



TEXAS RETAIL OCCUPANCY REPORT

Q4 2018

TEXAS RETAIL OCCUPANCY REPORT

TREK Investment Group is pleased to offer retail vacancy percentages for all major metropolitan areas within Texas. This report is designed to provide our clients with the most up-to-date vacancy percentages in order to make informed, proactive decisions on the quest to reach their investment objectives. The numbers calculated in our report are provided directly from CoStar using their base of existing, under construction and under renovation Retail buildings in each given metropolitan area. All Retail building types are provided, including Community Center, Freestanding Retail, Neighborhood Center, Power Center, Regional Mall, Specialty Center and Unanchored Strip Center, in both single-tenant and multi-tenant buildings, all of which include owner-occupied buildings. TREK Investment Group collects this data from our global database encompassing approximately 95.6 billion square feet of coverage in 4.4 million properties. All rental rates reported in our Texas Retail Occupancy Report are calculated using Triple Net (NNN) rental rates.

Our Approach

Integrity – We're a company committed to doing the right thing. Our firm bases decisions on our values and the best interest of our clients. Above all else, our industry can count on TREK Investment Group to do what we say and do what's right.

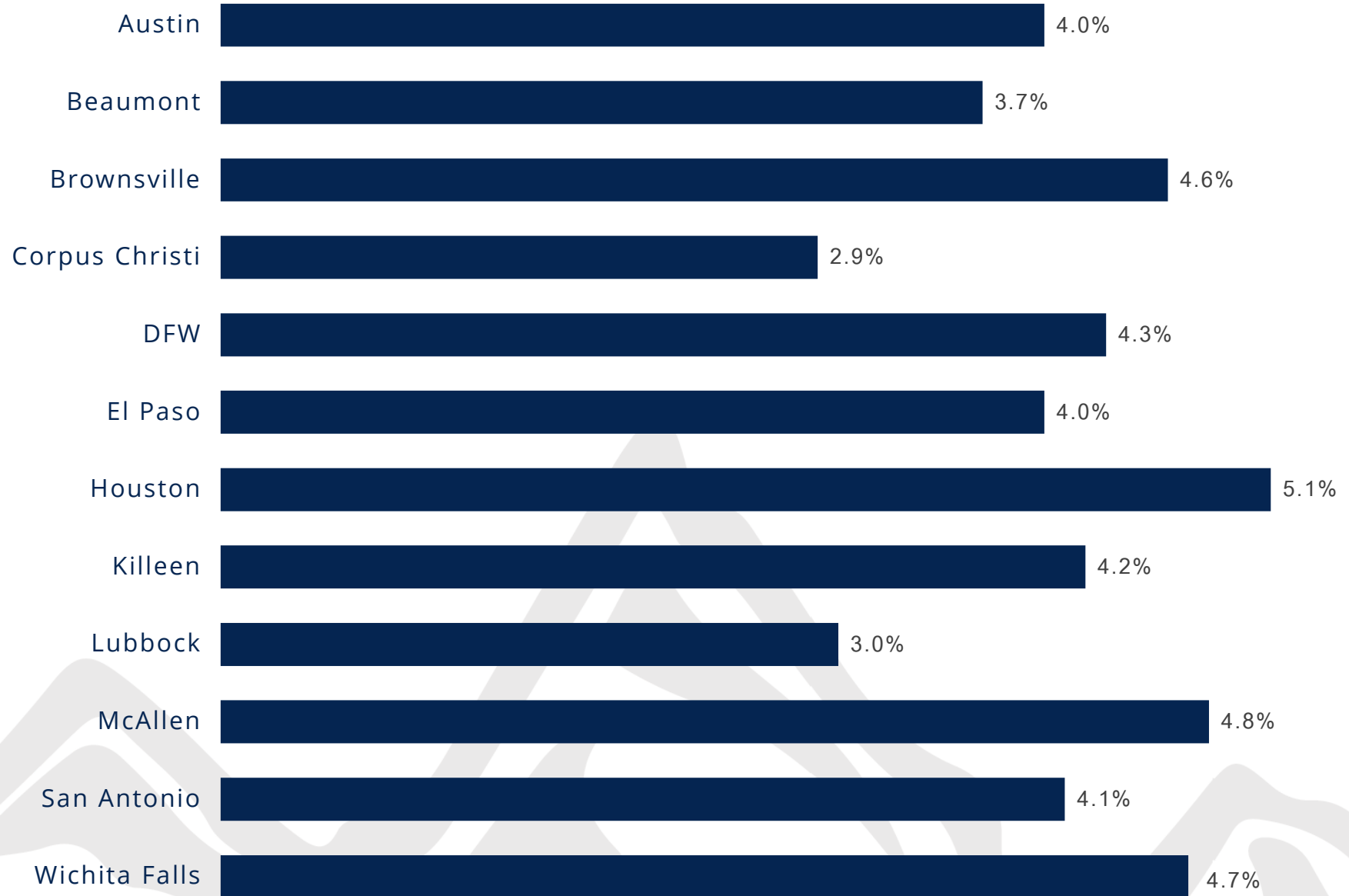
Experience – Nothing replaces experience in our business and our team brings unrivaled experience to every transaction. With over 40 years of combined commercial real estate experience, our team has been built with the most seasoned and respected investment professionals in the industry. At TREK Investment Group we know commercial real estate- let us partner with you.

Results – We are the team you can TRUST to get the job done. Our team has closed over \$800,000,000 in commercial real estate transactions, proving that we are a company committed to our clients and the commercial real estate industry. From start to finish, and well after the closing of your transaction, we will assist in every aspect of the transaction to ensure seamless closings and ownership transitions. We take great pride in each assignment taken and our clients can rely on us to finish the assignment.

