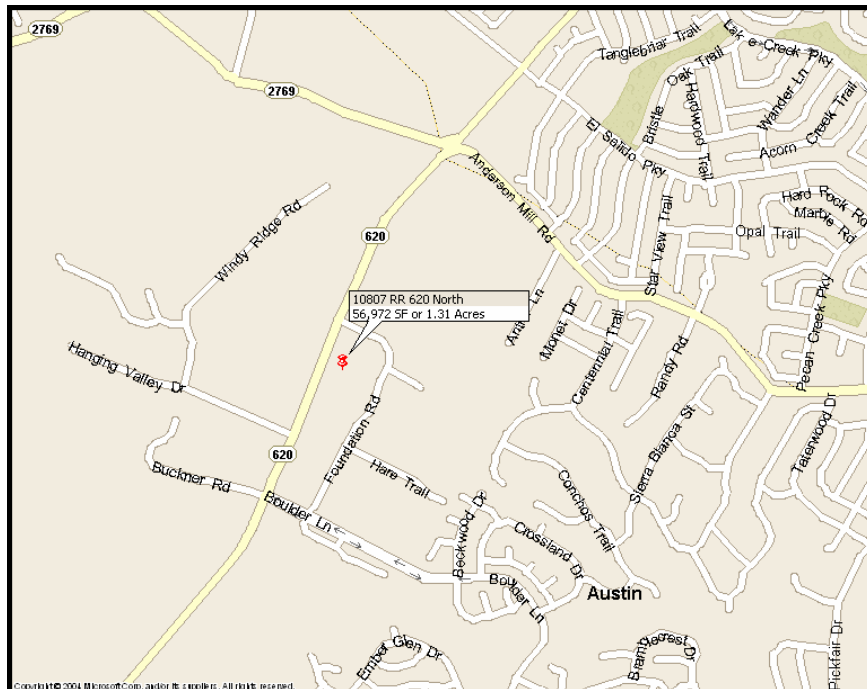


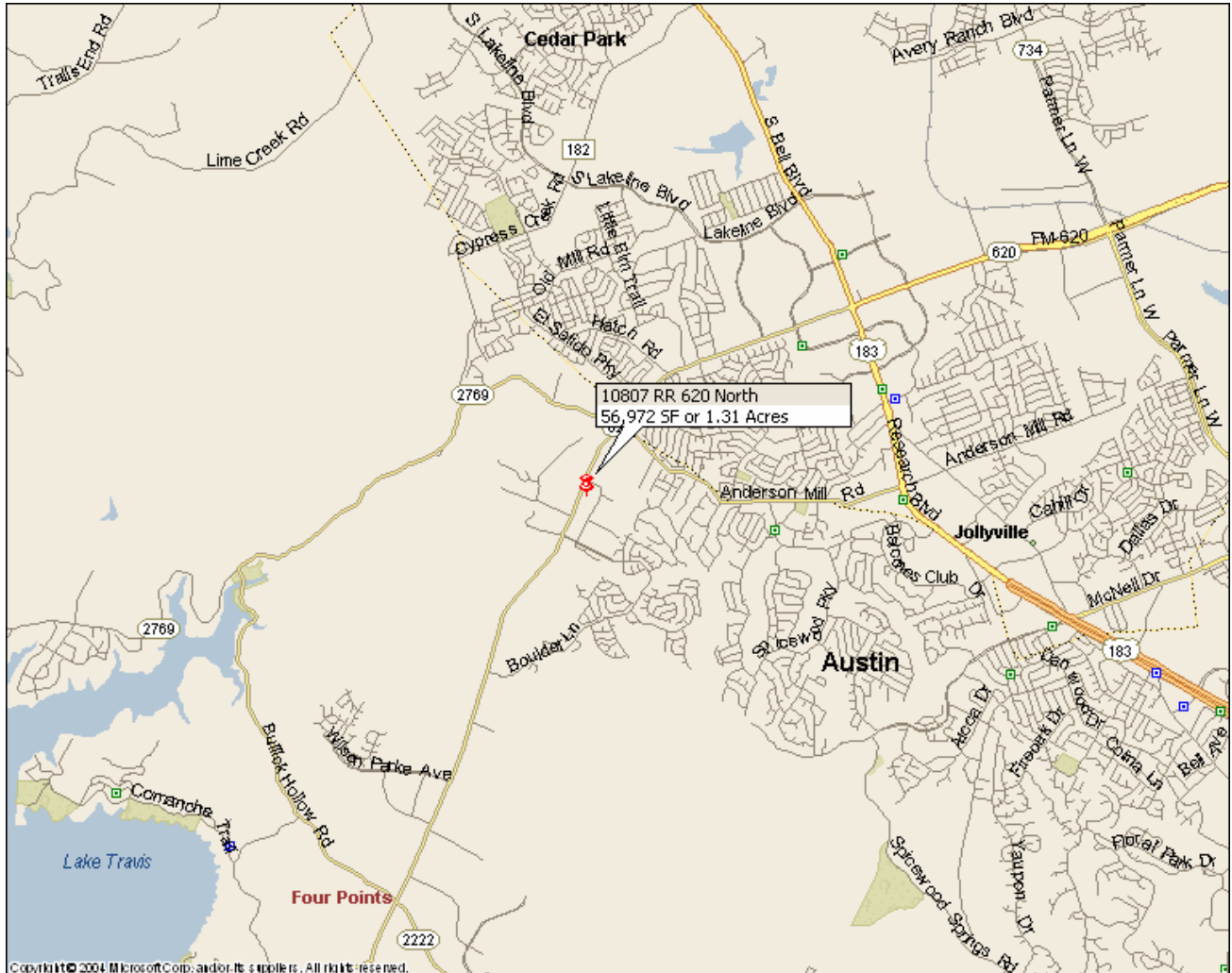
1.31 ACRE PAD SITE AVAILABLE

10807 NORTH RANCH ROAD 620
AUSTIN, TRAVIS COUNTY, TEXAS 78726

NO DENSITY OR HEIGHT LIMITATIONS

Location: East line of RR 620 approx one-half mile south of Anderson Mill Road and 3.5 miles north of RR 2222
Site Size: +/- 1.31 Acres or 56,972 Square Feet
Zoning: COA 2-Mile ETJ
Ground Lease: Please email for details





John W. Blunt, Jr.
Blunt Commercial Properties
1206 West Slaughter Lane
Suite B
Austin, Texas 78748
Tel: 512-292-3377
Fax: 512-292-9338
Cell: 512-619-5936
Email: jwb@bluntproperties.com
URL: www.bluntproperties.com



Executive Summary

Prepared by Blunt Properties

Site Type: Radius

10807 Ranch Road 620 N
Austin, TX 78726
Radius: 1.0 mile

10807 Ranch Road 620 N
Austin, TX 78726
Radius: 3.0 mile

10807 Ranch Road 620 N
Austin, TX 78726
Radius: 5.0 mile

2006 Population

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
Total Population	8,427	55,415	121,943
Male Population	49.4%	49.7%	49.7%
Female Population	50.6%	50.3%	50.3%
Median Age	35.9	35.7	34.8

2006 Income

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
Median HH Income	\$115,184	\$99,603	\$91,998
Per Capita Income	\$48,310	\$42,964	\$42,274
Average HH Income	\$143,248	\$119,864	\$113,938

Households

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
Total Households	2,820	19,491	45,115
Average Household Size	2.99	2.83	2.69
1990-2000 Annual Rate	7.97%	4.79%	5.46%

2006 Housing

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
Owner Occupied Housing Units	74.3%	68.6%	66.7%
Renter Occupied Housing Units	25.7%	25.7%	28.9%
Vacant Housing Units	0.0%	5.7%	4.4%

Population

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
1990 Population	2,160	25,702	55,837
2000 Population	4,267	40,581	93,867
2006 Population	8,427	55,415	121,943
5 Year Projected population	9,766	66,090	146,692
1990-2000 Annual Rate	7.05%	4.67%	5.33%
2000-2006 Annual Rate	11.5%	5.11%	4.28%
2006-2011 Annual Rate	2.99%	3.59%	3.76%

In the identified market area, the current year population is 121,943. In 2000, the Census count in the market area was 93,867. The rate of change since 2000 was 4.28 percent annually. The five-year projection for the population in the market area is 146,692, representing a change of 3.76 percent annually from 2006 to 2011. Currently, the population is 49.7 percent male and 50.3 percent female.

