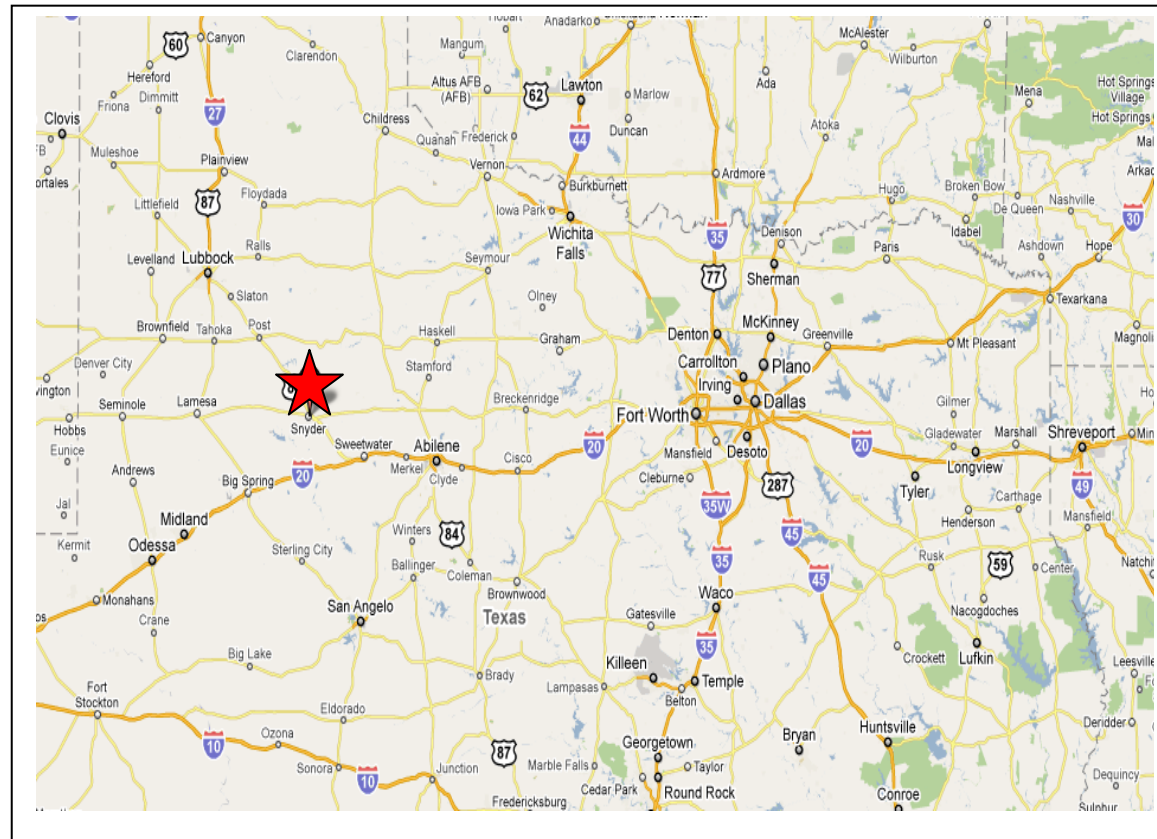


2012 Demographics:	1 mile	3 miles	5 miles
Total Population	4,837	11,301	12,270
Total Households	1,937	4,409	4,720
Median Household Income	\$41,625	\$43,714	\$44,177
Average Household Income	\$58,323	\$58,687	\$59,030
Per Capita Income	\$23,515	\$23,258	\$23,147
White Population	72.46%	75.52%	76.10%
Black Population	4.59%	4.30%	4.61%
Hispanic or Latino Population	41.35%	38.21%	37.23%
Asian or Pacific Islander	0.58%	0.44%	0.48%
American Indian/Alaska Native	0.29%	0.67%	0.72%
Some Other Race Alone	19.35%	16.68%	15.84%
Two or More Races	2.73%	2.39%	2.25%



Varsity Square Center

1899 30th St / 2998 College Ave, Snyder, TX 79549
(Between Colleve Avenue and Avenue Q)



Property Highlights:

- Tenants include Family Dollar, Colortyme, Watermill Express and U.S. Army
- GLA: 87,000 Square Feet
- Parking: 505 Spaces (Ratio: 5.8)
- Minutes to Routes 250, 1605, 208, 108 & 84