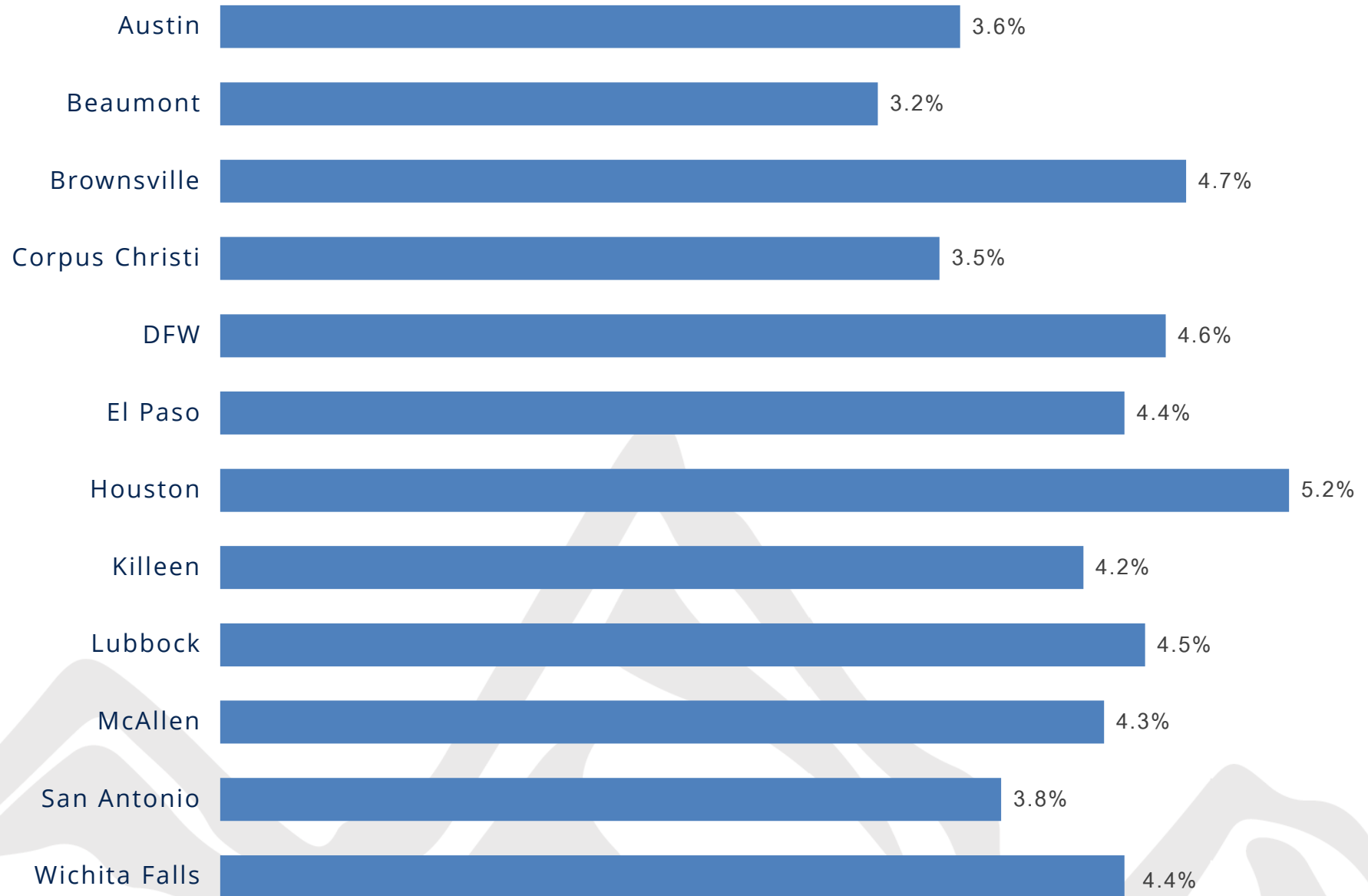
Your Trusted Advisor – Our **ultimate commitment** to our clients is to be their trusted advisor. We treat every assignment as if it was our own investment. Its who we are and its why we do what we do. We're dedicated to serving our clients and their best interest.

TREK Investment Group developed a "Navy SEAL" Team approach that is truly one of a kind. We are a highly effective, strategic team comprised of the best professionals in the industry. Each team member has specific responsibilities depending on the phase of the assignment and the team member's specific expertise. We study each property to identify unique qualities, design a customized marketing plan and anticipate potential obstacles while outlining a specific plan to overcome them BEFORE they occur.

