



AVG HH INCOME: \$112,000

800% POPULATION
INCREASE SINCE 2000

POTENTIALLY ELIGIBLE FOR BONUS OR
ACCELERATED DEPRECIATION

CLICK HERE FOR PROPERTY VIDEO:



SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$3,624,000 – 5.00% CAP

7-ELEVEN, INC. – CORPORATE NNN



TX-78 & STATE HWY 205, LAVON, TX

214.915.8890

RUSSELL SMITH
rsmith@trivanta.com

BOB MOORHEAD
bob@trivanta.com

Property. New 3,010± SF building on 1.11± acre site.

Tenant. Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 54,000 people. Founded in 1927 and headquartered in Irving, Texas. S&P Rated AA-. Largest chain store in the convenience retailing industry worldwide with some 65,000 stores, 11,600+ are in North America.

Lease structure. New 15-year, corporate modified NNN lease with 10% rent increases every 5-years after year 10 in primary term and option periods.

Location. 7-Eleven is strategically located at the northeast corner of TX-78 (27,000 VPD) & State Hwy. 205 (12,000 VPD), in Lavon, TX. TX-78 is a state highway in the DFW metroplex that runs southwest into I-30 (80,000 VPD) & I-635 (182,000 VPD), northeast into Hwy. 380 (32,000 VPD), then continues to Oklahoma. Hwy. 205 travels south from TX-78, running directly into I-30 and continuing until U.S. 80 (26,000 VPD). 7-Eleven will benefit from its proximity to Lake Ray Hubbard & Lake Lavon, two freshwater reservoirs that provide recreational activities such as boating, fishing, sailing, with excellent access from I-30, TX-78 and Hwy. 380. The immediate trade area features average household incomes of over \$112,000 within a mile radius. National credit tenants in the area include Walmart, AutoZone, O'Reilly, CVS, Walgreens, Starbucks and more. 7-Eleven is located approx. 30-miles from downtown Dallas, TX, and 60-miles from downtown Fort Worth, TX.

PAGE 1: COVER

PAGE 2: TABLE OF CONTENTS | DISCLAIMER

PAGE 3: INVESTMENT | TENANT | LEASE OVERVIEW

PAGE 4: IN THE NEWS

PAGE 5-9: AERIAL PHOTOS

PAGE 10: SITE PLAN

PAGE 11: PROPERTY PHOTOS

PAGE 12-15: 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 TX-78 & State Hwy. 205, Lavon, 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.

TX-78 & STATE HWY 205, LAVON, TX

PRICE CAP RATE:	\$3,624,000 5.00%
NET OPERATING INCOME:	\$181,200
BUILDING AREA:	3,010± Square Feet
LAND AREA:	1.11± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	Structure *
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

* 10-Year Structural Warranty

LEASE OVERVIEW

Lease Term:	15-Years, Plus (4), 5-Year Options to Extend
Projected Rent Commencement:	January 2019
Projected Lease Expiration:	January 2034
Lease Type:	Modified NNN
Rent Increases:	10% Every 5 Years, Beginning Year 11
Annual Rent Yrs 1-10:	\$181,200
Annual Rent Yrs 11-15:	\$199,320 (10%)
Option 1 Yrs 16-20:	\$219,252 (10%)
Option 2 Yrs 21-25:	\$241,176 (10%)
Option 3 Yrs 26-30:	\$265,293 (10%)
Option 4 Yrs 31-35:	\$291,822 (10%)
ROFO to Purchase:	Yes

TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation



7-ELEVEN | 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 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen 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.



CLICK HERE FOR ARTICLE :

Positioning 7-Eleven for the Future

President and CEO Joe DePinto shares with Convenience Store Decisions how a customer-obsessed culture is propelling the world’s largest convenience retailer forward.

