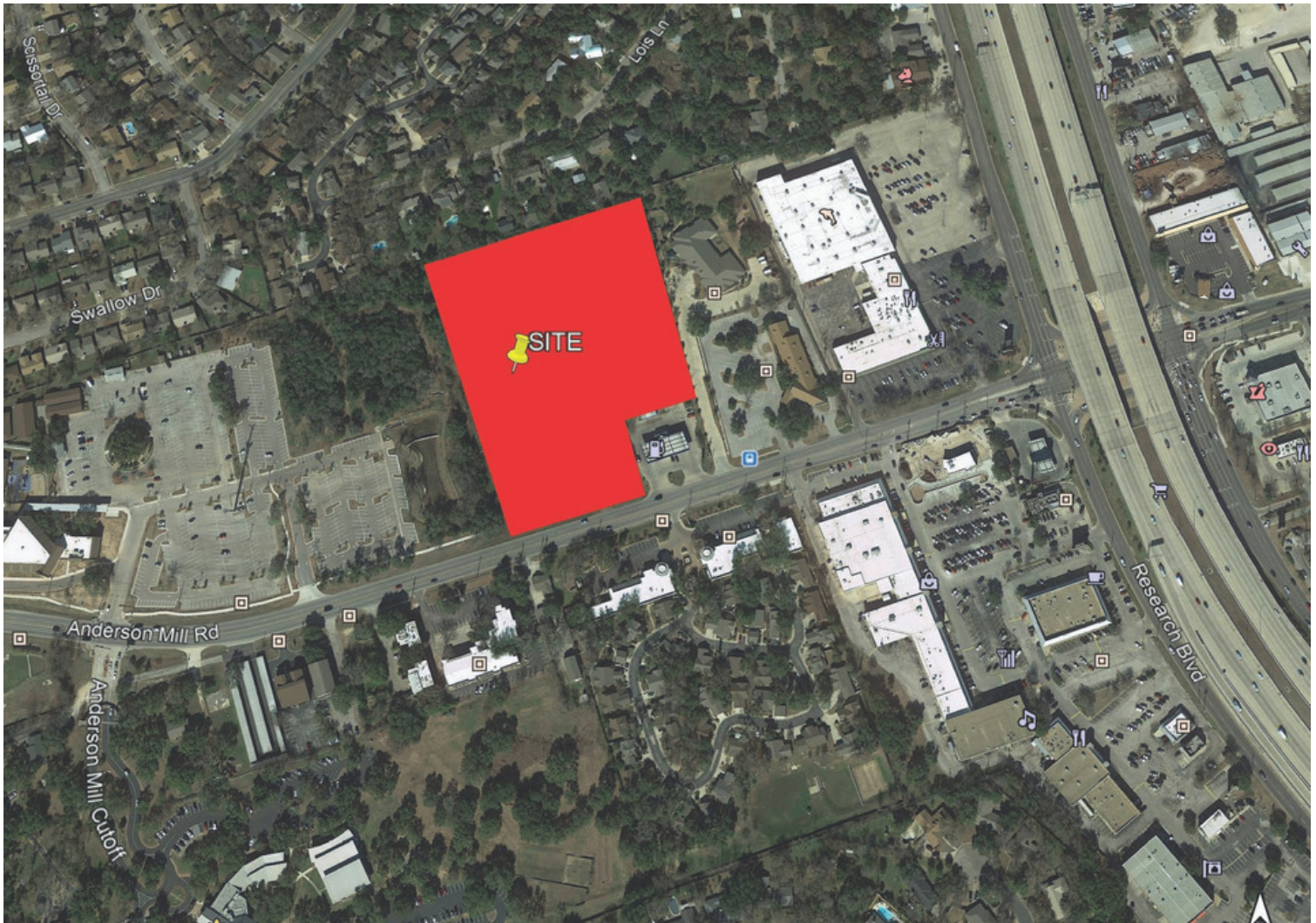


Asking Price: \$2,200,000

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



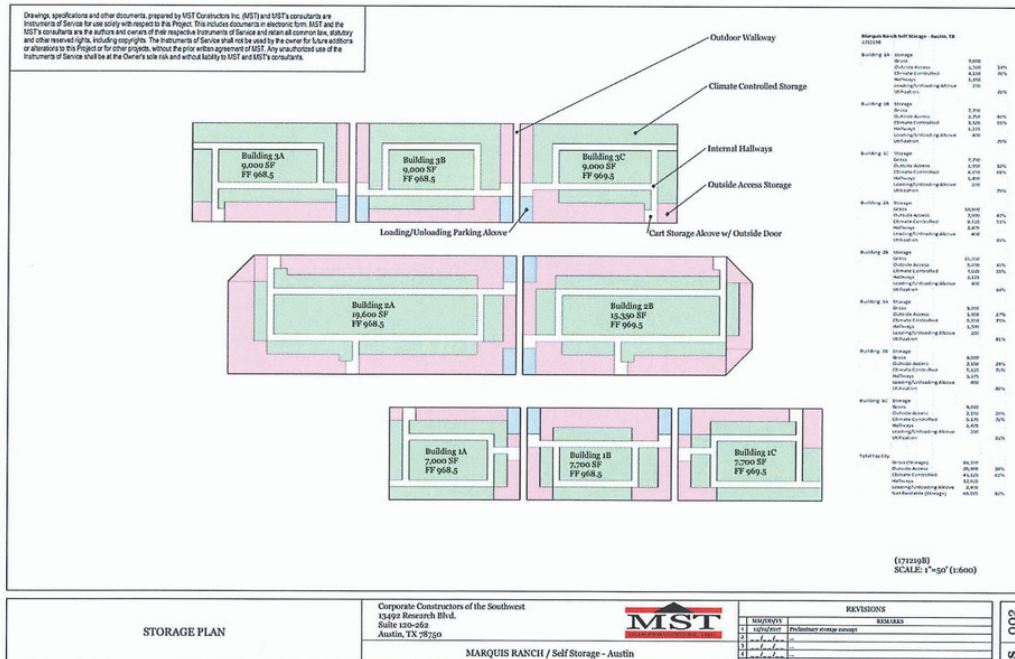
