

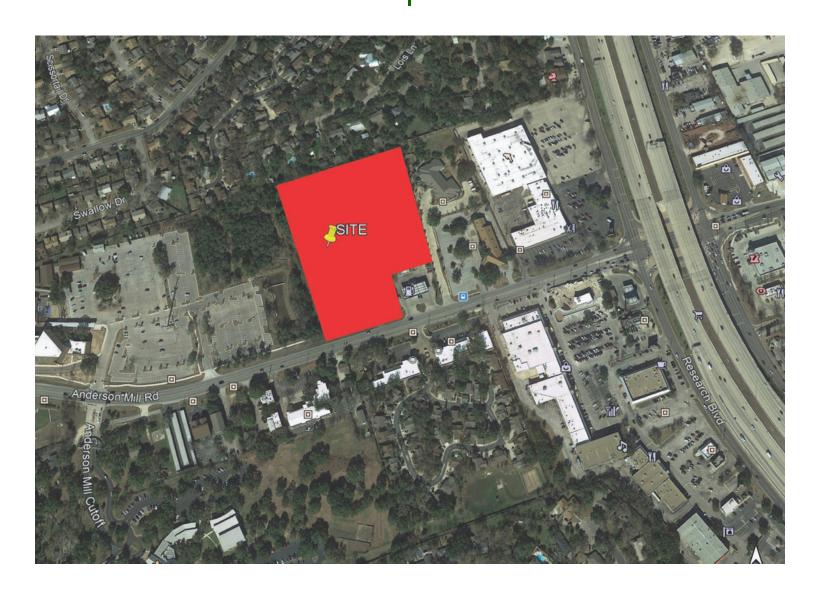
# ZFB, Ltd.

Located on Anderson Mill west of US Hwy 183, Austin, TX

+/- 7.9 Acres

Asking Price: \$2,200,000

- Approved site plan Storage
- Water and wastewater available
- Approximately 375 ft on Anderson Mill



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.

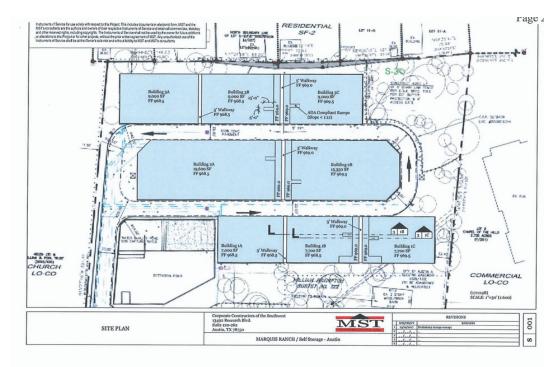
Demographics				
8 1	1 MILE	3 MILE	5 MILE	
2018 population	12,110	96,408	203,032	
Average HH Income	\$102,202	\$115,056	\$120,450	
Traffic Count	29,000 vehicles per day			

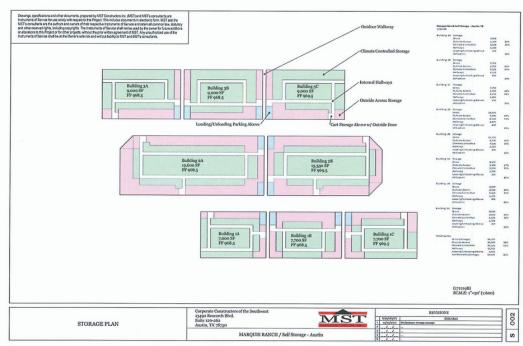
# pohlpartners, inc.