David Bennet – Convenience Store Decisions (October 12, 2018) – For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company’s launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many “firsts.” The biggest, of course, occurred in 1927. Convenience retailing got its start when employee “Uncle Johnny” Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

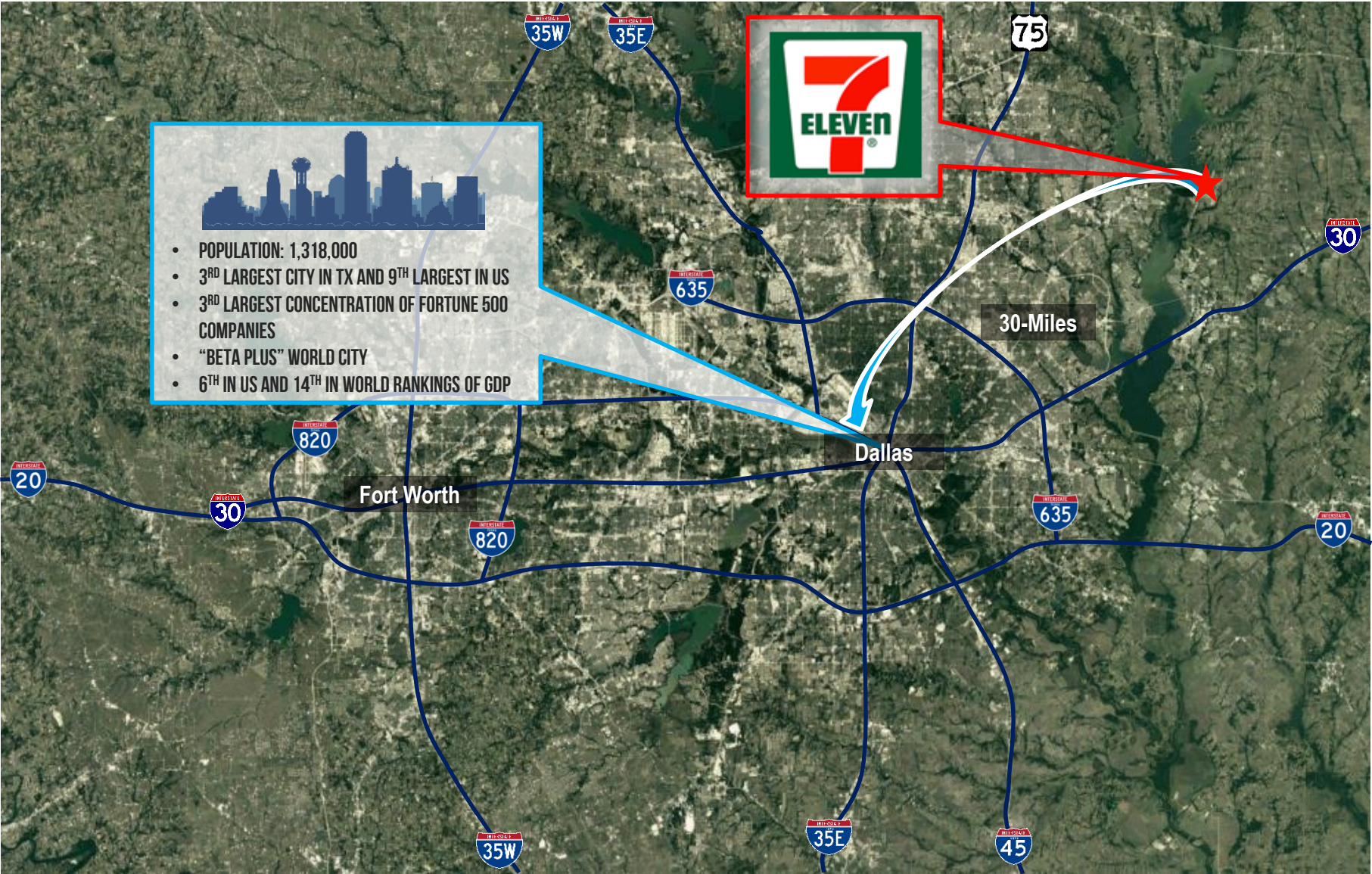
The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world. President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they’re doing to meet consumer demand. How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.

“The consumer is changing as fast as I’ve ever seen,” DePinto said. “Product life cycles are a lot shorter. (Consumers) are much more demanding and discerning. They have instant information about products and locations from their smart devices. They can look at Yelp reviews. That is creating this wave of change. “The best retailers are going to recognize this change, listen to the customer and make the changes customers want,” DePinto added. “That is exactly what we are doing. That’s how 7-Eleven is going to win.”

