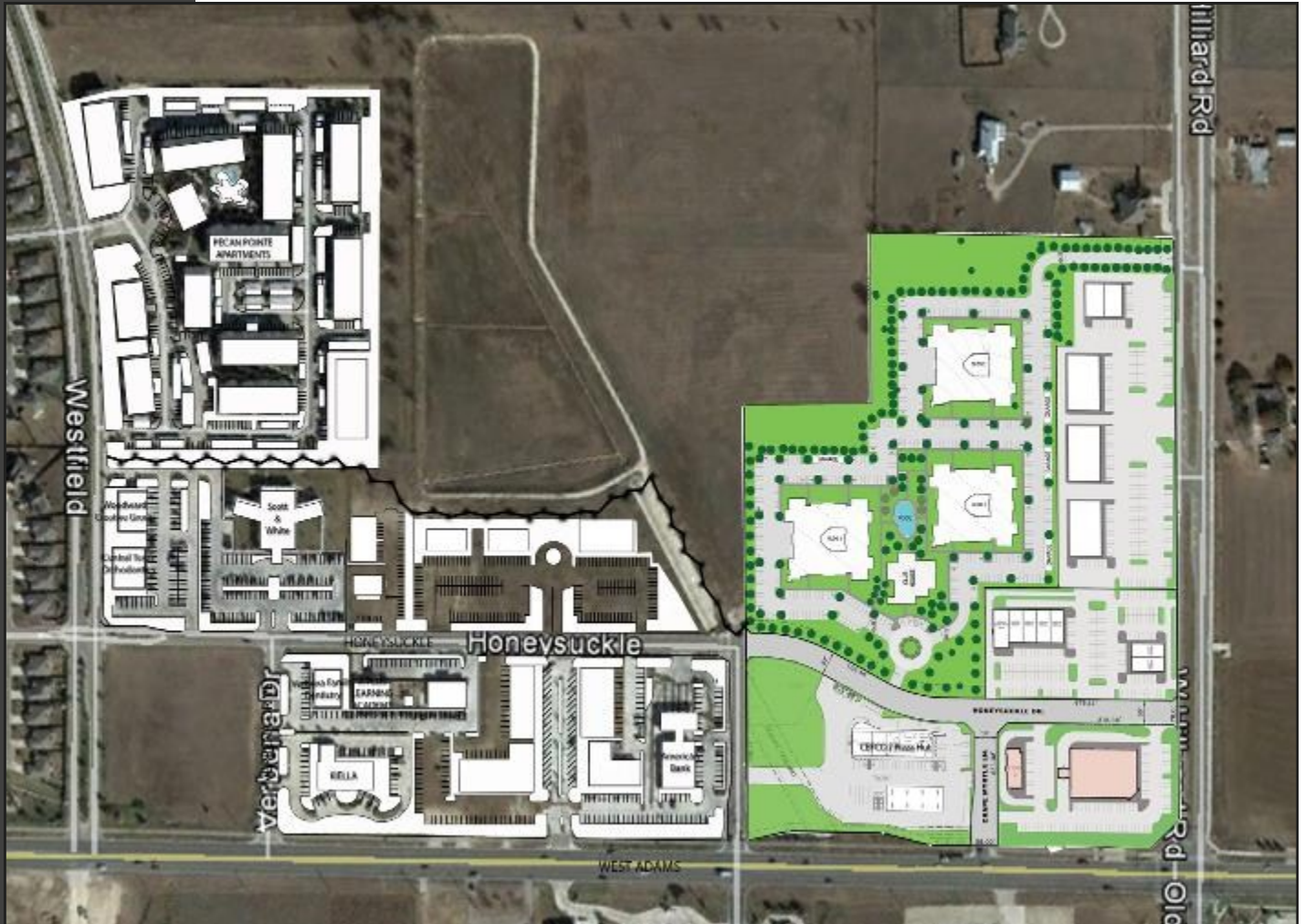




Hilliard Crossing



FM 2305 and Research Parkway
Temple, Texas

AGENT:

