

Report Date: August 9, 2018

Location Risk Analysis Report

FOR

DOWNTOWN RETAIL LOCATION RISK

719 S AUSTIN AVE, GEORGETOWN, TX 78626, USA

Prepared by
Todd Kuhlmann, CCIM



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
(877) 855-2246
Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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Downtown Retail Location Risk
719 S Austin Ave, Georgetown, TX 78626, USA

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Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
(877) 855-2246
Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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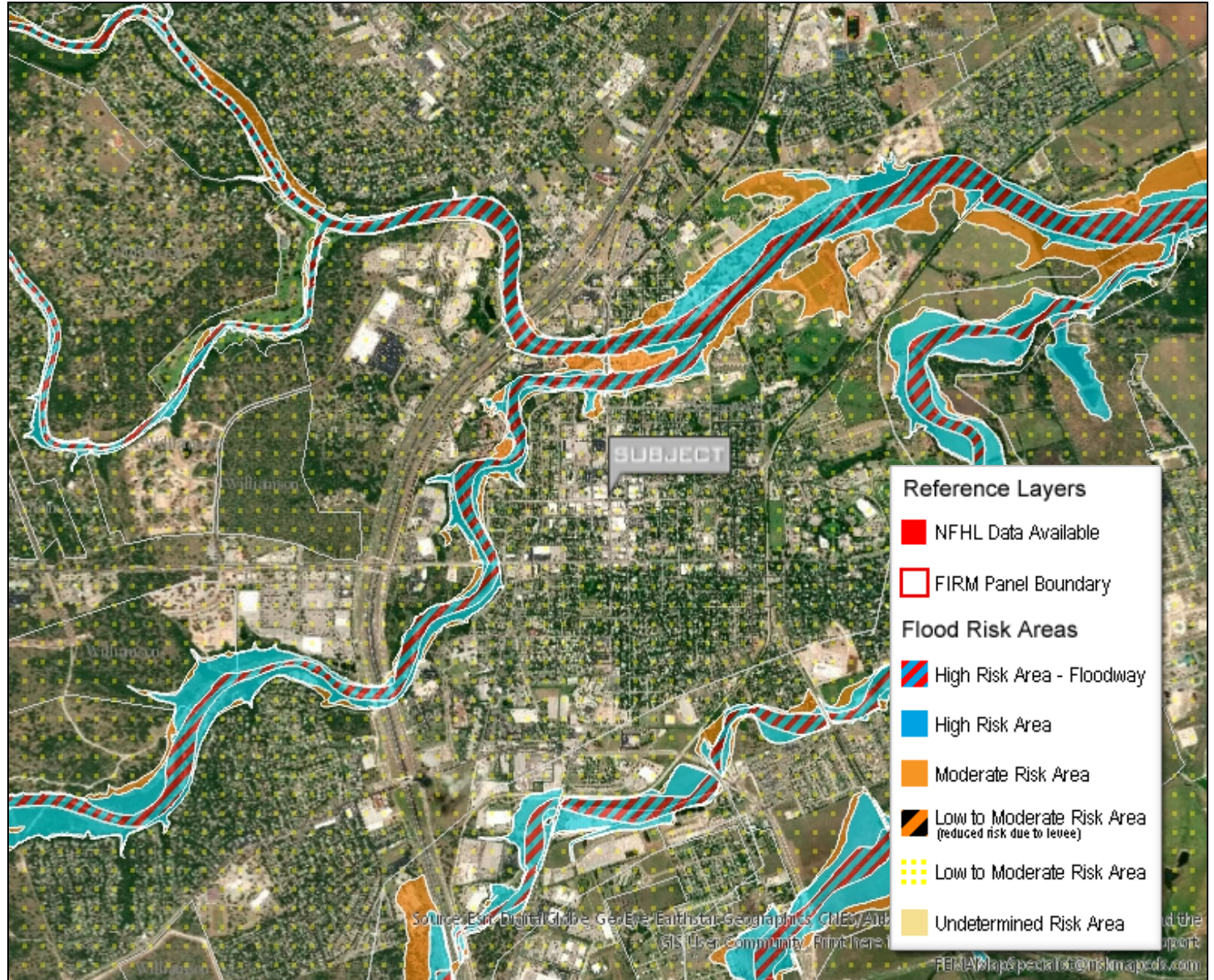
LOCATION RISK ANALYSIS

