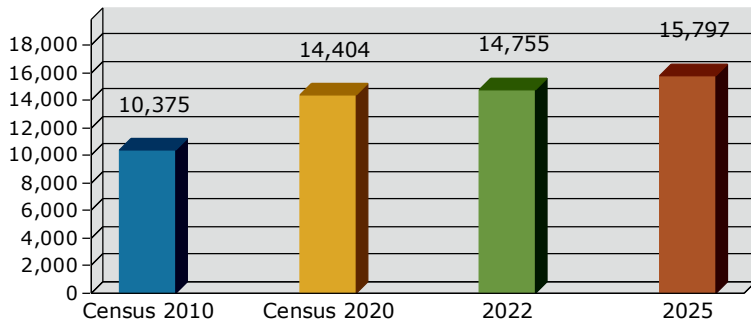
2022 Population by Race



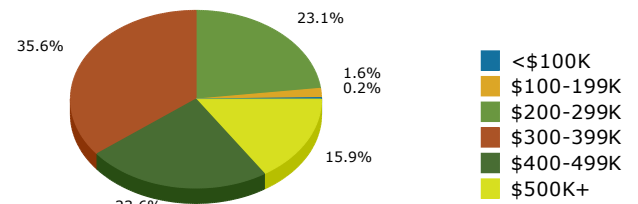
2022 Population by Age



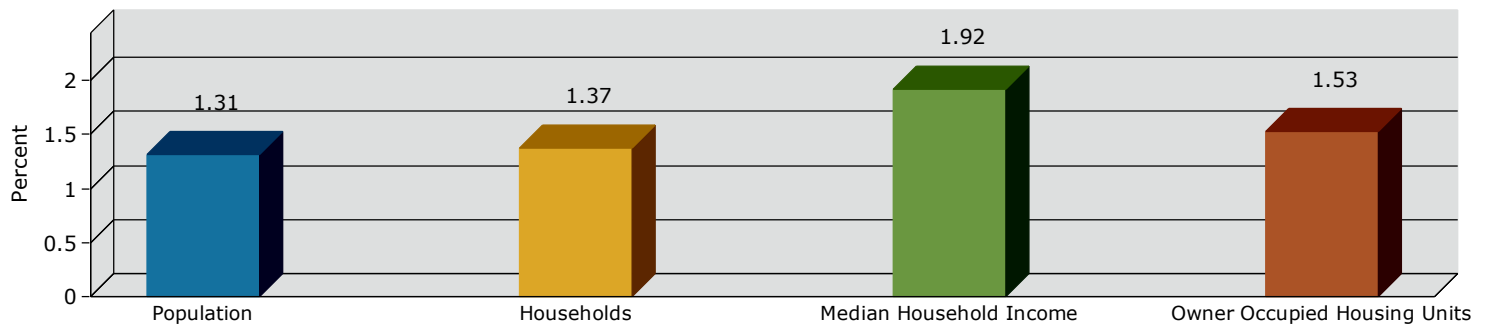
Households



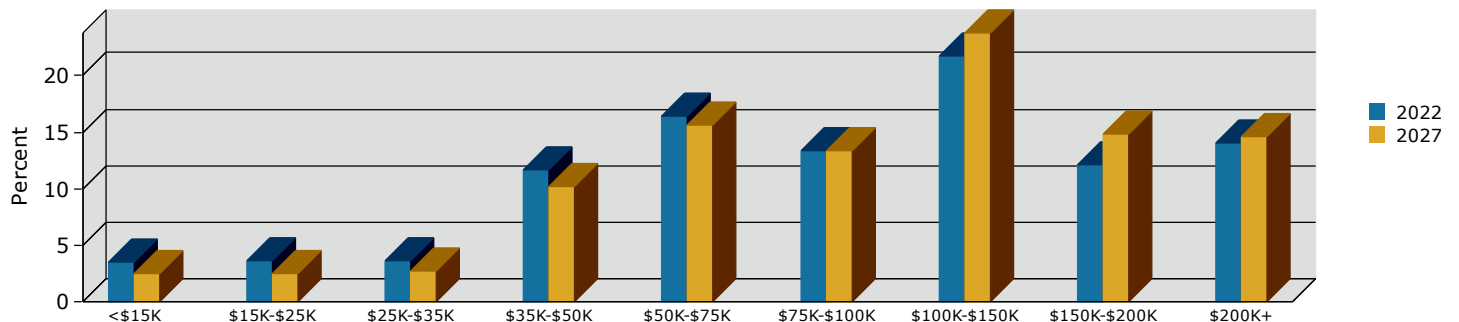
2022 Home Value



2022-2027 Annual Growth Rate



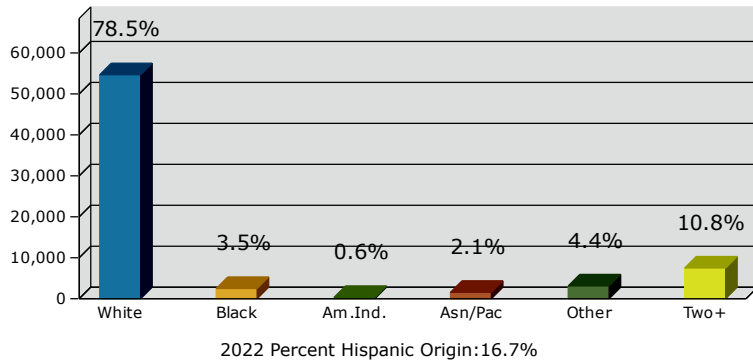
Household Income



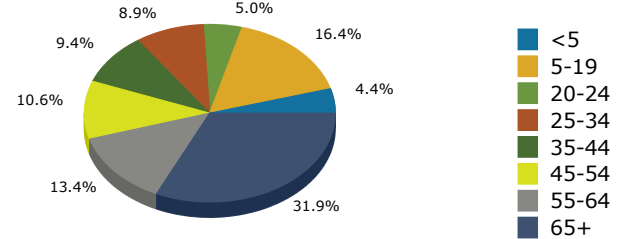
Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