A. Lloyd Thomas,
ALC, SIOR, CCIM
President

Aldrich-Thomas Group, Realtors®

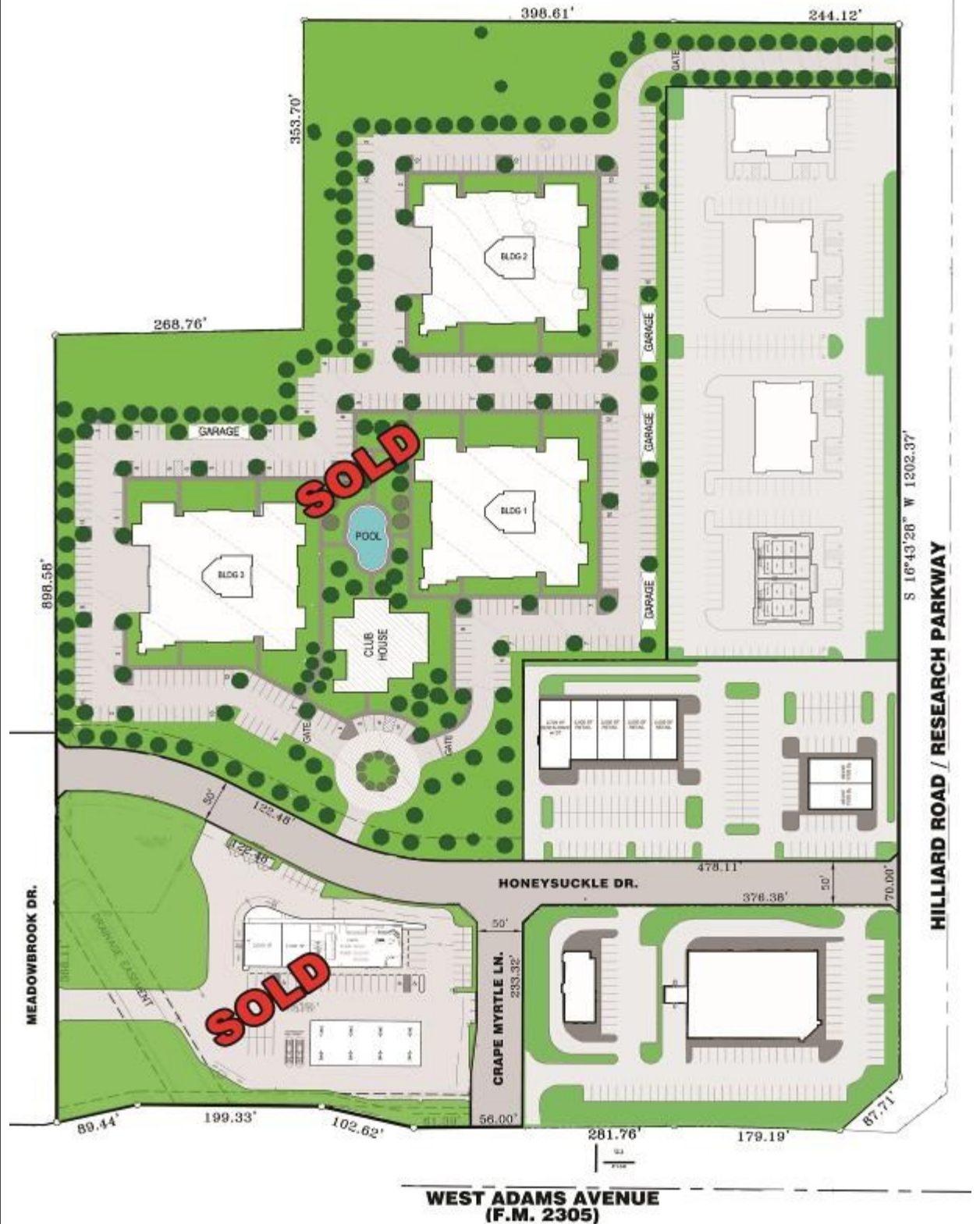
18 North Third Street
Temple, Texas 76501
254.773.4901
www.aldrich-thomas.com