Households

	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
1990 Census	669	9,010	20,480
2000 Census	1,440	14,384	34,844
Current Year	2,820	19,491	45,115
5 Year Projected	3,274	23,294	54,312
1990-2000 Annual Rate	7.97%	4.79%	5.46%
2000-2006 Annual Rate	11.35%	4.98%	4.22%
2006-2011 Annual Rate	3.03%	3.63%	3.78%

The household count in this market area has changed from 34,844 in 2000 to 45,115 in the current year, a change of 4.22 percent annually. The five-year projection of households is 54,312, a change of 3.78 percent annually from the current year total. Average household size is currently 2.69, compared to 2.68 in the year 2000. The number of families in the current year is 32,715 in the market area.

Housing

Currently, 66.7 percent of the 47,195 housing units in the market area are owner occupied; 28.9 percent, renter occupied; and 4.4 percent are vacant. In 2000, there were 36,185 housing units— 67.1 percent owner occupied, 29.3 percent renter occupied and 3.7 percent vacant. The rate of change in housing units since 2000 is 4.34 percent. Median home value in the market area is \$211,820, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 3.83 percent annually to \$255,610. From 2000 to the current year, median home value changed by 5.42 percent annually.



Site Type: Radius	10807 Ranch Road 620 N Austin, TX 78726 Radius: 1.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 3.0 mile	10807 Ranch Road 620 N Austin, TX 78726 Radius: 5.0 mile
-------------------	--	--	--

Median Household Income

1990 Median HH Income	\$50,251	\$43,447	\$43,225
2000 Median HH Income	\$83,042	\$73,458	\$71,004
Current Year Median HH Income	\$115,184	\$99,603	\$91,998
5Y Projected Median HH Income	\$142,390	\$121,915	\$112,963
1990-2000 Annual Rate	5.15%	5.39%	5.09%
2000-2006 Annual Rate	5.37%	4.99%	4.23%
2006-2011 Annual Rate	4.33%	4.13%	4.19%

Per Capita Income

1990 Per Capita Income	\$19,372	\$17,789	\$18,050
2000 Per Capita Income	\$32,972	\$31,194	\$31,599
Current Year Per Capita Income	\$48,310	\$42,964	\$42,274
5Y Projected Per Capita Income	\$63,697	\$54,879	\$53,106
1990-2000 Annual Rate	5.46%	5.78%	5.76%
2000-2006 Annual Rate	6.3%	5.26%	4.77%
2006-2011 Annual Rate	5.69%	5.02%	4.67%

Average Household Income

1990 Average Household Income	\$57,910	\$48,962	\$48,399
2000 Average Household Income	\$97,896	\$85,524	\$84,125
Current Year Average HH Income	\$143,248	\$119,864	\$113,938
5Y Projected Average HH Income	\$188,390	\$152,924	\$143,493
1990-2000 Annual Rate	5.39%	5.74%	5.68%
2000-2006 Annual Rate	6.28%	5.55%	4.97%
2006-2011 Annual Rate	5.63%	4.99%	4.72%

Households by Income

Current median household income is \$91,998 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$112,963 in five years. In 2000, median household income was \$71,004, compared to \$43,225 in 1990.

Current average household income is \$113,938 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$143,493 in five years. In 2000, average household income was \$84,125, compared to \$48,399 in 1990.

Current per capita income is \$42,274 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$53,106 in five years. In 2000, the per capita income was \$31,599, compared to \$18,050 in 1990.

Population by Employment

Total Businesses	0	0	0
Total Employees	0	0	0

Currently, 96.5 percent of the civilian labor force in the identified market area is employed and 3.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.8 percent of the civilian labor force, and unemployment will be 3.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 78.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 79.5 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 9.0 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 11.5 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 84.2 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 25.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.0 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 13.5 percent were high school graduates only (28.6 percent in the U.S.)
- 6.3 percent had completed an Associate degree (6.3 percent in the U.S.)
- 34.7 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 16.4 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)