For a large corporation like 7-Eleven, nimbleness and flexibility are key and can be challenging in a marketplace punctuated by declining disposable income of low- and lower-income Americans, the encroachment of dollar stores and aggressive quick-service restaurants (QSRs), and the growth of e-commerce, DePinto said. “There has been a buzz about retail channels blurring,” DePinto said. “In my opinion, there are no more channels. I think the customer is deciding and they are looking for—particularly the low-income consumer—quality at a strong value. The message I have is: We need to recognize that, and certainly our supplier partners need to recognize that we need products at a fair cost, so we can compete in a changing world...”

TX-78 & STATE HWY 205, LAVON, TX



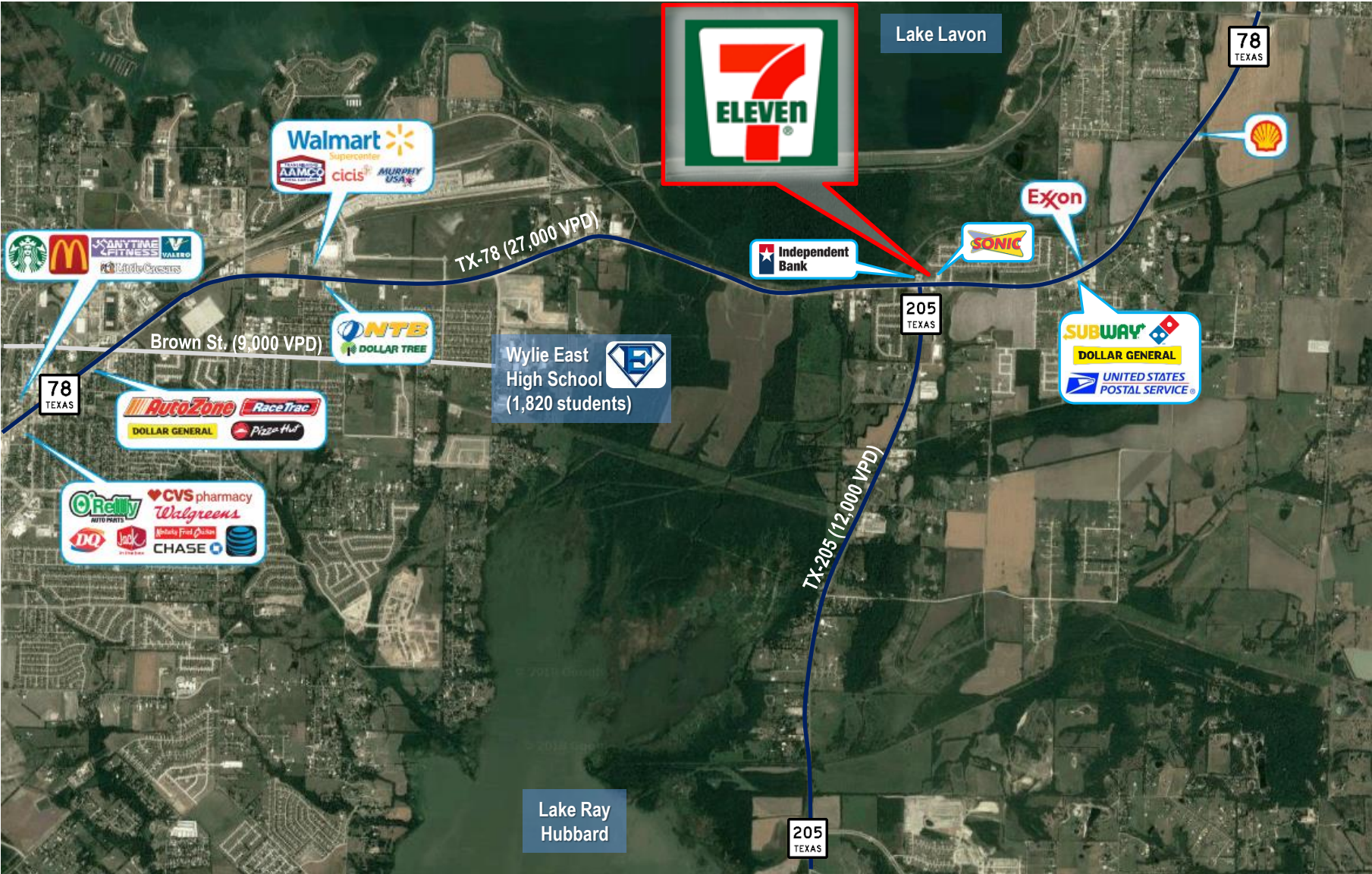
TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX