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Hilliard Crossing

Location:	The 24-acre development is located at Northwest corner of FM 2305 (West Adams Avenue) and Research Parkway (formerly Hilliard Road), which is becoming the “outer loop” for the west side of Temple, Texas. Hilliard Crossing is strategically situated within one of the newest, and most visible growth areas of the City of Temple. This area has been the fastest growing residential neighborhoods in Temple in the past six years.
Project:	Hilliard Crossing is a mixed-use development designed to include the City of Temple’s new outdoor-friendly environment complete with biking, hiking, and walking trails. Such environment is expected to provide a village-like, multi-use atmosphere catering to the surrounding residential neighborhoods, boutique retailers, restaurants, and professional offices. With well-situated 1.0 or 2.0 acres pad sites, this development will service the young, growing families in the rapidly expanding West Temple Trade Area.
Access:	Ease of access from all directions, including a signalized intersection, center left-turn lanes in West Adams Avenue and median left turn lanes in Research Parkway.
Traffic:	23,000 vehicles per day of FM 2305 (TxDOT 2010)
Zoning:	General Retail
Utilities:	Water, sanitary sewer, telephone, electric available
Grading:	Shovel ready pad sites
Pad Site Prices:	Call for Details

Site Plan



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Market Overview

With the completion of Research Parkway from West Adams Avenue northward through the Temple Bioscience District and Central Pointe Business Park, coupled with the fast-paced residential growth along West Adams Avenue, West Temple has become one of the most desirable locations in the Temple-Belton area for retailers and consumers alike.

The area is experiencing tremendous economic growth, which is expected to continue at a steady pace over the next decade. The residential neighborhoods have been precipitated by the excellent school district, accessibility, which in turn is spurring business development; yet, there is a need of neighborhood retail. Hilliard Crossing is uniquely situated to service the entire trade area. Arterial, four-lane roads with a turning lanes and a signaled intersection allow for easy ingress and egress, ideal for any market center.

Temple-Killeen MSA is experiencing rapid economic growth

- The 2011 Milken Institute Best Performing Cities Index ranks the Temple-Killeen MSA #5 based on the metropolitan area's ability to create and sustain jobs, its expanding economic climate, population base, potential for job growth, as well as the great quality of life.
- Temple-Killeen is consistently one of the fastest growing MSA's in the U.S.
- Temple-Killeen is in the Top 10 of all U.S. areas for growth.
- Temple is anchored by Scott & White Hospital, Fort Hood, McLane Company, Wilsonart International, H-E-B Regional Distribution Center, Walmart Distribution Center and its thriving industrial parks and small businesses.

Hilliard Ranch Master Plan



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Demographic and Income Profile

