

CLICK HERE FOR PROPERTY VIDEO:



AUSTIN #1 PLACE TO LIVE



3-MILE POPULATION:  
139,523 PEOPLE



FILE PHOTO

**EXCLUSIVE OFFERING** | \$6,375,000 — 4.65% CAP

7-ELEVEN, INC. — CORPORATE ABSOLUTE NNN



609 W BRAKER LN, AUSTIN, TX

214.915.8890

**RUSSELL SMITH**  
rsmith@trivanta.com

**BOB MOORHEAD**  
bob@trivanta.com

**Property.** New 3,061± SF building on 1.41± acre site.

**Tenant.** Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 45,000 people. Founded in 1927 and headquartered in Irving, Texas. S&P Rated AA-. Largest chain store operator worldwide with some 66,500 stores, 11,600+ are in North America.

**Lease structure.** New 15-year, corporate absolute NNN with 10% rent increases every 5-years in primary term and option periods, beginning year 11.

**Location.** 7-Eleven is strategically located at the southeast quadrant of Braker Ln. (27,000 VPD) and Lamar Blvd. (39,000 VPD) in Austin, TX. Braker Ln. is a local east-west thoroughfare that serves the north Austin area and connects major highways such as I-35 (168,000 VPD) and US-183 (148,000 VPD). Lamar Blvd. is a north-south retail corridor that provides direct access to downtown Austin. The immediate trade area features high population demographics of nearly 140,000 people within a 3-mile radius. Additionally, site will benefit as it will have curb cut access going both ways on Braker Ln., as well as access traveling north on Lamar Blvd. Notable national credit tenants within the trade area include, HEB, Target, PetSmart, Discount Tire, Big Lots, O'Reilly, Advanced Auto, AutoZone, Pep Boys, Jiffy Lube, Walgreens, CVS, Chili's, Whataburger, McDonald's, and many more. The subject property is located approximately 9-miles from downtown Austin, TX.

**PAGE 1:** COVER

**PAGE 2:** TABLE OF CONTENTS | DISCLAIMER

**PAGE 3:** INVESTMENT | TENANT | LEASE OVERVIEW

**PAGE 4-5:** IN THE NEWS

**PAGE 6-11:** AERIAL PHOTOS

**PAGE 12:** SITE PLAN

**PAGE 13-15:** LOCATION OVERVIEW

**PAGE 16-17:** LOCATION MAPS

**PAGE 18:** DEMOGRAPHICS

**DISCLAIMER**

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 609 W. Braker Ln., Austin, TX the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

609 W BRAKER LN, AUSTIN, TX

PRICE   CAP RATE:	\$6,375,000   4.65%
NET OPERATING INCOME:	\$296,423
BUILDING AREA:	3,061± Square Feet
LAND AREA:	1.41± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	15-Years, Plus (4), 5-Year Options to Extend
Projected Rent Commencement:	July 2019
Projected Lease Expiration:	July 2034
Lease Type:	Corporate Absolute NNN
Rent Increases:	10% Every 5 Years, Beginning Year 11
Annual Rent Yrs 1-10:	\$296,423
Annual Rent Yrs 11-15:	\$326,065
Option 1   Yrs 16-20:	\$358,671
Option 2   Yrs 21-25:	\$394,539
Option 3   Yrs 26-30:	\$433,992
Option 4   Yrs 31-35:	\$477,392
ROFO:	Yes

TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation



**7-ELEVEN | [www.7-eleven.com](http://www.7-eleven.com) | S&P Rating: AA-**

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily operating as a franchise. It is the largest chain store operator with approximately 66,500+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.



7-Eleven Adding More Than 1,100 Stores in \$3.3 Billion Deal

**Korri Kezar – Dallas Business Journal (April 6, 2017)** – Convenience store giant 7-Eleven is tacking on more than 1,100 stores in a \$3.3 billion acquisition, it’s parent company announced Thursday.

Seven & I Holdings, a Japanese company that owns Irving-based 7-Eleven Inc., said its North Texas subsidiary will purchase 1,108 Sunoco LP (NYSE: SUN) stores in 18 states in a transaction expected to close in the second half of the year. Sunoco, which moved its operations to office space at The Shops at Park Lane in Dallas last year, operates roughly 1,350 fuel stations under brand names like Stripes and APlus. Seven & I has also agreed to continue to buy gasoline from Sunoco for 15 years. Sunoco, which is owned by Dallas-based Energy Transfer Equity (NYSE: ETE), distributes fuel to 6,800 convenience stores, independent dealers, commercial customers and other distributors in the U.S.

Last year, Sunoco's retail business posted a revenue decrease from \$8.26 billion to \$7.7 billion. Seven & I attributed the dip to drops in gasoline prices and increases in selling, general and administrative expenses due to opening more stores. The Japanese company said it will work on improving profitability at Sunoco's locations. "By acquiring part of SUN's ... gasoline retail business, 7-Eleven, Inc. will expand its store network and offer greater convenience, while also improving profitability," Seven & I said in a prepared statement.