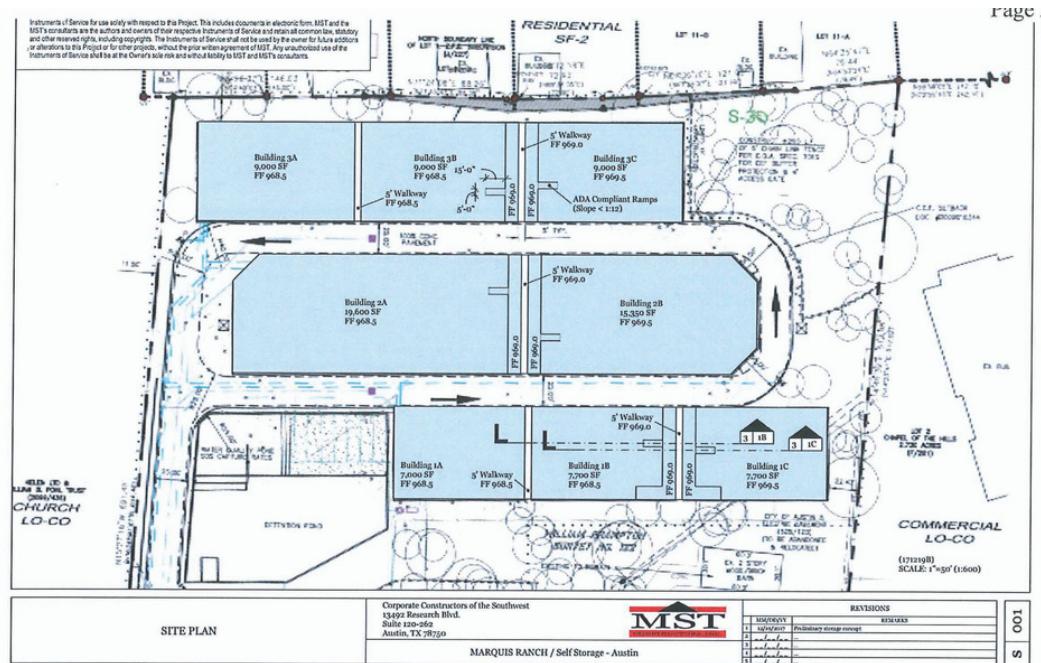
Pohl Partners, Inc.  
10800 Pecan Park Blvd, Ste. 125  
O 512.335.5577  
F 512.335.1309  
www.pohlpartners.com