Lat: 3648032.398683, Lon: -10844345.830133
Ring: 1 mile radius

Prepared by A. Thomas
Latitude: 31.117609387
Longitude: -97.41641605

Summary	Census 2010		2012	2017			
Population	3,334		3,770	4,635			
Households	1,194		1,350	1,674			
Families	939		1,047	1,305			
Average Household Size	2.79		2.79	2.77			
Owner Occupied Housing Units	938		1,035	1,285			
Renter Occupied Housing Units	256		315	389			
Median Age	31.2		31.4	31.8			
Trends: 2012 - 2017 Annual Rate	Area	State	National				
Population	4.22%	1.49%	0.68%				
Households	4.40%	1.51%	0.74%				
Families	4.50%	1.73%	0.72%				
Owner HHs	4.42%	1.82%	0.91%				
Median Household Income	1.76%	3.07%	2.55%				
			2012	2017			
Households by Income		Number	Percent	Number	Percent		
<\$15,000		144	10.7%	145	8.7%		
\$15,000 - \$24,999		94	7.0%	75	4.5%		
\$25,000 - \$34,999		88	6.5%	68	4.1%		
\$35,000 - \$49,999		197	14.6%	187	11.2%		
\$50,000 - \$74,999		395	29.3%	593	35.4%		
\$75,000 - \$99,999		176	13.0%	274	16.4%		
\$100,000 - \$149,999		175	13.0%	232	13.9%		
\$150,000 - \$199,999		29	2.1%	37	2.2%		
\$200,000+		51	3.8%	63	3.8%		
Median Household Income		\$56,731		\$61,904			
Average Household Income		\$71,555		\$79,404			
Per Capita Income		\$24,587		\$27,489			
			Census 2010	2012	2017		
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	312	9.4%	350	9.3%	428	9.2%	
5 - 9	310	9.3%	347	9.2%	422	9.1%	
10 - 14	292	8.8%	324	8.6%	400	8.6%	
15 - 19	211	6.3%	226	6.0%	265	5.7%	
20 - 24	184	5.5%	213	5.6%	243	5.2%	
25 - 34	594	17.8%	683	18.1%	843	18.2%	
35 - 44	530	15.9%	578	15.3%	698	15.1%	
45 - 54	384	11.5%	422	11.2%	481	10.4%	
55 - 64	283	8.5%	342	9.1%	446	9.6%	
65 - 74	136	4.1%	169	4.5%	254	5.5%	
75 - 84	76	2.3%	90	2.4%	119	2.6%	
85+	22	0.7%	26	0.7%	35	0.8%	
			Census 2010	2012	2017		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	2,562	76.8%	2,880	76.4%	3,482	75.1%	
Black Alone	302	9.1%	328	8.7%	387	8.3%	
American Indian Alone	20	0.6%	25	0.7%	38	0.8%	
Asian Alone	82	2.5%	100	2.7%	144	3.1%	
Pacific Islander Alone	7	0.2%	7	0.2%	7	0.2%	
Some Other Race Alone	246	7.4%	301	8.0%	409	8.8%	
Two or More Races	115	3.4%	130	3.4%	168	3.6%	
Hispanic Origin (Any Race)		695	20.8%	846	22.4%	1,213	26.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

Lat: 3648032.398683, Lon: -10844345.830133
Ring: 2 mile radius

Prepared by A. Thomas
Latitude: 31.117609387
Longitude: -97.41641605

Summary	Census 2010		2012		2017	
Population	10,848		12,287		14,704	
Households	4,198		4,709		5,637	
Families	2,933		3,258		3,940	
Average Household Size	2.58		2.61		2.61	
Owner Occupied Housing Units	2,707		3,012		3,641	
Renter Occupied Housing Units	1,491		1,698		1,996	
Median Age	31.6		31.8		32.2	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	3.66%		1.49%		0.68%	
Households	3.66%		1.51%		0.74%	
Families	3.87%		1.73%		0.72%	
Owner HHs	3.87%		1.82%		0.91%	
Median Household Income	1.95%		3.07%		2.55%	
			2012		2017	
Households by Income			Number	Percent	Number	Percent
<\$15,000			445	9.4%	447	7.9%
\$15,000 - \$24,999			322	6.8%	252	4.5%
\$25,000 - \$34,999			440	9.3%	339	6.0%
\$35,000 - \$49,999			746	15.8%	702	12.5%
\$50,000 - \$74,999			1,277	27.1%	1,883	33.4%
\$75,000 - \$99,999			616	13.1%	934	16.6%
\$100,000 - \$149,999			578	12.3%	738	13.1%
\$150,000 - \$199,999			122	2.6%	144	2.6%
\$200,000+			163	3.5%	197	3.5%
Median Household Income			\$55,401		\$61,003	
Average Household Income			\$70,417		\$78,044	
Per Capita Income			\$26,475		\$29,420	
			2012		2017	
Population by Age	Census 2010		Number	Percent	Number	Percent
0 - 4	983	9.1%	1,106	9.0%	1,326	9.0%
5 - 9	908	8.4%	1,024	8.3%	1,222	8.3%
10 - 14	848	7.8%	949	7.7%	1,147	7.8%
15 - 19	655	6.0%	707	5.8%	806	5.5%
20 - 24	729	6.7%	828	6.7%	911	6.2%
25 - 34	1,963	18.1%	2,242	18.2%	2,700	18.4%
35 - 44	1,556	14.3%	1,716	14.0%	2,016	13.7%
45 - 54	1,290	11.9%	1,421	11.6%	1,570	10.7%
55 - 64	912	8.4%	1,096	8.9%	1,375	9.4%
65 - 74	484	4.5%	595	4.8%	861	5.9%
75 - 84	312	2.9%	358	2.9%	454	3.1%
85+	208	1.9%	245	2.0%	317	2.2%
			2012		2017	
Race and Ethnicity	Census 2010		Number	Percent	Number	Percent
White Alone	8,327	76.8%	9,417	76.7%	11,100	75.5%
Black Alone	1,106	10.2%	1,195	9.7%	1,382	9.4%
American Indian Alone	63	0.6%	79	0.6%	116	0.8%
Asian Alone	264	2.4%	324	2.6%	455	3.1%
Pacific Islander Alone	23	0.2%	23	0.2%	23	0.2%
Some Other Race Alone	663	6.1%	792	6.4%	1,052	7.2%
Two or More Races	402	3.7%	455	3.7%	576	3.9%
Hispanic Origin (Any Race)	2,064	19.0%	2,489	20.3%	3,498	23.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

