

WOODLANDS COMMERICAL SITE

1.00± ACRE
AUSTIN, TEXAS

Presented by:

Susan H. Harris

512-480-9343

10421 Old Manchaca Road, Suite 400

Austin, Texas 78748

www.AustinSiteSolutions.com



Woodlands Commercial Site

FM 969 (East MLK Blvd) @ Bantom Woods Bend
Austin, Texas

General

Description: The only commercial corner at the entry to Woodland Hills, a fully built-out 450± lot residential subdivision in Austin's rapidly growing east side.

Location: The northeast corner of FM 969 (East MLK Blvd) and Bantom Woods Bend.

The site is 2± miles east of US 183 and 2± miles west of SH 130.

IH-35 is approximately 6 miles east of the site. Downtown Austin, in non-peak hours, is a 20-minute drive.

Address: 9000-9210 FM 969, Austin, Texas

Size: 1.00± acres total

Zoning: GR-CO

Per the City of Austin, the Community Commercial zoning classification allows for offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites, such as convenience stores, service stations or restaurants.

The Conditional Overlay does prohibit certain otherwise allowable uses in the GR zoning category, limits traffic generation and prohibits drive-in services as an accessory use (see attached ordinance).

Frontage: 190± linear feet on FM 969 (East MLK Blvd)
165± linear feet on Bantom Woods Bend

Utilities: The site is served with water, wastewater and electricity from the City of Austin.

Traffic Counts: Per TxDOT, the Annual Average Daily Traffic Count at the property's location is 17,200 vehicles/day.

Area Residential

Development: In addition to sitting at the entrance to the Woodland Hills residential subdivision, numerous other residential subdivisions within close proximity to the site are actively selling new homes, are under construction, or are awaiting development permits. Meadows at Trinity Crossing, Agave, Imperial Valley, Sendero Hills, Forest Bluff, Austin's Colony and Chaparral Crossing being just a few of those developments.

Whisper Valley Ranch, a 2,000 acre mixed use development that includes approximately 8,000 residential units, is located north east of the site on the east side of SH 130.

Price: \$325,000.00, which is equivalent to \$7.46 per square foot

Agency Disclosure: The owners of the property are Texas licensed real estate brokers, are principals of Site Solutions, Inc., and will represent themselves in the sale of this property.

For additional information on this property, please contact:

Susan H. Harris

susan@austinsitesolutions.com

Site Solutions, Inc.

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Austin, Texas 78748

512-480-9343

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200500264

THE WOODLANDS SECTION 1

THE WOODLANDS SECTION 1
WOODS # 200500264LOCATION MAP
NOT TO SCALE

DATE: JUNE 13, 2005

OWNER:
CENTEX HOMES
ATTN: MR. KEITH PEARSON
DIRECTOR OF LAND DEVELOPMENT
8140 N. MOPAC SUITE 150 BUILDING 4
AUSTIN, TEXAS 78759
PHONE: (512) 795-0170
FAX: (512) 535-3342

OWNER:
AUSTEX WOODLANDS, LTD.
ATTN: MR. JOHN BOLT HARRIS,
EXECUTIVE VICE PRESIDENT
3709 MEREDITH STREET
AUSTIN, TEXAS 78703-1537
PHONE: (512) 799-6600

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
(512) 280-5160
FAX (512) 280-5165

LAND USE TABLE

TOTAL ACREAGE: 33.837 ACRES
SURVEY: PHILLIP McELROY SURVEY NO. 18, ABSTRACT NO. 16
F.E.M.A. MAP NO. 48453C 0125 E
TRAVIS COUNTY, TEXAS DATED: JUNE 16, 1993

TOTAL OF LOTS : 114
NO. OF SINGLE FAMILY LOTS: 106
NO. OF GREENBELT, WATER QUALITY EASEMENT, D.E. & P.U.E. LOTS: 1
NO. OF PARKLAND & GREENBELT, WATER QUALITY EASEMENT, D.E. & P.U.E. LOTS: 1
NO. OF PARKLAND & GREENBELT, WASTEWATER EASEMENT, LIFT STATION LOTS: 1
NO. OF P.U.E., GREENBELT & ACCESS EASEMENT LOTS: 1
NO. OF PARKLAND & GREENBELT LOTS: 1
NO. OF COMMERCIAL LOTS: 1
NO. OF LANDSCAPE LOTS: 2
NO. OF BLOCKS: 6

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- 60d NAIL FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W. ESM. WASTEWATER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- EASEMENT LINE
- CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
- WATER QUALITY TRANSITION ZONE (W.Q.T.Z.)
- CENTER OF CREEK
- FEMA 100 YEAR FLOOD PLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN

RIGHT-OF-WAY LINEAR FOOTAGE

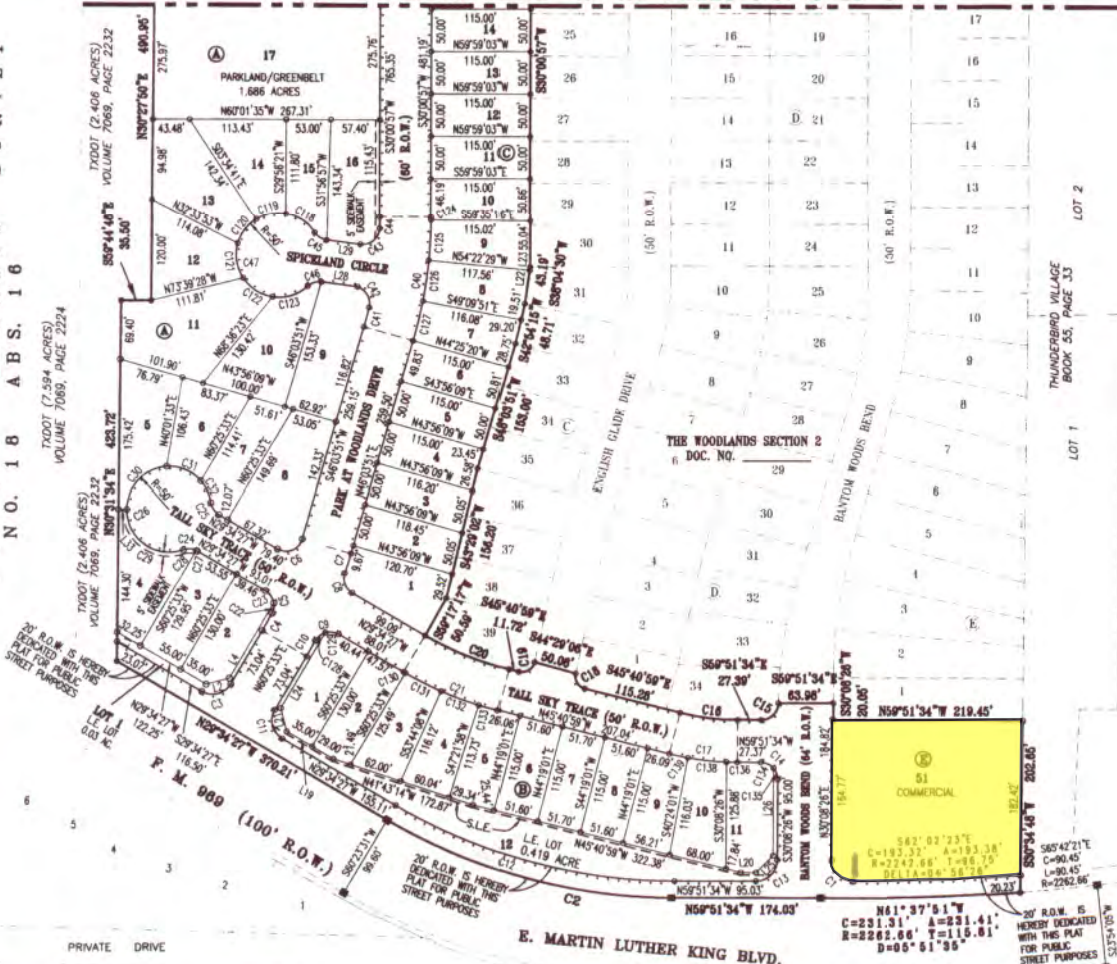
BANTON WOODS BEND	64' ROW	230'
PARK AT WOODLANDS DRIVE	60' ROW	1,691'
TALL SKY TRACE	50' ROW	668'
ENGLISH GLADE DRIVE	50' ROW	61'
SPICELAND CIRCLE	50' ROW	146'
POSTVINE DRIVE	60' ROW	452'
SUN SHOWER BEND	50' ROW	918'
QUICK STREAM DRIVE	60' ROW	706'
TRACE CREEK PASS	60' ROW	153'
TOTAL		5,025'