2018 RETAIL VACANCY PERCENTAGE RATES

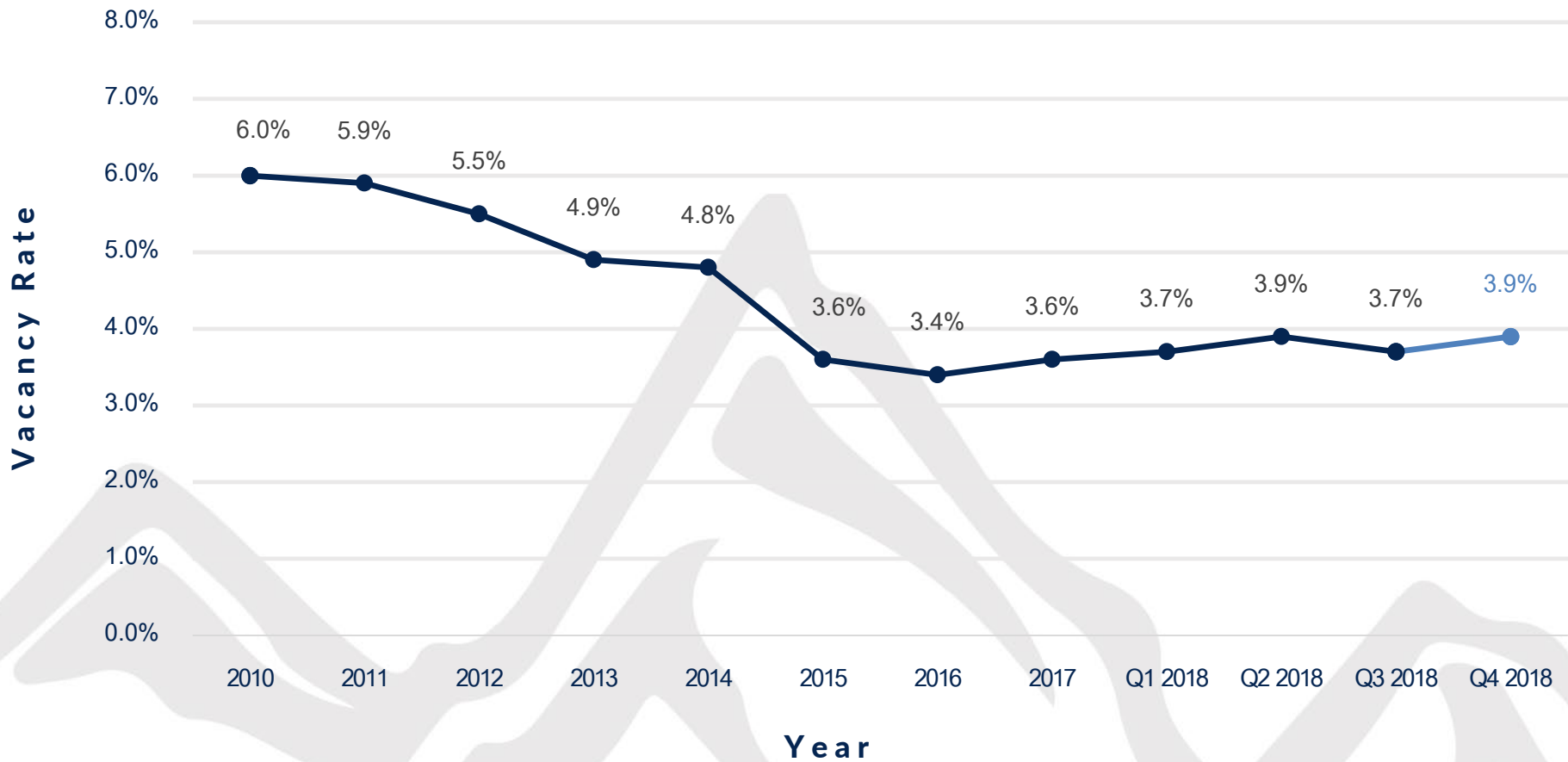


2017 RETAIL VACANCY PERCENTAGE RATES



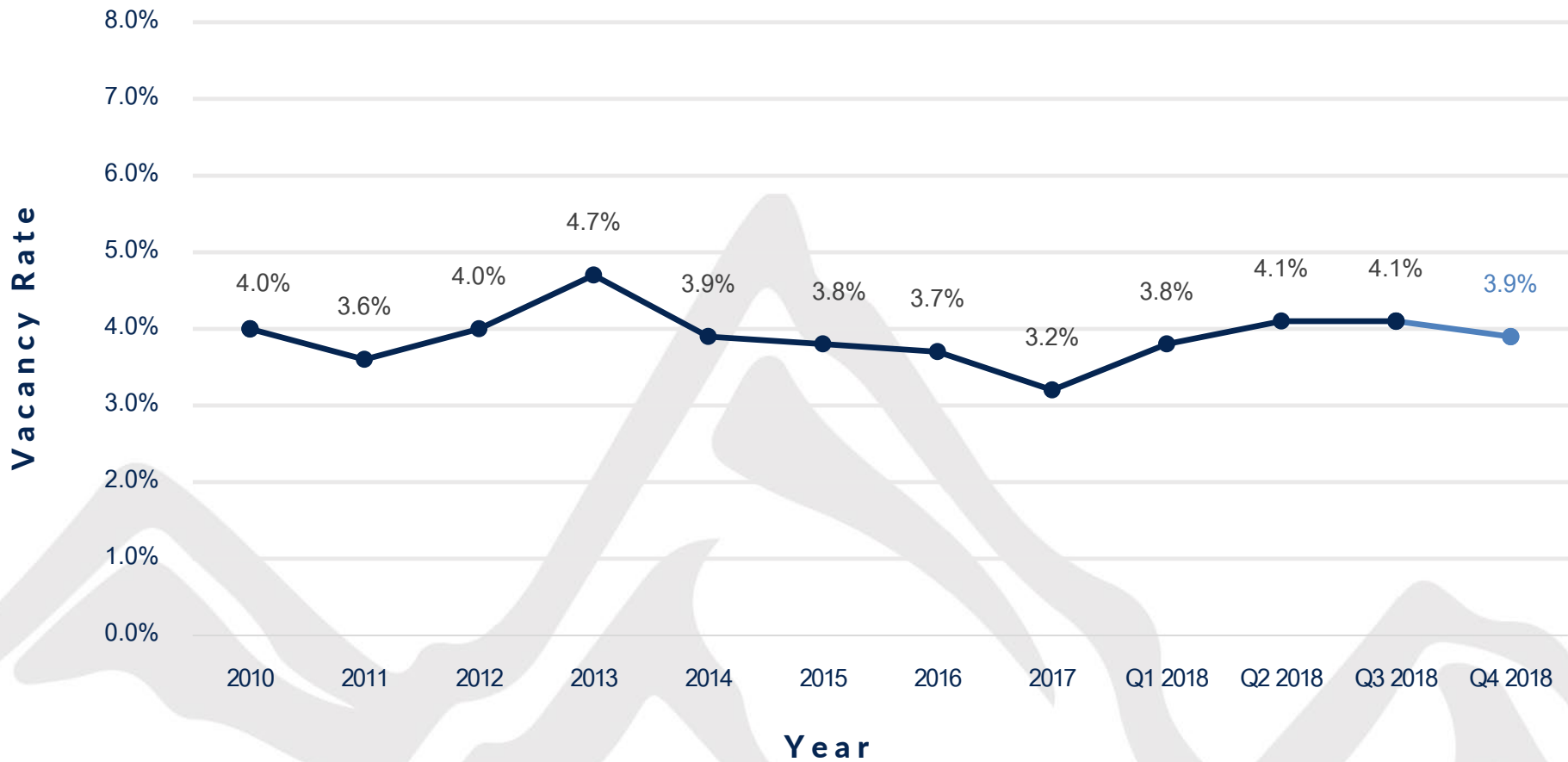
TEXAS RETAIL OCCUPANCY REPORT - AUSTIN, TX

Total MSA Population	2,175,847
Total Retail Square Feet	112,728,305
Current Retail Occupancy	96.1%
YTD Net Absorption	1,448,371
Average Rental Rate	\$21.95



TEXAS RETAIL OCCUPANCY REPORT - BEAUMONT, TX

Total MSA Population	426,385
Total Retail Square Feet	24,457,703
Current Retail Occupancy	96.1%
YTD Net Absorption	(51,673)
Current Average Rental Rate	\$10.30