7-Eleven's 2016 revenues were not disclosed. As of 2013, it was North Texas' largest private company, with sales of \$27.03 billion. With the purchase, 7-Eleven will boast 9,815 stores in the U.S. and Canada. Seven & I said in October it's aiming to grow to 10,000 locations in the two countries by 2019, and 7-Eleven Inc.'s president and CEO Joe DePinto told the DBJ the company will grow to 20,000 by 2029.

"This acquisition supports our growth strategy in key geographic areas including Florida, mid-Atlantic states, Northeast state, and Central Texas," DePinto said in an emailed statement to the Dallas Business Journal. "It also provides 7-Eleven entry into Houston, the fourth largest city in the United States, and a strong presence in Corpus Christi and South Texas." 7-Eleven has been involved in acquisitions since 2006, when it acquired the White Hen Pantry brand for \$35 million. And last year, it acquired 79 convenience stores from San Antonio-based CST Brands for \$408 million.

But DePinto says the company is focusing primarily on organic growth as it expands in North America. This year, it will grow by 300 locations in the U.S. and Canada. Its growth markets include New York, Florida and California, where it can concentrate stores. Texas' growth has also made the state's Interstate 35 corridor an important expansion area. "One, it's extremely business friendly, and two, it's growing so fast," DePinto added. "The whole I-35 corridor is incredible."

On news of the acquisition, shares of Sunoco were trading up more than 22 percent as of 9 a.m. Thursday. As of Wednesday's closing price of \$23.86, the stock is trading down 26 percent over the past 12 months.

Source: Kezar, Korri. "7-Eleven Adding More than 1,100 Stores in \$3.3 Billion Deal." Bizjournals.com, The Business Journals, 6 Apr. 2017, [www.bizjournals.com/dallas/news/2017/04/06/7-eleven-adding-more-than-1-100-stores-in-3-3.html](http://www.bizjournals.com/dallas/news/2017/04/06/7-eleven-adding-more-than-1-100-stores-in-3-3.html).



## 7-Eleven Tops Entrepreneur Magazine’s Franchise 500 List

**Convenient Store News (January 10, 2017)** – Convenience store giant 7-Eleven has been named the country’s top franchisor in *Entrepreneur* magazine’s 38<sup>th</sup> annual Franchise ranking.

The Irving-based c-store retailer has nearly 7,000 franchised and licensed stores among its U.S. – leading total of more than 8,000 stores. 7-Eleven achieved the No. 1 for implementing key tactics, including its retailer initiative program and co-prosperity model, according to the magazine.

“As a franchisor, being recognized as the No. 1 business opportunity by *Entrepreneur* magazine is a tremendous honor,” said 7-Eleven President and CEO Joe DePinto. “In turn, we recognize that our franchise owners are the key to this iconic brand’s success and share this award with them. Together, we have created a winning franchise system and work every day to provide new opportunities to entrepreneurs.”

The key factors that go into *Entrepreneur* magazine’s evaluation include costs and fees, size and growth, support, brand strength, and financial strength and stability. All franchises are given a cumulative score based on more than 150 data points, and the 500 franchises with the highest cumulative scores become the Franchise 500 in ranking order. “Entrepreneurs in every industry must constantly improve and adapt, and our Franchise 500 list is full of success stories,” said Jason Feifer, editor-in-chief, *Entrepreneur*. “No matter what their concept is, these companies — from booming newcomers to established industry dominators — tell us a lot about what it takes to keep up with current trends in the business world.”

7-Eleven created the c-store concept 90 years ago when a Dallas ice dock operator decided to offer milk, eggs, and bread in response to his customers’ needs. The company’s first expansion outside of Texas was in Florida. The retailer entered the franchising arena in 1964 with the acquisition of Speedee Mart, a chain of franchised c-stores in California. Today, 7-Eleven is the largest c-store chain in the world. It operates, franchises or licenses more than 61,000 stores in 18 countries. Nearly 11,000 of those are in North America, with plans to increase its U.S. presence significantly in the coming years, the company stated. Currently, 90 percent of 7-Eleven stores in the U.S. are franchised. According to 7-Eleven, its growth strategy attracts a high-quality, diverse mix of individuals to franchise new and existing stores, and encourages current franchisees to acquire additional stores. The convenience retailer features franchising programs for military veterans along with opportunities for independent c-store owners to convert and operate their stores under the 7-Eleven brand.

“We have aggressive growth goals,” DePinto said. “This is an exciting time for entrepreneurial business owners to join an iconic brand and franchise network.” To streamline the franchising process, 7-Eleven has developed an online application, and franchise candidates can be approved and trained to operate their stores in as little as three to six months. Candidates can visit <http://franchise.7-eleven.com> to apply. “7-Eleven is always looking for new franchisees to serve their communities, including diverse candidates and retired veterans looking for a second career,” said Larry Hughes, 7-Eleven vice president of Franchise Systems. “We welcome enthusiastic entrepreneurs who meet our qualifications to see for themselves why 7-Eleven is the best franchise opportunity,” he added.