NOTE:

IN ADDITION TO EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: (10') TEN FEET ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS, AND SEVEN AND ONE-HALF FEET ALONG ALL REAR PROPERTY LINES.

MATCH-LINE "A" AT SHEET NO. 2 OF 5

PHILLIP McELROY SURVEY
NO. 18 ABS. 16



PRIVATE DRIVE

E. MARTIN LUTHER KING BLVD.

LOT 1
THUNDERBOLT VILLAGE
BOOK 55, PAGE 33

LOT 2
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 3
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 4
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 5
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 6
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 7
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 8
BANTON WOODS BEND
BOOK 55, PAGE 33

LOT 9
BANTON WOODS BEND
BOOK 55, PAGE 33

Post-it® Fax Note 7671		Date 6-1-04	# of pages 15
To phntams	From A Beaudet		
Concept Blue Sky	Co. COA		
Phone #	Phone #		
Fax # 3274550	Fax #		

CE NO. 040506-Z-15

Per Your Request

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9000-9210 F.M. 969 FROM DEVELOPMENT RESERVE (DR) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-04-0033, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district and family residence (SF-3) district to single family residence small lot-conditional overlay (SF-4A-CO) combining district.

Three tracts of land consisting of a 4.58 acre tract, a 3.20 acre tract and a 1.39 acre tract, more or less, out of the Phillip McElroy Survey No. 18 in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A-1, A-2, and A-3" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district and family residence (SF-3) district to community commercial-conditional overlay (GR-CO) combining district.

A 1.23 acre tract of land, more or less, out of the Phillip McElroy Survey No. 18 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 9000-9210 F.M. 969, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

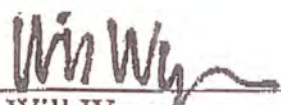
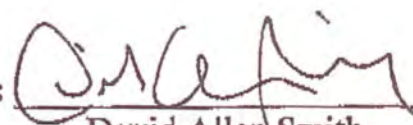
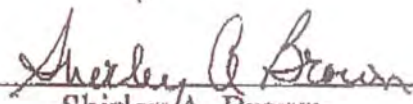
1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses are prohibited uses of the Property identified as Tract 2:

Automotive repair services	Automotive washing (of any type)
Automotive rentals	Automotive sales
Pawn shop services	Exterminating services
Personal improvement services	Guidance services
3. Drive-in services use is prohibited as an accessory use to a commercial use on Tract Two.

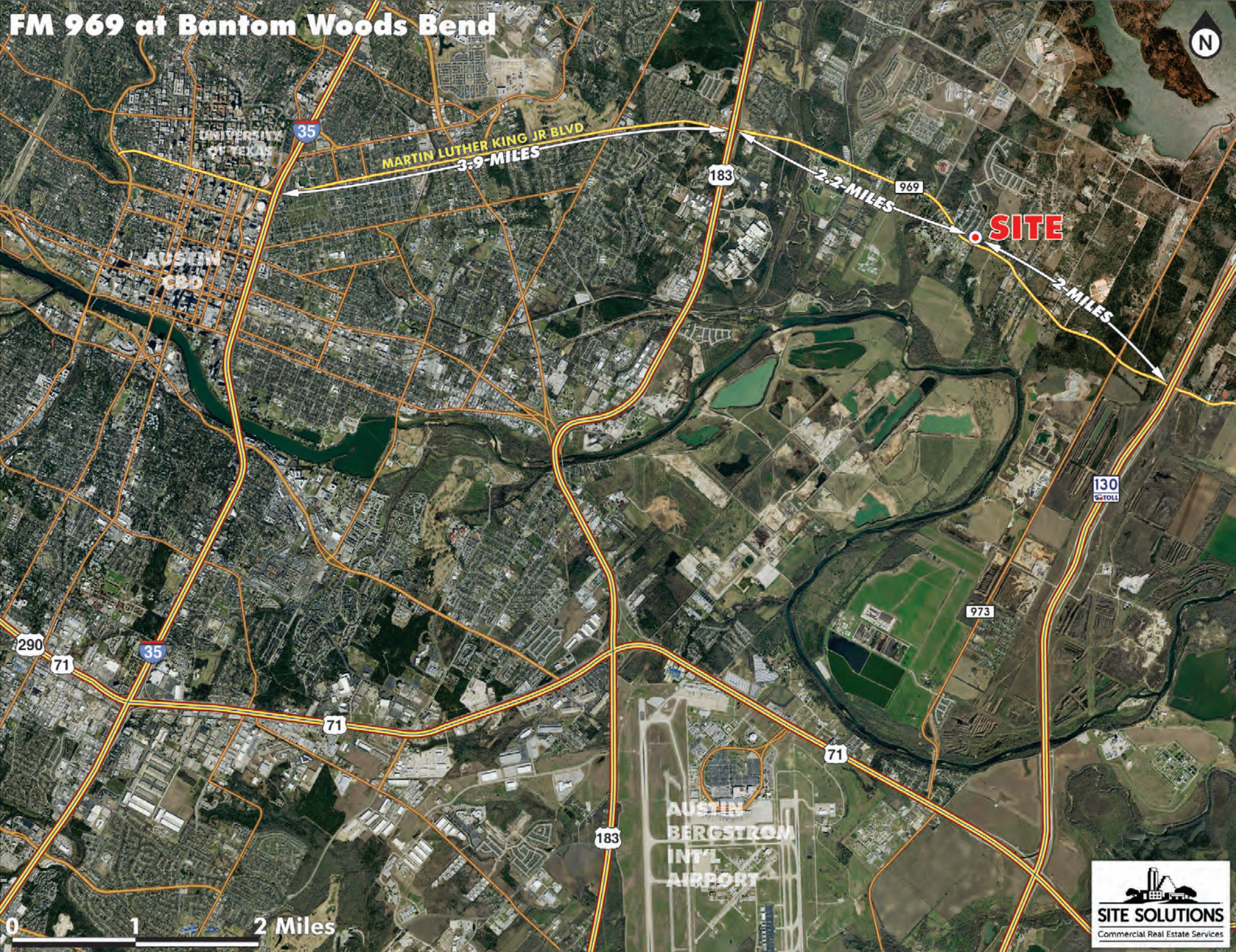
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 17, 2004.

