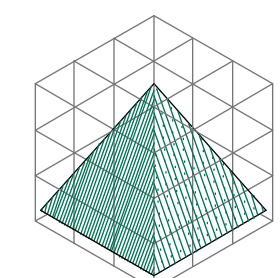
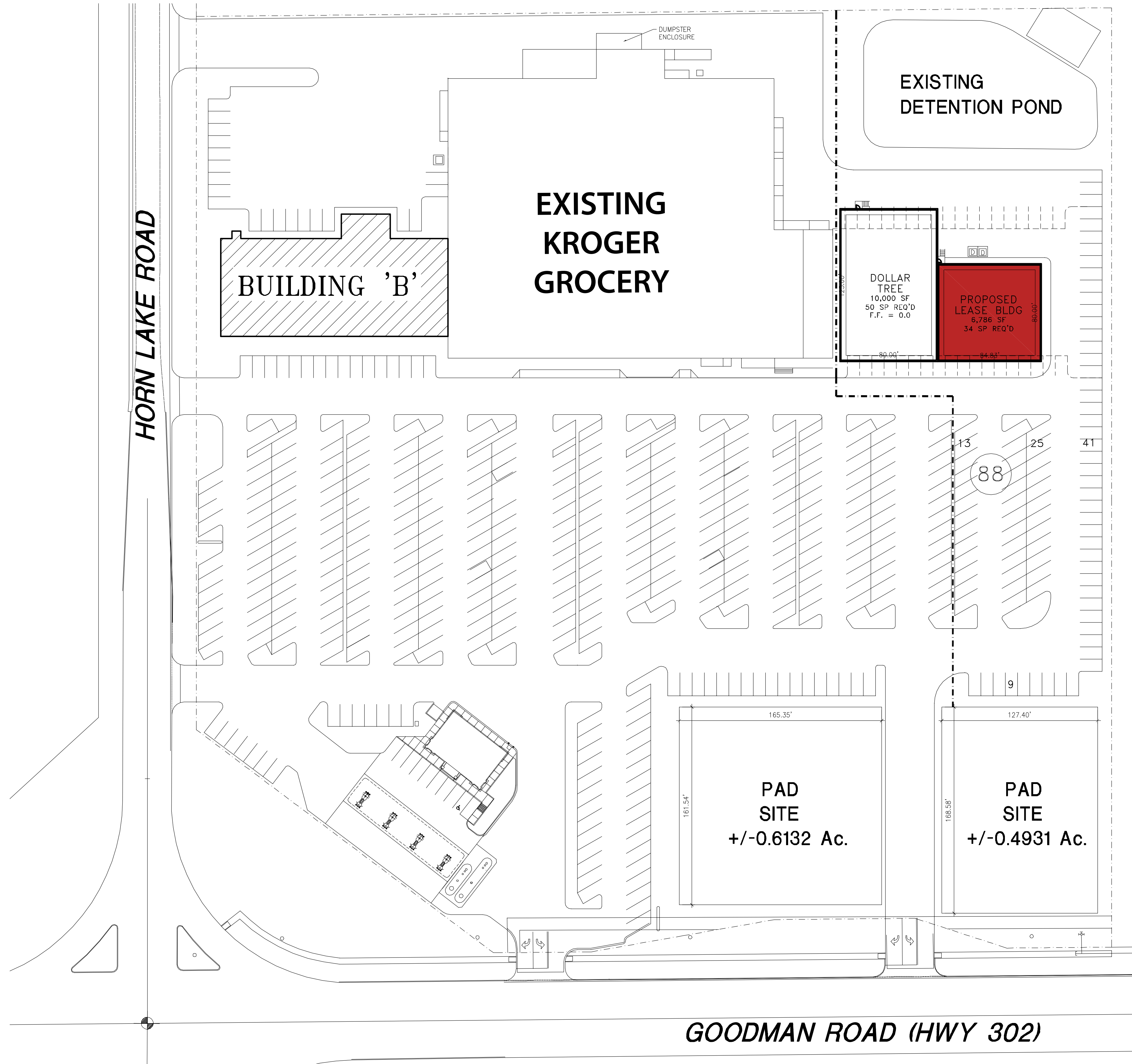
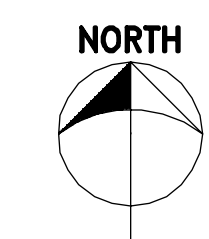