# ZFB, Ltd.

Located on Anderson Mill west of US Hwy 183, Austin, TX

+/- 7.9 Acres

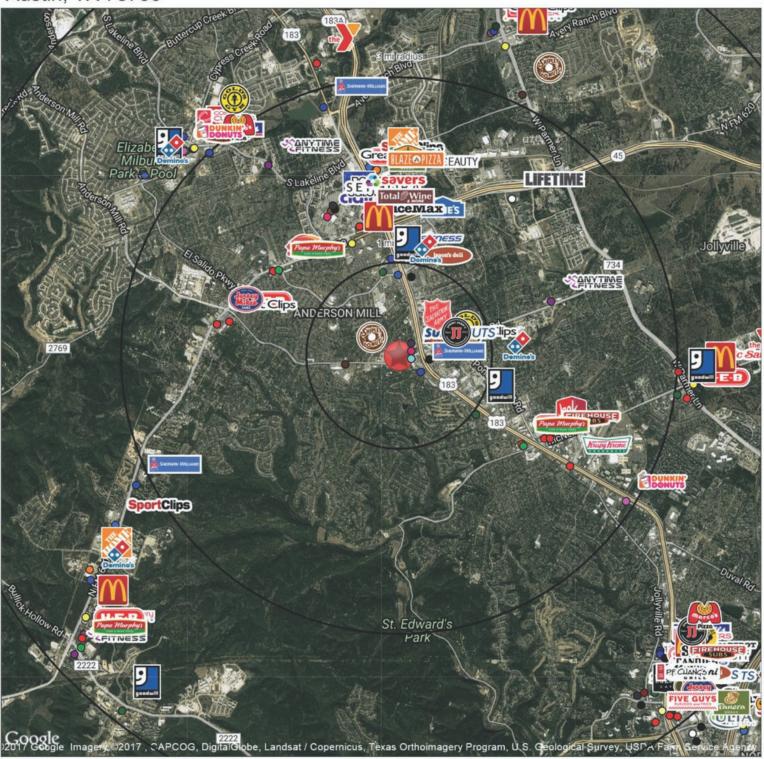




Pohl Partners, Inc. 10800 Pecan Park Blvd, Ste. 125 O 512.335.5577 F 512.335.1309 www.pohlpartners.com The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

Demographics	1 MILE	3 MILE	5 MH E
	I MILE	3 MILE	5 MILE
2018 population	12,110	96,408	203,032
Average HH Income	\$102,202	\$115,056	\$120,450
Traffic Count	29,000 ve	ehicles per da	y

## ZFB, Inc Austin, TX 78750



Demographics	1		
	1 mi radius	3 mi radius	5 mi radius
Population	12,170	93,516	198,143
Households	5,043	38,663	81,674
Population Median Age	36.9	36.1	35.9
5 Yr Pop Growth (Total%)	18.9%	17.8%	16.9%

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: 30.4479/-97.7945

Lat/Lo	n: 30.4479/-97.7945			RF1
ZFB,	LTD			
Austi	n, TX 78750	1 mi radius	3 mi radius	5 mi radius
	2018 Estimated Population	12,110	96,408	203,032
l z	2023 Projected Population	14,158		233,914
ΙĔ	2010 Census Population	11,856		172,595
Ιž	2000 Census Population	11,267		126,272
POPULATION	Projected Annual Growth 2018 to 2023	3.4%		3.0%
<u> </u>	Historical Annual Growth 2000 to 2018	0.4%		3.4%
(0	2018 Estimated Households	5,038	40,425	203,032 233,914 172,595 126,272 3.0% 3.4% 84,583 94,041 72,396 50,349 2.2% 3.8%
ноиѕеногрѕ	2023 Projected Households	5,637		94,041
	2010 Census Households	5,121		72,396
SE	2000 Census Households	4,636	25,267	50,349
OO	Projected Annual Growth 2018 to 2023	2.4%		2.2%
I	Historical Annual Growth 2000 to 2018	0.5%	3.3%	3.8%
	2018 Est. Population Under 10 Years	11.7%	11.9%	12.6%
	2018 Est. Population 10 to 19 Years	12.0%	12.8%	12.7%
	2018 Est. Population 20 to 29 Years	14.8%	14.3%	13.3%
Ж	2018 Est. Population 30 to 44 Years	22.7%	24.3%	25.7%
AGE	2018 Est. Population 45 to 59 Years	20.1%	21.2%	20.6%
	2018 Est. Population 60 to 74 Years	14.1%	11.6%	11.4%
	2018 Est. Population 75 Years or Over	4.7%	4.0%	3.7%
	2018 Est. Median Age	37.1	36.1	36.1 49.4% 50.6% 31.3% 49.8% 15.7% 3.2% 14.1%
S	2018 Est. Male Population	49.8%	49.3%	49.4%
MARITAL STATUS & GENDER	2018 Est. Female Population	50.2%	50.7%	50.6%
ST	2018 Est. Never Married	34.4%	33.5%	31.3%
E.P.	2018 Est. Now Married	43.9%	46.0%	49.8%
LRI &	2018 Est. Separated or Divorced	19.1%	17.3%	15.7%
MA	2018 Est. Widowed	2.5%	3.2%	3.2%
	2018 Est. HH Income \$200,000 or More	7.7%	11.7%	14.1%
	2018 Est. HH Income \$150,000 to \$199,999	9.0%	9.6%	11.3%
	2018 Est. HH Income \$100,000 to \$149,999	16.2%	16.8%	18.6%
	2018 Est. HH Income \$75,000 to \$99,999	14.6%	14.4%	18.6% 13.5%
ш	2018 Est. HH Income \$50,000 to \$74,999	16.6%	17.3%	16.5%
NCOME	2018 Est. HH Income \$35,000 to \$49,999	13.8%	12.8%	11.4%
Š	2018 Est. HH Income \$25,000 to \$34,999	10.2%	7.5%	6.2%
-	2018 Est. HH Income \$15,000 to \$24,999	6.6%	5.1%	4.3%
	2018 Est. HH Income Under \$15,000	5.3%	4.8%	4.1%
	2018 Est. Average Household Income	\$102,202		\$120,450
	2018 Est. Median Household Income	\$76,724	\$87,376	\$96,219
	2018 Est. Per Capita Income	\$42,523	\$48,260	\$50,194
	2018 Est. Total Businesses	777		7,940
	2018 Est. Total Employees	5,506	39,453	85,276