Source: “7-Eleven Tops Entrepreneur Magazine’s Franchise 500 List.” CSNews.com, Convenient Store News, 10 Jan. 2017, [www.csnews.com/7-eleven-tops-entrepreneur-magazines-franchise-500-list](http://www.csnews.com/7-eleven-tops-entrepreneur-magazines-franchise-500-list)

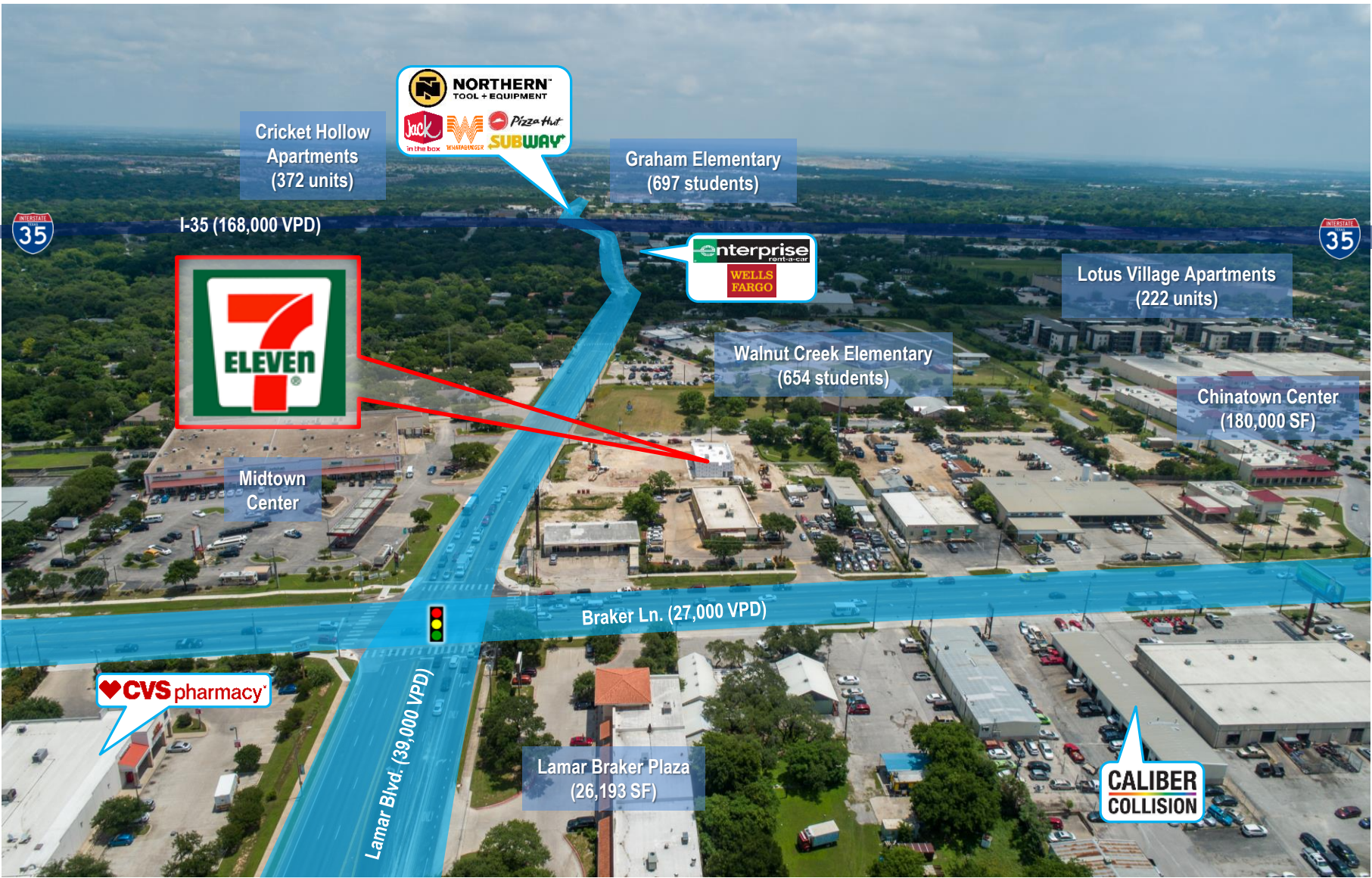


609 W BRAKER LN, AUSTIN, TX





609 W BRAKER LN, AUSTIN, TX





609 W BRAKER LN, AUSTIN, TX





609 W BRAKER LN, AUSTIN, TX





609 W BRAKER LN, AUSTIN, TX

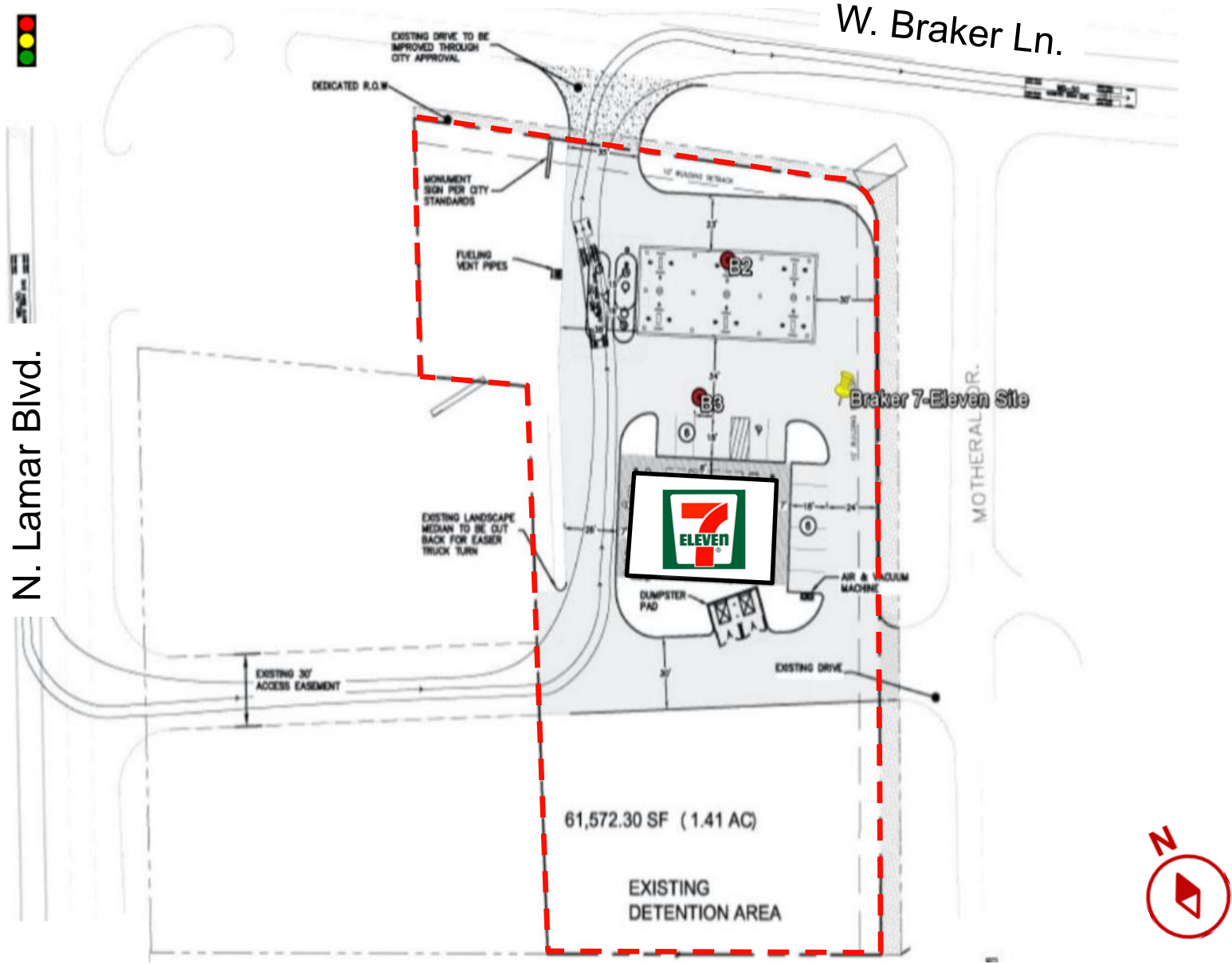




609 W BRAKER LN, AUSTIN, TX



609 W BRAKER LN, AUSTIN, TX







Austin is No. 1 on prestigious U.S. News 'Best Places to Live' ranking

By: Michael Theis | Austin Business Journal

**Austin, TX – February 7, 2017** – Austin is the best place to live in the United States, according to U.S. News and World Report. After ranking No. 2 a year earlier, the Texas capital took the top spot in the magazine's 2017 edition of its Best Places to Live in the U.S. list, which ranks major metro areas on a number of factors including unemployment, annual household income, cost of living, education, health care and migration.

Austin's high score is due to its booming population growth as well as a strong showing in U.S. News' desirability survey, which asked 2,000 internet users where in the U.S. they would prefer to live. Over the past five years, Austin has averaged annual population growth of about 3 percent. Further, in 2016 the regional population estimate increased above 2 million people, according to the U.S. Census Bureau.

Putting Austin over the top this year was growth in the region's median salary and the continued improvement in the regional unemployment rate, which has hovered at around 3 percent for the past 12 months.

Austin scores highly on other livability rankings trotted out by city boosters. According to economic indicators tracked by the Federal Reserve Bank of Dallas, Austin's economic growth reached its post-recession peak in early 2015. Since then, the economy has continued to grow.

"We celebrate what we're doing right to be ranked first, recognizing it also highlights the accompanying affordability, equity and mobility challenges that our city faces," Mayor Steve Adler said in a statement. "Inherent in that ranking is the strength to manage growth so we can preserve Austin's special spirit."

The authors of the U.S. News list say the rankings are intended to help people better decide where to relocate. The rankings are based on a weighted index that mixes the U.S. Census Bureau's socio-economic stats, the FBI's crime statistics and the Department of Labor's wage and economic data with proprietary data, such as polling on market desirability.