**HORN LAKE  
SHOPPING CENTER**  
HORN LAKE RD. & GOODMAN RD. (HWY 302)  
**HORN LAKE, MISSISSIPPI**



**THE THOMPSON ARCHITECTURE  
NELSON INTERIORS  
GROUP PLANNING  
INC.**  
7860 WOODWAY, SUITE 500  
HOUSTON, TEXAS 77063-1528  
(713) 266-7250 FAX: (713) 782-8609



Updated 10/04/2011- csa  
0 40' 80' 120' 160'  
SCALE: 1" = 80' GRAPHIC SCALE

**SITE DEVELOPMENT  
PLAN**

# Pop-Facts: Demographic Quick Facts 2011 Report

## Horn Lake

Radius 1: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

Radius 2: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

Radius 3: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2016 Projection	45,270		113,049		180,118	
2011 Estimate	40,476		105,215		171,002	
2000 Census	29,155		86,919		148,417	
1990 Census	21,120		75,942		134,848	
Growth 1990 - 2000	38.04%		14.45%		10.06%	
<b>Households</b>						
2016 Projection	16,671		41,607		65,543	
2011 Estimate	14,985		38,658		62,034	
2000 Census	10,353		30,595		52,100	
1990 Census	7,036		24,564		44,360	
Growth 1990 - 2000	47.14%		24.55%		17.45%	
<b>2011 Est. Population by Single Classification Race</b>						
	40,476		105,215		171,002	
White Alone	24,884	61.48	47,254	44.91	59,328	34.69
Black or African American Alone	11,984	29.61	51,443	48.89	103,385	60.46
American Indian and Alaska Native Alone	262	0.65	436	0.41	530	0.31
Asian Alone	601	1.48	1,095	1.04	1,439	0.84
Native Hawaiian and Other Pacific Islander Alone	20	0.05	48	0.05	71	0.04
Some Other Race Alone	1,801	4.45	3,137	2.98	3,856	2.25
Two or More Races	923	2.28	1,802	1.71	2,393	1.40
<b>2011 Est. Population Hispanic or Latino</b>						
	40,476		105,215		171,002	
Hispanic or Latino	3,181	7.86	5,642	5.36	7,234	4.23
Not Hispanic or Latino	37,295	92.14	99,573	94.64	163,768	95.77
<b>2011 Tenure of Occupied Housing Units</b>						
	14,985		38,658		62,034	
Owner Occupied	10,617	70.85	26,946	69.70	40,657	65.54
Renter Occupied	4,369	29.16	11,712	30.30	21,377	34.46
<b>2011 Average Household Size</b>						
	2.69		2.71		2.75	