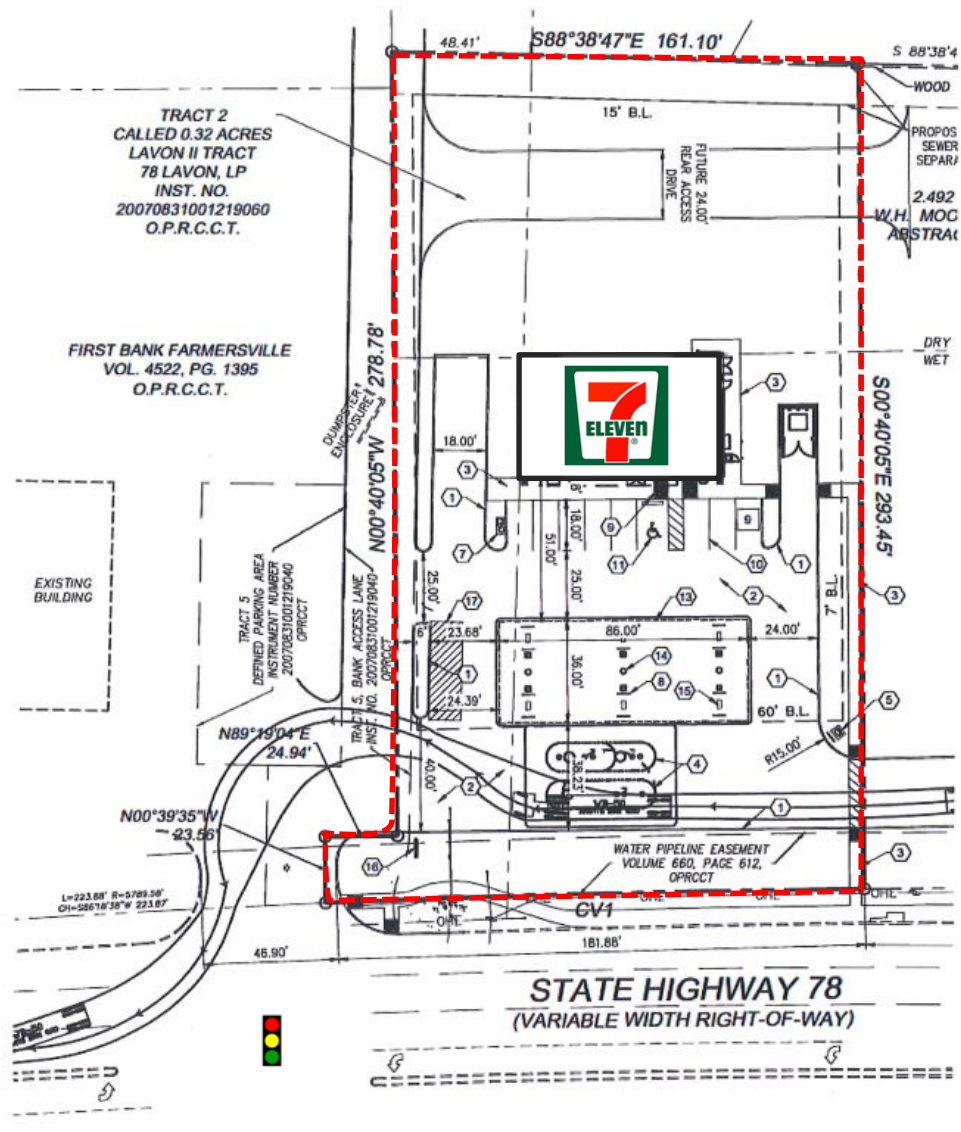
TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX

CLICK HERE FOR ARTICLE



SH-205: Time For An Upgrade

State Highway 205, from North of John King Boulevard to State Highway 78 in Collin County, will be under construction in the near future to be widened from a two-lane highway, to a four-lane highway.

