



# LAGO VISTA, TEXAS

## Market Guide

### City Contact Information



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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (15 Minute Drive Time)



Population  
**35,821**



Average Age  
**41.1**



Household Income (Median)  
**\$95,402**



Household Income (Average)  
**\$118,876**



Number of Households  
**13,538**



Growth Rate  
**12%**

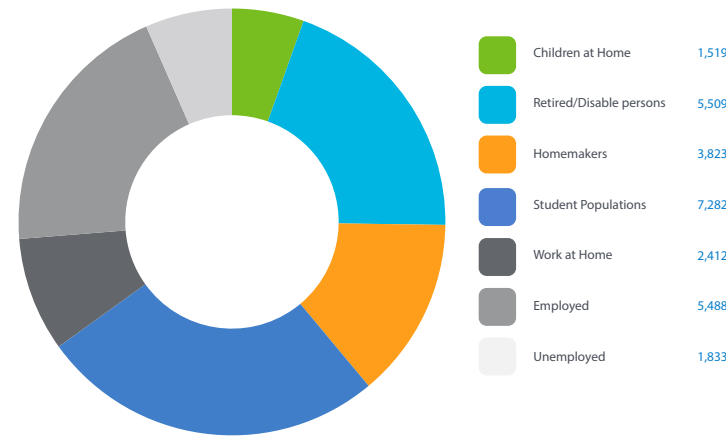
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

Rosharon, TX	625 East Fm 1462
Union Bridge, MD	4790 Green Valley Rd
Ashford, CT	5 Squaw Hollow Rd
Esperance, NY	3985 State Hwy 30
Kingsville, MO	575 Nw 1601 Rd
Russiaville, IN	395 W Main St