# Pop-Facts: Demographic Quick Facts 2011 Report

## Horn Lake

Radius 1: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

Radius 2: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

Radius 3: HORN LAKE RD AT GOODMAN RD, HORN LAKE, MS 38637, aggregate

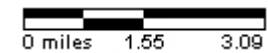
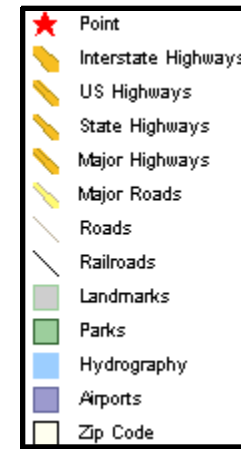
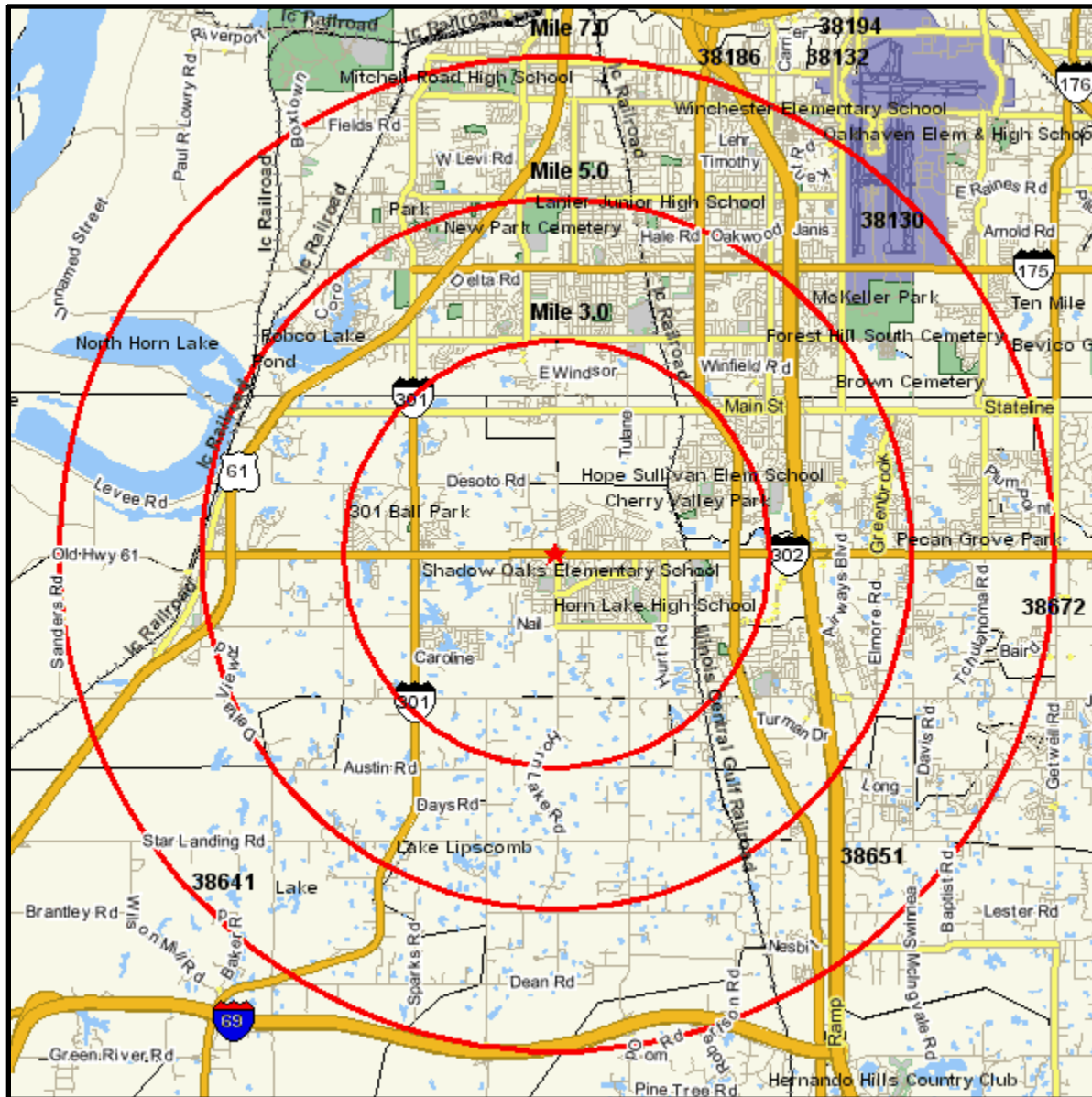
Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Households by Household Income</b>	14,985		38,658		62,034	
Income Less than \$15,000	1,562	10.42	4,710	12.18	9,407	15.16
Income \$15,000 - \$24,999	1,607	10.72	4,342	11.23	7,752	12.50
Income \$25,000 - \$34,999	2,052	13.69	5,091	13.17	8,160	13.15
Income \$35,000 - \$49,999	3,346	22.33	8,278	21.41	12,105	19.51
Income \$50,000 - \$74,999	3,336	22.26	8,553	22.12	12,796	20.63
Income \$75,000 - \$99,999	1,837	12.26	4,565	11.81	6,676	10.76
Income \$100,000 - \$124,999	702	4.68	1,828	4.73	2,876	4.64
Income \$125,000 - \$149,999	200	1.33	514	1.33	960	1.55
Income \$150,000 - \$199,999	152	1.01	348	0.90	632	1.02
Income \$200,000 - \$499,999	170	1.13	383	0.99	591	0.95
Income \$500,000 and over	20	0.13	48	0.12	80	0.13
<b>2011 Est. Average Household Income</b>	\$53,941		\$52,566		\$50,719	
<b>2011 Est. Median Household Income</b>	\$45,182		\$44,398		\$42,061	
<b>2011 Est. Per Capita Income</b>	\$19,988		\$19,438		\$18,496	
<b>2011 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	45,127		47,884		50,559	
Black or African American Alone	43,831		40,146		35,575	
American Indian and Alaska Native Alone	46,184		41,750		40,731	
Asian Alone	55,747		59,801		63,300	
Native Hawaiian and Other Pacific Islander Alone	70,792		66,284		66,997	
Some Other Race Alone	53,341		42,163		43,913	
Two or More Races	56,215		49,558		46,891	
Hispanic or Latino	51,839		42,173		43,351	
Not Hispanic or Latino	44,929		44,453		42,026	

# Area Map

Prepared For: Property Commerce

Order #: 970425978  
Site: 01

HORN LAKE RD AT GOODMAN RD  
HORN LAKE, MS 38637  
Coord: 34.962650, -90.060733  
Radius - See Appendix for Details



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