Downtown Retail Location Risk

719 S Austin Ave, Georgetown, TX 78626, USA

Flood Risk Analysis

FEMA Map Last Updated: 1969-12-31



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
(877) 855-2246
Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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Flood Hazard Designations

FEMA Map Last Updated: 1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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Pro@TheAnalystPRO.info · <https://TheAnalystPRO.com>

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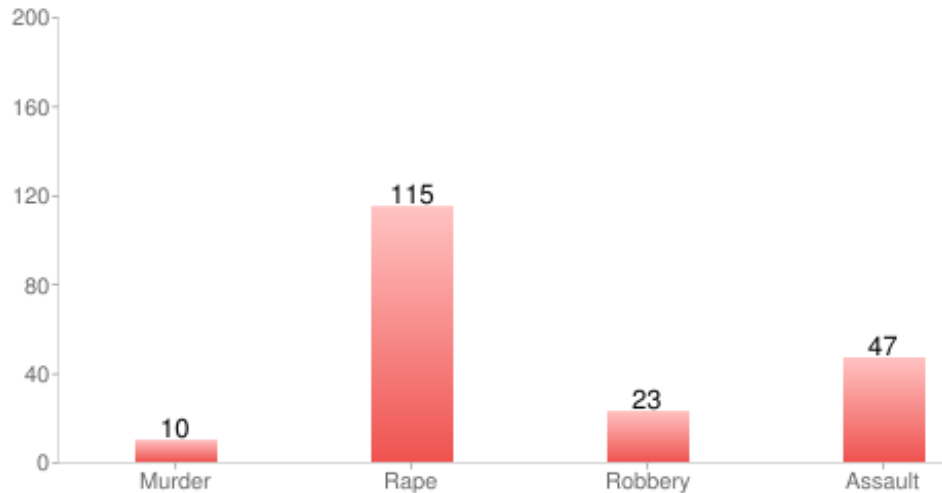


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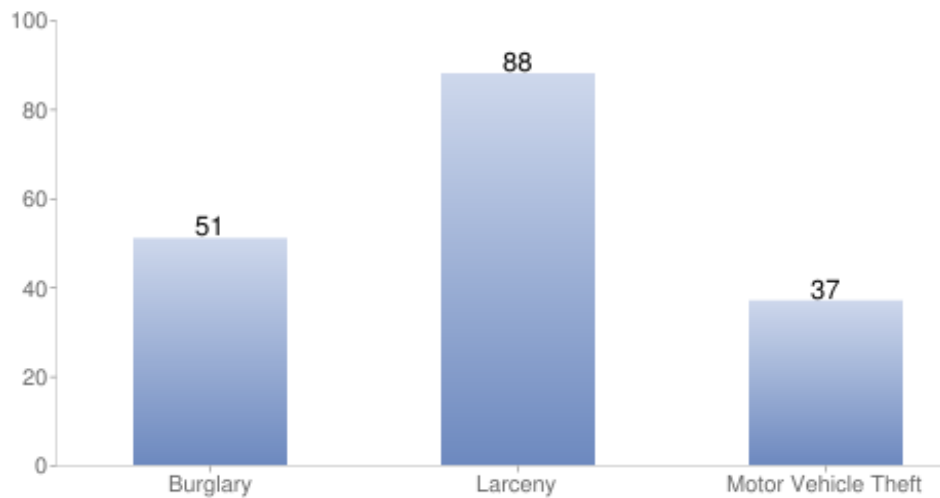
Personal Crime

Overall Index in this area is: 46



Property Crime

Overall Index in this area is: 76



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Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2018 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