PASSED AND APPROVED

<p>_____ May 6 _____, 2004</p>	§ § § §	<p>_____  Will Wynn Mayor</p>
<p>APPROVED:  David Allan Smith City Attorney</p>	<p>ATTEST:  Shirley A. Brown City Clerk</p>	

FM 969 at Bantam Woods Bend



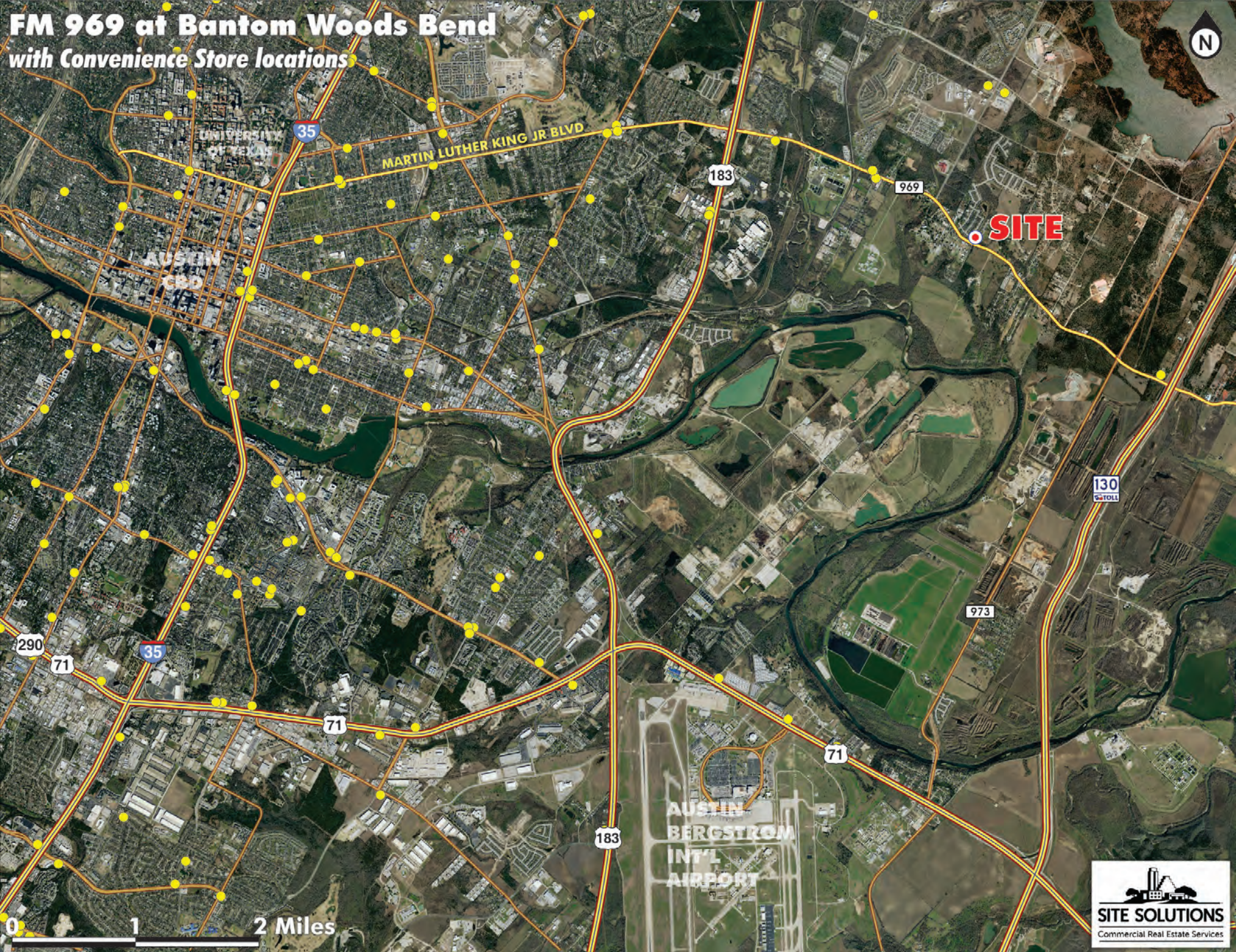
FM 969 at Bantom Woods Bend



0 1 2 Miles

FM 969 at Bantam Woods Bend

with Convenience Store locations



COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site						
FM 969 at Bantom Woods Bend						
	1 Mile		3 Miles		5 Miles	
Population						
Estimated Population (2016)	4,879		26,723		104,528	
Projected Population (2021)	5,305		29,500		115,948	
Census Population (2010)	3,951		22,939		88,388	
Census Population (2000)	2,646		17,400		75,722	
Projected Annual Growth (2016-2021)	426	1.7%	2,777	2.1%	11,420	2.2%
Historical Annual Growth (2010-2016)	928	3.9%	3,784	2.7%	16,139	3.0%
Historical Annual Growth (2000-2010)	1,305	4.9%	5,539	3.2%	12,666	1.7%
Estimated Population Density (2016)	1,554	psm	946	psm	1,332	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2016)	1,100		7,565		35,097	
Projected Households (2021)	1,241		8,498		39,518	
Census Households (2010)	820		6,391		29,207	
Census Households (2000)	482		4,722		24,062	
Projected Annual Growth (2016-2021)	141	2.6%	933	2.5%	4,421	2.5%
Historical Annual Change (2000-2016)	618	8.0%	2,843	3.8%	11,035	2.9%
Average Household Income						
Estimated Average Household Income (2016)	\$61,697		\$48,648		\$55,564	
Projected Average Household Income (2021)	\$69,899		\$54,505		\$63,500	
Census Average Household Income (2010)	\$56,147		\$41,197		\$46,433	
Census Average Household Income (2000)	\$42,495		\$44,580		\$42,443	
Projected Annual Change (2016-2021)	\$8,202	2.7%	\$5,858	2.4%	\$7,936	2.9%
Historical Annual Change (2000-2016)	\$19,202	2.8%	\$4,068	0.6%	\$13,121	1.9%
Median Household Income						
Estimated Median Household Income (2016)	\$54,578		\$41,590		\$45,315	
Projected Median Household Income (2021)	\$60,644		\$45,255		\$49,279	
Census Median Household Income (2010)	\$43,580		\$35,276		\$38,795	
Census Median Household Income (2000)	\$36,494		\$34,995		\$34,192	
Projected Annual Change (2016-2021)	\$6,066	2.2%	\$3,665	1.8%	\$3,964	1.7%
Historical Annual Change (2000-2016)	\$18,084	3.1%	\$6,594	1.2%	\$11,123	2.0%
Per Capita Income						
Estimated Per Capita Income (2016)	\$16,855		\$14,341		\$18,866	
Projected Per Capita Income (2021)	\$19,059		\$16,216		\$21,831	
Census Per Capita Income (2010)	\$11,654		\$11,478		\$15,343	
Census Per Capita Income (2000)	\$8,029		\$12,061		\$13,413	
Projected Annual Change (2016-2021)	\$2,203	2.6%	\$1,875	2.6%	\$2,965	3.1%
Historical Annual Change (2000-2016)	\$8,826	6.9%	\$2,280	1.2%	\$5,453	2.5%
Estimated Average Household Net Worth (2016)	\$316,321		\$259,185		\$318,318	