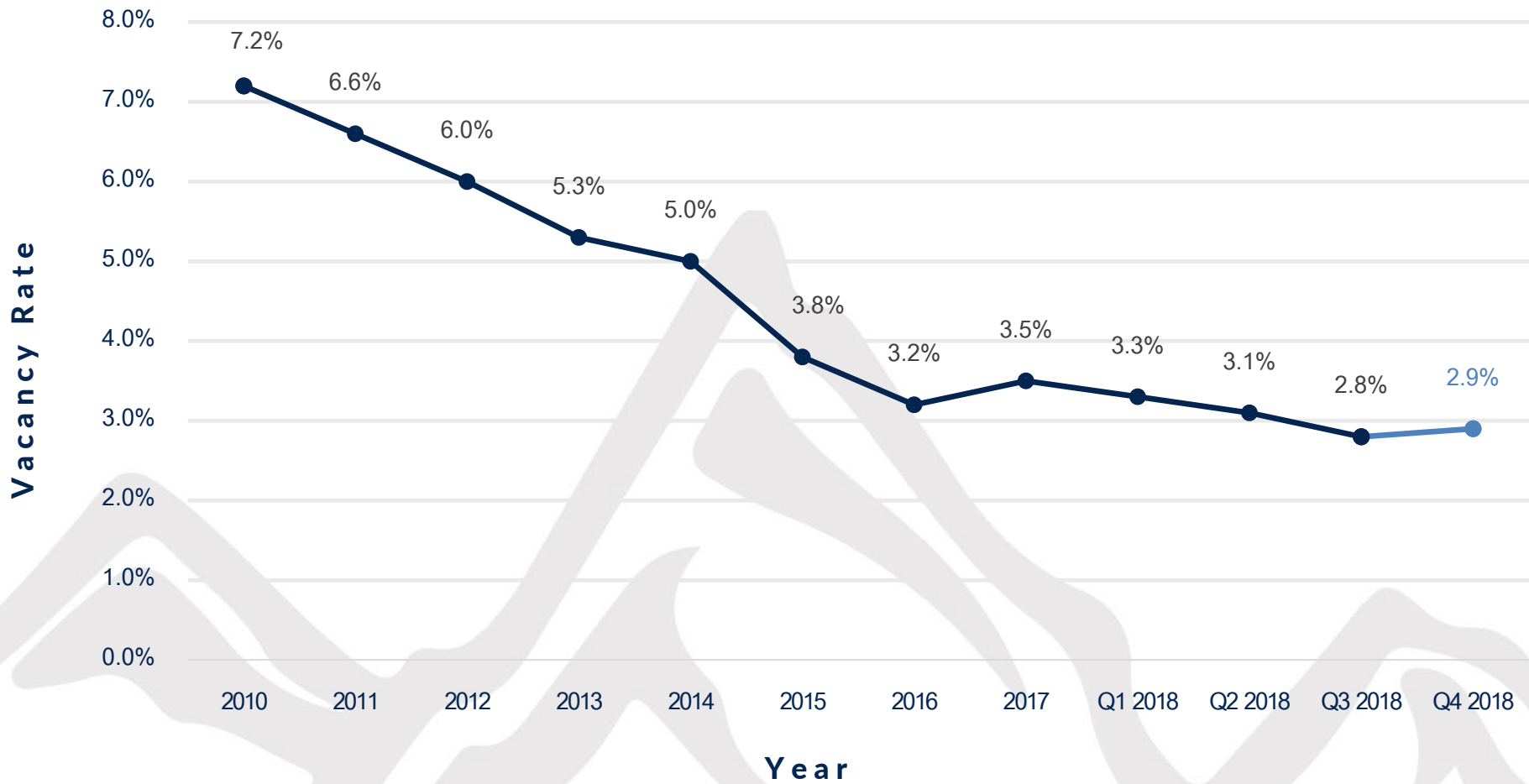
TEXAS RETAIL OCCUPANCY REPORT - BROWNSVILLE, TX

Total MSA Population	475,631
Total Retail Square Feet	19,149,056
Current Retail Occupancy	95.4%
YTD Net Absorption	115,839
Current Average Rental Rate	\$14.00



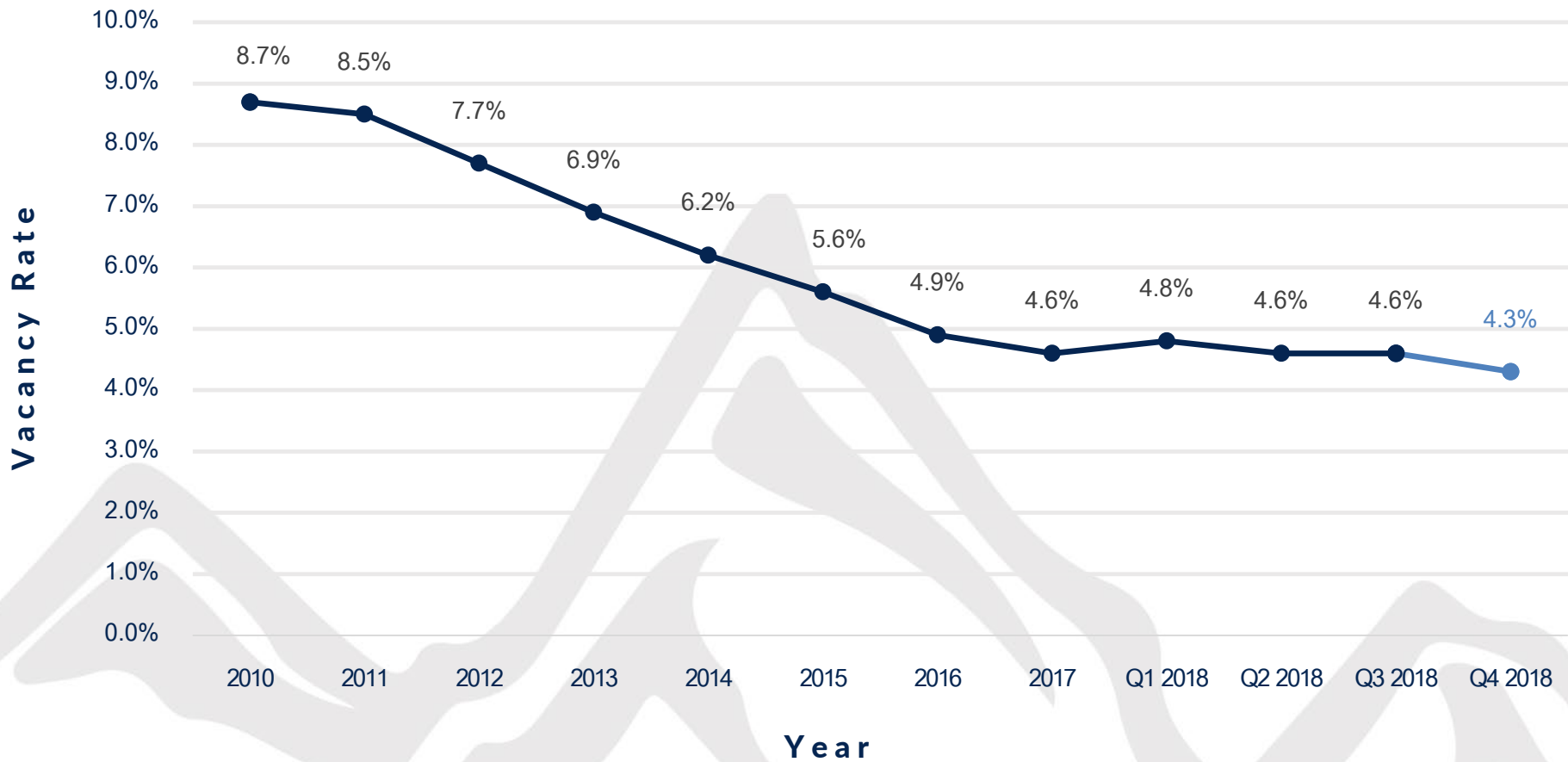
TEXAS RETAIL OCCUPANCY REPORT - CORPUS CHRISTI, TX

Total MSA Population	462,424
Total Retail Square Feet	27,134,550
Current Retail Occupancy	97.1%
YTD Net Absorption	262,247
Current Average Rental Rate	\$13.37