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Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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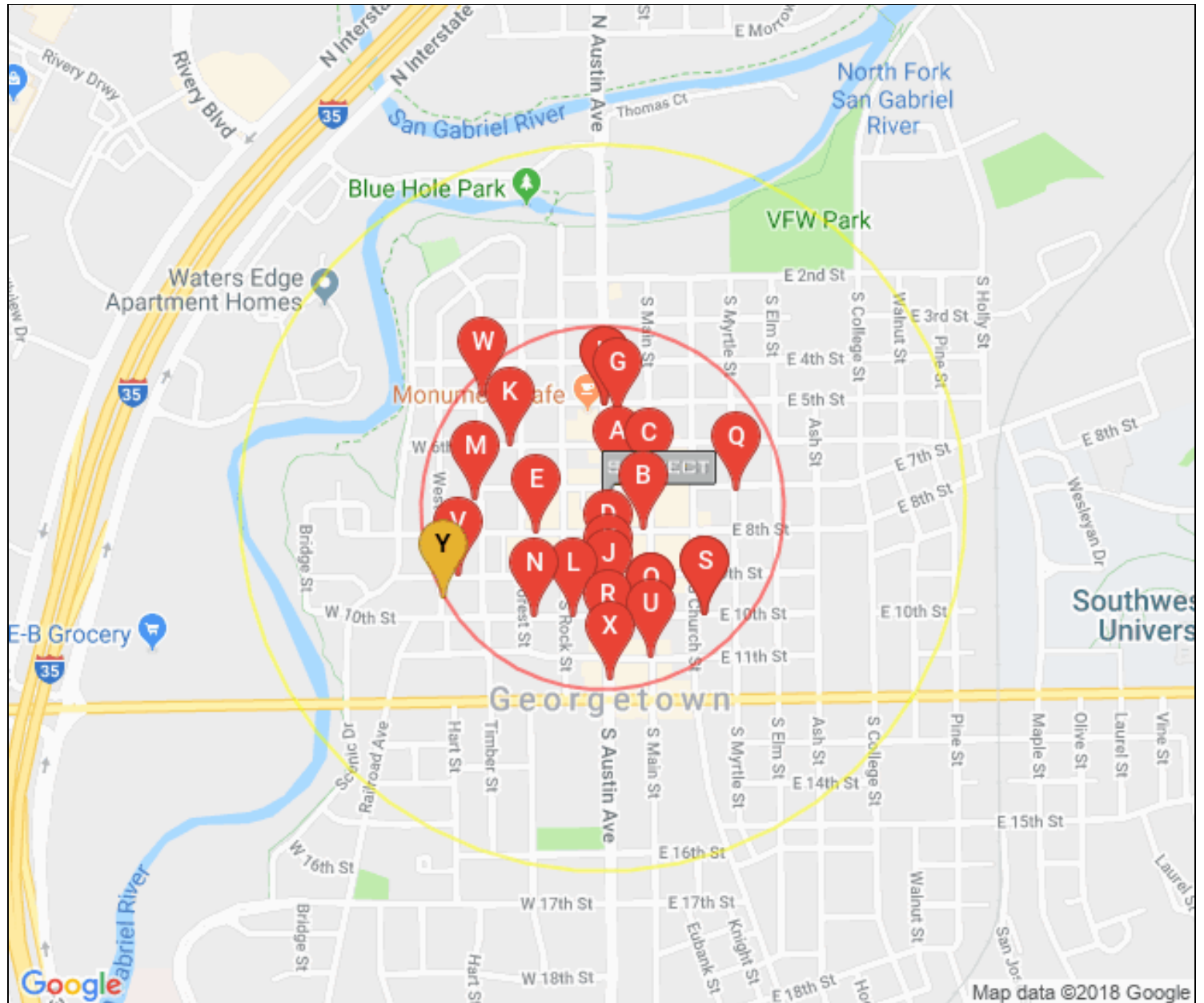


LOCATION RISK ANALYSIS

Downtown Retail Location Risk

719 S Austin Ave, Georgetown, TX 78626, USA

ENVIRONMENTAL RISK ANALYSIS



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14900 Avery Ranch, Austin TX 78717
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Pro@TheAnalystPRO.info · <https://TheAnalystPRO.com>