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## Demographics

	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		





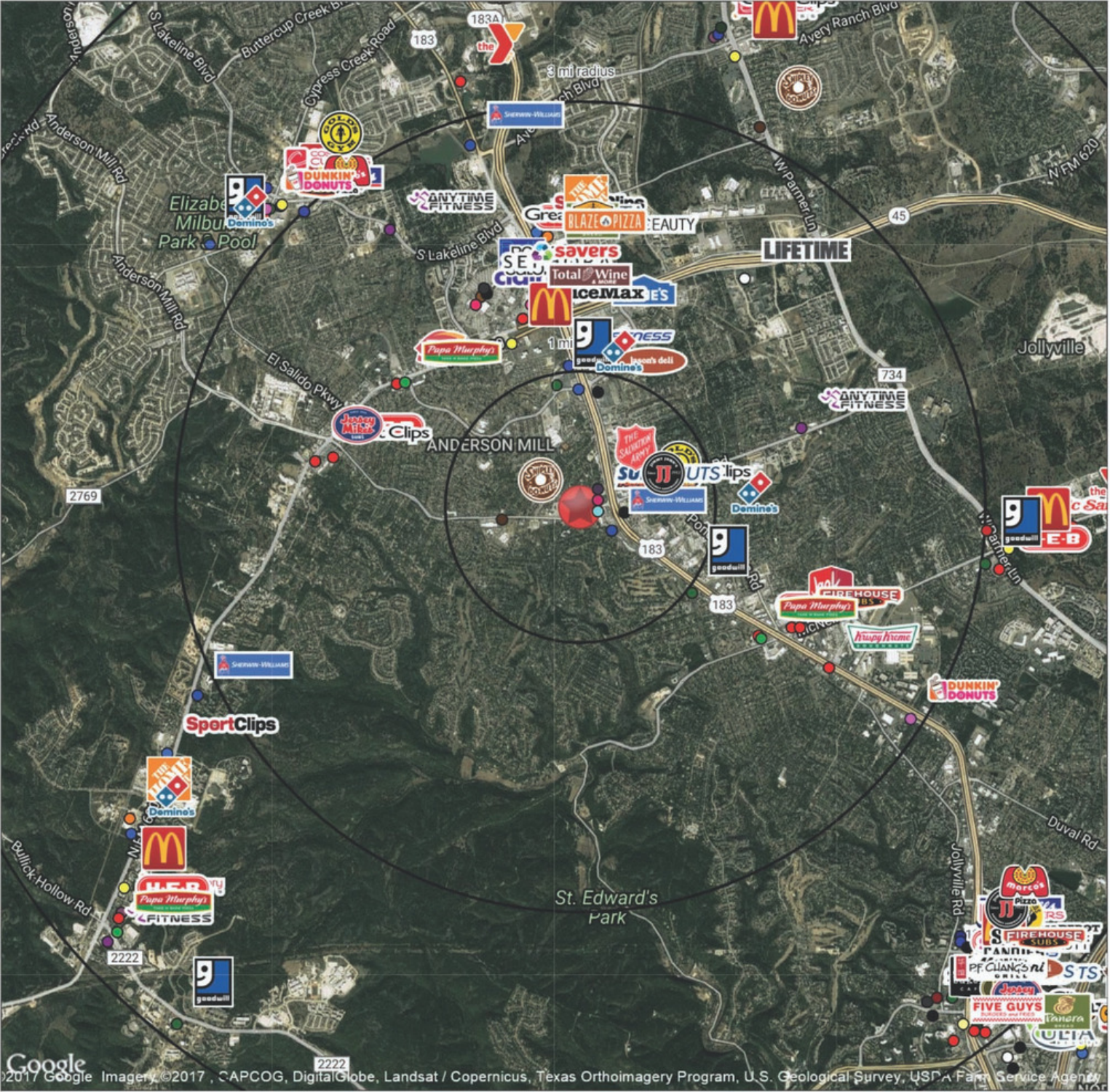
## Demographics

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2018 population	12,110	96,408	203,032
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# ZFB, Inc