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site

FM 969 at Bantom Woods Bend

Race and Ethnicity

	1 Mile		3 Miles		5 Miles	
Total Population (2016)	4,879		26,723		104,528	
White (2016)	2,261	46.3%	9,934	37.2%	48,173	46.1%
Black or African American (2016)	960	19.7%	8,560	32.0%	26,633	25.5%
American Indian or Alaska Native (2016)	41	0.8%	288	1.1%	1,252	1.2%
Asian (2016)	57	1.2%	172	0.6%	1,907	1.8%
Hawaiian or Pacific Islander (2016)	1	-	8	-	66	0.1%
Other Race (2016)	1,448	29.7%	6,915	25.9%	22,848	21.9%
Two or More Races (2016)	111	2.3%	846	3.2%	3,648	3.5%
Population < 18 (2016)	1,156	23.7%	7,935	29.7%	27,517	26.3%
White Not Hispanic	175	15.1%	398	5.0%	2,355	8.6%
Black or African American	108	9.4%	2,036	25.7%	6,077	22.1%
Asian	8	0.7%	31	0.4%	342	1.2%
Other Race Not Hispanic	21	1.8%	122	1.5%	601	2.2%
Hispanic	844	73.0%	5,348	67.4%	18,143	65.9%
Not Hispanic or Latino Population (2016)	2,238	45.9%	11,784	44.1%	49,803	47.6%
Not Hispanic White	1,028	45.9%	2,898	24.6%	20,417	41.0%
Not Hispanic Black or African American	956	42.7%	8,215	69.7%	25,518	51.2%
Not Hispanic American Indian or Alaska Native	9	0.4%	40	0.3%	182	0.4%
Not Hispanic Asian	53	2.4%	155	1.3%	1,788	3.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	6	0.1%	36	0.1%
Not Hispanic Other Race	149	6.7%	203	1.7%	539	1.1%
Not Hispanic Two or More Races	42	1.9%	265	2.2%	1,322	2.7%
Hispanic or Latino Population (2016)	2,641	54.1%	14,939	55.9%	54,725	52.4%
Hispanic White	1,233	46.7%	7,036	47.1%	27,756	50.7%
Hispanic Black or African American	4	0.2%	345	2.3%	1,115	2.0%
Hispanic American Indian or Alaska Native	32	1.2%	248	1.7%	1,069	2.0%
Hispanic Asian	4	0.1%	16	0.1%	119	0.2%
Hispanic Hawaiian or Pacific Islander	1	-	1	-	30	0.1%
Hispanic Other Race	1,299	49.2%	6,712	44.9%	22,309	40.8%
Hispanic Two or More Races	69	2.6%	581	3.9%	2,327	4.3%
Not Hispanic or Latino Population (2010)	1,694	42.9%	9,843	42.9%	40,748	46.1%
Hispanic or Latino Population (2010)	2,258	57.1%	13,096	57.1%	47,641	53.9%
Not Hispanic or Latino Population (2000)	1,541	58.2%	10,217	58.7%	39,770	52.5%
Hispanic or Latino Population (2000)	1,105	41.8%	7,182	41.3%	35,953	47.5%
Not Hispanic or Latino Population (2021)	2,328	43.9%	12,540	42.5%	53,561	46.2%
Hispanic or Latino Population (2021)	2,977	56.1%	16,960	57.5%	62,386	53.8%
Projected Annual Growth (2016-2021)	336	2.5%	2,021	2.7%	7,661	2.8%
Historical Annual Growth (2000-2010)	1,152	10.4%	5,914	8.2%	11,688	3.3%

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site

FM 969 at Bantom Woods Bend

Total Age Distribution (2016)

	1 Mile		3 Miles		5 Miles	
Total Population	4,879		26,723		104,528	
Age Under 5 Years	325	6.7%	2,277	8.5%	8,331	8.0%
Age 5 to 9 Years	364	7.5%	2,374	8.9%	8,135	7.8%
Age 10 to 14 Years	322	6.6%	2,240	8.4%	7,471	7.1%
Age 15 to 19 Years	297	6.1%	1,927	7.2%	6,803	6.5%
Age 20 to 24 Years	397	8.1%	1,731	6.5%	6,788	6.5%
Age 25 to 29 Years	521	10.7%	2,353	8.8%	9,813	9.4%
Age 30 to 34 Years	528	10.8%	2,516	9.4%	10,075	9.6%
Age 35 to 39 Years	444	9.1%	2,187	8.2%	8,407	8.0%
Age 40 to 44 Years	395	8.1%	1,857	6.9%	7,107	6.8%
Age 45 to 49 Years	350	7.2%	1,577	5.9%	6,156	5.9%
Age 50 to 54 Years	277	5.7%	1,380	5.2%	5,837	5.6%
Age 55 to 59 Years	226	4.6%	1,248	4.7%	5,263	5.0%
Age 60 to 64 Years	180	3.7%	1,090	4.1%	4,608	4.4%
Age 65 to 69 Years	118	2.4%	781	2.9%	3,503	3.4%
Age 70 to 74 Years	67	1.4%	524	2.0%	2,320	2.2%
Age 75 to 79 Years	35	0.7%	314	1.2%	1,617	1.5%
Age 80 to 84 Years	20	0.4%	191	0.7%	1,169	1.1%
Age 85 Years or Over	14	0.3%	156	0.6%	1,125	1.1%
Median Age	31.0		30.2		31.7	
Age 19 Years or Less	1,308	26.8%	8,818	33.0%	30,739	29.4%
Age 20 to 64 Years	3,318	68.0%	15,939	59.6%	64,054	61.3%
Age 65 Years or Over	253	5.2%	1,967	7.4%	9,734	9.3%

Female Age Distribution (2016)