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LOCATION RISK ANALYSIS

Downtown Retail Location Risk 719 S Austin Ave, Georgetown, TX 78626, USA

Locations within 0.25 mile of Subject



DOWNTOWN OVERLAY DISTRICT

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: BETWEEN MLK ST SAN
GABRIEL R MYRTLE ST
SH 29

Facility Detail
Report: [110034293093](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



QUIMBYS CLEANERS

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 102 W 8TH ST
Facility Detail
Report: [110034602785](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



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LOCATION RISK ANALYSIS

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GEORGETOWN CITY OF

Latest Update: 05-MAR-2013
09:57:19

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 103 W 7TH ST
Facility Detail
Report: [110010743856](#)

Interest Type	Source	Contact Role	Contact Name	Phone
COMPLIANCE ACTIVITY	NCDB			
COMPLIANCE ACTIVITY	NCDB			
FORMAL ENFORCEMENT ACTION	ICIS			



TOWNE CLEANERS

Latest Update: 29-DEC-2014
08:41:37

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 823 AUSTIN AVENUE
Facility Detail
Report: [110005132891](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



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14900 Avery Ranch, Austin TX 78717
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TESSCO INC

Latest Update: 29-DEC-2014
12:20:08

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 321 W. 8TH
Facility Detail
Report: [110011402017](#)

Interest Type	Source	Contact Role	Contact Name	Phone
COMPLIANCE ACTIVITY	NCDB			



CARQUEST AUTO PARTS

Latest Update: 29-DEC-2014
08:42:46

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 909 AUSTIN AVE
Facility Detail
Report: [110005106660](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



SUNSTAR PLAZA I

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: BETWEEN 5TH 6TH
STREETS AND AUSTIN
AVE MAIN ST
Facility Detail
Report: [110035000129](#)



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
(877) 855-2246
Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

H 500 SOUTH AUSTIN AVENUE

Latest Update: 29-DEC-2014
13:30:06

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 500 SOUTH AUSTIN
AVENUE GEORGETOWN
TEXAS

Facility Detail
Report: [110033222974](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

I DRAEGER MOTOR COMPANY INC

Latest Update: 30-JUN-2014
14:06:44

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 500 AUSTIN AVE
Facility Detail
Report: [110005042998](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			
UNSPECIFIED UNIVERSE	RCRAINFO			



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14900 Avery Ranch, Austin TX 78717
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DON HEWLETT CHEVROLET-OLDSMOBILE-BUICK I

Latest Update: 29-DEC-2014
08:44:37

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 911 AUSTIN AVE
Facility Detail
Report: [110005082338](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



401 W 6TH ST

Latest Update: 27-JAN-2009
17:34:47

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 401 W 6TH ST
Facility Detail
Report: [110033555490](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



STOTZ OFFICE BUILDING

Latest Update: 29-DEC-2014
19:46:32

Site Type: STATIONARY
County: WILLIAMSON
Country:

Address: 212 W 10TH
Facility Detail
Report: [110035239042](#)



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR		KEVIN STOTZ	5127431154



J R HANCOCK OFFICE BUILDING

Latest Update: 29-DEC-2014
18:57:59

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 704 MLK STREET
Facility Detail Report: [110033718485](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR		JR HANCOCK	5122589111



OFFICE AT 313 WEST 10TH STREET

Latest Update: 29-DEC-2014
19:38:46

Site Type: STATIONARY
County: WILLIAMSON
Country:

Address: 313 WEST 10TH ST
Facility Detail Report: [110034610954](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
(877) 855-2246
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FELLOWSHIP HALL ADDITION PARKING LOT

Latest Update: 28-JAN-2009
10:47:48

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 1001 S MAIN ST
Facility Detail
Report: [110033983447](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



**MAIN STREET BAPTIST CHURCH
RENOVATIONS**

Latest Update: 27-JAN-2009
17:04:30

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 1001 S MAIN ST
Facility Detail
Report: [110035402686](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



**FIRST PRESBYTERIAN CHURCH YOUTH
EDUCATION ADMINISTRATION CENTER**

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 712 S MYRTLE ST
Facility Detail
Report: [110033902953](#)



