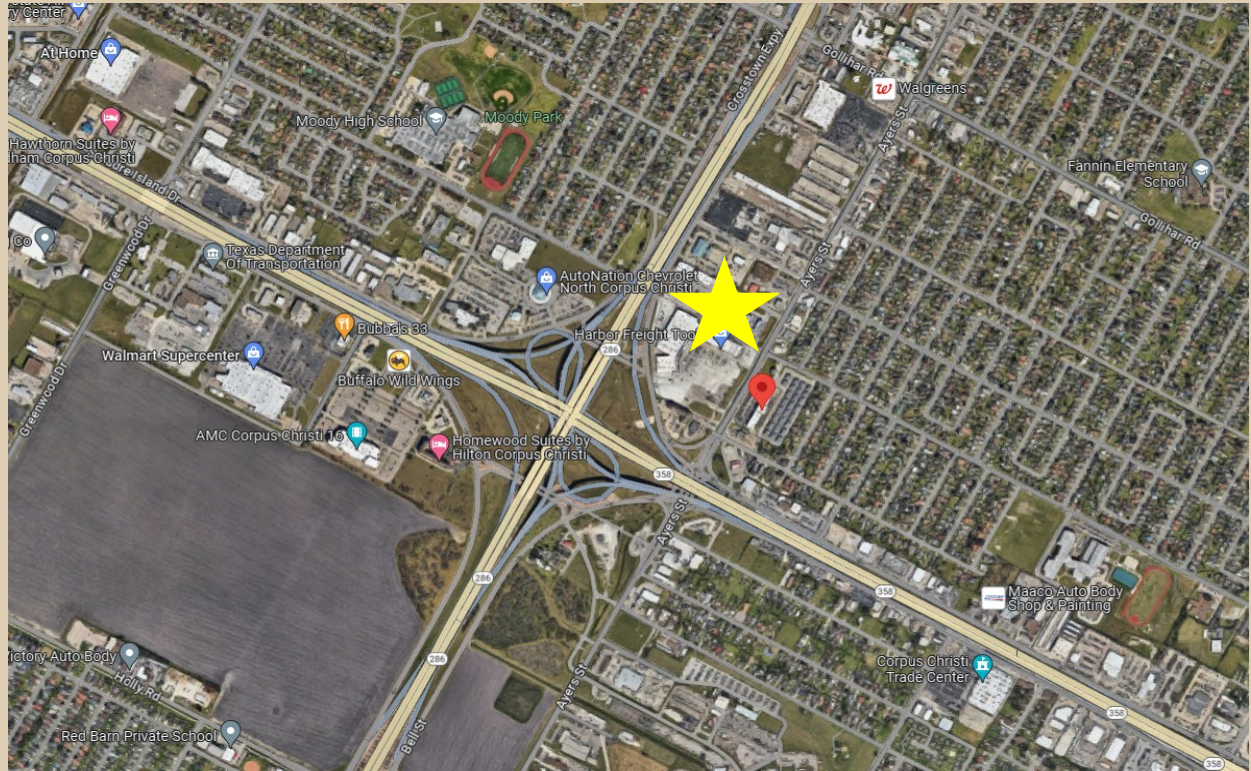


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- Strong commercial intersection with high traffic counts.
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Demographic Highlights

	1 Mile	3 Miles	5 Miles
Population	11,000	99,000	176,000
Average Household Income	\$81,000	\$82,000	\$92,000
Daytime Employees	6,000	34,000	89,000
Property Size:	+- 12,096 sf / 14,112 sf +- 10,080 sf / 10,080 sf		
Lat/Long	27.74017 / -97.42674		
Traffic Counts (VPD)	24,000 – Ayers Street 34,000 – Crosstown Exp 160,000 – SPID		



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