Female Population	1,862	38.2%	13,100	49.0%	51,742	49.5%
Age Under 5 Years	173	9.3%	1,144	8.7%	4,039	7.8%
Age 5 to 9 Years	165	8.9%	1,130	8.6%	3,944	7.6%
Age 10 to 14 Years	158	8.5%	1,103	8.4%	3,653	7.1%
Age 15 to 19 Years	129	6.9%	953	7.3%	3,374	6.5%
Age 20 to 24 Years	97	5.2%	784	6.0%	3,230	6.2%
Age 25 to 29 Years	148	8.0%	1,044	8.0%	4,727	9.1%
Age 30 to 34 Years	182	9.8%	1,233	9.4%	4,839	9.4%
Age 35 to 39 Years	149	8.0%	1,049	8.0%	3,974	7.7%
Age 40 to 44 Years	121	6.5%	862	6.6%	3,368	6.5%
Age 45 to 49 Years	117	6.3%	738	5.6%	3,005	5.8%
Age 50 to 54 Years	101	5.4%	666	5.1%	2,809	5.4%
Age 55 to 59 Years	111	5.9%	678	5.2%	2,794	5.4%
Age 60 to 64 Years	76	4.1%	561	4.3%	2,364	4.6%
Age 65 to 69 Years	60	3.2%	449	3.4%	1,921	3.7%
Age 70 to 74 Years	35	1.9%	287	2.2%	1,287	2.5%
Age 75 to 79 Years	17	0.9%	196	1.5%	945	1.8%
Age 80 to 84 Years	15	0.8%	112	0.9%	715	1.4%
Age 85 Years or Over	9	0.5%	110	0.8%	753	1.5%
Female Median Age	30.7		31.1		32.6	
Age 19 Years or Less	625	33.6%	4,330	33.1%	15,010	29.0%
Age 20 to 64 Years	1,103	59.2%	7,615	58.1%	31,110	60.1%
Age 65 Years or Over	134	7.2%	1,155	8.8%	5,621	10.9%

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site

FM 969 at Bantom Woods Bend

Male Age Distribution (2016)

	1 Mile		3 Miles		5 Miles	
Male Population	3,017	61.8%	13,623	51.0%	52,786	50.5%
Age Under 5 Years	153	5.1%	1,133	8.3%	4,292	8.1%
Age 5 to 9 Years	199	6.6%	1,244	9.1%	4,191	7.9%
Age 10 to 14 Years	164	5.4%	1,137	8.3%	3,818	7.2%
Age 15 to 19 Years	168	5.6%	974	7.2%	3,428	6.5%
Age 20 to 24 Years	300	9.9%	947	6.9%	3,559	6.7%
Age 25 to 29 Years	373	12.4%	1,309	9.6%	5,086	9.6%
Age 30 to 34 Years	346	11.5%	1,283	9.4%	5,236	9.9%
Age 35 to 39 Years	295	9.8%	1,137	8.3%	4,434	8.4%
Age 40 to 44 Years	274	9.1%	995	7.3%	3,739	7.1%
Age 45 to 49 Years	233	7.7%	839	6.2%	3,150	6.0%
Age 50 to 54 Years	175	5.8%	714	5.2%	3,028	5.7%
Age 55 to 59 Years	115	3.8%	571	4.2%	2,469	4.7%
Age 60 to 64 Years	103	3.4%	529	3.9%	2,243	4.3%
Age 65 to 69 Years	59	1.9%	332	2.4%	1,582	3.0%
Age 70 to 74 Years	32	1.1%	237	1.7%	1,034	2.0%
Age 75 to 79 Years	18	0.6%	119	0.9%	672	1.3%
Age 80 to 84 Years	5	0.2%	78	0.6%	454	0.9%
Age 85 Years or Over	5	0.2%	46	0.3%	372	0.7%
Male Median Age	31.2		29.4		30.9	
Age 19 Years or Less	683	22.7%	4,488	32.9%	15,729	29.8%
Age 20 to 64 Years	2,215	73.4%	8,324	61.1%	32,944	62.4%
Age 65 Years or Over	119	3.9%	811	6.0%	4,113	7.8%

Males per 100 Females (2016)

Overall Comparison	162		104		102	
Age Under 5 Years	88	46.9%	99	49.8%	106	51.5%
Age 5 to 9 Years	121	54.7%	110	52.4%	106	51.5%
Age 10 to 14 Years	104	50.9%	103	50.8%	104	51.1%
Age 15 to 19 Years	130	56.6%	102	50.5%	102	50.4%
Age 20 to 24 Years	309	75.6%	121	54.7%	110	52.4%
Age 25 to 29 Years	252	71.6%	125	55.6%	108	51.8%
Age 30 to 34 Years	190	65.6%	104	51.0%	108	52.0%
Age 35 to 39 Years	198	66.4%	108	52.0%	112	52.7%
Age 40 to 44 Years	226	69.4%	115	53.6%	111	52.6%
Age 45 to 49 Years	199	66.6%	114	53.2%	105	51.2%
Age 50 to 54 Years	173	63.4%	107	51.8%	108	51.9%
Age 55 to 59 Years	104	51.0%	84	45.7%	88	46.9%
Age 60 to 64 Years	135	57.5%	94	48.5%	95	48.7%
Age 65 to 69 Years	99	49.7%	74	42.5%	82	45.2%
Age 70 to 74 Years	93	48.2%	82	45.2%	80	44.5%
Age 75 to 79 Years	107	51.6%	61	37.8%	71	41.6%
Age 80 to 84 Years	35	25.7%	70	41.0%	63	38.8%
Age 85 Years or Over	56	36.0%	42	29.4%	49	33.0%
Age 19 Years or Less	109	52.3%	104	50.9%	105	51.2%
Age 20 to 39 Years	228	69.5%	114	53.2%	109	52.2%
Age 40 to 64 Years	171	63.1%	104	51.0%	102	50.5%
Age 65 Years or Over	88	46.9%	70	41.3%	73	42.3%