## **FULL PROFILE**

2000-2010 Census, 2018 Estimates with 2023 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4479/-97.7945

Lat/Lo	n: 30.4479/-97.7945			RF1
ZFB,	LTD	4 mi radius	2 mi radius	5 mi radius
Austi	n, TX 78750	1 mi radius	3 mi radius	5 mi radius
	2018 Est. White	71.5%	72.4%	74.2%
Щ	2018 Est. Black	6.2%	5.1%	
RACE	2018 Est. Asian or Pacific Islander	11.6%		13.6%
l "	2018 Est. American Indian or Alaska Native	0.8%		0.5%
	2018 Est. Other Races	9.8%	7.8%	13.6% 0.5% 7.2% 34,728 17.1% 17.4% 14.5% 140,838 1.2% 2.2% 12.4%
2	2018 Est. Hispanic Population	2,609		34,728
HISPANIC	2018 Est. Hispanic Population	21.5%		17.1%
IS I	2023 Proj. Hispanic Population	22.1%		17.4%
	2010 Hispanic Population	21.3%	15.3%	14.5%
	2018 Est. Adult Population (25 Years or Over)	8,414		140,838
_ e	2018 Est. Elementary (Grade Level 0 to 8)	1.3%		1.2%
ઇંઇ	2018 Est. Some High School (Grade Level 9 to 11)	4.1%		2.2%
NAT N	2018 Est. High School Graduate	16.5%		12.4%
S 25	2018 Est. Some College	22.1%		
EDUCATION (Adults 25 or Older)	2018 Est. Associate Degree Only	8.6%		7.070
₹.	2018 Est. Bachelor Degree Only	30.1%		36.6%
	2018 Est. Graduate Degree	17.4%	20.5%	
ō	2018 Est. Total Housing Units	5,131	41,066	86,090
ISIN	2018 Est. Owner-Occupied	42.8%		49.2%
HOUSING	2018 Est. Renter-Occupied	55.4%		49.0%
	2018 Est. Vacant Housing	1.8%	1.6%	86,090 49.2% 49.0% 1.8% 5.6% 28.4% 30.2% 25.2% 14.9%
AR	2010 Homes Built 2005 or later	2.4%		5.6%
Ä	2010 Homes Built 2000 to 2004	14.3%		28.4%
₽	2010 Homes Built 1990 to 1999	19.3%		30.2%
ᆸ	2010 Homes Built 1980 to 1989	21.6%		25.2%
B	2010 Homes Built 1970 to 1979	34.0%		
ES	2010 Homes Built 1960 to 1969	1.4%		2.3%
OMES BUILT BY YEAR	2010 Homes Built 1950 to 1959	1.5%	1.5%	1.3%
Ĭ	2010 Homes Built Before 1949	1.5%	1.5%	0.9%
	2010 Home Value \$1,000,000 or More	0.6%	0.7%	0.9%
	2010 Home Value \$500,000 to \$999,999	9.8%	11.5%	12.3%
	2010 Home Value \$400,000 to \$499,999	9.4%	11.2%	12.9%
S	2010 Home Value \$300,000 to \$399,999	21.6%	19.9%	23.1%
HOME VALUES	2010 Home Value \$200,000 to \$299,999	32.1%	37.1%	37.6%
	2010 Home Value \$150,000 to \$199,999	16.9%		
Æ	2010 Home Value \$100,000 to \$149,999	4.9%		
NO!	2010 Home Value \$50,000 to \$99,999	1.5%		
	2010 Home Value \$25,000 to \$49,999	0.5%		0.8%
	2010 Home Value Under \$25,000	0.9%		
	2010 Median Home Value	\$281,725		\$307,093
	2010 Median Rent	\$1,037	\$1,069	\$1,092