Source: Theis, Michael. "Austin is No. 1 on prestigious U.S. News 'Best Places to Live' ranking." Bizjournals.com. N.p., n.d. Web. 24 Feb. 2017. <<http://www.bizjournals.com/austin/news/2017/02/06/austin-is-no-1-on-prestigious-u-s-news-best-places.html>>.

CLICK HERE FOR PROPERTY VIDEO: 



**IMMEDIATE TRADE AREA**

7-Eleven is strategically located at the southeast quadrant of Braker Ln. (27,000 VPD) and Lamar Blvd. (39,000 VPD) in Austin, TX. Braker Ln. is a local east-west thoroughfare that serves the north Austin area and connects major highways such as I-35 (168,000 VPD) and US-183 (148,000 VPD). Lamar Blvd. is a north-south retail corridor that provides direct access to downtown Austin. The immediate trade area features high population demographics of nearly 140,000 people within a 3-mile radius. Additionally, site will benefit as it will have curb cut access going both ways on Braker Ln., as well as access traveling north on Lamar Blvd. The subject property is located approximately 9-miles from downtown Austin, TX.

Notable national credit tenants within the trade area include, HEB, Target, PetSmart, Discount Tire, Big Lots, O'Reilly, Advanced Auto, AutoZone, Pep Boys, Jiffy Lube, Aaron's, Kelly-Moore Paints, Walgreens, CVS, Chili's, Olive Garden, Dollar General, Family Dollar, Whataburger, McDonald's, Jack in the Box, WingStop, Popeyes, Sonic, Taco Bell, Wendy's, Culvers, Dominos, Subway, and many more.

**AUSTIN, TX**

Austin is the capital of Texas and the seat of Travis County. Austin has a population of 786,386 and is the cultural and economic center of the Austin–Round Rock–San Marcos MSA. The city is located in Central Texas on the eastern edge of the American Southwest, and is the 4<sup>th</sup> largest city in Texas and the 15<sup>th</sup> most populous city in the United States. From 2000 to 2006, Austin was the 3<sup>rd</sup> fastest growing city in the nation.

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. The region's rapid growth has led Forbes to rank the Austin metropolitan area #1 among all big cities for jobs for 2012 in their annual survey. High-tech companies with operations in Austin include Nvidia, 3M, Apple, Hewlett-Packard, Google, AMD, Applied Materials, Cirrus Logic, Cisco Systems, Flextronics, eBay/PayPal, Bioware, Blizzard Entertainment, Hoover's, Intel Corporation, National Instruments, Samsung Group, Buffalo Technology, Silicon Laboratories, Xerox, Oracle, Hostgator, HomeAway, and United Devices.

Austin is home to the University of Texas at Austin (UT), the flagship institution of the University of Texas System with over 38,000 undergraduate students and 12,000 graduate students. The university consistently ranks consistently among the top 50 "National Universities" by U.S. News and World Report. UT has annual research expenditures of over \$640 million and has the highest-ranked business, engineering, and law programs of any university in the state of Texas. Other institutions of higher learning in Austin include Concordia University, St. Edward's University, Seminary of the Southwest, Acton School of Business, Austin Graduate School of Theology, Art Institute of Austin, and Austin Conservatory.





