

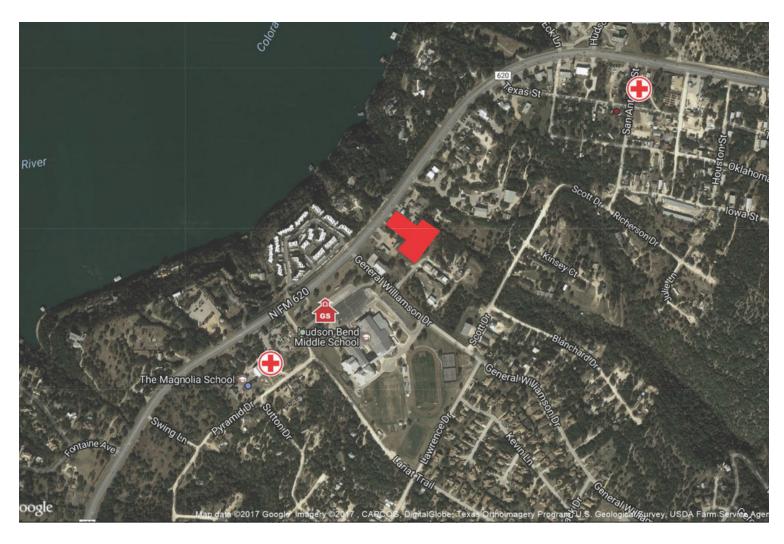
## RR 620 Retail Sites +/- 2.481 acres

3213 & 3217 RR 620 close to General Williamson Austin, TX

+/- 2.481 contiguous acres w/ bldgs along frontage plus .3411 acre single lot

Pricing: \$12 / sq ft for frontage, various pricing for land in the back

- No zoning within Travis County
- High traffic count
- Frontage on RR 620
- Travis Co WCID #17 8" water line along RR 620 across the street; no sewer



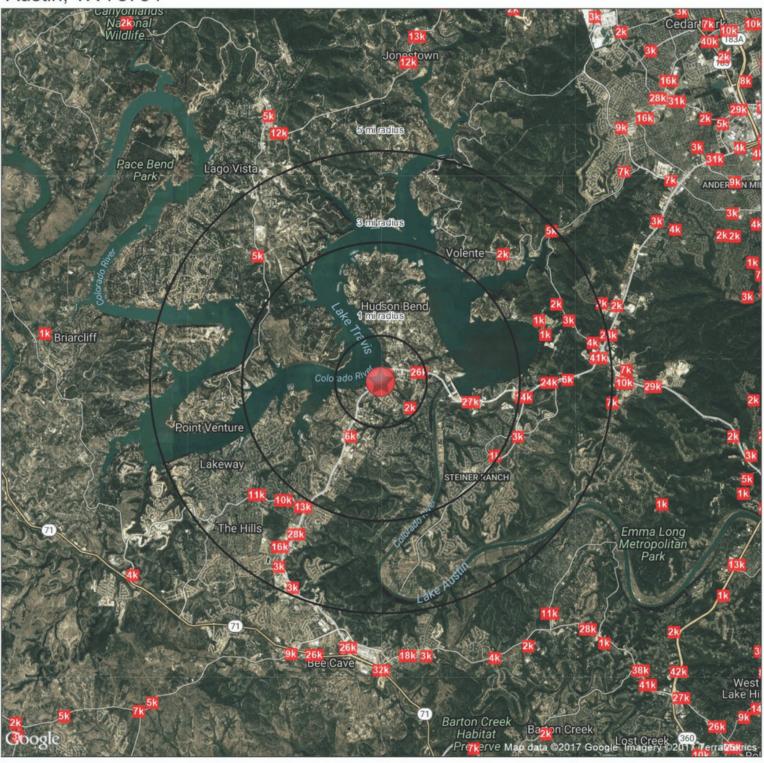
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Demographics			
	1 MILE	3 MILE	5 MILE
2016 population	1,722	21,325	51,892
Average HH Income	\$127,312	\$158,657	\$156,824
Traffic Count	26,000 ve	ehicles per da	v (2016)

# **RR 620 RETAIL SITE**

Austin, TX 78734



Demographics			
	1 mi radius	3 mi radius	5 mi radius
Population	1,722	21,325	51,892
Households	669	7,902	19,987
Population Median Age	38.6	41.0	41.4
5 Yr Pop Growth (Total%)	9.2%	10.5%	10.7%

