

# 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.pohlpartners.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

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2018 population 12,677 88,162 185,317

Average HH Income \$89,285 \$103,977 \$113,110

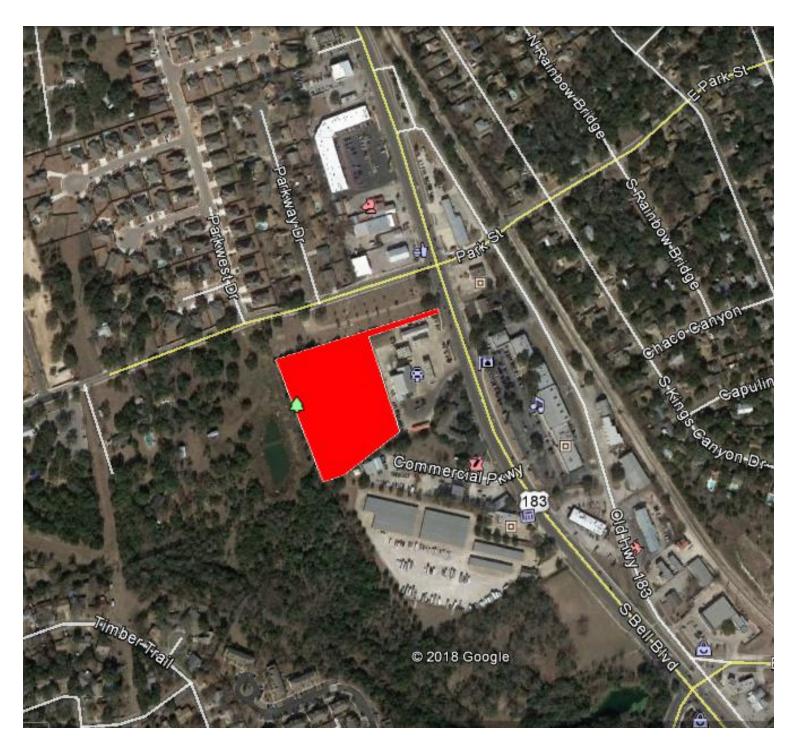
Traffic Count 34,000 (vehicles per day)



# Mixed Use Hwy 183

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

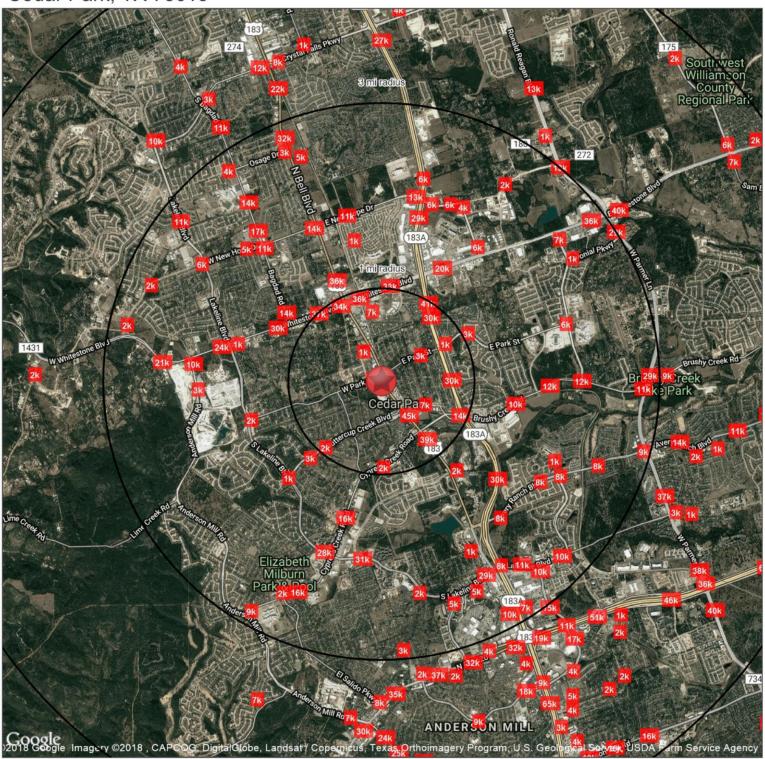
5.2143 Acres



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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%

