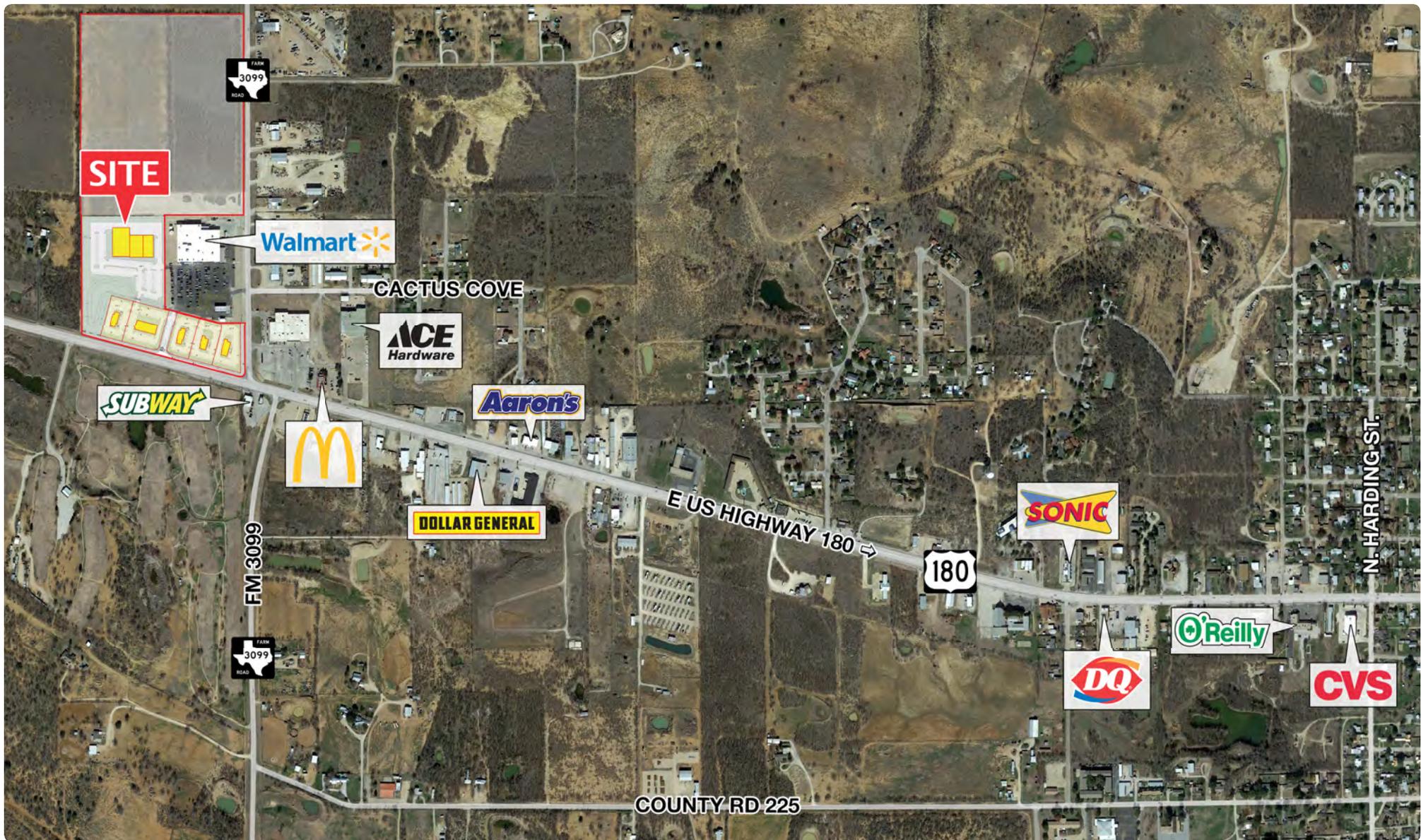


BRECKENRIDGE RETAIL PLAZA

— Breckenridge, Texas —

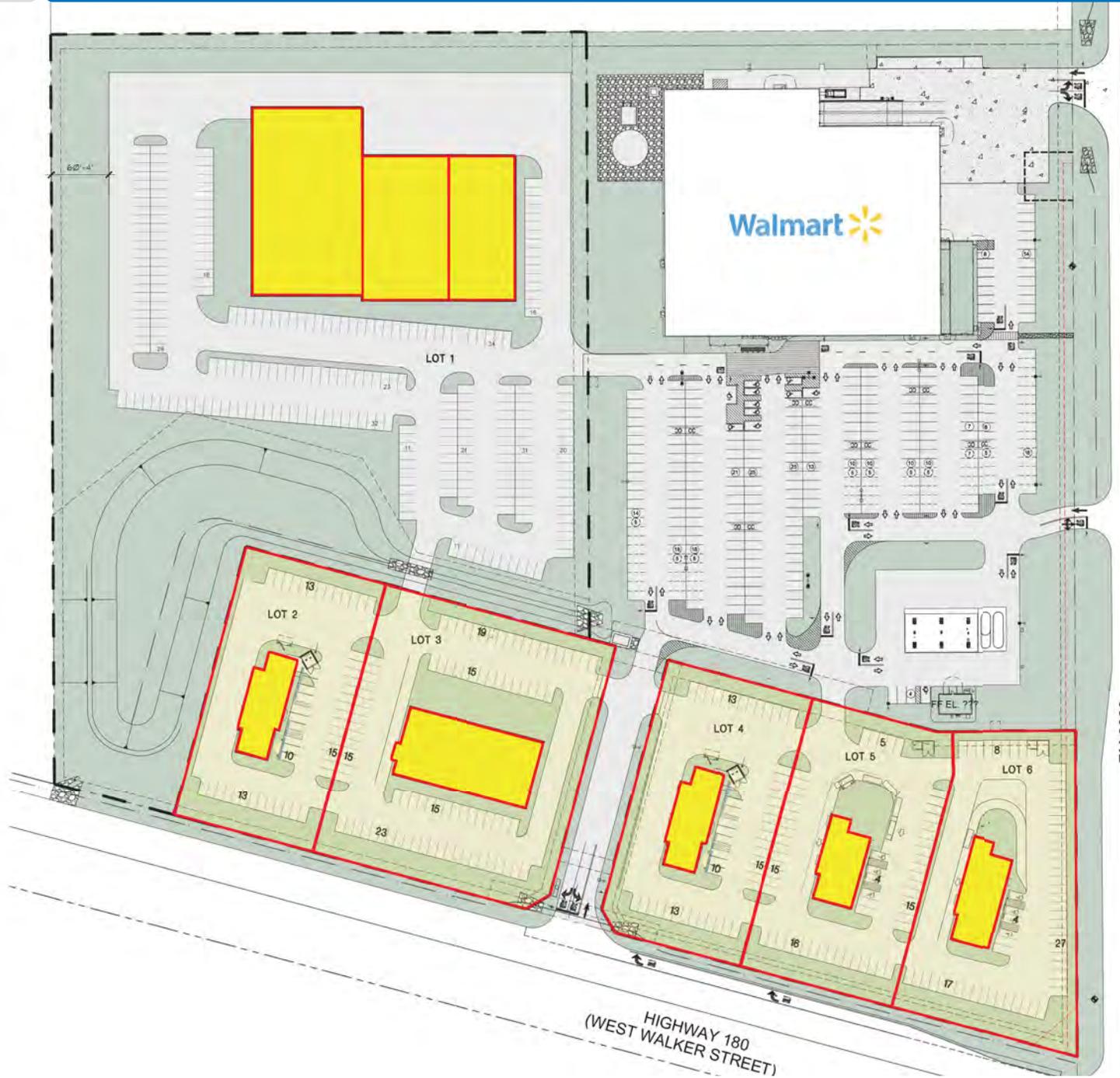


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BRECKENRIDGE RETAIL PLAZA

— Breckenridge, Texas —



COMPLETE PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Courtney Goodwin

Lat/Lon: 32.7600/-98.9467

RFULL9

Breckenridge Retail Plaza

Breckenridge, TX 76424- 2018

10 mi radius 20 mi radius 30 mi radius 40 mi radius

Population

Estimated Population (2018)	8,651	10,784	28,442	52,919
Projected Population (2023)	8,544	10,555	28,540	53,113
Census Population (2010)	8,867	11,116	28,857	53,600
Census Population (2000)	8,933	11,148	28,752	52,423
Projected Annual Growth (2018-2023)	-107 -0.2%	-229 -0.4%	98 0.1%	193 0.1%
Historical Annual Growth (2010-2018)	-216 -0.3%	-332 -0.4%	-415 -0.2%	-681 -0.2%
Historical Annual Growth (2000-2010)	-66 -0.1%	-32 -	105 -	1,177 0.2%
Estimated Population Density (2018)	28 psm	9 psm	10 psm	11 psm
Trade Area Size	314.0 sq mi	1,256.5 sq mi	2,827.1 sq mi	5,026.0 sq mi

