

# Mixed Use Hwy 183

Hwy 183 just south of Park St.  
Cedar Park, TX

5.2143 Acres

Purchase Price: \$2,100,000

- Ideal for High Density Residential
- Includes design for Vertical Mixed Use product
  - 434 apartment units
  - 397,973 total building sq. ft.
  - 1st floor office/retail space - 59,536 sq. ft.
  - Structured parking – 219,000 sq. ft.
  - Rooftop courtyard and pool



Pohl Partners, Inc.  
10800 Pecan Park Blvd, Ste. 125  
O 512.335.5577  
F 512.335.1309  
www.pohlparkers.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

## Demographics

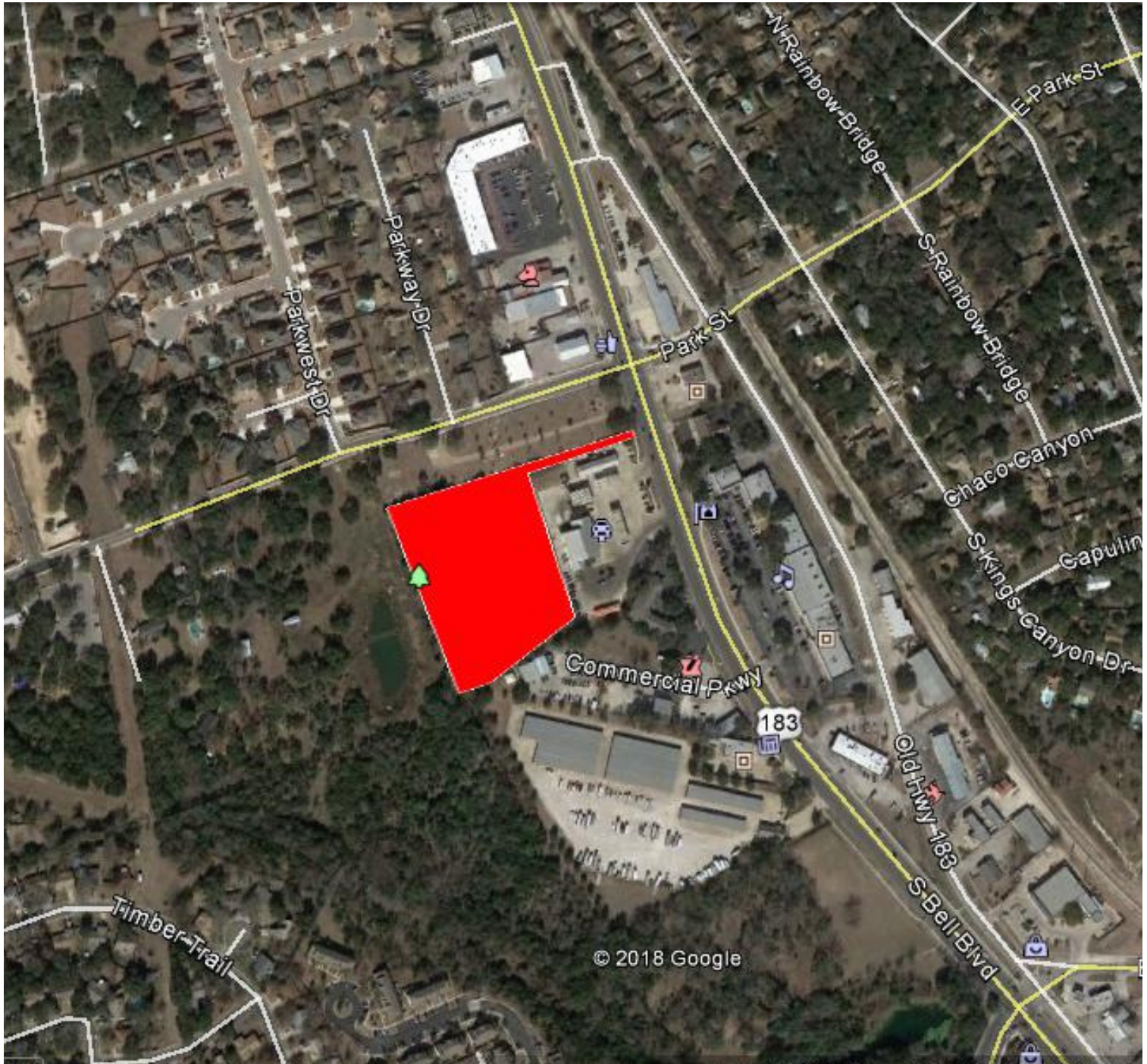
	1 MILE	3 MILE	5 MILE
2018 population	12,677	88,162	185,317
Average HH Income	\$89,285	\$103,977	\$113,110
Traffic Count	34,000 (vehicles per day)		