25K				
Contact Information				
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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

Lat/Lor	n: 30.5085/-97.8233			RF1
Mixed	d Use Hwy 183			
Ceda	r Park, TX 78613	1 mi radius	3 mi radius	5 mi radius
0.0	2018 Estimated Population	12,677	88,162	195 317
POPULATION	2023 Projected Population	14,968	104,793	
	2010 Census Population	10,363		139,296
	2000 Census Population	6,752		
P	Projected Annual Growth 2018 to 2023	3.6%	3.8%	
۵	Historical Annual Growth 2000 to 2018	4.9%	7.8%	1000000000
ноиѕеногрѕ	2018 Estimated Households	4,546	30,296	64,236
	2023 Projected Households	5,129	34,109	
	2010 Census Households	3,881	24,052	
	2000 Census Households	2,300	12,134	
OU.	Projected Annual Growth 2018 to 2023	2.6%	2.5%	
Ĭ	Historical Annual Growth 2000 to 2018	5.4%	8.3%	
	2018 Est. Population Under 10 Years	14.3%	14.9%	14.7%
1	2018 Est. Population 10 to 19 Years	14.4%	15.3%	
1	2018 Est. Population 20 to 29 Years	13.6%	12.1%	
AGE	2018 Est. Population 30 to 44 Years	23.9%	24.9%	
	2018 Est. Population 45 to 59 Years	20.4%	19.5%	
	2018 Est. Population 60 to 74 Years	9.9%	9.8%	
	2018 Est. Population 75 Years or Over	3.7%	3.6%	
	2018 Est. Median Age	34.4	34.1	34.6
SI	2018 Est. Male Population	49.7%	48.8%	49.2%
MARITAL STATUS & GENDER	2018 Est. Female Population	50.3%	51.2%	
ST	2018 Est. Never Married	28.6%	28.2%	27.7%
E A	2018 Est. Now Married	47.0%	51.7%	
E &	2018 Est. Separated or Divorced	21.5%	16.3%	
MA	2018 Est. Widowed	2.8%	3.8%	
	2018 Est. HH Income \$200,000 or More	11.6%	10.4%	12.2%
1	2018 Est. HH Income \$150,000 to \$199,999	11.1%	10.4%	11.0%
1	2018 Est. HH Income \$100,000 to \$149,999	23.9%	23.8%	22.0%
1	2018 Est. HH Income \$75,000 to \$99,999	13.5%	15.1%	22.0% 14.9%
l	2018 Est. HH Income \$50,000 to \$74,999	14.7%	16.8%	16.9%
INCOME	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%
1	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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Lat/Lon: 30.5085/-97.8233

Lat/Lor	1: 30.5085/-97.8233			RF1
Mixed	d Use Hwy 183	1 mi radius	3 mi radius	5 mi radius
Ceda	r Park, TX 78613			
	2018 Est. White	80.6%	78.2%	75.7%
l m	2018 Est. Black	3.4%	4.9%	6.0%
RACE	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%
<u>0</u>	2018 Est. Hispanic Population	3,088	19,603	38,396
HISPANIC	2018 Est. Hispanic Population	24.4%	22.2%	20.7%
ISF	2023 Proj. Hispanic Population	25.5%	23.4%	21.8%
	2010 Hispanic Population	20.8%	18.2%	17.9%
	2018 Est. Adult Population (25 Years or Over)	8,165	56,346	120,211
er)	2018 Est. Elementary (Grade Level 0 to 8)	0.7%	1.6%	1.8%
EDUCATION (Adults 25 or Older)	2018 Est. Some High School (Grade Level 9 to 11)	4.8%	3.4%	2.9%
Y.A.T	2018 Est. High School Graduate	21.8%	17.6%	16.6%
S 25	2018 Est. Some College	23.1%	24.5%	23.0%
교통	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%
	2018 Est. Total Housing Units	4,656	30,813	65,394
HOUSING	2018 Est. Owner-Occupied	62.4%	63.4%	64.3%
00	2018 Est. Renter-Occupied	35.2%	34.9%	34.0%
	2018 Est. Vacant Housing	2.4%	1.7%	1.8%
꿈	2010 Homes Built 2005 or later	5.6%	7.0%	9.0%
HOMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	32.9%	43.7%	42.6%
₩	2010 Homes Built 1990 to 1999	27.7%	31.0%	27.6%
占	2010 Homes Built 1980 to 1989	28.2%	16.6%	17.3%
l B	2010 Homes Built 1970 to 1979	9.7%		11.3%
S	2010 Homes Built 1960 to 1969	1.8%	1.7%	1.7%
₽	2010 Homes Built 1950 to 1959	1.3%	1.3%	1.3%
Ĭ	2010 Homes Built Before 1949	1.7%	1.7%	1.8%
	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%
S	2010 Home Value \$300,000 to \$399,999	18.6%	19.4%	24.5%
ij	2010 Home Value \$200,000 to \$299,999	38.5%	47.5%	45.0%
VAI	2010 Home Value \$150,000 to \$199,999	27.2%	19.8%	18.7%
HOME VALUES	2010 Home Value \$100,000 to \$149,999	9.1%	7.4%	7.4%
호	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 2010 Median Rent	\$225,101 \$1.085	\$247,904	\$264,304 \$1,125
	2010 Wedidii Kelit	\$1,085	\$1,097	\$1,125