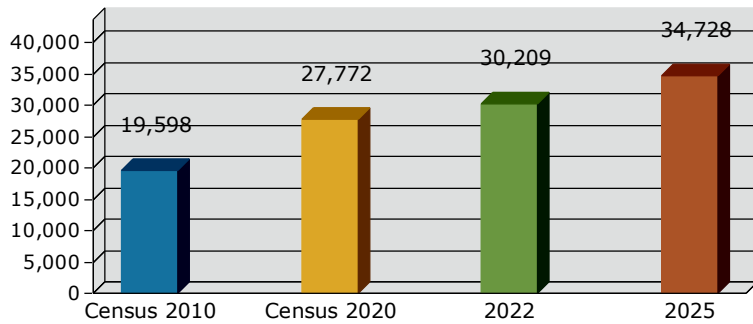
2022 Population by Race



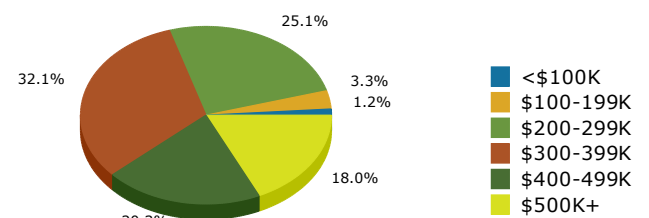
2022 Population by Age



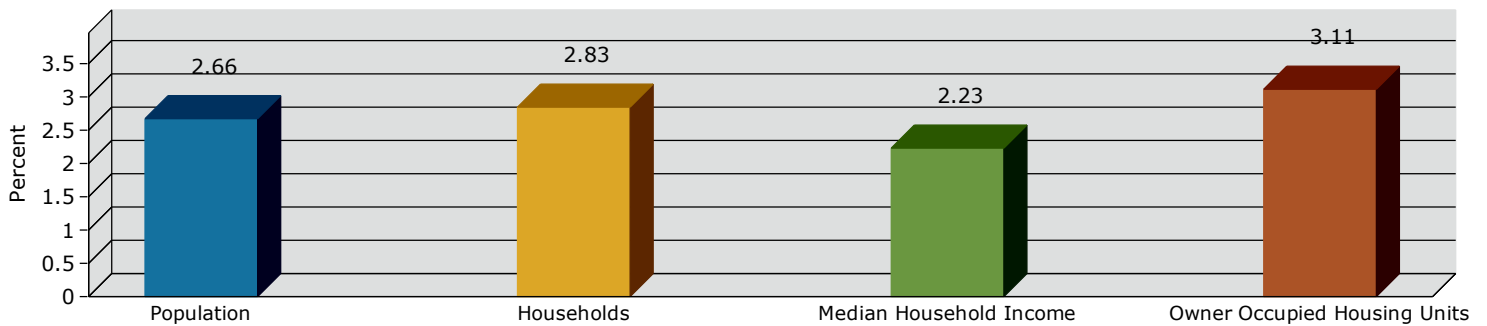
Households



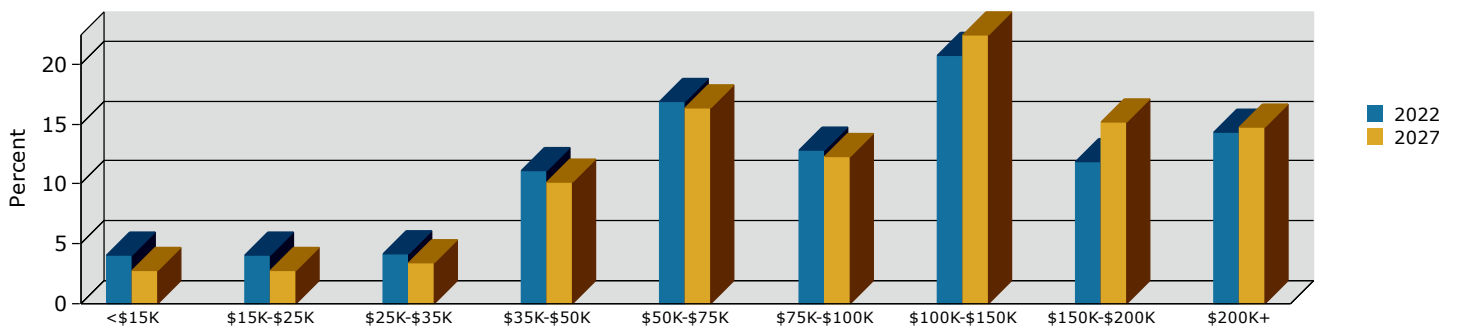
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





## Market Profile

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	2,905	24,371	48,460
2020 Total Population	5,249	32,216	63,506
2020 Group Quarters	48	177	1,865
2022 Total Population	5,554	32,897	69,578
2022 Group Quarters	49	177	1,866
2027 Total Population	5,995	35,115	79,323
2022-2027 Annual Rate	1.54%	1.31%	2.66%
2022 Total Daytime Population	5,294	29,281	66,932
Workers	1,923	8,278	23,750
Residents	3,371	21,003	43,182
<b>Household Summary</b>			
2010 Households	1,090	10,375	19,598
2010 Average Household Size	2.66	2.35	2.35
2020 Total Households	2,217	14,404	27,772
2020 Average Household Size	2.35	2.22	2.22
2022 Households	2,354	14,755	30,209
2022 Average Household Size	2.34	2.22	2.24
2027 Households	2,543	15,797	34,728
2027 Average Household Size	2.34	2.21	2.23
2022-2027 Annual Rate	1.56%	1.37%	2.83%
2010 Families	894	7,869	14,287
2010 Average Family Size	2.96	2.70	2.75
2022 Families	1,901	10,792	21,666
2022 Average Family Size	2.63	2.62	2.67