**AUSTIN-ROUND ROCK-SAN MARCOS METROPOLITAN AREA**

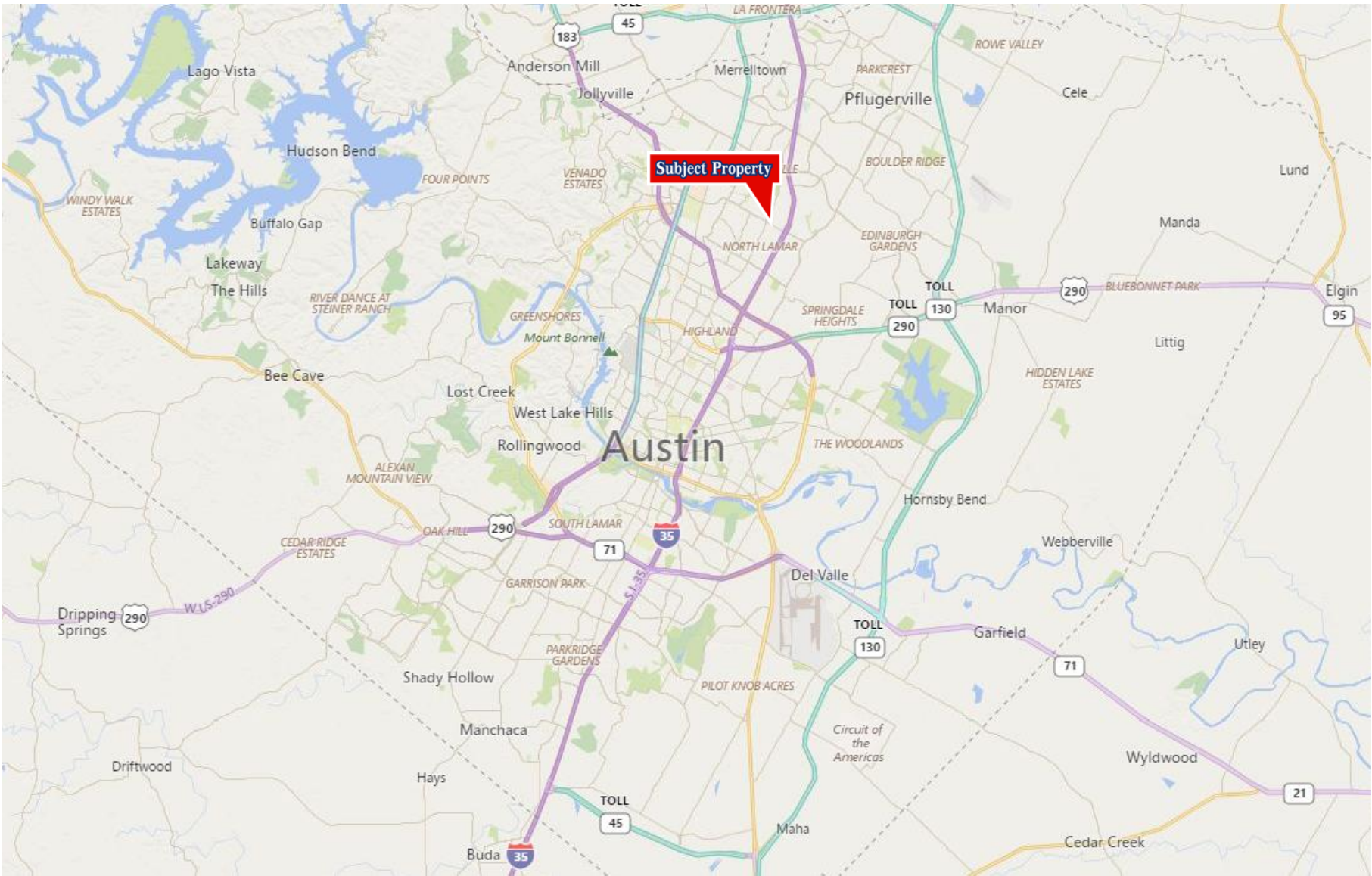
The Austin–Round Rock–San Marcos Metropolitan Statistical Area (MSA) is also referred to as Central Texas or Greater Austin, and consists of 5 counties. The Austin–Round Rock–San Marcos (MSA) has a population of over almost two million people, making it one of the 5 fastest-growing metro areas in the nation and the 35th-largest MSA in the United States.

Austin is the capital of Texas and the seat of Travis County. Austin proper has a population of 912,791 and is the cultural and economic center of the Austin–Round Rock–San Marcos MSA. The Austin–Round Rock–San Marcos MSA had a Gross Domestic Product of \$98.6 billion in 2013, the 16<sup>th</sup> largest GDP per capita.. The city is located in Central Texas on the eastern edge of the American Southwest, and is the 4th largest city in Texas as well as the 11th most populous city in the United States. Austin is home to the University of Texas at Austin (UT), the flagship institution of the University of Texas System with over 50,000 undergraduate students and graduate students and over 24,000 faculty and staff. The university consistently ranks consistently among the top 50 "National Universities" by U.S. News and World Report. UT has annual research expenditures of over \$640 million and has the highest-ranked business, engineering, and law programs of any university in the state of Texas. According to Travel & Leisure Magazine Austin ranks No. 1 on the list of cities with the best people, referring to the personalities and attributes of the citizens. Austin was voted America's #1 College Town by the Travel Channel.

Each year thousands of from the engineering and computer science programs at The University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is considered to be a major center for high-tech businesses, in fact it is globally recognized for its high-tech economy and quality of life. Austin's largest employers include Dell, the U.S. Federal Government, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, Texas State University–San Marcos, The University of Texas, 3M, Apple Inc., Hewlett-Packard, Google, Cisco Systems, eBay/PayPal, Blizzard Entertainment, Hoover's, Intel Corporation, National Instruments, and Samsung Group. The proliferation of technology companies has led to the region's nickname, "The Silicon Hills", and spurred development that greatly expanded the city. Central Texas is also emerging as a hub for pharmaceutical and biotechnology companies. About 85 companies from this industry are based in Austin. The city was ranked by the Milken Institute as the #12 biotech and life science center in the United States.

