

MARCH 2018 BEE CAVE POPULATION ESTIMATES

Bee Cave City Limits:	8,187
Bee Cave ETJ:	4,907
TOTAL	13,094

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2017 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 3/1/18. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2018

Development Name	# of Units at Build Out	Phase	Total Projected Population*	Location
Canyonside**	66	Houses under construction. (~91% complete)	~208	City Limits
Creeks Edge	30	Under construction.	~95	City Limits
East Village	71	Site work and building under construction. No houses occupied as of 3/2018.	~224	City Limits
Galleria Walk Townhouses**	41	Under Construction (60% complete)	~130	City Limits
Lakes Edge	132	Site work and building under construction. No houses occupied as of 3/2018.	~416	City Limits
Signal Hill	61	Site Plan and plat approved.	~193	City Limits
Spillman Phase X	44	Site work under construction.	~139	City Limits
Terraces at Bee Cave	57	Zoning approved	~180	City Limits
City Limits Subtotal	502		~1,585	
Bella Colinas**	292	Houses under construction. (~ 77% complete)	~920	ETJ
Terra Colinas**	188	Houses under construction. (~66% complete)	~593	ETJ
Hillside Condos & SF	77	Plats, Site Plan approved.	~243	ETJ
ETJ Subtotal	557		~1,756	
TOTAL	1,059		~3,341	

* Does not apply vacancy rate.

**Population attributable to completed houses also included in March 2018 estimate.

MARCH 2017 BEE CAVE POPULATION ESTIMATES

Bee Cave City Limits:	7,123
Bee Cave ETJ:	5,377
TOTAL	12,500

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2016 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 3/16/17. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2017

Development Name	# of Units at Build Out	Phase	Tot. Proj. Pop*	Location
Terraces at Bee Cave	120 (63)	Zoning approved (proposed # units under review)	~215 (113)	City Limits
Canyonside**	66	Site work substantially completed. Houses under construction.	~208	City Limits
Galleria Walk Townhouses**	41	Under Construction (~20% complete)	~129	City Limits
Lakes Edge	132	Site work under construction	~416	City Limits
Spillman Phase X	44	Site plan approved.	~139	City Limits
East Village	71	Site work under construction.	~224	City Limits
Creeks Edge	30	Preliminary Plat approved	~95	City Limits
<i>City Limits Subtotal</i>	<i>504 (447)</i>		<i>~1,425 (1,323)</i>	
Bella Colinas**	292	Under Construction (~ 62% complete)	~920	ETJ
Terra Colinas**	124	Site work substantially completed. Houses under construction. (~35% complete)	~391	ETJ
Hillside Condos & SF	80	Plats, Site Plan under review	~252	ETJ
<i>ETJ Subtotal</i>	<i>496</i>		<i>~1,563</i>	
TOTAL	1,000 (943)		~2,987 (2,885)	

* Does not apply vacancy rate

**Population attributable to completed houses also included in March 2017 estimate.

MARCH 2016 BEE CAVE POPULATION ESTIMATES

Bee Cave City Limits:	6,985
Bee Cave ETJ:	5,233
TOTAL	12,218

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of Fall 2015 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, and interviews of senior housing and multi-family complexes 1/21/16-1/27/16. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

MARCH 2015 BEE CAVE POPULATION ESTIMATES

Bee Cave City Limits:	6,515
Bee Cave ETJ:	4,533
TOTAL	11,048

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of Fall 2014 aerial photography, TCAD data, City of Bee Cave building permits, and interviews of senior housing and multi-family complexes on 3/6/15. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1 and interviews of multi-family and senior facilities on 3/6/15 and 3/9/15. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

FEBRUARY 2013 BEE CAVE POPULATION ESTIMATE

Bee Cave City Limits:	5,371
<i>Population of ETJ not calculated in February 2013</i>	

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation July 2012 internal population estimates, late 2012 CAPCOG aerial photography, City of Bee Cave building permit data, Travis Central Appraisal District "Improvement" data dated 1/15/13, site visits conducted 2/14/13, and conversations with all multi-family complexes and developers of Ladera, The Grove, and Cottages at Spillman Ranch between 2/13/13 and 2/15/13. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1 and survey of Avanti Hills, Paseo at Bee Cave and Falconhead Apartments conducted between 2/13/13 and 2/15/13. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

JULY 2012 BEE CAVE POPULATION ESTIMATES

Bee Cave City Limits:	5,163
Bee Cave ETJ:	<u>3,252</u>
TOTAL	8,415

Methodology: *Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.*

Data: *Unit count derived from evaluation preliminary CAMPO 2010 Base Year Population and Housing Estimates, 2012 CAPCOG aerial photography, City of Bee Cave building permits, and site visits conducted between week of 6/11/12 and 6/22/12 and apartment survey conducted 6/25/12 & 7/3/12. Occupancy Rate obtained from 2 U.S. Census Bureau, 2006-2010 American Community Survey, Table B25002 and interviews of multi-family facilities on 6/25/12 & 7/3/12. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.*