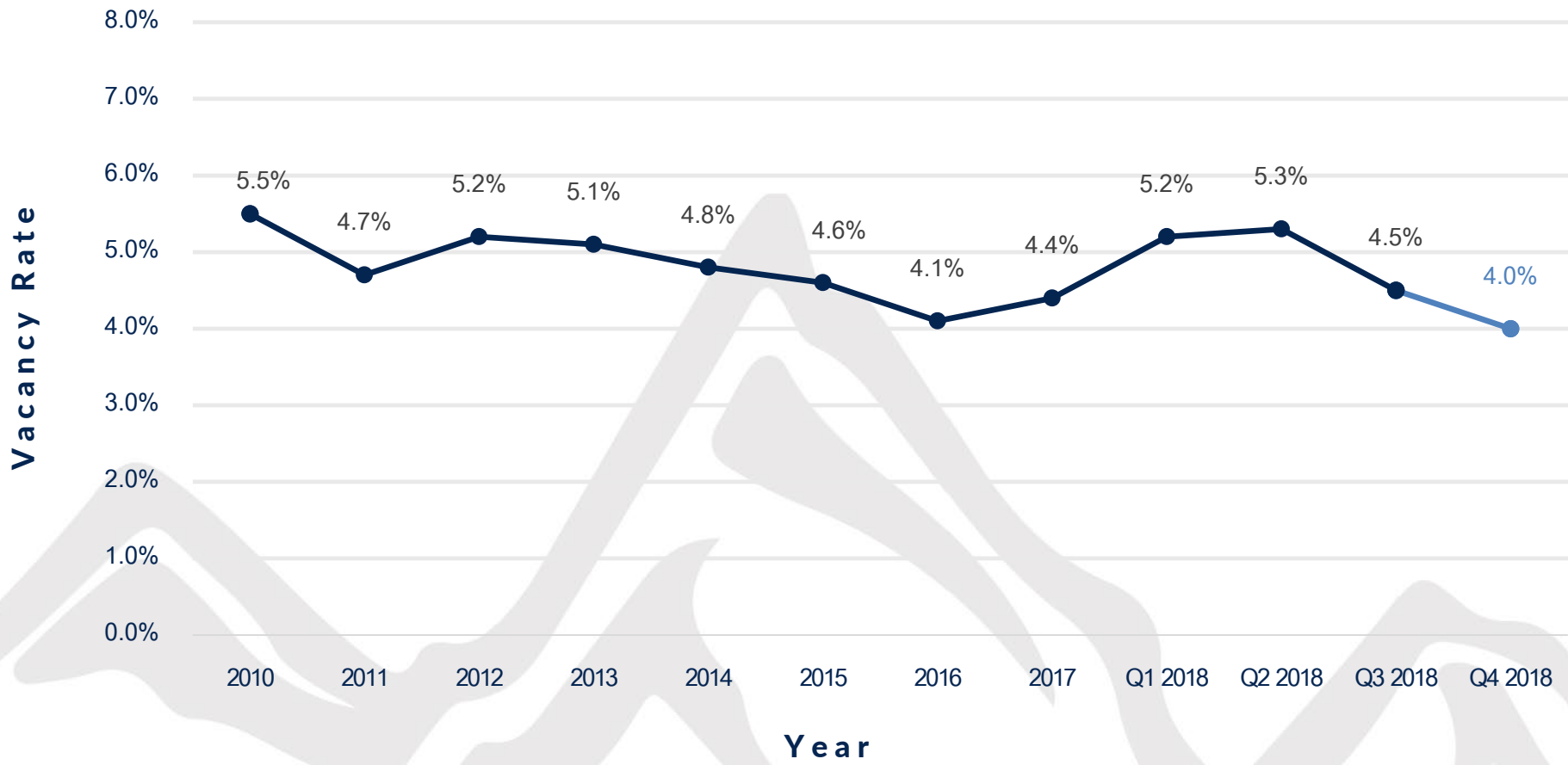
TEXAS RETAIL OCCUPANCY REPORT - DFW, TX

Total MSA Population	7,584,701
Total Retail Square Feet	430,871,989
Current Retail Occupancy	95.7%
YTD Net Absorption	5,506,268
Current Average Rental Rate	\$16.93