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14900 Avery Ranch, Austin TX 78717
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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



JACK BROWN CLEANERS 37

Latest Update: 30-JAN-2015
10:43:25

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 1011 S AUSTIN AVE
Facility Detail
Report: [110005021939](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	ENVIRONMENTAL MANAGER	PAUL BROWN	5124511333



VERIZON GEORGETOWN MAIN CENTRAL OFFICE B

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 201 E 10TH ST
Facility Detail
Report: [110034863413](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



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14900 Avery Ranch, Austin TX 78717
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GEORGETOWN CENTRAL OFFICE

Latest Update: 23-APR-2009
14:34:36

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 201 E 10TH ST
Facility Detail
Report: [110033813719](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



RIO CHRYSLER INC

Latest Update: 29-DEC-2014
08:40:51

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 1104 MAIN
Facility Detail
Report: [110005085503](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



**WILLIAMSON COUNTY APPRAISAL DISTRICT
PARKING LOT**

Latest Update: 17-AUG-2010
01:10:33

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 510 W 9TH ST
Facility Detail
Report: [110034832368](#)



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



**LANDMARK ORGANIZATION WILLIAMSON
COUNTY JUSTICE EXOANSION**

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 405 MARTIN LUTHER
KING ST
Facility Detail
Report: [110033885464](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



VILLAGE CLEANERS

Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 1102 S AUSTIN AVE STE
108
Facility Detail
Report: [110035232254](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



Todd Kuhlmann, CCIM
14900 Avery Ranch, Austin TX 78717
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LOCATION RISK ANALYSIS

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Locations within 0.50 mile of Subject



DAVID COLLISION REPAIR

Latest Update: 09-AUG-2010
12:49:49

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES

Address: 900 WEST ST
Facility Detail
Report: [110005111949](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			
STATE MASTER	TX-TCEQ ACR			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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14900 Avery Ranch, Austin TX 78717
(877) 855-2246
Pro@TheAnalystPRO.info • <https://TheAnalystPRO.com>

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Todd Kuhlmann, CCIM

CEO/President: Creator & founder of TheAnalyst® PRO
commercial analysis platform.
International Speaker/Trainer for CRE.



Experience

CRE Tech®, Inc.
President/CEO January
2011 - Present

Todd Kuhlmann, CCIM is the CEO and Founder of CRE Tech®, Inc., creators of TheAnalyst PRO analysis platform designed by commercial real estate practitioners and investors for CRE practitioners and investors! CRE Tech has entered into strategic alliances with companies such as Fidelity National Title, C21 Commercial, NAI, SVN, Sperry, Colliers, and many others.

TheAnalyst® PRO software platform: <https://TheAnalystPRO.com>

Prior to CRE Tech, Todd served as the Vice President of CCIM Technologies, Inc., specializing in commercial real estate property information exchange and marketing, as well as demographic and GIS technology.

Independent Contractor / Instructor at CCIM Institute
June 2006 - Present

Educator and facilitator for the CCIM Negotiations, CI-101 (Investment Analysis), and CI-104 (Decision Analysis) courses.

Consultant and Coach for Commercial Real Estate
1992 - January 2018 (26 years)

Advising and coaching real estate practitioners and investors on structuring complex transactions.

Vice President at CCIM Technologies, Inc.
2009 - 2010 (2 years)

President at KC Capital, Inc
September 1995 - May 2009 (14 years)



Todd Kuhlmann, CCIM
TheAnalyst PRO
14900 Avery Ranch, Austin TX 78717
Phone: (877) 855-2246 | Email: Pro@TheAnalystPRO.info
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High Speed Hand-Held Property Analysis

- > Financial Analysis
- > Lease Analysis
- > Demographic Analysis
- > Flood, Crime, Environmental

START YOUR FREE TRIAL

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Company Disclaimer

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Todd Kuhlmann, CCIM
TheAnalyst PRO
14900 Avery Ranch, Austin TX 78717
Phone: (877) 855-2246 | Email: Pro@TheAnalystPRO.info
<https://TheAnalystPRO.com>

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