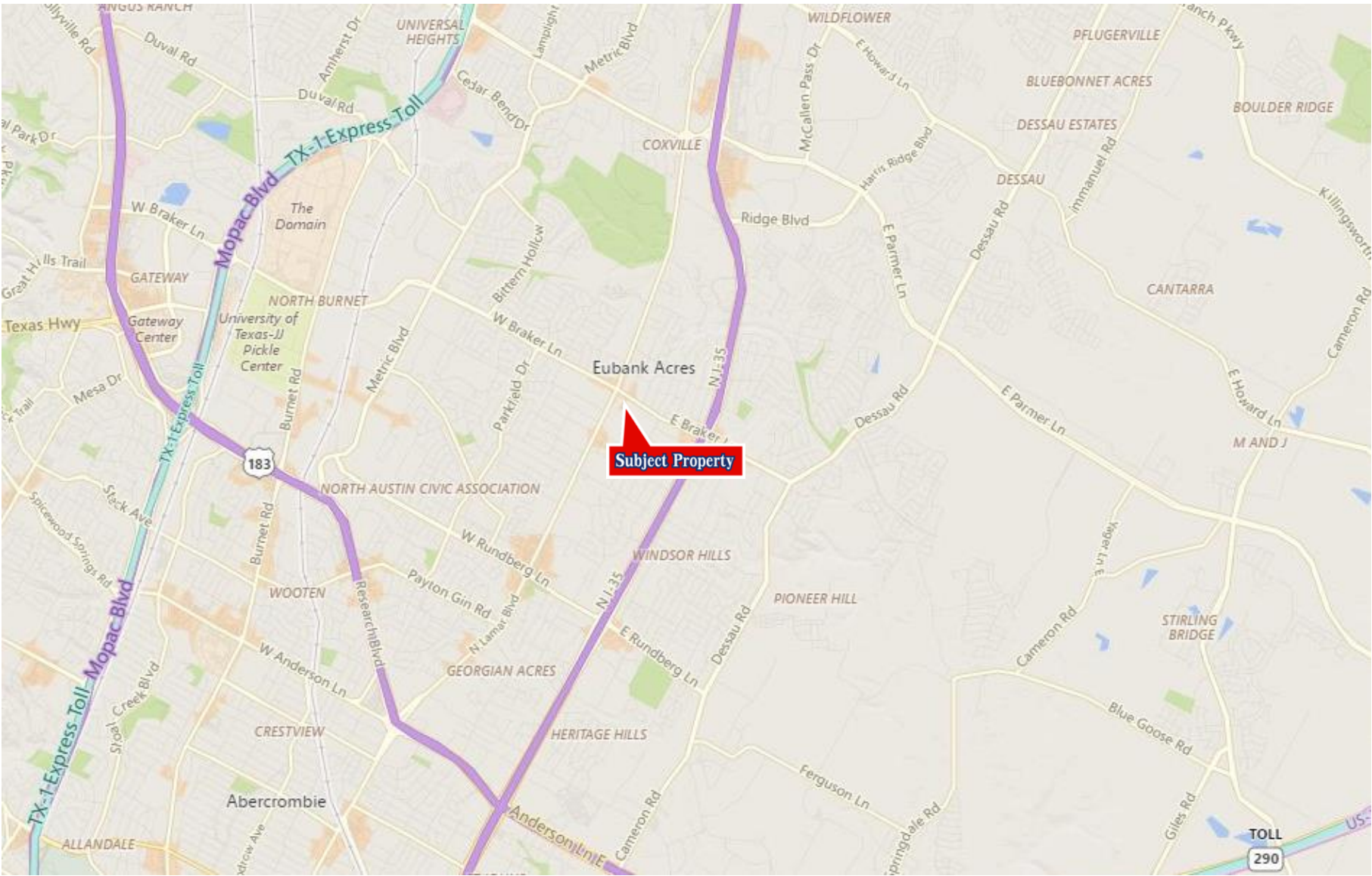
The Greater Austin area is home to many companies, including the headquarters of four Fortune 500 corporations: Whole Foods Market, Freescale Semiconductor, Forestar Group, and Dell. Austin's largest employers include Austin I.S.D., the City of Austin, Dell, the federal government, Freescale Semiconductor, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, the State of Texas, Texas State University at San Marcos, and The University of Texas. In 2010, 43% of adults in the City of Austin held college degrees, 4<sup>th</sup> place among the 77 largest cities in the U.S.