2027 Families	2,057	11,545	24,938
2027 Average Family Size	2.62	2.61	2.65
2022-2027 Annual Rate	1.59%	1.36%	2.85%
<b>Housing Unit Summary</b>			
2000 Housing Units	432	6,048	12,023
Owner Occupied Housing Units	93.3%	81.9%	73.1%
Renter Occupied Housing Units	2.5%	13.3%	22.3%
Vacant Housing Units	4.2%	4.8%	4.6%
2010 Housing Units	1,143	10,865	20,686
Owner Occupied Housing Units	84.9%	80.9%	74.0%
Renter Occupied Housing Units	10.6%	14.6%	20.8%
Vacant Housing Units	4.6%	4.5%	5.3%
2020 Housing Units	2,381	15,170	29,752
Vacant Housing Units	6.9%	5.0%	6.7%
2022 Housing Units	2,516	15,492	32,462
Owner Occupied Housing Units	77.3%	77.5%	69.8%
Renter Occupied Housing Units	16.3%	17.7%	23.3%
Vacant Housing Units	6.4%	4.8%	6.9%
2027 Housing Units	2,748	16,873	37,647
Owner Occupied Housing Units	77.4%	76.8%	70.1%
Renter Occupied Housing Units	15.1%	16.8%	22.2%
Vacant Housing Units	7.5%	6.4%	7.8%
<b>Median Household Income</b>			
2022	\$104,353	\$94,870	\$92,503
2027	\$114,190	\$104,314	\$103,296
<b>Median Home Value</b>			
2022	\$357,049	\$370,491	\$363,538
2027	\$365,340	\$382,460	\$379,865
<b>Per Capita Income</b>			
2022	\$57,601	\$59,153	\$55,795
2027	\$64,050	\$65,160	\$61,604
<b>Median Age</b>			
2010	43.6	54.1	48.0
2022	45.7	56.2	50.7
2027	47.0	57.3	50.9