### **FULL PROFILE**

2000-2010 Census, 2018 Estimates with 2023 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4479/-97.7945

Lat/Lor	: 30.4479/-97.7945			RF1
ZFB,	LTD			
Austir	n, TX 78750	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	9,828	77,450	161,365
ш	2018 Est. Civilian Employed	72.1%		72.3%
22	2018 Est. Civilian Unemployed	2.2%		1.6%
LABOR FORCE	2018 Est. in Armed Forces	0.1%		0.1%
유	2018 Est. not in Labor Force	25.6%		26.0%
AB	2018 Labor Force Males	49.4%		48.8%
-	2018 Labor Force Females	50.6%	51.4%	51.2%
	2010 Occupation: Population Age 16 Years or Over	7,192	55,619	116,754
	2010 Mgmt, Business, & Financial Operations	16.6%	19.0%	21.1%
-	2010 Professional, Related	27.0%	31.6%	32.9%
OCCUPATION	2010 Service	13.6%	12.0%	11.6%
PAT	2010 Sales, Office	29.9%	26.9%	25.5%
5	2010 Farming, Fishing, Forestry	-	0.2%	0.1%
Ö	2010 Construction, Extraction, Maintenance	5.9%	4.9%	4.1%
	2010 Production, Transport, Material Moving	7.1%	5.4%	4.7%
	2010 White Collar Workers	73.4%		79.5%
	2010 Blue Collar Workers	26.6%	22.5%	20.5%
z	2010 Drive to Work Alone	76.7%	78.8%	78.3%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	7.7%	7.5%	6.7%
ΣŘ	2010 Travel to Work by Public Transportation	2.2%	1.6%	1.4%
å≥	2010 Drive to Work on Motorcycle	0.8%	0.3%	0.4%
합다	2010 Walk or Bicycle to Work	3.9%	2.1%	1.9%
8	2010 Other Means	0.4%		0.5%
F	2010 Work at Home	8.3%	9.3%	10.7%
Æ	2010 Travel to Work in 14 Minutes or Less	21.5%	23.5%	23.9%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	47.9%	44.2%	42.9%
Æ	2010 Travel to Work in 30 to 59 Minutes	36.0%	33.8%	33.2%
RA)	2010 Travel to Work in 60 Minutes or More	4.0%		6.1%
F	2010 Average Travel Time to Work	22.4	22.4	22.8
	2018 Est. Total Household Expenditure	\$359 M	\$3.14 B	\$6.76 B
W W	2018 Est. Apparel	\$12.6 M	\$111 M	\$239 M
CONSUMER EXPENDITURE	2018 Est. Contributions, Gifts	\$26.0 M	\$240 M	\$531 M
	2018 Est. Education, Reading	\$15.0 M		\$305 M
	2018 Est. Entertainment	\$20.3 M		\$385 M
	2018 Est. Food, Beverages, Tobacco	\$53.9 M		\$990 M
	2018 Est. Furnishings, Equipment	\$12.6 M		\$242 M
	2018 Est. Health Care, Insurance	\$30.7 M		\$561 M
	2018 Est. Household Operations, Shelter, Utilities	\$111 M		\$2.09 B
8	2018 Est. Miscellaneous Expenses	\$5.21 M		\$96.2 M
	2018 Est. Personal Care	\$4.66 M		\$87.1 M
	2018 Est. Transportation	\$67.3 M	\$578 M	\$1.24 B



## **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.

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/Ten	ant/Seller/Landlo	ord Initials Date	