## **Contact Information**

Name Bill Pohl

Email

Phone 512.335.5577

Prepared By

Prepared For

### **FULL PROFILE**

#### 2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3938/-97.9345

RF1 Ranch Road 620 Retail 1 mi radius 3 mi radius 5 mi radius Austin, TX 78734 2017 Estimated Population 1,417 20,978 51,443 POPULATION 2022 Projected Population 56,927 1,550 23,171 2010 Census Population 43,392 1,117 19,124 2000 Census Population 676 10,708 23,263 Projected Annual Growth 2017 to 2022 1.9% 2.1% 2.1% Historical Annual Growth 2000 to 2017 6.4% 5.6% 7.1% 2017 Estimated Households 555 7,797 19,829 HOUSEHOLDS 2022 Projected Households 621 8,722 22,173 439 16,580 2010 Census Households 7,078 2000 Census Households 261 4,177 9,121 Projected Annual Growth 2017 to 2022 2.4% 2.4% 2.4% Historical Annual Growth 2000 to 2017 6.6% 5.1% 6.9% 2017 Est. Population Under 10 Years 13.2% 14.9% 14.5% 12.7% 12.6% 2017 Est. Population 10 to 19 Years 12.3% 5.3% 2017 Est. Population 20 to 29 Years 8.2% 5.2% AGE 2017 Est. Population 30 to 44 Years 26.3% 25.2% 24.5% 21.7% 2017 Est. Population 45 to 59 Years 24.3% 22.5% 16.7% 2017 Est. Population 60 to 74 Years 13.3% 15.4% 2017 Est. Population 75 Years or Over 2.5% 4.1% 4.6% 2017 Est. Median Age 39.3 41.4 41.1 53.0% 50.0% 2017 Est. Male Population 50.8% MARITAL STATUS & GENDER 2017 Est. Female Population 47.0% 49.2% 50.0% 18.7% 2017 Est. Never Married 20.1% 17.3% 66.0% 66.3% 2017 Est. Now Married 57.5% 2017 Est. Separated or Divorced 17.5% 12.0% 10.5% 2017 Est. Widowed 4.9% 4.7% 4.6% 2017 Est. HH Income \$200,000 or More 15.4% 22.7% 24.5% 2017 Est. HH Income \$150,000 to \$199,999 9.7% 11.3% 12.1% 19.9% 2017 Est. HH Income \$100,000 to \$149,999 14.6% 21.8% 2017 Est. HH Income \$75,000 to \$99,999 16.0% 12.2% 11.7% 2017 Est. HH Income \$50,000 to \$74,999 17.1% 11.4% 11.4% 2017 Est. HH Income \$35,000 to \$49,999 11.0% 7.8% 7.4% 2017 Est. HH Income \$25,000 to \$34,999 4.8% 3.9% 3.8% 4.1% 2017 Est. HH Income \$15,000 to \$24,999 5.1% 3.6% 2017 Est. HH Income Under \$15,000 6.3% 5.7% 4.8% 2017 Est. Average Household Income \$127,312 \$158,657 \$156,824 2017 Est. Median Household Income \$91,173 \$115,903 \$111.896 \$60,453 2017 Est. Per Capita Income \$49,908 \$58,978 2017 Est. Total Businesses 192 751 2,255 2017 Est. Total Employees 1,620 6,309 16,920

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Lat/Lon: 30.3938/-97.9345

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R	ancl	n Road 620 Retail			
А	ustir	n, TX 78734	1 mi radius	3 mi radius	5 mi radius
		2017 Est. White	79.7%	85.1%	86.3%
1		2017 Est. Black	1.3%	1.2%	1.6%
RACE	2017 Est. Asian or Pacific Islander	3.8%	6.1%	5.8%	
	22	2017 Est. American Indian or Alaska Native	0.5%	0.4%	0.4%
	2017 Est. Other Races	14.6%	7.2%	5.9%	
HISPANIC	2017 Est. Hispanic Population	365	2,936	6,436	
	2017 Est. Hispanic Population	25.7%	14.0%	12.5%	
	SP	2022 Proj. Hispanic Population	27.0%	15.4%	14.0%
豆	2010 Hispanic Population	28.7%	14.5%	11.6%	
		2017 Est. Adult Population (25 Years or Over)	1,013	14,811	36,515
	er)	2017 Est. Elementary (Grade Level 0 to 8)	5.7%	2.1%	1.5%
Z	SS	2017 Est. Some High School (Grade Level 9 to 11)	9.1%	3.2%	1.9%
I	6	2017 Est. High School Graduate	23.6%	14.4%	12.5%
1 5	25	2017 Est. Some College	17.7%	18.4%	17.5% 출
EDUCATION (Adults 25 or Older)	at l	2017 Est. Associate Degree Only	3.0%	5.0%	5.9%
1	(Ad	2017 Est. Bachelor Degree Only	28.4%	36.2%	38.3%
L		2017 Est. Graduate Degree	12.5%	20.7%	22.3%
	<u>o</u>	2017 Est. Total Housing Units	597	8,435	21,527
	S	2017 Est. Owner-Occupied	71.9%	74.9%	72.2%
HOUSING	3	2017 Est. Renter-Occupied	21.0%	17.5%	19.9%
	I	2017 Est. Vacant Housing	7.0%	7.6%	7.9%
	٩R	2010 Homes Built 2005 or later	0.8%	1.3%	1.7%
	OMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	47.4%	42.7%	45.0%
	B	2010 Homes Built 1990 to 1999	19.7%	24.4%	26.9%
	5	2010 Homes Built 1980 to 1989	17.3%	18.3%	9
	둢	2010 Homes Built 1970 to 1979	13.9%	10.7%	11.0%
	S	2010 Homes Built 1960 to 1969	4.4%	2.9%	3.3%
	N N	2010 Homes Built 1950 to 1959	1.5%	2.4%	2.8%
	Ĭ	2010 Homes Built Before 1949	4.0%	2.4%	1.8%
		2010 Home Value \$1,000,000 or More	2.3%	2.4%	2.7%
		2010 Home Value \$500,000 to \$999,999	18.8%	26.9%	29.8%
HOME VALUES		2010 Home Value \$400,000 to \$499,999	7.4%	13.1%	16.2%
	S	2010 Home Value \$300,000 to \$399,999	12.6%	22.6%	23.9%
	픠	2010 Home Value \$200,000 to \$299,999	38.8%	26.6%	25.9%
	₩.	2010 Home Value \$150,000 to \$199,999	11.5%	6.7%	8.1%
	Ę	2010 Home Value \$100,000 to \$149,999	6.6%	4.2%	4.5%
	2010 Home Value \$50,000 to \$99,999	6.6%	3.0%	2.8%	
	_	2010 Home Value \$25,000 to \$49,999	2.2%	1.2%	1.0%
		2010 Home Value Under \$25,000	2.6%	2.2%	1.8%
		2010 Median Home Value	\$293,475		Anna Warranda
		2010 Median Rent	\$1,159	\$1,451	\$1,323