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 16, 2023



## Market Profile

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>2022 Households by Income</b>			
Household Income Base	2,354	14,755	30,209
<\$15,000	3.6%	3.5%	4.1%
\$15,000 - \$24,999	2.7%	3.7%	4.1%
\$25,000 - \$34,999	1.9%	3.6%	4.2%
\$35,000 - \$49,999	12.6%	11.7%	11.2%
\$50,000 - \$74,999	11.3%	16.4%	16.9%
\$75,000 - \$99,999	14.6%	13.4%	12.8%
\$100,000 - \$149,999	24.7%	21.7%	20.7%
\$150,000 - \$199,999	12.7%	12.1%	11.8%
\$200,000+	16.0%	14.0%	14.3%
Average Household Income	\$136,625	\$130,405	\$128,606
<b>2027 Households by Income</b>			
Household Income Base	2,543	15,797	34,728
<\$15,000	2.5%	2.5%	2.8%
\$15,000 - \$24,999	1.9%	2.5%	2.8%
\$25,000 - \$34,999	1.4%	2.7%	3.4%
\$35,000 - \$49,999	10.9%	10.2%	10.1%
\$50,000 - \$74,999	9.9%	15.6%	16.3%
\$75,000 - \$99,999	12.3%	13.3%	12.3%
\$100,000 - \$149,999	27.8%	23.8%	22.4%
\$150,000 - \$199,999	16.0%	14.8%	15.2%
\$200,000+	17.1%	14.6%	14.7%
Average Household Income	\$151,795	\$143,160	\$141,085
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	1,944	12,009	22,644
<\$50,000	0.2%	0.1%	0.7%
\$50,000 - \$99,999	0.2%	0.1%	0.5%
\$100,000 - \$149,999	0.1%	0.4%	1.2%
\$150,000 - \$199,999	0.6%	1.2%	2.2%
\$200,000 - \$249,999	4.5%	6.5%	7.9%
\$250,000 - \$299,999	15.5%	16.6%	17.2%
\$300,000 - \$399,999	50.7%	35.6%	32.1%
\$400,000 - \$499,999	14.9%	23.6%	20.3%
\$500,000 - \$749,999	12.4%	15.0%	15.8%
\$750,000 - \$999,999	0.9%	0.8%	1.9%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$384,161	\$396,329	\$395,371
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	2,128	12,956	26,389
<\$50,000	0.0%	0.0%	0.2%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.2%
\$150,000 - \$199,999	0.2%	0.4%	0.8%
\$200,000 - \$249,999	2.7%	4.1%	5.5%
\$250,000 - \$299,999	12.4%	14.3%	15.3%
\$300,000 - \$399,999	53.1%	37.7%	35.1%
\$400,000 - \$499,999	18.2%	27.7%	24.4%
\$500,000 - \$749,999	13.1%	14.9%	16.0%
\$750,000 - \$999,999	0.4%	0.7%	2.3%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$392,911	\$406,366	\$412,650