609 W BRAKER LN, AUSTIN, TX





609 W BRAKER LN, AUSTIN, TX



609 W BRAKER LN, AUSTIN, TX

609 W Braker Ln				
Austin, TX 78753				
		1 mi radius	2 mi radius	3 mi radius
POPULATION	2018 Estimated Population	15,654	77,712	139,523
	2023 Projected Population	16,825	83,378	150,822
	2010 Census Population	13,836	66,837	115,721
	2000 Census Population	12,724	60,422	101,826
	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	1.3%	1.6%	2.1%
HOUSEHOLDS	2018 Estimated Households	5,724	29,215	56,243
	2023 Projected Households	6,343	32,350	62,323
	2010 Census Households	5,012	24,801	45,153
	2000 Census Households	4,778	23,756	41,226
	Projected Annual Growth 2018 to 2023	2.2%	2.1%	2.2%
	Historical Annual Growth 2000 to 2018	1.1%	1.3%	2.0%
AGE	2018 Est. Population Under 10 Years	14.0%	14.6%	14.3%
	2018 Est. Population 10 to 19 Years	11.6%	12.0%	11.6%
	2018 Est. Population 20 to 29 Years	14.8%	17.7%	18.4%
	2018 Est. Population 30 to 44 Years	24.6%	25.8%	26.5%
	2018 Est. Population 45 to 59 Years	19.2%	17.1%	17.0%
	2018 Est. Population 60 to 74 Years	11.9%	9.6%	9.3%
	2018 Est. Population 75 Years or Over	3.9%	3.2%	2.9%
	2018 Est. Median Age	34.7	32.3	32.0
MARITAL STATUS & GENDER	2018 Est. Male Population	51.8%	52.1%	51.8%
	2018 Est. Female Population	48.2%	47.9%	48.2%
	2018 Est. Never Married	38.8%	42.6%	43.1%
	2018 Est. Now Married	39.1%	33.5%	33.2%
	2018 Est. Separated or Divorced	17.9%	20.4%	20.5%
	2018 Est. Widowed	4.2%	3.6%	3.2%
INCOME	2018 Est. HH Income \$200,000 or More	4.0%	3.9%	4.2%
	2018 Est. HH Income \$150,000 to \$199,999	5.0%	4.4%	4.8%
	2018 Est. HH Income \$100,000 to \$149,999	14.9%	11.7%	12.2%
	2018 Est. HH Income \$75,000 to \$99,999	12.7%	11.4%	11.7%
	2018 Est. HH Income \$50,000 to \$74,999	18.6%	20.0%	20.9%
	2018 Est. HH Income \$35,000 to \$49,999	14.8%	16.4%	15.8%
	2018 Est. HH Income \$25,000 to \$34,999	13.4%	11.6%	10.2%
	2018 Est. HH Income \$15,000 to \$24,999	9.2%	11.0%	10.5%
	2018 Est. HH Income Under \$15,000	7.3%	9.6%	9.6%
	2018 Est. Average Household Income	\$73,420	\$70,529	\$68,904
	2018 Est. Median Household Income	\$61,181	\$53,734	\$55,428
	2018 Est. Per Capita Income	\$26,859	\$26,552	\$27,801
	2018 Est. Total Businesses	736	2,139	5,917
	2018 Est. Total Employees	6,490	30,769	80,415

609 W Braker Ln				
Austin, TX 78753				
		1 mi radius	2 mi radius	3 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	12,357	60,825	110,122
	2018 Est. Civilian Employed	69.6%	72.1%	73.9%
	2018 Est. Civilian Unemployed	2.1%	2.0%	1.9%
	2018 Est. in Armed Forces	-	0.1%	0.1%
	2018 Est. not in Labor Force	28.3%	25.8%	24.1%
	2018 Labor Force Males	51.5%	52.2%	51.9%
	2018 Labor Force Females	48.5%	47.8%	48.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	8,623	43,813	82,407
	2010 Mgmt, Business, & Financial Operations	15.5%	14.1%	15.0%
	2010 Professional, Related	19.3%	18.8%	21.0%
	2010 Service	19.7%	20.8%	19.5%
	2010 Sales, Office	20.5%	20.7%	21.6%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	15.6%	16.7%	14.5%
	2010 Production, Transport, Material Moving	9.4%	8.8%	8.2%
	2010 White Collar Workers	55.3%	53.6%	57.7%
TRANSPORTATION TO WORK	2010 Blue Collar Workers	44.7%	46.4%	42.3%
	2010 Drive to Work Alone	73.5%	71.0%	71.7%
	2010 Drive to Work in Carpool	12.1%	16.5%	15.4%
	2010 Travel to Work by Public Transportation	4.3%	3.9%	3.8%
	2010 Drive to Work on Motorcycle	0.7%	0.3%	0.2%
	2010 Walk or Bicycle to Work	1.4%	2.1%	1.9%
	2010 Other Means	0.8%	1.2%	1.3%
TRAVEL TIME	2010 Work at Home	7.2%	5.0%	5.6%
	2010 Travel to Work in 14 Minutes or Less	17.2%	21.6%	23.4%
	2010 Travel to Work in 15 to 29 Minutes	46.0%	45.4%	45.9%
	2010 Travel to Work in 30 to 59 Minutes	30.5%	29.8%	29.9%
	2010 Travel to Work in 60 Minutes or More	4.7%	4.9%	5.4%
CONSUMER EXPENDITURE	2010 Average Travel Time to Work	21.7	21.7	21.6
	2018 Est. Total Household Expenditure	\$325 M	\$1.61 B	\$3.05 B
	2018 Est. Apparel	\$11.4 M	\$56.5 M	\$107 M
	2018 Est. Contributions, Gifts	\$21.6 M	\$105 M	\$201 M
	2018 Est. Education, Reading	\$12.5 M	\$61.2 M	\$117 M
	2018 Est. Entertainment	\$18.2 M	\$89.7 M	\$170 M
	2018 Est. Food, Beverages, Tobacco	\$50.0 M	\$250 M	\$472 M
	2018 Est. Furnishings, Equipment	\$11.1 M	\$54.3 M	\$103 M
	2018 Est. Health Care, Insurance	\$28.4 M	\$142 M	\$268 M
	2018 Est. Household Operations, Shelter, Utilities	\$100 M	\$499 M	\$944 M
	2018 Est. Miscellaneous Expenses	\$4.80 M	\$24.0 M	\$45.5 M
	2018 Est. Personal Care	\$4.22 M	\$21.0 M	\$39.8 M
	2018 Est. Transportation	\$62.0 M	\$307 M	\$581 M





**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about  
 brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore 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 honestly.

### **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 a buyer's agent must disclose to the buyer 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; and
- (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)