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Lat/Lon: 30.3938/-97.9345

Lat/Lor	1: 30.3938/-97.9345			RF1
Ranc	h Road 620 Retail	1 mi radius	3 mi radius	5 mi radius
Austii	n, TX 78734			
	2017 Est. Labor Population Age 16 Years or Over	1,120	16,017	39,450
빙	2017 Est. Civilian Employed	62.9%	64.5%	62.9%
LABOR FORCE	2017 Est. Civilian Unemployed	3.3%	2.2%	1.8%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	33.9%	33.4%	35.3%
	2017 Labor Force Males	52.8%	50.5%	49.6%
	2017 Labor Force Females	47.2%	49.5%	50.4%
	2010 Occupation: Population Age 16 Years or Over	629	10,622	25,230
	2010 Mgmt, Business, & Financial Operations	22.6%	27.6%	28.4%
7	2010 Professional, Related	17.8%	28.9%	29.1%
OCCUPATION	2010 Service	15.5%	11.6%	9.8%
ΑT	2010 Sales, Office	24.7%	21.9%	23.5%
ž	2010 Farming, Fishing, Forestry	-	-	0.19
ŏ	2010 Construction, Extraction, Maintenance	15.0%	6.8%	5.6%
Ŭ	2010 Production, Transport, Material Moving	4.3%	3.2%	3.5%
	2010 White Collar Workers	65.1%	78.4%	81.09
	2010 Blue Collar Workers	34.9%	21.6%	19.0%
z	2010 Drive to Work Alone	77.2%	75.6%	74.5%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	5.8%	7.8%	6.39
ΑX	2010 Travel to Work by Public Transportation	0.5%	0.8%	0.99
S S	2010 Drive to Work on Motorcycle	0.1%	0.5%	0.49
125	2010 Walk or Bicycle to Work	0.2%	1.0%	1.09
\$	2010 Other Means	0.1%	0.5%	0.79
=	2010 Work at Home	16.2%	13.8%	16.39
Ą	2010 Travel to Work in 14 Minutes or Less	29.6%	17.7%	15.6%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	21.4%	22.0%	22.49
垣	2010 Travel to Work in 30 to 59 Minutes	34.9%	42.8%	41.79
≨	2010 Travel to Work in 60 Minutes or More	4.4%	6.9%	7.39
F	2010 Average Travel Time to Work	24.6	30.1	31.
	2017 Est. Total Household Expenditure	\$46.1 M	\$770 M	\$1.92
щ	2017 Est. Apparel	\$1.63 M	\$27.3 M	\$68.3 N
5	2017 Est. Contributions, Gifts	\$3.55 M	\$63.3 M	\$161 N
CONSUMER EXPENDITURE	2017 Est. Education, Reading	\$2.01 M	\$36.3 M	\$91.4 N
	2017 Est. Entertainment	\$2.62 M	\$44.0 M	\$110 N
	2017 Est. Food, Beverages, Tobacco	\$6.79 M	\$111 M	\$276 N
E	2017 Est. Furnishings, Equipment	\$1.65 M	\$28.0 M	\$70.0 N
N	2017 Est. Health Care, Insurance	\$3.86 M	\$62.7 M	\$157 N
NSI	2017 Est. Household Operations, Shelter, Utilities	\$14.2 M	\$238 M	\$595 M
8	2017 Est. Miscellaneous Expenses	\$653 K	\$10.7 M	\$26.7 N
353	2017 Est. Personal Care	\$593 K		\$24.6 N
	2017 Est. Transportation	\$8.50 M	\$139 M	\$345 N



## **Information About Brokerage Services**

11-2-2015

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- · A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- · Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- · Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- · The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landid	ord Initials Date	