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 16, 2023





## Market Profile

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	2,905	24,369	48,462
0 - 4	5.4%	4.3%	4.7%
5 - 9	8.4%	5.4%	5.5%
10 - 14	8.6%	5.8%	5.8%
15 - 24	8.1%	7.6%	11.4%
25 - 34	7.3%	6.3%	8.4%
35 - 44	14.3%	9.7%	10.6%
45 - 54	13.9%	12.0%	12.1%
55 - 64	13.4%	15.5%	14.5%
65 - 74	12.0%	19.4%	15.8%
75 - 84	6.0%	11.1%	8.6%
85 +	2.7%	2.7%	2.7%
18 +	73.2%	81.0%	80.4%
<b>2022 Population by Age</b>			
Total	5,554	32,898	69,578
0 - 4	5.0%	3.9%	4.4%
5 - 9	6.4%	4.6%	4.9%
10 - 14	7.5%	5.3%	5.5%
15 - 24	10.2%	8.4%	10.9%
25 - 34	8.0%	7.3%	8.9%
35 - 44	12.0%	8.6%	9.4%
45 - 54	13.0%	10.3%	10.6%
55 - 64	12.9%	13.9%	13.4%
65 - 74	14.4%	20.2%	17.8%
75 - 84	8.1%	13.3%	10.8%
85 +	2.7%	4.2%	3.4%
18 +	76.6%	82.8%	81.8%
<b>2027 Population by Age</b>			
Total	5,995	35,114	79,325
0 - 4	4.9%	3.9%	4.6%
5 - 9	6.2%	4.5%	4.9%
10 - 14	6.6%	4.9%	5.3%
15 - 24	9.7%	7.8%	10.2%
25 - 34	8.9%	7.7%	9.5%
35 - 44	10.7%	8.6%	9.6%
45 - 54	13.5%	10.0%	10.0%
55 - 64	12.4%	12.4%	11.8%
65 - 74	13.4%	18.6%	16.5%
75 - 84	10.4%	16.5%	13.5%
85 +	3.4%	5.1%	4.0%
18 +	78.0%	83.6%	82.0%
<b>2010 Population by Sex</b>			
Males	1,386	11,544	23,420
Females	1,518	12,828	25,041
<b>2022 Population by Sex</b>			
Males	2,651	15,611	33,405
Females	2,903	17,285	36,174
<b>2027 Population by Sex</b>			
Males	2,852	16,618	37,991
Females	3,143	18,497	41,332

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 16, 2023



## Market Profile

Cedar Breaks West Center  
4617-4699 RR-2338, Georgetown, Texas, 78633  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.68529  
Longitude: -97.72088

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	2,905	24,372	48,459
White Alone	93.0%	93.1%	89.2%
Black Alone	1.3%	1.5%	3.0%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	1.4%	1.0%	1.0%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	1.8%	2.1%	4.3%
Two or More Races	1.9%	1.7%	1.9%
Hispanic Origin	10.5%	10.5%	16.1%
Diversity Index	29.6	29.5	41.7
<b>2020 Population by Race/Ethnicity</b>			
Total	5,249	32,216	63,506
White Alone	81.2%	83.2%	79.6%
Black Alone	3.1%	2.4%	3.3%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	1.8%	1.5%	1.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.7%	2.9%	4.0%
Two or More Races	10.5%	9.5%	10.8%
Hispanic Origin	13.5%	12.4%	16.2%
Diversity Index	48.5	45.0	52.8
<b>2022 Population by Race/Ethnicity</b>			
Total	5,555	32,896	69,579
White Alone	80.5%	82.6%	78.5%
Black Alone	3.3%	2.4%	3.5%
American Indian Alone	0.5%	0.5%	0.6%
Asian Alone	1.9%	1.5%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	3.2%	4.4%
Two or More Races	10.7%	9.6%	10.8%
Hispanic Origin	14.1%	12.8%	16.7%
Diversity Index	49.8	46.1	54.5
<b>2027 Population by Race/Ethnicity</b>			
Total	5,995	35,115	79,323
White Alone	79.5%	81.7%	77.2%
Black Alone	3.4%	2.5%	3.7%
American Indian Alone	0.6%	0.6%	0.7%
Asian Alone	2.0%	1.6%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	3.7%	5.1%
Two or More Races	10.9%	9.8%	10.9%
Hispanic Origin	14.6%	13.2%	17.1%
Diversity Index	51.5	47.6	56.1
<b>2010 Population by Relationship and Household Type</b>			
Total	2,904	24,371	48,460
In Households	100.0%	99.9%	94.9%
In Family Households	92.0%	88.2%	82.3%
Householder	30.4%	32.5%	29.4%
Spouse	27.3%	29.1%	25.2%
Child	31.2%	23.3%	24.0%
Other relative	2.2%	2.2%	2.4%
Nonrelative	0.8%	1.0%	1.2%
In Nonfamily Households	8.1%	11.7%	12.6%
In Group Quarters	0.0%	0.1%	5.1%
Institutionalized Population	0.0%	0.0%	3.0%
Noninstitutionalized Population	0.0%	0.1%	2.2%