Starting at SH 78, SH 205 will be getting a facelift. The State Highway will transformed from original two-lane identity, to a much more traffic friendly four-lane highway that will allow more commuters to travel the route more effectively and frequently. SH 78, where SH 205 construction's will start, recently had an upgrade and is now a six-lane highway.

This redevelopment is a direct result from the above average population growth happening in Rockwall county and Collin county. These two counties are some of the fastest growing counties not only in the state of Texas, but the entire country. Collin County has experienced a 22.98% growth rate since 2000, and Rockwall County isn't far behind in expansion rate with it experiencing a 22.67% growth rate over the same span. ([Article Link](#)).



TX-78 & STATE HWY 205, LAVON, TX



IMMEDIATE TRADE AREA

7-Eleven is strategically located at the northeast corner of TX-78 (27,000 VPD) & State Hwy. 205 (12,000 VPD), in Lavon, TX. TX-78 is a state highway in the DFW metroplex that runs southwest into I-30 (80,000 VPD) & I-635 (182,000 VPD), and northeast into Hwy. 380 (32,000 VPD), and continues to Oklahoma. State Hwy. 205 travels south from TX-78, running directly into I-30 and continuing until it stops at U.S. 80 (26,000 VPD). The subject property will benefit from its proximity to Lake Ray Hubbard & Lake Lavon, both being freshwater reservoirs that provide for recreational activities such as boating, fishing, sailing, with excellent access from I-30, TX-78 and Hwy. 380. Additionally, the immediate trade area features average household incomes of over \$112,000 within a 1-mile radius. Subject property is located approximately 30-miles northeast of downtown Dallas, TX, and 60-miles from downtown Fort Worth, TX.

The subject property is surrounded by many national credit tenants including Walmart, AAMCO, AutoZone, O'Reilly, CVS, Walgreens, Starbucks McDonald's, Subway and many more.

LAVON, TX

The City of Lavon is a growth community with a vision and strategic plan focused on maintaining a rural atmosphere while encouraging commercial and residential development. The population was 2,219 at the 2010 census, compared to 387 at the 2000 census. As of 2017, the population of Lavon is 3,140. The Grand Heritage Master Community has over 795 homes in the immediate trade area and even more are currently being developed.

Lavon, TX, is adjacent to the DFW Metroplex, located in southeastern Collin County on the east shore of Lake Lavon. Texas State Highway 78 passes through Lavon leading north 11-miles to Farmersville and southwest 16-miles to Garland. Texas State Highway 205 departs from Highway 78 on the west side of Lavon and leads south 6-miles to Rockwall. Major growth is before the community as Texas Highway 78 had improvements done from SH 205 to County Road 6. These improvements being a new 6 lane divided highway that will bring better access from the DFW area to the eastern edges of the Metroplex and then onto East Texas. This new 6 lane divided highway has and will continue to enable new residential and new retail development.

Lavon offers residents a unique choice of lifestyles. Housing options range from country estates to planned communities all within minutes of Lake Lavon's numerous park and recreational facilities. Lavon residents have ready access to all shopping malls, medical and dental facilities, hospitals, and businesses within the DFW metropolitan area.

TX-78 & STATE HWY 205, LAVON, TX



Collin County Court House, McKinney, TX

COLLIN COUNTY, TX

With an estimated 80 people moving into Collin County each day, the county's population topped 969,000 residents in mid-2017 - a 3.1 increase from 2016 -- and could easily top 1 million in the coming year. County leaders are continually working on expanding the infrastructure to stay ahead of this growth. Collin County's bond rating has maintained a AAA status since 2000 and is one of only four Texas counties to have this exceptional rating. Collin County is part of the Dallas-Fort Worth-Arlington, TX, MSA.