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site	1 Mile	3 Miles	5 Miles
FM 969 at Bantom Woods Bend			
Household Type (2016)			
Total Households	1,100	7,565	35,097
Households with Children	534 48.5%	3,825 50.6%	13,807 39.3%
Average Household Size	3.5	3.4	2.9
Household Density per Square Mile	351	268	447
Population Family	3,488 71.5%	22,940 85.8%	84,630 81.0%
Population Non-Family	319 6.5%	2,605 9.7%	17,930 17.2%
Population Group Quarters	1,071 22.0%	1,177 4.4%	1,968 1.9%
Family Households	878 79.8%	5,691 75.2%	22,603 64.4%
Married Couple Households	628 71.5%	3,153 55.4%	12,774 56.5%
Other Family Households	250 28.5%	2,538 44.6%	9,829 43.5%
Family Households with Children	530 60.4%	3,796 66.7%	13,688 60.6%
Married Couple with Children	372 70.2%	2,006 52.9%	7,230 52.8%
Other Family Households with Children	158 29.8%	1,790 47.1%	6,457 47.2%
Family Households No Children	348 39.6%	1,895 33.3%	8,915 39.4%
Married Couple No Children	256 73.5%	1,147 60.5%	5,544 62.2%
Other Family Households No Children	92 26.5%	748 39.5%	3,371 37.8%
Non-Family Households	222 20.2%	1,874 24.8%	12,494 35.6%
Non-Family Households with Children	4 1.7%	30 1.6%	120 1.0%
Non-Family Households No Children	219 98.3%	1,844 98.4%	12,375 99.0%
Average Family Household Size	4.0	4.0	3.7
Average Family Income	\$65,373	\$52,018	\$60,933
Median Family Income	\$56,692	\$44,872	\$51,346
Average Non-Family Household Size	1.4	1.4	1.4
Marital Status (2016)			
Population Age 15 Years or Over	3,868	19,833	80,591
Never Married	1,733 44.8%	8,560 43.2%	34,314 42.6%
Currently Married	1,209 31.2%	6,247 31.5%	25,471 31.6%
Previously Married	927 24.0%	5,026 25.3%	20,806 25.8%
Separated	494 53.3%	1,804 35.9%	6,769 32.5%
Widowed	51 5.5%	851 16.9%	3,846 18.5%
Divorced	382 41.2%	2,371 47.2%	10,191 49.0%
Educational Attainment (2016)			
Adult Population Age 25 Years or Over	3,174	16,174	67,000
Elementary (Grade Level 0 to 8)	513 16.2%	2,696 16.7%	9,801 14.6%
Some High School (Grade Level 9 to 11)	587 18.5%	2,646 16.4%	8,611 12.9%
High School Graduate	771 24.3%	4,544 28.1%	16,632 24.8%
Some College	668 21.1%	3,281 20.3%	13,256 19.8%
Associate Degree Only	98 3.1%	590 3.7%	2,775 4.1%
Bachelor Degree Only	372 11.7%	1,673 10.3%	10,544 15.7%
Graduate Degree	165 5.2%	743 4.6%	5,383 8.0%
Any College (Some College or Higher)	1,303 41.0%	6,288 38.9%	31,957 47.7%
College Degree + (Bachelor Degree or Higher)	537 16.9%	2,416 14.9%	15,927 23.8%

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

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Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site

FM 969 at Bantom Woods Bend

Housing

	1 Mile	3 Miles	5 Miles
Total Housing Units (2016)	1,135	7,765	36,217
Total Housing Units (2010)	879	7,050	32,368
Historical Annual Growth (2010-2016)	256 4.9%	716 1.7%	3,849 2.0%
Housing Units Occupied (2016)	1,100 96.9%	7,565 97.4%	35,097 96.9%
Housing Units Owner-Occupied	812 73.8%	4,293 56.7%	17,850 50.9%
Housing Units Renter-Occupied	289 26.2%	3,272 43.3%	17,248 49.1%
Housing Units Vacant (2016)	35 3.1%	201 2.7%	1,120 3.2%

Household Size (2016)

Total Households	1,100	7,565	35,097
1 Person Households	161 14.6%	1,367 18.1%	8,885 25.3%
2 Person Households	265 24.1%	1,705 22.5%	9,216 26.3%
3 Person Households	172 15.6%	1,199 15.8%	5,577 15.9%
4 Person Households	192 17.5%	1,250 16.5%	4,768 13.6%
5 Person Households	137 12.4%	903 11.9%	3,060 8.7%
6 Person Households	84 7.6%	510 6.7%	1,731 4.9%
7 or More Person Households	90 8.2%	631 8.3%	1,860 5.3%

Household Income Distribution (2016)

HH Income \$200,000 or More	17 1.6%	118 1.6%	855 2.4%
HH Income \$150,000 to \$199,999	27 2.5%	123 1.6%	949 2.7%
HH Income \$125,000 to \$149,999	43 3.9%	204 2.7%	1,013 2.9%
HH Income \$100,000 to \$124,999	88 8.0%	446 5.9%	2,212 6.3%
HH Income \$75,000 to \$99,999	210 19.1%	806 10.7%	4,212 12.0%
HH Income \$50,000 to \$74,999	233 21.2%	1,397 18.5%	6,322 18.0%
HH Income \$35,000 to \$49,999	184 16.7%	1,154 15.3%	5,417 15.4%
HH Income \$25,000 to \$34,999	129 11.8%	1,013 13.4%	3,807 10.8%
HH Income \$15,000 to \$24,999	65 5.9%	1,109 14.7%	4,501 12.8%
HH Income \$10,000 to \$14,999	27 2.4%	509 6.7%	2,211 6.3%
HH Income Under \$10,000	78 7.1%	686 9.1%	3,598 10.3%

Household Vehicles (2016)

Households 0 Vehicles Available	52 4.7%	548 7.2%	2,935 8.4%
Households 1 Vehicle Available	355 32.2%	2,826 37.4%	14,356 40.9%
Households 2 Vehicles Available	451 41.0%	2,886 38.2%	12,327 35.1%
Households 3 or More Vehicles Available	243 22.1%	1,304 17.2%	5,479 15.6%
Total Vehicles Available	2,151	13,130	57,375
Average Vehicles per Household	2.0	1.7	1.6
Owner-Occupied Household Vehicles	1,583 73.6%	8,439 64.3%	34,081 59.4%
Average Vehicles per Owner-Occupied Household	2.0	2.0	1.9
Renter-Occupied Household Vehicles	568 26.4%	4,691 35.7%	23,295 40.6%
Average Vehicles per Renter-Occupied Household	2.0	1.4	1.4

Travel Time (2010)

Worker Base Age 16 years or Over	1,357	8,738	38,559
Travel to Work in 14 Minutes or Less	206 15.2%	1,421 16.3%	8,534 22.1%
Travel to Work in 15 to 29 Minutes	539 39.7%	3,862 44.2%	16,657 43.2%
Travel to Work in 30 to 59 Minutes	564 41.6%	2,761 31.6%	10,421 27.0%
Travel to Work in 60 Minutes or More	15 1.1%	534 6.1%	1,897 4.9%
Work at Home	33 2.4%	160 1.8%	1,050 2.7%
Average Minutes Travel to Work	23.7	24.3	21.8

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site

FM 969 at Bantom Woods Bend

Transportation To Work (2010)

Worker Base Age 16 years or Over	1,357		8,738		38,559	
Drive to Work Alone	1,026	75.6%	6,493	74.3%	27,927	72.4%
Drive to Work in Carpool	91	6.7%	1,006	11.5%	5,285	13.7%
Travel to Work by Public Transportation	2	0.2%	430	4.9%	2,065	5.4%
Drive to Work on Motorcycle	-	-	25	0.3%	128	0.3%
Bicycle to Work	-	-	54	0.6%	309	0.8%
Walk to Work	17	1.3%	50	0.6%	395	1.0%
Other Means	187	13.8%	519	5.9%	1,400	3.6%
Work at Home	33	2.4%	160	1.8%	1,050	2.7%

Daytime Demographics (2016)