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2022 Population 25+ by Educational Attainment</b>			
Total	3,939	25,582	51,622
Less than 9th Grade	0.9%	1.3%	2.0%
9th - 12th Grade, No Diploma	1.9%	2.1%	2.4%
High School Graduate	16.7%	15.5%	16.1%
GED/Alternative Credential	1.9%	2.3%	2.9%
Some College, No Degree	19.8%	20.4%	20.2%
Associate Degree	11.4%	8.9%	7.9%
Bachelor's Degree	29.3%	30.3%	30.5%
Graduate/Professional Degree	18.2%	19.3%	18.0%
<b>2022 Population 15+ by Marital Status</b>			
Total	4,503	28,329	59,204
Never Married	18.5%	16.6%	21.4%
Married	63.8%	64.1%	60.1%
Widowed	8.4%	9.7%	7.8%
Divorced	9.2%	9.5%	10.7%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,289	12,439	27,398
Population 16+ Employed	96.2%	96.4%	96.4%
Population 16+ Unemployment rate	3.8%	3.6%	3.6%
Population 16-24 Employed	11.1%	10.5%	12.6%
Population 16-24 Unemployment rate	11.6%	10.1%	7.1%
Population 25-54 Employed	66.1%	57.3%	58.5%
Population 25-54 Unemployment rate	2.0%	2.4%	3.2%
Population 55-64 Employed	17.0%	21.6%	19.8%
Population 55-64 Unemployment rate	6.3%	3.8%	3.3%
Population 65+ Employed	5.8%	10.6%	9.1%
Population 65+ Unemployment rate	1.5%	2.5%	2.7%
<b>2022 Employed Population 16+ by Industry</b>			
Total	2,201	11,995	26,398
Agriculture/Mining	1.3%	2.0%	1.4%
Construction	6.7%	8.1%	7.9%
Manufacturing	4.8%	7.4%	7.6%
Wholesale Trade	2.5%	2.3%	2.2%
Retail Trade	9.6%	9.4%	10.6%
Transportation/Utilities	3.8%	3.9%	4.2%
Information	1.7%	1.6%	1.8%
Finance/Insurance/Real Estate	12.6%	9.5%	8.3%
Services	50.3%	49.4%	49.6%
Public Administration	6.6%	6.5%	6.3%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	2,201	11,995	26,397
White Collar	76.1%	71.4%	69.9%
Management/Business/Financial	19.6%	21.6%	22.1%
Professional	34.2%	28.2%	25.4%
Sales	13.6%	12.1%	11.8%
Administrative Support	8.7%	9.5%	10.6%
Services	12.5%	12.2%	13.9%
Blue Collar	11.4%	16.4%	16.2%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	4.3%	4.4%	4.1%
Installation/Maintenance/Repair	2.0%	2.2%	3.0%
Production	1.7%	3.3%	3.2%
Transportation/Material Moving	3.0%	6.5%	5.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2010 Households by Type</b>			
Total	1,090	10,374	19,598
Households with 1 Person	15.5%	21.7%	23.8%
Households with 2+ People	84.5%	78.3%	76.2%
Family Households	82.0%	75.9%	72.9%
Husband-wife Families	73.8%	67.9%	62.6%
With Related Children	30.2%	17.5%	18.0%
Other Family (No Spouse Present)	8.3%	7.9%	10.3%
Other Family with Male Householder	2.3%	2.0%	2.5%
With Related Children	1.5%	1.2%	1.5%
Other Family with Female Householder	6.1%	5.9%	7.8%
With Related Children	4.3%	3.8%	5.3%
Nonfamily Households	2.5%	2.5%	3.3%
All Households with Children	36.3%	22.6%	25.0%
Multigenerational Households	2.8%	1.8%	2.3%
Unmarried Partner Households	2.8%	2.7%	3.4%
Male-female	2.2%	2.1%	2.8%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	1,093	10,375	19,597
1 Person Household	15.5%	21.7%	23.8%
2 Person Household	42.6%	50.7%	46.7%
3 Person Household	14.7%	11.3%	12.1%
4 Person Household	16.3%	9.8%	10.1%
5 Person Household	7.3%	4.2%	4.5%
6 Person Household	2.3%	1.6%	1.7%
7 + Person Household	1.3%	0.8%	1.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,091	10,374	19,598
Owner Occupied	88.9%	84.7%	78.1%
Owned with a Mortgage/Loan	65.9%	50.9%	48.8%
Owned Free and Clear	23.0%	33.8%	29.3%
Renter Occupied	11.1%	15.3%	21.9%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	116	102	102
Percent of Income for Mortgage	18.0%	20.6%	20.7%
Wealth Index	165	173	156
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,143	10,865	20,686
Housing Units Inside Urbanized Area	96.9%	97.1%	91.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	3.1%	2.9%	8.1%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	2,905	24,371	48,460
Population Inside Urbanized Area	96.0%	96.3%	91.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.9%	3.7%	9.0%