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Mixed	l Use Hwy 183			
Ceda	r Park, TX 78613	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	9,767	66,470	140,774
LABOR FORCE	2018 Est. Civilian Employed	74.2%	71.2%	140,774 71.4%
	2018 Est. Civilian Unemployed	0.9%	1.8%	
	2018 Est. in Armed Forces	0.3%	0.2%	2.0% 0.2% 26.4%
	2018 Est. not in Labor Force	24.5%	26.8%	26.4%
	2018 Labor Force Males	48.8%	47.9%	
	2018 Labor Force Females	51.2%	52.1%	48.3% 51.7% 100,916 19.2% 30.7% 11.5% 27.3% 0.1%
	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%
<u>ō</u>	2010 Service	16.1%	12.8%	11.5%
OCCUPATION	2010 Sales, Office	28.6%	27.1%	27.3%
Ä	2010 Farming, Fishing, Forestry	-	-	0.1%
ည	2010 Construction, Extraction, Maintenance	5.8%	5.6%	
	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%	5.5% 5.7% 77.2% 22.8%
z	2010 Drive to Work Alone	83.4%	82.2%	80.5% 7.1% 1.0% 0.2%
TRANSPORTATION TO WORK	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%
F	2010 Work at Home	7.1%	8.6%	0.2% 9.7% 20.8% 37.8%
ΑE	2010 Travel to Work in 14 Minutes or Less	32.5%	22.4%	20.8%
TIME	2010 Travel to Work in 15 to 29 Minutes	38.0%	35.1%	
Æ	2010 Travel to Work in 30 to 59 Minutes	30.8%	37.4%	36.6%
TRAVEL	2010 Travel to Work in 60 Minutes or More	8.8%	7.7%	7.9%
F	2010 Average Travel Time to Work	21.1	25.0	36.6% 7.9% 25.2
	2018 Est. Total Household Expenditure	\$295 M		\$4.92 B \$174 M
쀭	2018 Est. Apparel	\$10.4 M		<b>\$174.00</b>
CONSUMER EXPENDITURE	2018 Est. Contributions, Gifts	\$22.3 M		\$376 M
	2018 Est. Education, Reading	\$13.0 M		\$218 M
	2018 Est. Entertainment	\$16.8 M		\$280 M
	2018 Est. Food, Beverages, Tobacco	\$43.7 M		\$724 M
	2018 Est. Furnishings, Equipment	\$10.6 M		\$176 M
Σ	2018 Est. Health Care, Insurance	\$24.6 M		\$406 M
NS NS	2018 Est. Household Operations, Shelter, Utilities	\$91.2 M		\$1.52 B
8	2018 Est. Miscellaneous Expenses	\$4.25 M		\$69.8 M
	2018 Est. Personal Care	\$3.81 M		\$63.4 M
	2018 Est. Transportation	\$54.9 M	\$406 M	\$910 M



#### Information About Brokerage Services

11-2-2015

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.

Pohl Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Designated Broker of Firm	License No.	Email	Phone
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	