Collin County residents' paychecks also compare favorably to the rest of the country. The median family income for the county is approximately \$102,707, which is about 33 percent higher than the US. Median. The average taxable home value is \$344,382. With the demographics that Collin has, it has been and still is one of the fastest growing counties in not only Texas, but also the U.S. It is the 6th most populous county in Texas and among counties with more than a half-million people, Collin has the highest sustained growth rate since the last census in 2000.

From 2008 to 2015 there were more than 74,000 jobs added to the civilian labor force in Collin County, a 20% increase that outpaced the county's population growth for that same period. The county's unemployment rate averaged 3.5 percent, January through November 2016, consistently a full point lower than the state or national averages, according to the Texas Workforce Commission.

The U.S. Census Bureau's American Community Survey (ACS) for Collin County also shows that for the labor force in 2016 (more 506,000 people) education services, healthcare and social assistance industries employed almost 20 percent. Professional, scientific, administrative and waste management services industries made up 16.4 percent. 84 percent were private wage and salary workers, 10 percent government workers, and 5.8 percent were self-employed.

The education level of the county's workforce just about doubles state and U.S. averages for degreed workers. 49.7 percent of those 25 and older had a bachelor's degree or higher, far outpacing the state and national figure that hover between 26 and 28 percent. More than 9 out of 10 workers 25 and older have at least a high school diploma.

The ACS determined that the average commute to work for a Collin County resident is 28.2 minutes. For those less fortunate with their daily commutes, especially those heading to downtown Dallas at the crack of dawn, voters here passed a \$235.6 million bond package in November 2007 to widen and improve our roadways, plus regional transportation funds from the Sam Rayburn Tollway generated another \$900 million. For plans far in the future, take a look at Collin County's Out Loop Project.

More and More businesses are setting up shop in Collin County. Toyota Opened a Billion-Dollar, State-of-the-Art North American Headquarters in Plano in 2017 which added up to 4,000 jobs to North Texas. Some other companies that call Collin County home are AT&T, Texas Instruments (employ's most with over 10,000 employees), Capital One Finance, HP Enterprise Services, Bank of America Home Loans, J.C. Penny, Frito-Lay, Blue Cross & Blue Shield of Texas, and LifeCare to name a few.



DALLAS - FORT WORTH - ARLINGTON MSA

The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 13 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

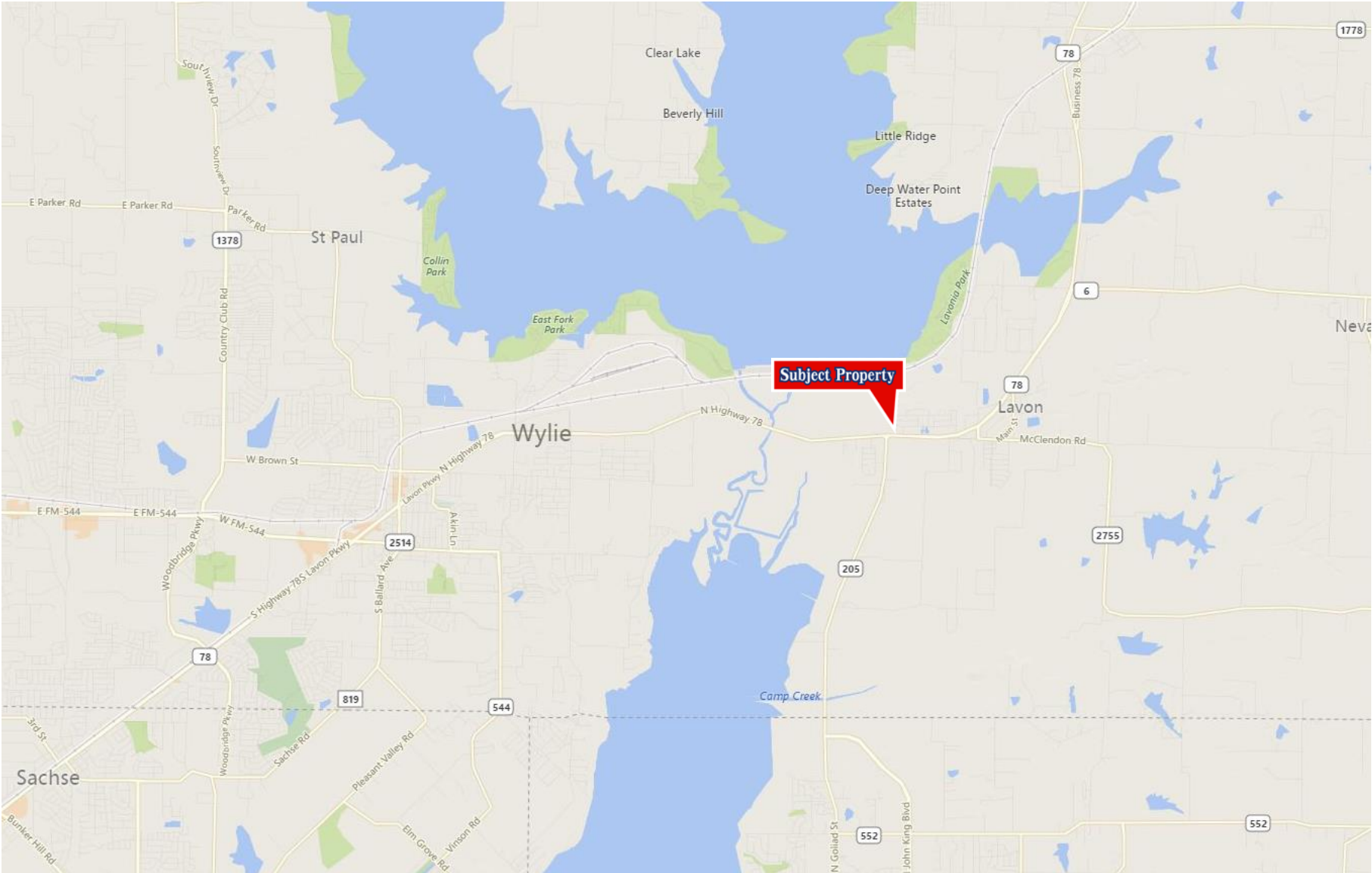
The projected Dallas-Fort Worth Metroplex population for 2016 was 7,268,910. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 4th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters.

HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.



TX-78 & STATE HWY 205, LAVON, TX



TX-78 & STATE HWY 205, LAVON, TX

TX-78 & State Hwy 205				
Lavon, TX 75166				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	1,710	6,410	34,668
	2023 Projected Population	1,966	7,348	40,055
	2010 Census Population	1,066	5,624	27,868
	2000 Census Population	496	2,656	15,881
	Projected Annual Growth 2018 to 2023	3.0%	2.9%	3.1%
	Historical Annual Growth 2000 to 2018	13.6%	7.9%	6.6%
HOUSEHOLDS	2018 Estimated Households	582	2,192	11,835
	2023 Projected Households	665	2,497	13,422
	2010 Census Households	359	1,874	9,365
	2000 Census Households	170	900	5,276
	Projected Annual Growth 2018 to 2023	2.9%	2.8%	2.7%
	Historical Annual Growth 2000 to 2018	13.5%	8.0%	6.9%
AGE	2018 Est. Population Under 10 Years	12.6%	13.1%	13.4%
	2018 Est. Population 10 to 19 Years	15.3%	15.7%	15.9%
	2018 Est. Population 20 to 29 Years	10.8%	10.9%	10.9%
	2018 Est. Population 30 to 44 Years	20.4%	21.1%	21.2%
	2018 Est. Population 45 to 59 Years	24.1%	23.3%	22.0%
	2018 Est. Population 60 to 74 Years	12.9%	12.3%	12.8%
	2018 Est. Population 75 Years or Over	4.0%	3.6%	3.9%
	2018 Est. Median Age	37.8	36.6	36.3
MARITAL STATUS & GENDER	2018 Est. Male Population	50.6%	49.8%	49.4%
	2018 Est. Female Population	49.4%	50.2%	50.6%
	2018 Est. Never Married	18.0%	19.4%	21.7%
	2018 Est. Now Married	66.4%	62.9%	61.6%
	2018 Est. Separated or Divorced	11.7%	12.9%	12.2%
INCOME	2018 Est. Widowed	3.9%	4.9%	4.5%
	2018 Est. HH Income \$200,000 or More	8.8%	8.3%	8.8%
	2018 Est. HH Income \$150,000 to \$199,999	9.7%	8.9%	9.4%
	2018 Est. HH Income \$100,000 to \$149,999	22.0%	21.5%	25.7%
	2018 Est. HH Income \$75,000 to \$99,999	18.8%	20.5%	16.3%
	2018 Est. HH Income \$50,000 to \$74,999	19.4%	18.4%	16.8%
	2018 Est. HH Income \$35,000 to \$49,999	7.2%	9.1%	10.0%
	2018 Est. HH Income \$25,000 to \$34,999	6.5%	5.8%	4.6%
	2018 Est. HH Income \$15,000 to \$24,999	4.4%	4.8%	4.1%
	2018 Est. HH Income Under \$15,000	3.2%	2.7%	4.3%
	2018 Est. Average Household Income	\$112,047	\$102,801	\$108,019
	2018 Est. Median Household Income	\$87,390	\$86,309	\$91,602
	2018 Est. Per Capita Income	\$38,104	\$35,154	\$36,877
	2018 Est. Total Businesses	37	119	614
	2018 Est. Total Employees	156	670	5,052