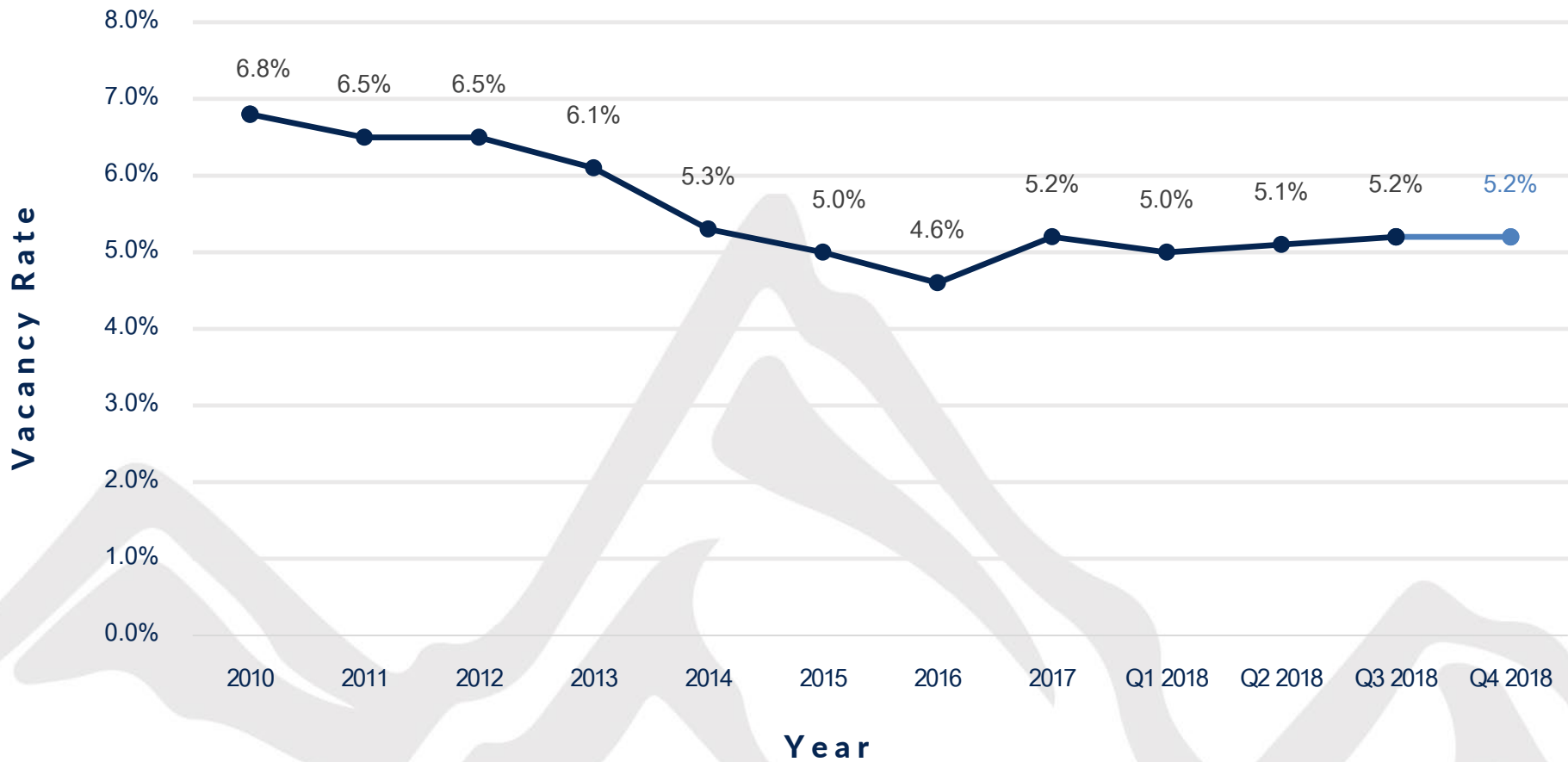
TEXAS RETAIL OCCUPANCY REPORT - EL PASO, TX

Total MSA Population	923,936
Total Retail Square Feet	50,839,595
Current Retail Occupancy	96.0%
YTD Net Absorption	671,942
Current Average Rental Rate	\$14.80



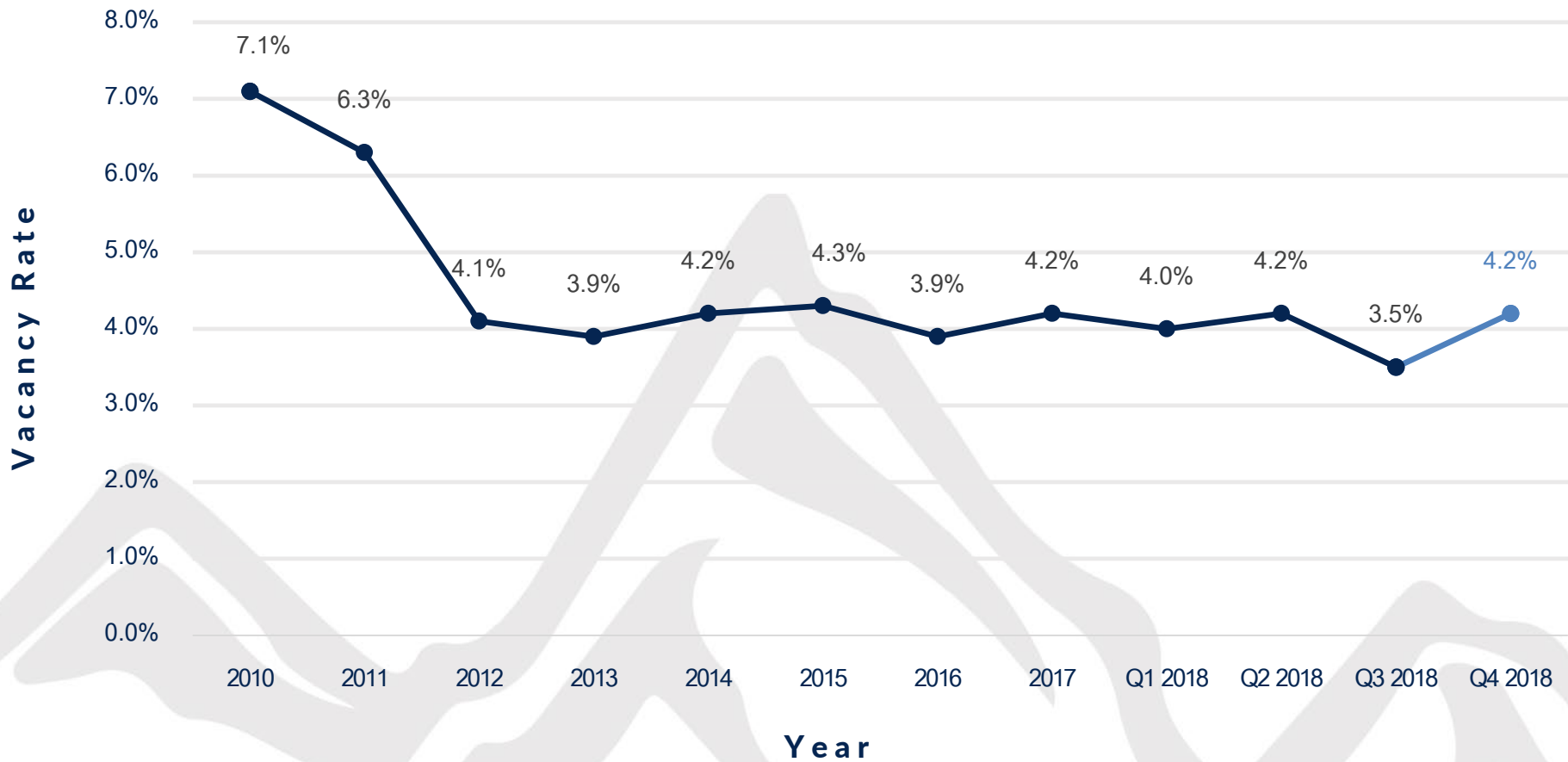
TEXAS RETAIL OCCUPANCY REPORT - HOUSTON, TX

Total MSA Population	7,086,277
Total Retail Square Feet	391,366,791
Current Retail Occupancy	94.8%
YTD Net Absorption	4,047,698
Current Average Rental Rate	\$17.75