### Daytime Population **27,865** (15 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



General Merchandise



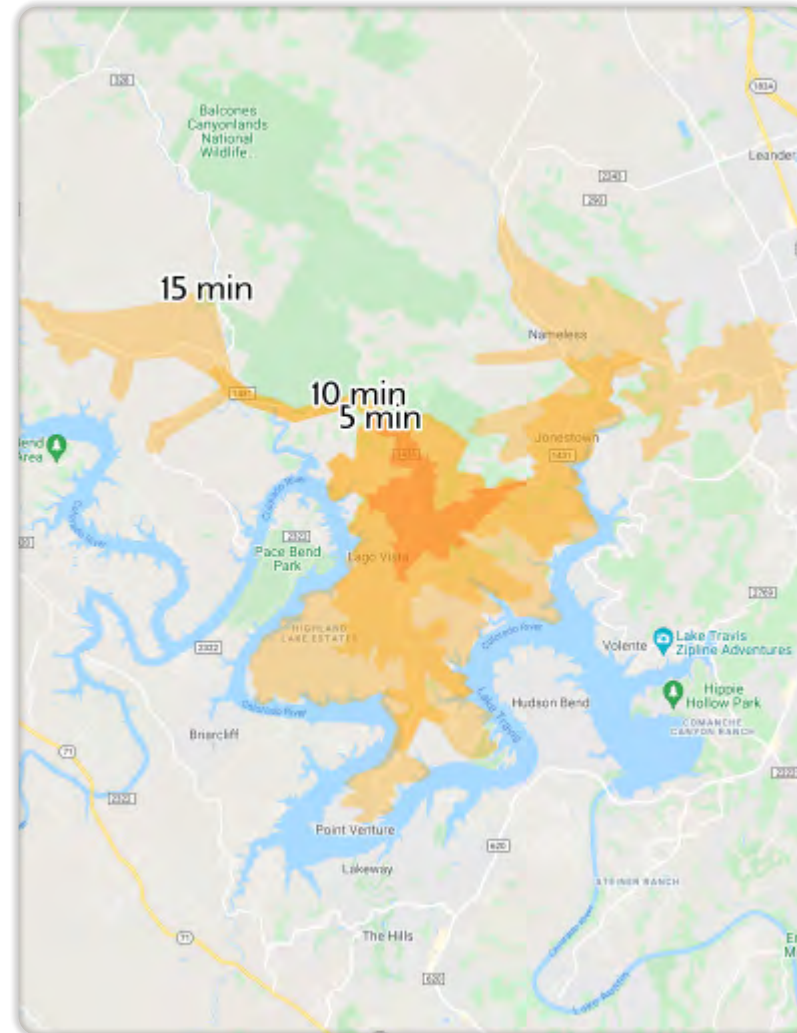
Restaurants



Auto Parts



*There's a lot of potential here.*

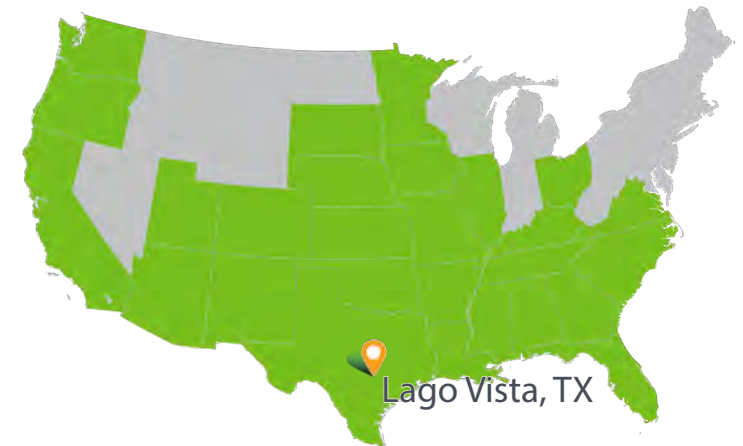


DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	6,287	17,768	211,859
Daytime Population	5,945	15,720	174,607
Median HH Income	\$80,686	\$85,855	\$103,016
Number of Households	2,612	7,538	77,788

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	2,496	8,876	35,821
Daytime Population	2,756	8,856	27,865
Median HH Income	\$80,389	\$81,399	\$95,402
Number of Households	1,030	3,752	13,358

\*Source: STI PopStats

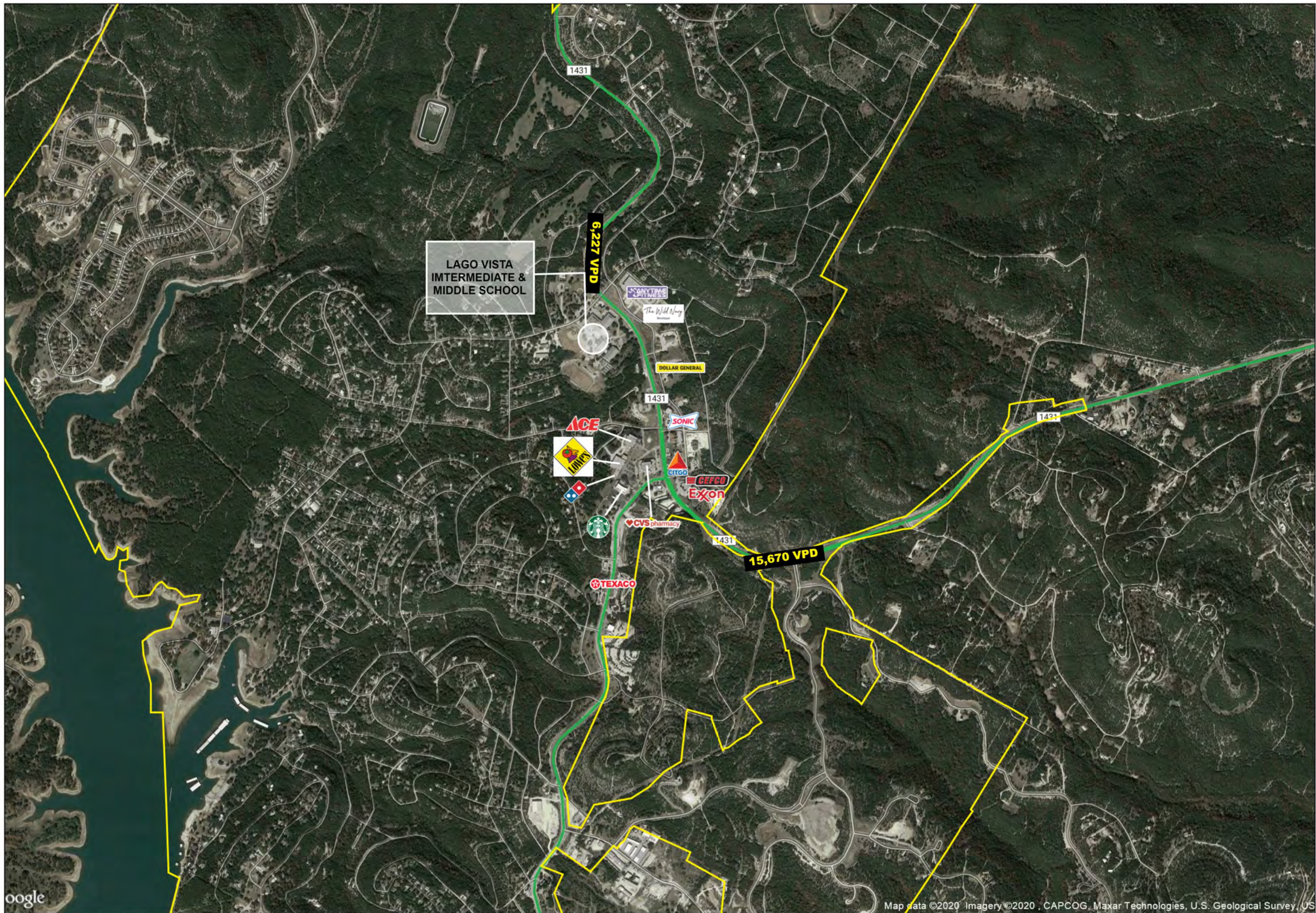


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Major Retail & Restaurants