Total Businesses	65	372	2,921
Total Employees	1,424	10,333	45,721
Company Headquarter Businesses	-	2	16
Company Headquarter Employees	-	128	4,851
Employee Population per Business	22.0 to 1	27.8 to 1	15.6 to 1
Residential Population per Business	75.5 to 1	71.9 to 1	35.8 to 1
Adj. Daytime Demographics Age 16 Years or Over	3,396	18,154	73,412

Labor Force

Labor Population Age 16 Years or Over (2016)	3,813		19,472		79,405	
Labor Force Total Males (2016)	2,475	64.9%	9,935	51.0%	39,911	50.3%
Male Civilian Employed	975	39.4%	6,026	60.7%	27,883	69.9%
Male Civilian Unemployed	23	0.9%	219	2.2%	1,053	2.6%
Males in Armed Forces	-	-	-	-	15	-
Males Not in Labor Force	1,477	59.7%	3,691	37.1%	10,959	27.5%
Labor Force Total Females (2016)	1,338	35.1%	9,537	49.0%	39,494	49.7%
Female Civilian Employed	866	64.8%	5,625	59.0%	23,816	60.3%
Female Civilian Unemployed	27	2.0%	218	2.3%	923	2.3%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	445	33.2%	3,693	38.7%	14,755	37.4%
Unemployment Rate		1.3%		2.2%		2.5%
Labor Force Growth (2010-2016)	483	35.6%	2,853	32.4%	12,823	33.0%
Male Labor Force Growth (2010-2016)	217	28.6%	1,369	29.4%	6,694	31.6%
Female Labor Force Growth (2010-2016)	266	44.3%	1,484	35.9%	6,128	34.6%

Occupation (2010)

Occupation Population Age 16 Years or Over	1,358		8,797		38,876	
Occupation Total Males	758	55.8%	4,657	52.9%	21,188	54.5%
Occupation Total Females	600	44.2%	4,141	47.1%	17,688	45.5%
Management, Business, Financial Operations	225	16.6%	801	9.1%	3,559	9.2%
Professional, Related	163	12.0%	994	11.3%	6,173	15.9%
Service	197	14.5%	2,441	27.7%	9,905	25.5%
Sales, Office	201	14.8%	1,546	17.6%	8,275	21.3%
Farming, Fishing, Forestry	2	0.2%	13	0.1%	46	0.1%
Construction, Extraction, Maintenance	448	33.0%	1,849	21.0%	6,169	15.9%
Production, Transport, Material Moving	122	9.0%	1,154	13.1%	4,749	12.2%
White Collar Workers	589	43.3%	3,341	38.0%	18,007	46.3%
Blue Collar Workers	770	56.7%	5,457	62.0%	20,869	53.7%

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site									
FM 969 at Bantom Woods Bend									
Units In Structure (2010)									
Total Units	820			6,391				29,207	
1 Detached Unit	438	53.4%		3,694	57.8%			17,150	58.7%
1 Attached Unit	4	0.5%		187	2.9%			1,162	4.0%
2 Units	2	0.3%		209	3.3%			1,116	3.8%
3 to 4 Units	1	0.2%		203	3.2%			980	3.4%
5 to 9 Units	2	0.3%		191	3.0%			1,055	3.6%
10 to 19 Units	4	0.4%		295	4.6%			1,731	5.9%
20 to 49 Units	1	0.2%		74	1.2%			899	3.1%
50 or More Units	3	0.4%		304	4.8%			2,335	8.0%
Mobile Home or Trailer	359	43.8%		1,220	19.1%			2,673	9.2%
Other Structure	5	0.6%		13	0.2%			107	0.4%
Homes Built By Year (2010)									
Homes Built 2005 or later	79	9.6%		877	13.7%			3,692	12.6%
Homes Built 2000 to 2004	106	12.9%		899	14.1%			3,135	10.7%
Homes Built 1990 to 1999	119	14.5%		891	13.9%			3,022	10.3%
Homes Built 1980 to 1989	235	28.7%		1,065	16.7%			4,212	14.4%
Homes Built 1970 to 1979	53	6.5%		1,234	19.3%			5,273	18.1%
Homes Built 1960 to 1969	146	17.8%		790	12.4%			4,648	15.9%
Homes Built 1950 to 1959	36	4.4%		308	4.8%			2,951	10.1%
Homes Built 1940 to 1949	36	4.4%		156	2.4%			1,370	4.7%
Homes Built Before 1939	10	1.2%		172	2.7%			903	3.1%
Median Age of Homes	31.4	yrs		30.5	yrs			35.1	yrs
Home Values (2010)									
Owner Specified Housing Units	600			3,669				15,136	
Home Values \$1,000,000 or More	42	7.0%		50	1.4%			90	0.6%
Home Values \$750,000 to \$999,999	2	0.3%		9	0.2%			43	0.3%
Home Values \$500,000 to \$749,999	2	0.3%		11	0.3%			98	0.6%
Home Values \$400,000 to \$499,999	2	0.3%		23	0.6%			133	0.9%
Home Values \$300,000 to \$399,999	4	0.7%		65	1.8%			545	3.6%
Home Values \$250,000 to \$299,999	42	7.0%		88	2.4%			707	4.7%
Home Values \$200,000 to \$249,999	9	1.5%		99	2.7%			1,190	7.9%
Home Values \$175,000 to \$199,999	38	6.4%		192	5.2%			993	6.6%
Home Values \$150,000 to \$174,999	46	7.6%		317	8.6%			2,021	13.4%
Home Values \$125,000 to \$149,999	30	5.0%		368	10.0%			1,761	11.6%
Home Values \$100,000 to \$124,999	96	16.0%		737	20.1%			2,630	17.4%
Home Values \$90,000 to \$99,999	24	4.0%		276	7.5%			874	5.8%
Home Values \$80,000 to \$89,999	61	10.2%		327	8.9%			979	6.5%
Home Values \$70,000 to \$79,999	13	2.1%		193	5.3%			654	4.3%
Home Values \$60,000 to \$69,999	5	0.8%		96	2.6%			503	3.3%
Home Values \$50,000 to \$59,999	33	5.5%		182	5.0%			328	2.2%
Home Values \$35,000 to \$49,999	15	2.5%		143	3.9%			369	2.4%
Home Values \$25,000 to \$34,999	6	1.1%		77	2.1%			248	1.6%
Home Values \$10,000 to \$24,999	73	12.1%		282	7.7%			596	3.9%
Home Values Under \$10,000	58	9.7%		134	3.7%			374	2.5%
Owner-Occupied Median Home Value	\$101,340			\$100,294				\$131,380	
Renter-Occupied Median Rent	\$506			\$673				\$657	

