

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:	3,252
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.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE

Development Name	# of Units at Build Out	Phase	Tot. Proj. Pop	Location
Ladera	260	Near completion, final ~30 houses under construction	~819	City Limits
Wildwood	60	~ 50% complete	~189	City Limits
Terraces at Bee Cave	120	Zoning approved	~215	City Limits
Canyonside	66	Zoning approved	~208	City Limits
Hill Country Townhouses	41	3 units under construction	~129	City Limits
Bella Colinas	292	Several phases under construction. Site Plan, Plat, for finals phases under review	~920	ETJ
Terra Colinas	124	Site work underway	~391	ETJ
TOTAL	963		~2,871	