Households

Estimated Households (2018)	3,271	4,158	11,363	21,552
Projected Households (2023)	3,193	4,051	11,246	21,492
Census Households (2010)	3,387	4,310	11,342	21,382
Census Households (2000)	3,397	4,272	11,261	20,769
Projected Annual Growth (2018-2023)	-79 -0.5%	-106 -0.5%	-117 -0.2%	-60 -0.1%
Historical Annual Change (2000-2018)	-126 -0.2%	-114 -0.1%	103 0.1%	783 0.2%

Average Household Income

Estimated Average Household Income (2018)	\$61,171	\$65,558	\$63,393	\$67,013
Projected Average Household Income (2023)	\$76,062	\$82,785	\$78,702	\$84,712
Census Average Household Income (2010)	\$47,551	\$49,274	\$48,748	\$52,469
Census Average Household Income (2000)	\$38,626	\$40,242	\$39,278	\$40,316
Projected Annual Change (2018-2023)	\$14,891 4.9%	\$17,227 5.3%	\$15,309 4.8%	\$17,699 5.3%
Historical Annual Change (2000-2018)	\$22,545 3.2%	\$25,316 3.5%	\$24,115 3.4%	\$26,696 3.7%

Median Household Income

Estimated Median Household Income (2018)	\$47,746	\$50,492	\$45,636	\$47,898
