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CAPITAL RETAIL
P R O P E R T I E S



University Commons

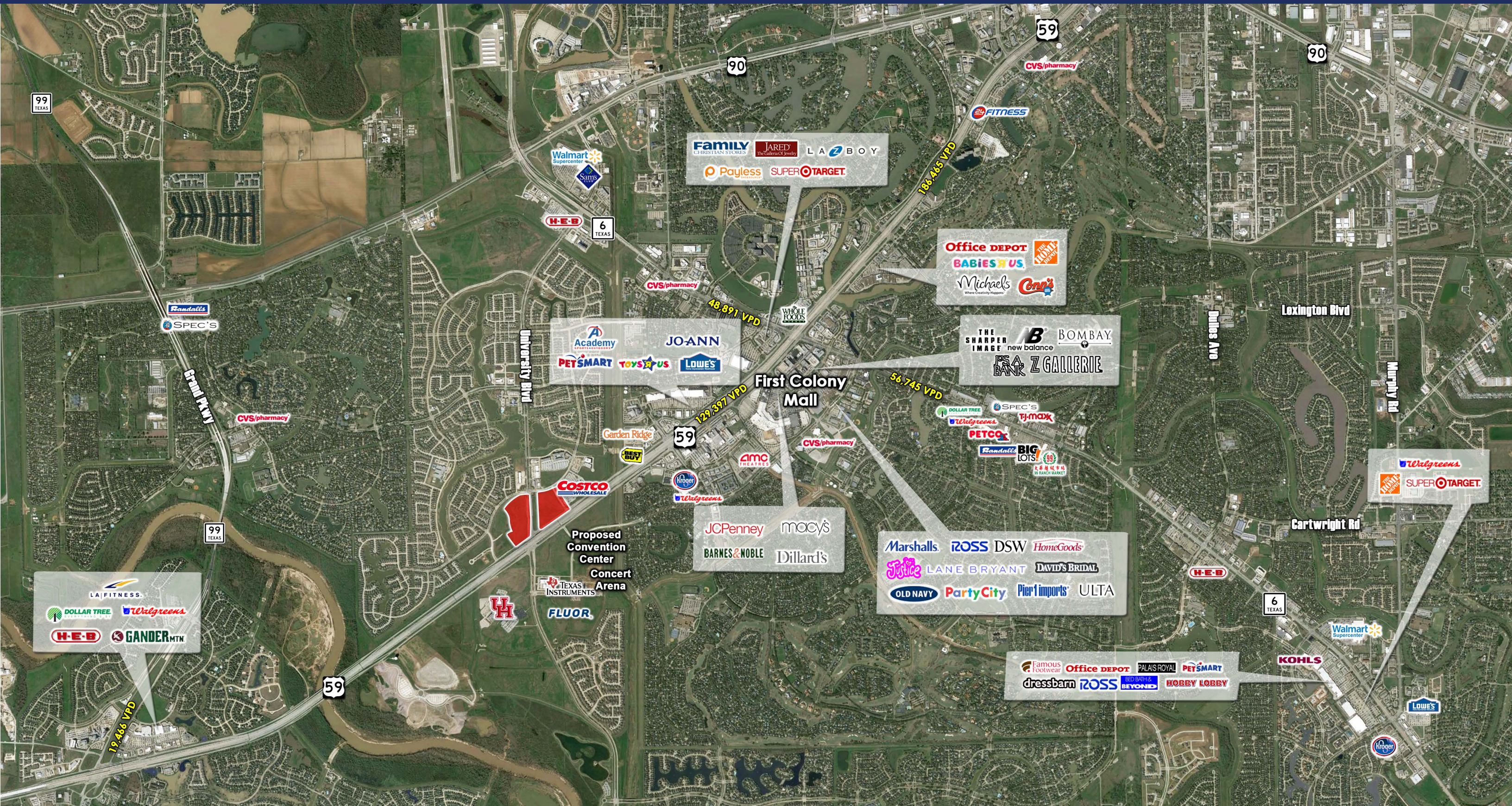
Hwy 59 at University Blvd | Sugar Land, Texas