Lat: 3648032.398683, Lon: -10844345.830133
Ring: 3 mile radius

Prepared by A. Thomas
Latitude: 31.117609387
Longitude: -97.41641605

Summary	Census 2010		2012		2017	
Population	20,678		22,577		26,263	
Households	8,254		8,952		10,424	
Families	5,418		5,808		6,849	
Average Household Size	2.48		2.50		2.50	
Owner Occupied Housing Units	4,883		5,238		6,220	
Renter Occupied Housing Units	3,371		3,715		4,204	
Median Age	33.3		33.4		33.9	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	3.07%		1.49%		0.68%	
Households	3.09%		1.51%		0.74%	
Families	3.35%		1.73%		0.72%	
Owner HHs	3.50%		1.82%		0.91%	
Median Household Income	2.20%		3.07%		2.55%	
Households by Income			2012		2017	
			Number	Percent	Number	Percent
	<\$15,000		910	10.2%	913	8.8%
	\$15,000 - \$24,999		738	8.2%	595	5.7%
	\$25,000 - \$34,999		848	9.5%	667	6.4%
	\$35,000 - \$49,999		1,443	16.1%	1,330	12.8%
	\$50,000 - \$74,999		2,192	24.5%	3,152	30.2%
	\$75,000 - \$99,999		1,087	12.1%	1,620	15.5%
	\$100,000 - \$149,999		1,170	13.1%	1,471	14.1%
	\$150,000 - \$199,999		291	3.3%	353	3.4%
\$200,000+		273	3.0%	323	3.1%	
Median Household Income			\$54,159		\$60,398	
Average Household Income			\$69,363		\$76,935	
Per Capita Income			\$27,785		\$30,804	
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	1,691 8.2%	1,847 8.2%	2,159 8.2%		
	5 - 9	1,537 7.4%	1,675 7.4%	1,949 7.4%		
	10 - 14	1,474 7.1%	1,593 7.1%	1,873 7.1%		
	15 - 19	1,228 5.9%	1,276 5.7%	1,414 5.4%		
	20 - 24	1,481 7.2%	1,627 7.2%	1,734 6.6%		
	25 - 34	3,474 16.8%	3,841 17.0%	4,499 17.1%		
	35 - 44	2,802 13.6%	2,977 13.2%	3,391 12.9%		
	45 - 54	2,623 12.7%	2,776 12.3%	2,975 11.3%		
	55 - 64	2,010 9.7%	2,293 10.2%	2,779 10.6%		
	65 - 74	1,154 5.6%	1,345 6.0%	1,873 7.1%		
	75 - 84	774 3.7%	839 3.7%	1,017 3.9%		
85+	430 2.1%	487 2.2%	601 2.3%			
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	15,816 76.5%	17,222 76.3%	19,749 75.2%		
	Black Alone	2,285 11.1%	2,401 10.6%	2,692 10.3%		
	American Indian Alone	105 0.5%	126 0.6%	179 0.7%		
	Asian Alone	532 2.6%	630 2.8%	862 3.3%		
	Pacific Islander Alone	41 0.2%	41 0.2%	41 0.2%		
	Some Other Race Alone	1,200 5.8%	1,388 6.1%	1,790 6.8%		
	Two or More Races	699 3.4%	769 3.4%	949 3.6%		
	Hispanic Origin (Any Race)	3,712 18.0%	4,337 19.2%	5,938 22.6%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Executive Summary