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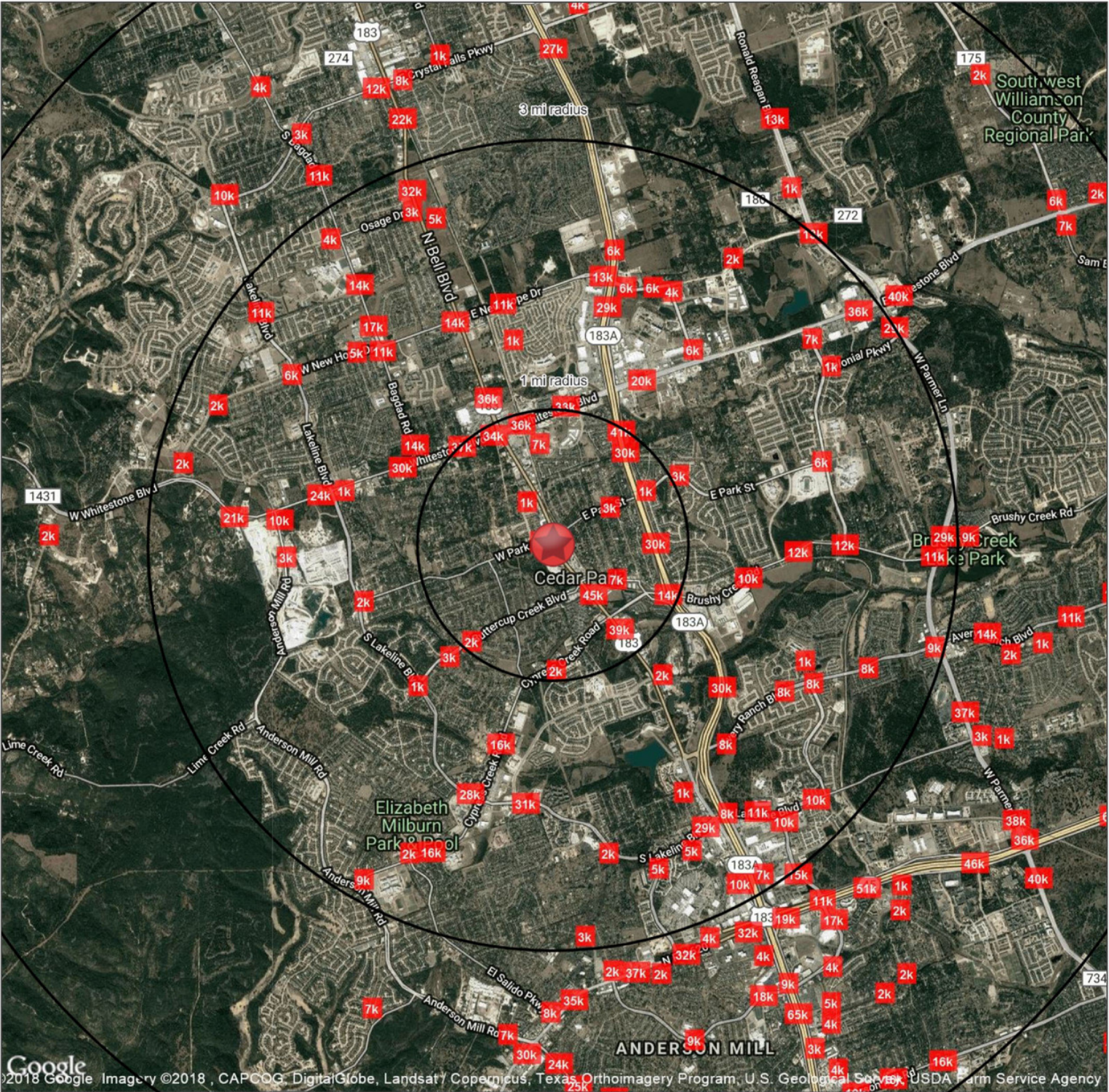
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# Mixed Use Hwy 183

Cedar Park, TX 78613



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	12,677	88,162	185,317
Households	4,546	30,296	64,236
Population Median Age	34.4	34.1	34.6
5 Yr Pop Growth (Total%)	18.1%	18.9%	18.4%