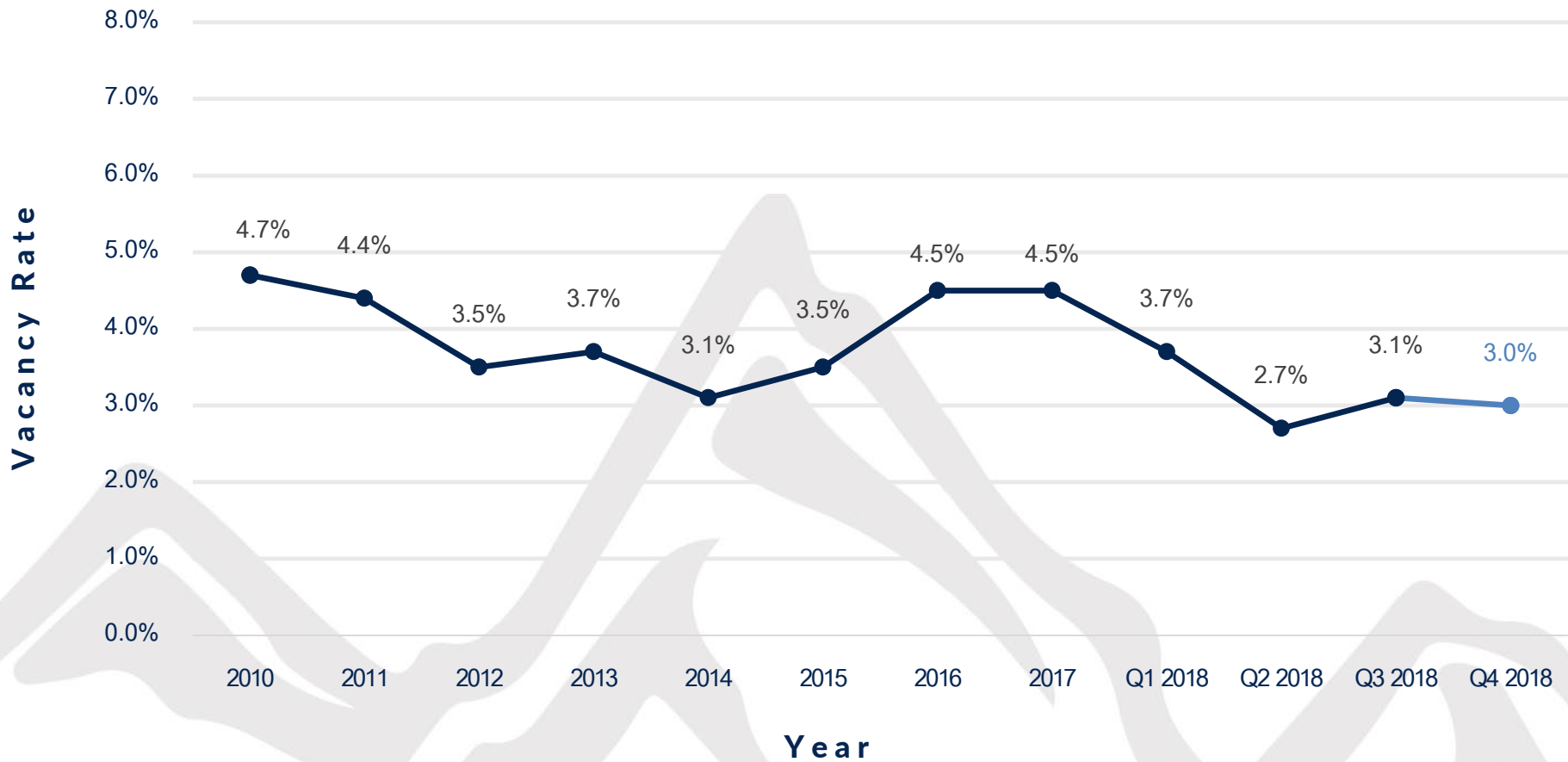
TEXAS RETAIL OCCUPANCY REPORT - KILLEEN, TX

Total MSA Population	484,703
Total Retail Square Feet	21,036,066
Current Retail Occupancy	95.8%
YTD Net Absorption	135,701
Current Average Rental Rate	\$15.12



TEXAS RETAIL OCCUPANCY REPORT - LUBBOCK, TX

Total MSA Population	319,499
Total Retail Square Feet	27,382,657
Current Retail Occupancy	97.0%
YTD Net Absorption	523,348
Current Average Rental Rate	\$14.20



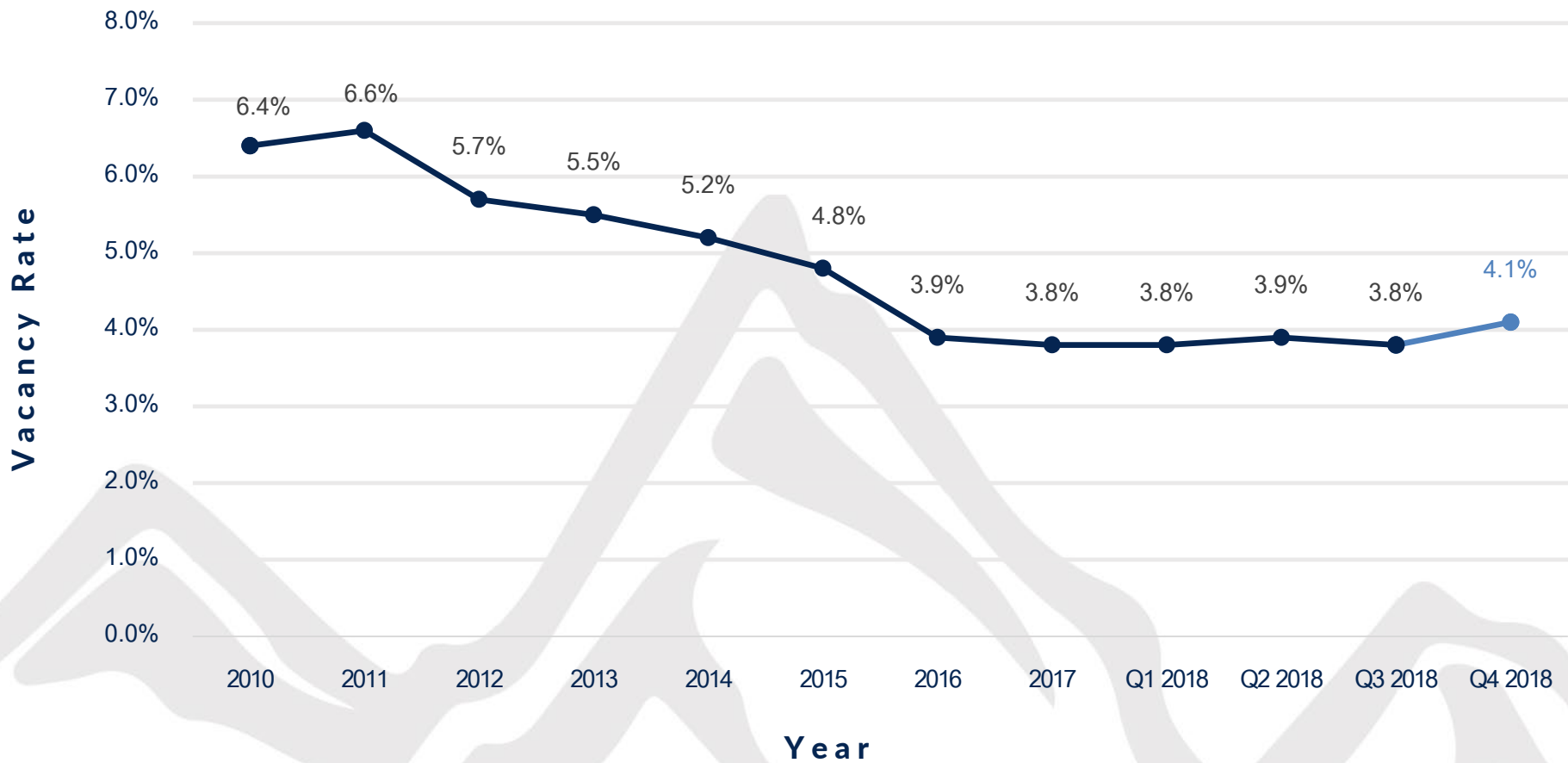
TEXAS RETAIL OCCUPANCY REPORT - McALLEN, TX