Lat: 3648032.398683, Lon: -10844345.830133
Ring: 3 mile radius

Prepared by A. Thomas
Latitude: 31.117609387
Longitude: -97.41641605

	1 mile	2 miles	3 miles
Median Household Income			
2012 Median Household Income	\$56,731	\$55,401	\$54,159
2017 Median Household Income	\$61,904	\$61,003	\$60,398
2012-2017 Annual Rate	1.76%	1.95%	2.20%
Average Household Income			
2012 Average Household Income	\$71,555	\$70,417	\$69,363
2017 Average Household Income	\$79,404	\$78,044	\$76,935
2012-2017 Annual Rate	2.10%	2.08%	2.09%
Per Capita Income			
2012 Per Capita Income	\$24,587	\$26,475	\$27,785
2017 Per Capita Income	\$27,489	\$29,420	\$30,804
2012-2017 Annual Rate	2.26%	2.13%	2.08%
Households by Income			
Current median household income is \$54,159 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$60,398 in five years, compared to \$56,895 for all U.S. households			
Current average household income is \$69,363 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$76,935 in five years, compared to \$77,137 for all U.S. households			
Current per capita income is \$27,785 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$30,804 in five years, compared to \$29,882 for all U.S. households			
Housing			
2000 Total Housing Units	507	2,662	6,295
2000 Owner Occupied Housing Units	434	1,499	3,285
2000 Owner Occupied Housing Units	57	1,000	2,594
2000 Vacant Housing Units	16	163	416
2010 Total Housing Units	1,241	4,462	8,807
2010 Owner Occupied Housing Units	938	2,707	4,883
2010 Renter Occupied Housing Units	256	1,491	3,371
2010 Vacant Housing Units	47	264	553
2012 Total Housing Units	1,412	4,987	9,517
2012 Owner Occupied Housing Units	1,035	3,012	5,238
2012 Renter Occupied Housing Units	315	1,698	3,715
2012 Vacant Housing Units	62	278	565
2017 Total Housing Units	1,750	5,938	10,991
2017 Owner Occupied Housing Units	1,285	3,641	6,220
2017 Renter Occupied Housing Units	389	1,996	4,204
2017 Vacant Housing Units	76	301	567

Currently, 55.0% of the 9,517 housing units in the area are owner occupied; 39.0%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 8,807 housing units in the area - 55.4% owner occupied, 38.3% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2010 is 3.51%. Median home value in the area is \$133,492, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.77% annually to \$145,724.