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Site Solutions

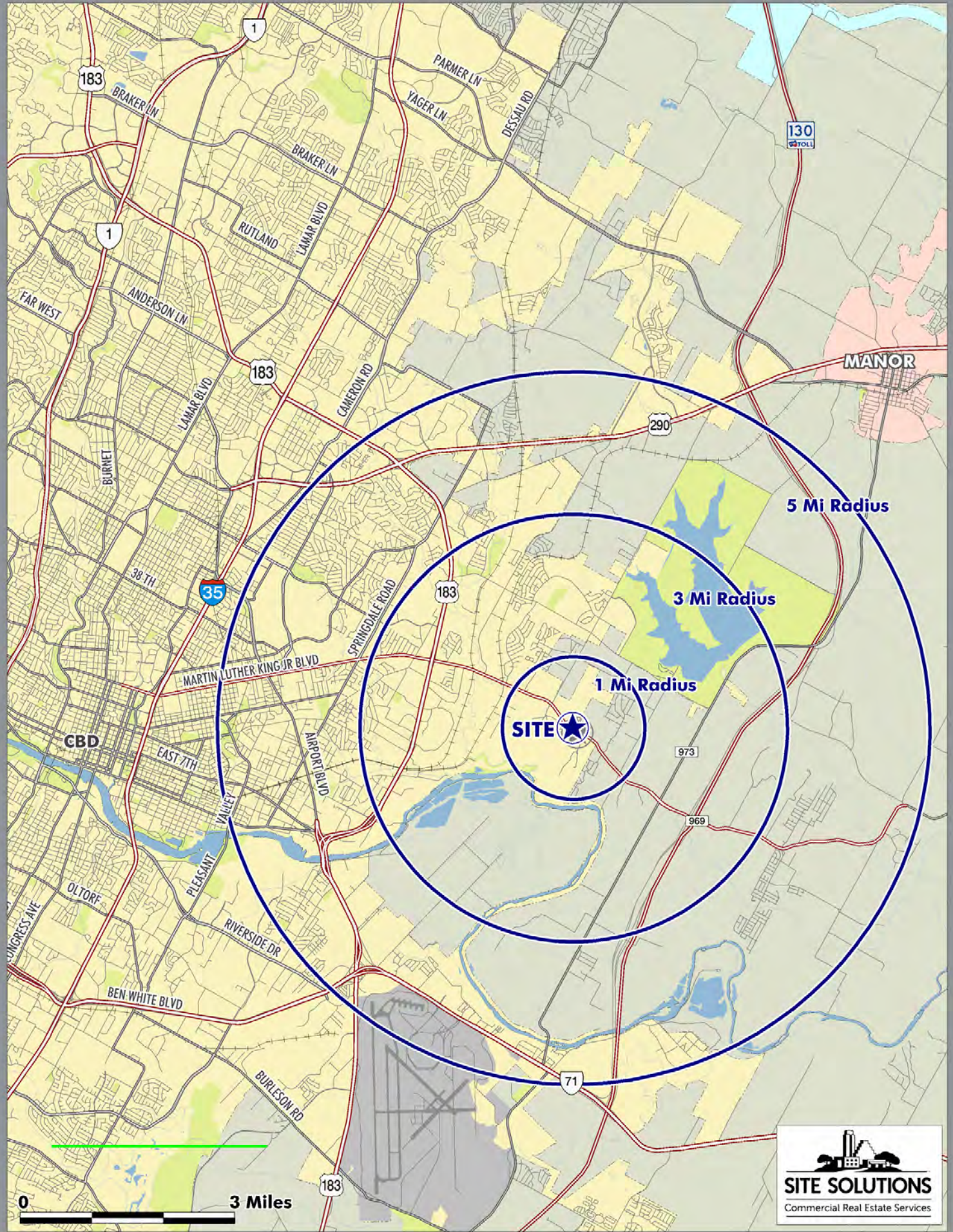
Lat/Lon: 30.2720/-97.6321

RFULL9

Woodlands Commercial Site		1 Mile		3 Miles		5 Miles	
FM 969 at Bantom Woods Bend							
Total Annual Consumer Expenditure (2016)							
Total Household Expenditure		\$55.5 M		\$325 M		\$1.64 B	
Total Non-Retail Expenditure		\$30.2 M		\$175 M		\$889 M	
Total Retail Expenditure		\$25.3 M		\$149 M		\$755 M	
Apparel		\$1.95 M		\$11.4 M		\$57.6 M	
Contributions		\$2.14 M		\$12.2 M		\$64.7 M	
Education		\$1.85 M		\$10.7 M		\$56.5 M	
Entertainment		\$3.11 M		\$18.0 M		\$91.1 M	
Food and Beverages		\$8.37 M		\$49.5 M		\$248 M	
Furnishings and Equipment		\$1.88 M		\$10.6 M		\$54.4 M	
Gifts		\$1.25 M		\$7.16 M		\$37.6 M	
Health Care		\$4.51 M		\$27.0 M		\$135 M	
Household Operations		\$1.51 M		\$8.63 M		\$44.4 M	
Miscellaneous Expenses		\$828 K		\$4.86 M		\$24.6 M	
Personal Care		\$726 K		\$4.24 M		\$21.5 M	
Personal Insurance		\$385 K		\$2.19 M		\$11.4 M	
Reading		\$120 K		\$699 K		\$3.59 M	
Shelter		\$11.3 M		\$66.4 M		\$337 M	
Tobacco		\$370 K		\$2.27 M		\$11.1 M	
Transportation		\$10.9 M		\$62.9 M		\$315 M	
Utilities		\$4.33 M		\$25.9 M		\$130 M	
Monthly Household Consumer Expenditure (2016)							
Total Household Expenditure		\$4,205		\$3,576		\$3,901	
Total Non-Retail Expenditure		\$2,287	54.4%	\$1,932	54.0%	\$2,110	54.1%
Total Retail Expenditures		\$1,917	45.6%	\$1,644	46.0%	\$1,792	45.9%
Apparel		\$147	3.5%	\$126	3.5%	\$137	3.5%
Contributions		\$162	3.9%	\$135	3.8%	\$154	3.9%
Education		\$140	3.3%	\$118	3.3%	\$134	3.4%
Entertainment		\$235	5.6%	\$198	5.5%	\$216	5.5%
Food and Beverages		\$634	15.1%	\$545	15.3%	\$588	15.1%
Furnishings and Equipment		\$143	3.4%	\$116	3.3%	\$129	3.3%
Gifts		\$94	2.2%	\$79	2.2%	\$89	2.3%
Health Care		\$342	8.1%	\$297	8.3%	\$321	8.2%
Household Operations		\$114	2.7%	\$95	2.7%	\$105	2.7%
Miscellaneous Expenses		\$63	1.5%	\$53	1.5%	\$58	1.5%
Personal Care		\$55	1.3%	\$47	1.3%	\$51	1.3%
Personal Insurance		\$29	0.7%	\$24	0.7%	\$27	0.7%
Reading		\$9	0.2%	\$8	0.2%	\$9	0.2%
Shelter		\$856	20.4%	\$732	20.5%	\$799	20.5%
Tobacco		\$28	0.7%	\$25	0.7%	\$26	0.7%
Transportation		\$825	19.6%	\$693	19.4%	\$749	19.2%
Utilities		\$328	7.8%	\$286	8.0%	\$308	7.9%

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FM 969 at Bantom Woods Bend, Austin, TX





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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date