1955 W TC Jester Blvd.
Houston, TX 77008
P: (713) 861-8111/F:(713)861-8117
www.malachitegroup.com

*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

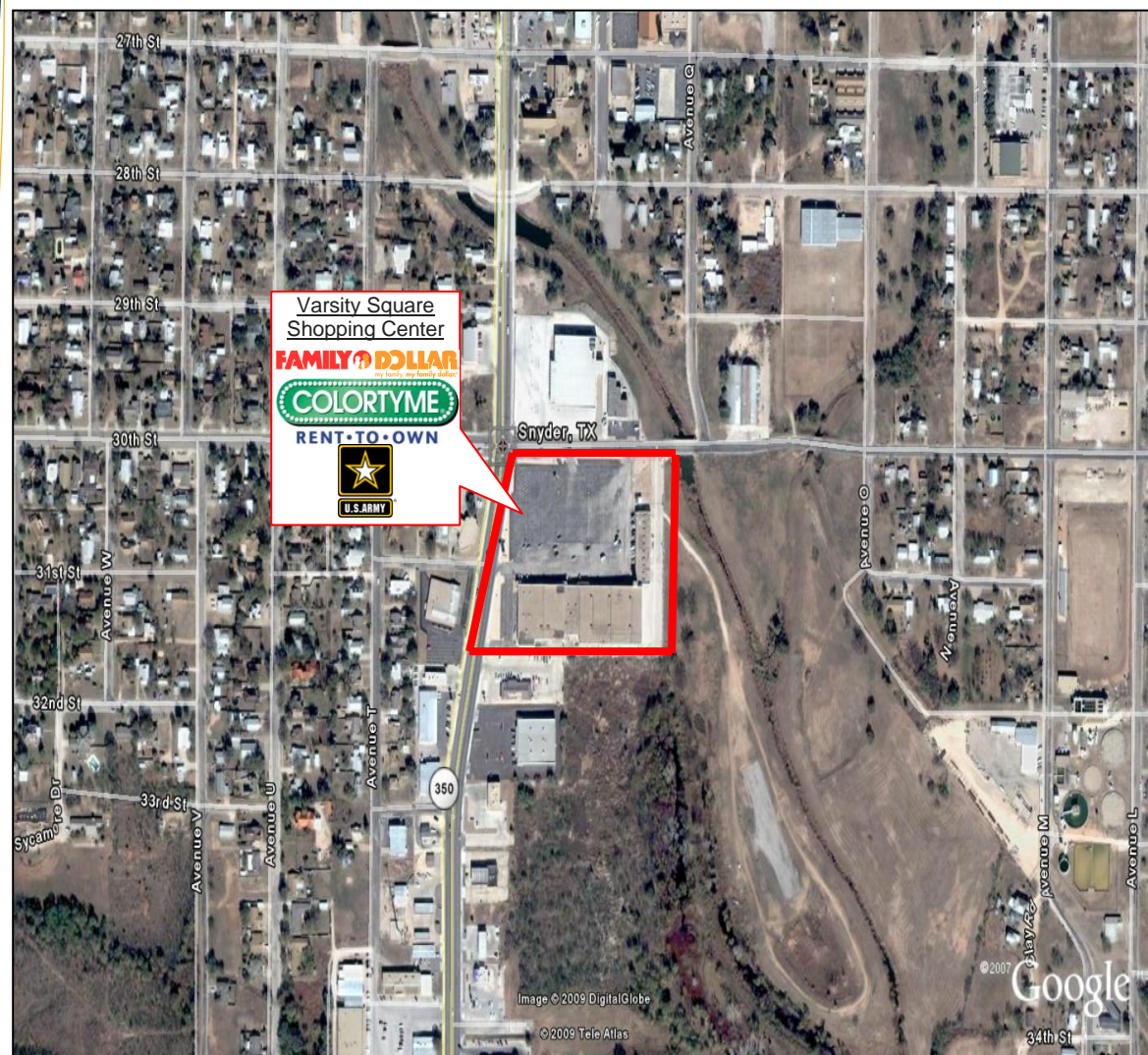


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*See important information on back.

VARSITY SQUARE CENTER

maps



VARSITY SQUARE CENTER

site plan