Data Note: Income is expressed in current dollars

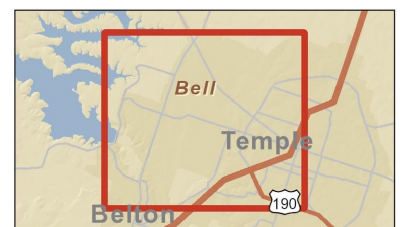
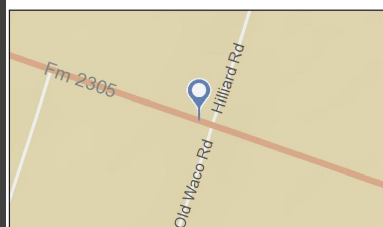
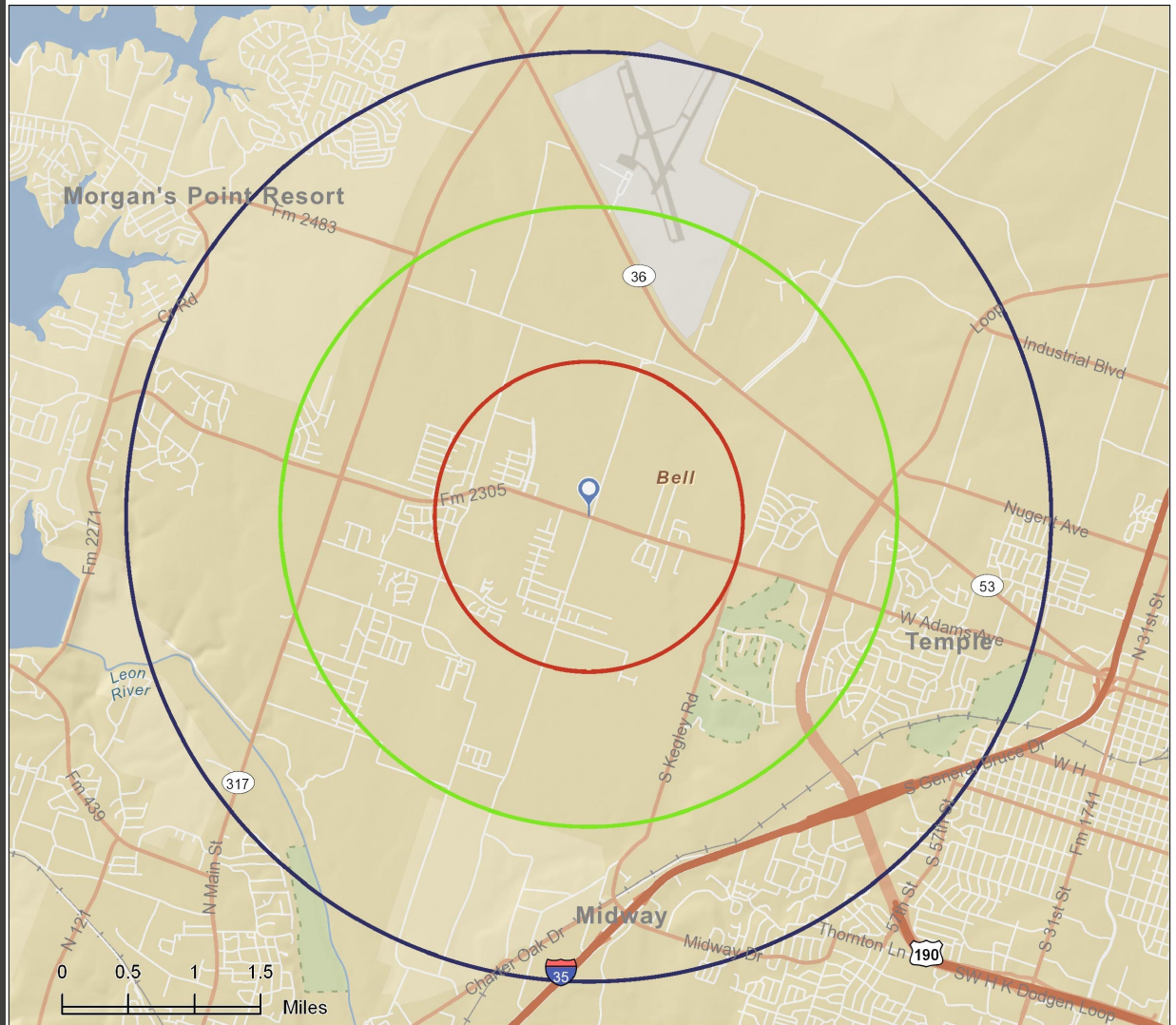
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



Site Map

Lat: 3648032.398683, Lon: -10844345.830133
Ring: 1, 2, 3 Miles

Prepared by A. Thomas
Latitude: 31.17609
Longitude: -97.416416



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May 02, 2013

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