A Vista Companies Development

Brad Ryan & Geoff Bracken

281-816-6550 | www.capitalretailproperties.com









Summary Profile

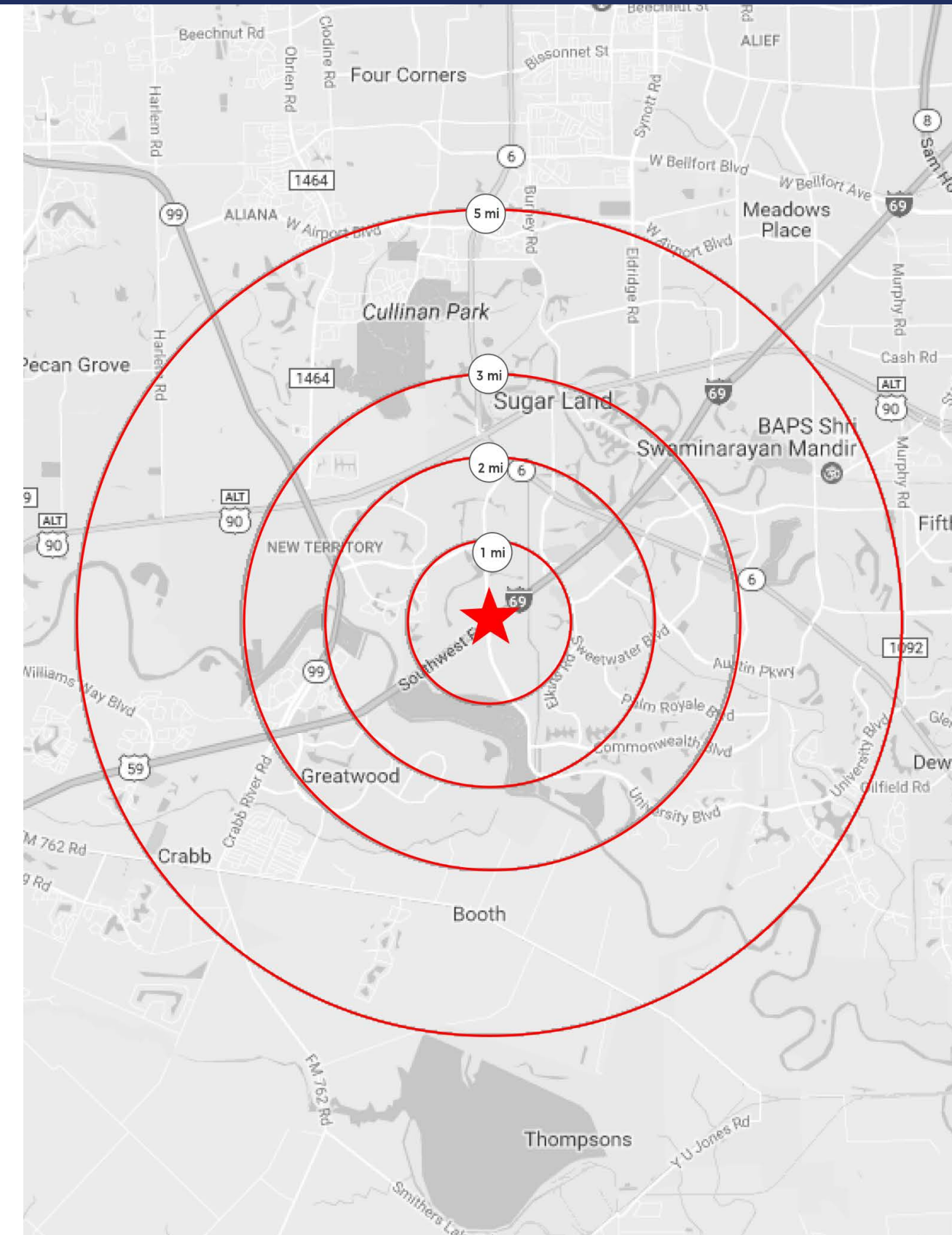
POPULATION
(3 mi Radius, 2016)
75,786

HOUSEHOLDS
(3 mi Radius, 2016)
24,915

INCOME
(3 mi Radius)
2016 Average:
\$151,748

**TOTAL DAYTIME
POPULATION**
(3 mi Radius)
79,427

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION				
2016 Population	7,143	33,114	75,786	180,846
2010 Population	5,451	27,305	64,682	156,545
% Proj Growth 2016 - 2021	19.0%	13.6%	10.0%	7.7%
HOUSEHOLDS				
2016 Households	2,115	10,506	24,915	58,837
Family Households w Children	1,195	5,101	10,715	24,505
Persons Per Household	3.4	3.2	3.0	3.1
DAYTIME POPULATION				
Total Daytime Population	6,170	41,093	79,427	170,403
White Collar Employees	1,241	9,917	17,677	29,218
Blue Collar Employees	1,295	9,428	17,874	39,121
Military	0	0	0	0
Work at Home	245	992	2,348	4,465
Unemployed	89	426	1,074	3,057
Children at Home	366	1,549	3,674	9,324
Retired or Disabled	514	2,808	7,133	16,472
Homemakers	1,167	5,656	11,661	28,226
Students PK - 8th	562	4,915	9,311	21,489
Students 9th - 12th	335	3,574	4,808	10,180
College Students	352	1,798	3,786	8,680
Unknown	5	31	79	172
RACE				
% White	27.2%	38.4%	43.2%	40.8%
% Black	3.6%	5.2%	7.3%	11.5%
% Asian	60.5%	46.5%	37.4%	31.9%
% Hispanic	5.7%	7.2%	9.3%	13.2%
White	1,945	12,699	32,752	73,849
Black	260	1,709	5,498	20,741
Asian	4,322	15,392	28,374	57,659
Hispanic	405	2,401	7,057	23,827
INCOME				
2016 Median Household Income	\$157,956	\$139,517	\$125,292	\$108,325
2016 Average Household Income	\$186,129	\$166,989	\$151,748	\$130,975
2016 Per Capita Income	\$55,196	\$52,952	\$50,525	\$43,773
HIGHEST EDUCATIONAL ATTAINMENT				
Education Base - Age 25+	4,447	21,199	49,142	117,173
Less than 9th Grade	3.0%	2.3%	2.8%	3.5%
Some High School	4.5%	3.9%	3.4%	4.3%
High School or GED	6.7%	9.1%	11.1%	14.0%
Some College	11.2%	14.8%	18.2%	21.2%
Associates Degree	4.1%	4.6%	5.4%	6.1%
Bachelors Degree or Higher	70.5%	65.3%	59.0%	50.9%





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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