**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:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Workday Drive (4A)	The Elders (9C)	The Elders (9C)
2.	Exurbanites (1E)	Silver & Gold (9A)	Silver & Gold (9A)
3.	Golden Years (9B)	Workday Drive (4A)	Savvy Suburbanites (1D)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$7,087,571	\$42,134,202	\$86,209,744
Average Spent	\$3,010.86	\$2,855.59	\$2,853.78
Spending Potential Index	125	119	118
Education: Total \$	\$6,125,083	\$34,748,095	\$69,790,612
Average Spent	\$2,601.99	\$2,355.00	\$2,310.26
Spending Potential Index	133	120	118
Entertainment/Recreation: Total \$	\$11,035,947	\$66,923,480	\$135,020,202
Average Spent	\$4,688.17	\$4,535.65	\$4,469.54
Spending Potential Index	128	124	122
Food at Home: Total \$	\$17,835,874	\$110,656,752	\$225,095,347
Average Spent	\$7,576.84	\$7,499.61	\$7,451.27
Spending Potential Index	122	121	120
Food Away from Home: Total \$	\$12,667,909	\$76,022,860	\$155,412,880
Average Spent	\$5,381.44	\$5,152.35	\$5,144.59
Spending Potential Index	125	119	119
Health Care: Total \$	\$21,256,018	\$137,116,377	\$274,705,805
Average Spent	\$9,029.74	\$9,292.88	\$9,093.51
Spending Potential Index	127	131	128
HH Furnishings & Equipment: Total \$	\$7,926,696	\$47,954,761	\$96,725,663
Average Spent	\$3,367.33	\$3,250.07	\$3,201.88
Spending Potential Index	131	127	125
Personal Care Products & Services: Total \$	\$3,087,164	\$19,343,726	\$39,035,162
Average Spent	\$1,311.45	\$1,310.99	\$1,292.17
Spending Potential Index	129	129	127
Shelter: Total \$	\$68,908,604	\$412,596,660	\$836,400,462
Average Spent	\$29,272.98	\$27,963.18	\$27,687.13
Spending Potential Index	128	122	121
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,767,171	\$56,520,542	\$111,912,816
Average Spent	\$3,724.37	\$3,830.60	\$3,704.62
Spending Potential Index	137	141	136
Travel: Total \$	\$9,319,425	\$56,431,387	\$112,066,900
Average Spent	\$3,958.97	\$3,824.56	\$3,709.72
Spending Potential Index	138	133	129
Vehicle Maintenance & Repairs: Total \$	\$3,685,068	\$22,960,119	\$46,703,202
Average Spent	\$1,565.45	\$1,556.09	\$1,546.00
Spending Potential Index	124	124	123

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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**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.

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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.