TX-78 & State Hwy 205				
Lavon, TX 75166				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	1,335	4,951	26,619
	2018 Est. Civilian Employed	64.2%	63.9%	65.7%
	2018 Est. Civilian Unemployed	1.1%	1.6%	2.1%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	34.7%	34.5%	32.1%
	2018 Labor Force Males	49.8%	49.2%	49.1%
	2018 Labor Force Females	50.2%	50.8%	50.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	641	3,303	17,333
	2010 Mgmt, Business, & Financial Operations	20.9%	19.4%	18.2%
	2010 Professional, Related	23.3%	24.8%	25.8%
	2010 Service	14.3%	14.1%	12.8%
	2010 Sales, Office	23.0%	21.8%	24.8%
	2010 Farming, Fishing, Forestry	-	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	10.3%	10.5%	9.2%
	2010 Production, Transport, Material Moving	8.2%	9.2%	9.0%
	2010 White Collar Workers	67.1%	66.1%	68.8%
	2010 Blue Collar Workers	32.9%	33.9%	31.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.8%	85.4%	86.2%
	2010 Drive to Work in Carpool	9.0%	7.1%	6.9%
	2010 Travel to Work by Public Transportation	0.1%	0.2%	0.6%
	2010 Drive to Work on Motorcycle	-	0.1%	0.2%
	2010 Walk or Bicycle to Work	0.4%	0.2%	0.2%
	2010 Other Means	0.7%	0.5%	0.8%
	2010 Work at Home	8.0%	6.5%	5.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	10.0%	11.4%	13.0%
	2010 Travel to Work in 15 to 29 Minutes	18.5%	19.9%	22.3%
	2010 Travel to Work in 30 to 59 Minutes	46.5%	44.4%	45.4%
	2010 Travel to Work in 60 Minutes or More	19.8%	17.9%	17.0%
	2010 Average Travel Time to Work	38.7	36.1	34.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$44.8 M	\$159 M	\$886 M
	2018 Est. Apparel	\$1.58 M	\$5.57 M	\$31.1 M
	2018 Est. Contributions, Gifts	\$3.27 M	\$11.5 M	\$64.9 M
	2018 Est. Education, Reading	\$1.87 M	\$6.55 M	\$37.6 M
	2018 Est. Entertainment	\$2.56 M	\$9.04 M	\$50.5 M
	2018 Est. Food, Beverages, Tobacco	\$6.68 M	\$23.7 M	\$132 M
	2018 Est. Furnishings, Equipment	\$1.60 M	\$5.67 M	\$31.7 M
	2018 Est. Health Care, Insurance	\$3.77 M	\$13.4 M	\$74.3 M
	2018 Est. Household Operations, Shelter, Utilities	\$13.8 M	\$48.8 M	\$273 M
	2018 Est. Miscellaneous Expenses	\$642 K	\$2.28 M	\$12.7 M
	2018 Est. Personal Care	\$579 K	\$2.05 M	\$11.4 M
	2018 Est. Transportation	\$8.47 M	\$30.1 M	\$167 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

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