## Contact Information

Name **Bill Pohl**  
Email **bpohl@pohlbrown.com**  
Phone **512.335.5577**

Prepared By  
Prepared For



# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5085/-97.8233

RF1

## Mixed Use Hwy 183

## Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	12,677	88,162	185,317
	2023 Projected Population	14,968	104,793	219,498
	2010 Census Population	10,363	67,287	139,296
	2000 Census Population	6,752	36,590	77,688
	Projected Annual Growth 2018 to 2023	3.6%	3.8%	3.7%
	Historical Annual Growth 2000 to 2018	4.9%	7.8%	7.7%
HOUSEHOLDS	2018 Estimated Households	4,546	30,296	64,236
	2023 Projected Households	5,129	34,109	72,305
	2010 Census Households	3,881	24,052	51,001
	2000 Census Households	2,300	12,134	27,009
	Projected Annual Growth 2018 to 2023	2.6%	2.5%	2.5%
	Historical Annual Growth 2000 to 2018	5.4%	8.3%	7.7%
AGE	2018 Est. Population Under 10 Years	14.3%	14.9%	14.7%
	2018 Est. Population 10 to 19 Years	14.4%	15.3%	14.7%
	2018 Est. Population 20 to 29 Years	13.6%	12.1%	12.2%
	2018 Est. Population 30 to 44 Years	23.9%	24.9%	24.9%
	2018 Est. Population 45 to 59 Years	20.4%	19.5%	19.9%
	2018 Est. Population 60 to 74 Years	9.9%	9.8%	10.3%
	2018 Est. Population 75 Years or Over	3.7%	3.6%	3.3%
	2018 Est. Median Age	34.4	34.1	34.6
MARITAL STATUS & GENDER	2018 Est. Male Population	49.7%	48.8%	49.2%
	2018 Est. Female Population	50.3%	51.2%	50.8%
	2018 Est. Never Married	28.6%	28.2%	27.7%
	2018 Est. Now Married	47.0%	51.7%	53.7%
	2018 Est. Separated or Divorced	21.5%	16.3%	15.0%
	2018 Est. Widowed	2.8%	3.8%	3.6%
INCOME	2018 Est. HH Income \$200,000 or More	11.6%	10.4%	12.2%
	2018 Est. HH Income \$150,000 to \$199,999	11.1%	10.4%	11.0%
	2018 Est. HH Income \$100,000 to \$149,999	23.9%	23.8%	22.0%
	2018 Est. HH Income \$75,000 to \$99,999	13.5%	15.1%	14.9%
	2018 Est. HH Income \$50,000 to \$74,999	14.7%	16.8%	16.9%
	2018 Est. HH Income \$35,000 to \$49,999	11.4%	9.7%	10.1%
	2018 Est. HH Income \$25,000 to \$34,999	7.5%	5.8%	5.7%
	2018 Est. HH Income \$15,000 to \$24,999	3.2%	4.2%	3.8%
	2018 Est. HH Income Under \$15,000	3.0%	3.9%	3.4%
	2018 Est. Average Household Income	\$89,285	\$103,977	\$113,110
	2018 Est. Median Household Income	\$98,098	\$94,446	\$97,442
	2018 Est. Per Capita Income	\$32,025	\$35,742	\$39,214
	2018 Est. Total Businesses	619	2,851	5,720
	2018 Est. Total Employees	4,823	26,537	53,565