Projected Median Household Income (2023)	\$53,958	\$57,194	\$51,289	\$54,148
Census Median Household Income (2010)	\$36,001	\$37,425	\$37,860	\$39,013
Census Median Household Income (2000)	\$29,917	\$30,845	\$29,086	\$30,456
Projected Annual Change (2018-2023)	\$6,212 2.6%	\$6,701 2.7%	\$5,653 2.5%	\$6,250 2.6%
Historical Annual Change (2000-2018)	\$17,828 3.3%	\$19,647 3.5%	\$16,550 3.2%	\$17,442 3.2%

Per Capita Income

Estimated Per Capita Income (2018)	\$24,639	\$26,645	\$26,028	\$27,729
Projected Per Capita Income (2023)	\$29,950	\$33,175	\$31,710	\$34,714
Census Per Capita Income (2010)	\$18,163	\$19,107	\$19,160	\$20,931
Census Per Capita Income (2000)	\$14,614	\$15,345	\$15,375	\$15,947
Projected Annual Change (2018-2023)	\$5,310 4.3%	\$6,530 4.9%	\$5,682 4.4%	\$6,985 5.0%
Historical Annual Change (2000-2018)	\$10,026 3.8%	\$11,300 4.1%	\$10,654 3.8%	\$11,782 4.1%
Estimated Average Household Net Worth (2018)	\$359,914	\$381,741	\$357,301	\$381,654

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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.