Total MSA Population	955,781
Total Retail Square Feet	37,166,055
Current Retail Occupancy	95.1%
YTD Net Absorption	546,165
Current Average Rental Rate	\$18.02



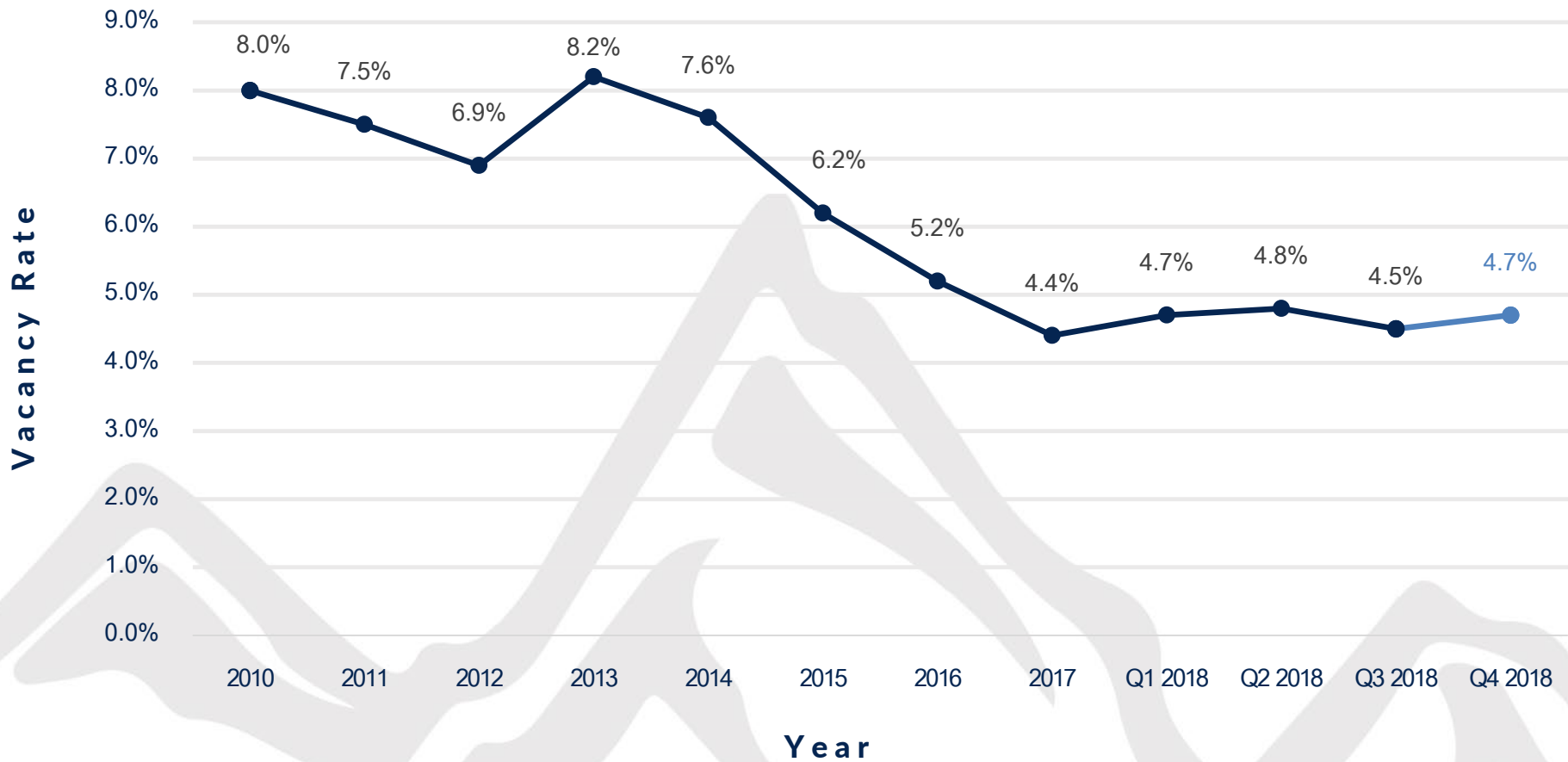
TEXAS RETAIL OCCUPANCY REPORT - SAN ANTONIO, TX

Total MSA Population	2,530,406
Total Retail Square Feet	134,385,572
Current Retail Occupancy	95.9%
YTD Net Absorption	287,985
Current Average Rental Rate	\$16.00



TEXAS RETAIL OCCUPANCY REPORT - WICHITA FALLS, TX

Total MSA Population	154,105
Total Retail Square Feet	8,786,857
Current Retail Occupancy	95.3%
YTD Net Absorption	92,713
Current Average Rental Rate	\$12.39





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