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1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	80.6%	78.2%	75.7%
	2018 Est. Black	3.4%	4.9%	6.0%
	2018 Est. Asian or Pacific Islander	5.1%	7.1%	8.9%
	2018 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2018 Est. Other Races	10.5%	9.3%	8.9%
HISPANIC	2018 Est. Hispanic Population	3,088	19,603	38,396
	2018 Est. Hispanic Population	24.4%	22.2%	20.7%
	2023 Proj. Hispanic Population	25.5%	23.4%	21.8%
	2010 Hispanic Population	20.8%	18.2%	17.9%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,165	56,346	120,211
	2018 Est. Elementary (Grade Level 0 to 8)	0.7%	1.6%	1.8%
	2018 Est. Some High School (Grade Level 9 to 11)	4.8%	3.4%	2.9%
	2018 Est. High School Graduate	21.8%	17.6%	16.6%
	2018 Est. Some College	23.1%	24.5%	23.0%
	2018 Est. Associate Degree Only	9.0%	8.5%	8.4%
	2018 Est. Bachelor Degree Only	29.0%	30.5%	32.1%
	2018 Est. Graduate Degree	11.5%	13.9%	15.3%
HOUSING	2018 Est. Total Housing Units	4,656	30,813	65,394
	2018 Est. Owner-Occupied	62.4%	63.4%	64.3%
	2018 Est. Renter-Occupied	35.2%	34.9%	34.0%
	2018 Est. Vacant Housing	2.4%	1.7%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.6%	7.0%	9.0%
	2010 Homes Built 2000 to 2004	32.9%	43.7%	42.6%
	2010 Homes Built 1990 to 1999	27.7%	31.0%	27.6%
	2010 Homes Built 1980 to 1989	28.2%	16.6%	17.3%
	2010 Homes Built 1970 to 1979	9.7%	8.6%	11.3%
	2010 Homes Built 1960 to 1969	1.8%	1.7%	1.7%
	2010 Homes Built 1950 to 1959	1.3%	1.3%	1.3%
	2010 Homes Built Before 1949	1.7%	1.7%	1.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	3.1%	4.5%	7.5%
	2010 Home Value \$400,000 to \$499,999	7.5%	7.7%	11.7%
	2010 Home Value \$300,000 to \$399,999	18.6%	19.4%	24.5%
	2010 Home Value \$200,000 to \$299,999	38.5%	47.5%	45.0%
	2010 Home Value \$150,000 to \$199,999	27.2%	19.8%	18.7%
	2010 Home Value \$100,000 to \$149,999	9.1%	7.4%	7.4%
	2010 Home Value \$50,000 to \$99,999	1.7%	2.0%	2.2%
	2010 Home Value \$25,000 to \$49,999	3.2%	1.5%	1.3%
	2010 Home Value Under \$25,000	2.8%	1.5%	1.7%
	2010 Median Home Value	\$225,101	\$247,904	\$264,304
	2010 Median Rent	\$1,085	\$1,097	\$1,125

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	9,767	66,470	140,774
	2018 Est. Civilian Employed	74.2%	71.2%	71.4%
	2018 Est. Civilian Unemployed	0.9%	1.8%	2.0%
	2018 Est. in Armed Forces	0.3%	0.2%	0.2%
	2018 Est. not in Labor Force	24.5%	26.8%	26.4%
	2018 Labor Force Males	48.8%	47.9%	48.3%
	2018 Labor Force Females	51.2%	52.1%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,238	46,456	100,916
	2010 Mgmt, Business, & Financial Operations	15.6%	18.6%	19.2%
	2010 Professional, Related	26.5%	30.2%	30.7%
	2010 Service	16.1%	12.8%	11.5%
	2010 Sales, Office	28.6%	27.1%	27.3%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	5.8%	5.6%	5.5%
	2010 Production, Transport, Material Moving	7.3%	5.8%	5.7%
	2010 White Collar Workers	70.7%	75.8%	77.2%
	2010 Blue Collar Workers	29.3%	24.2%	22.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.4%	82.2%	80.5%
	2010 Drive to Work in Carpool	7.2%	7.1%	7.1%
	2010 Travel to Work by Public Transportation	0.6%	0.9%	1.0%
	2010 Drive to Work on Motorcycle	0.7%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.0%	0.9%	1.2%
	2010 Other Means	0.1%	0.2%	0.2%
	2010 Work at Home	7.1%	8.6%	9.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.5%	22.4%	20.8%
	2010 Travel to Work in 15 to 29 Minutes	38.0%	35.1%	37.8%
	2010 Travel to Work in 30 to 59 Minutes	30.8%	37.4%	36.6%
	2010 Travel to Work in 60 Minutes or More	8.8%	7.7%	7.9%
	2010 Average Travel Time to Work	21.1	25.0	25.2
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$295 M	\$2.18 B	\$4.92 B
	2018 Est. Apparel	\$10.4 M	\$76.9 M	\$174 M
	2018 Est. Contributions, Gifts	\$22.3 M	\$162 M	\$376 M
	2018 Est. Education, Reading	\$13.0 M	\$95.1 M	\$218 M
	2018 Est. Entertainment	\$16.8 M	\$124 M	\$280 M
	2018 Est. Food, Beverages, Tobacco	\$43.7 M	\$322 M	\$724 M
	2018 Est. Furnishings, Equipment	\$10.6 M	\$77.7 M	\$176 M
	2018 Est. Health Care, Insurance	\$24.6 M	\$181 M	\$406 M
	2018 Est. Household Operations, Shelter, Utilities	\$91.2 M	\$671 M	\$1.52 B
	2018 Est. Miscellaneous Expenses	\$4.25 M	\$31.1 M	\$69.8 M
	2018 Est. Personal Care	\$3.81 M	\$28.1 M	\$63.4 M
	2018 Est. Transportation	\$54.9 M	\$406 M	\$910 M

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