Austin, TX 78750



Demographics			
	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

RF1

ZFB, LTD

Austin, TX 78750

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	12,110	96,408	203,032
	2023 Projected Population	14,158	112,139	233,914
	2010 Census Population	11,856	81,501	172,595
	2000 Census Population	11,267	66,418	126,272
	Projected Annual Growth 2018 to 2023	3.4%	3.3%	3.0%
	Historical Annual Growth 2000 to 2018	0.4%	2.5%	3.4%
HOUSEHOLDS	2018 Estimated Households	5,038	40,425	84,583
	2023 Projected Households	5,637	45,066	94,041
	2010 Census Households	5,121	34,639	72,396
	2000 Census Households	4,636	25,267	50,349
	Projected Annual Growth 2018 to 2023	2.4%	2.3%	2.2%
	Historical Annual Growth 2000 to 2018	0.5%	3.3%	3.8%
AGE	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%
	2018 Est. Population 30 to 44 Years	22.7%	24.3%	25.7%
	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
MARITAL STATUS & GENDER	2018 Est. Male Population	49.8%	49.3%	49.4%
	2018 Est. Female Population	50.2%	50.7%	50.6%
	2018 Est. Never Married	34.4%	33.5%	31.3%
	2018 Est. Now Married	43.9%	46.0%	49.8%
	2018 Est. Separated or Divorced	19.1%	17.3%	15.7%
	2018 Est. Widowed	2.5%	3.2%	3.2%
INCOME	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%	13.5%
	2018 Est. HH Income \$50,000 to \$74,999	16.6%	17.3%	16.5%
	2018 Est. HH Income \$35,000 to \$49,999	13.8%	12.8%	11.4%
	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	\$115,056	\$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	3,746	7,940
	2018 Est. Total Employees	5,506	39,453	85,276

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RF1

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1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	71.5%	72.4%	74.2%
	2018 Est. Black	6.2%	5.1%	4.4%
	2018 Est. Asian or Pacific Islander	11.6%	14.1%	13.6%
	2018 Est. American Indian or Alaska Native	0.8%	0.5%	0.5%
	2018 Est. Other Races	9.8%	7.8%	7.2%
HISPANIC	2018 Est. Hispanic Population	2,609	17,886	34,728
	2018 Est. Hispanic Population	21.5%	18.6%	17.1%
	2023 Proj. Hispanic Population	22.1%	19.0%	17.4%
	2010 Hispanic Population	21.3%	15.3%	14.5%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,414	66,560	140,838
	2018 Est. Elementary (Grade Level 0 to 8)	1.3%	1.5%	1.2%
	2018 Est. Some High School (Grade Level 9 to 11)	4.1%	2.5%	2.2%
	2018 Est. High School Graduate	16.5%	13.8%	12.4%
	2018 Est. Some College	22.1%	20.3%	19.1%
	2018 Est. Associate Degree Only	8.6%	7.2%	7.0%
	2018 Est. Bachelor Degree Only	30.1%	34.0%	36.6%
	2018 Est. Graduate Degree	17.4%	20.5%	21.6%
HOUSING	2018 Est. Total Housing Units	5,131	41,066	86,090
	2018 Est. Owner-Occupied	42.8%	45.6%	49.2%
	2018 Est. Renter-Occupied	55.4%	52.9%	49.0%
	2018 Est. Vacant Housing	1.8%	1.6%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.4%	6.3%	5.6%
	2010 Homes Built 2000 to 2004	14.3%	25.7%	28.4%
	2010 Homes Built 1990 to 1999	19.3%	29.1%	30.2%
	2010 Homes Built 1980 to 1989	21.6%	24.8%	25.2%
	2010 Homes Built 1970 to 1979	34.0%	18.3%	14.9%
	2010 Homes Built 1960 to 1969	1.4%	1.8%	2.3%
	2010 Homes Built 1950 to 1959	1.5%	1.5%	1.3%
	2010 Homes Built Before 1949	1.5%	1.5%	1.4%
HOME VALUES	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%
	2010 Home Value \$300,000 to \$399,999	21.6%	19.9%	23.1%
	2010 Home Value \$200,000 to \$299,999	32.1%	37.1%	37.6%
	2010 Home Value \$150,000 to \$199,999	16.9%	14.0%	11.9%
	2010 Home Value \$100,000 to \$149,999	4.9%	4.2%	3.7%
	2010 Home Value \$50,000 to \$99,999	1.5%	1.4%	1.4%
	2010 Home Value \$25,000 to \$49,999	0.5%	0.9%	0.8%
	2010 Home Value Under \$25,000	0.9%	1.0%	1.0%
	2010 Median Home Value	\$281,725	\$295,340	\$307,093
	2010 Median Rent	\$1,037	\$1,069	\$1,092

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ZFB, LTD		1 mi radius	3 mi radius	5 mi radius
Austin, TX 78750				
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	9,828	77,450	161,365
	2018 Est. Civilian Employed	72.1%	71.9%	72.3%
	2018 Est. Civilian Unemployed	2.2%	1.8%	1.6%
	2018 Est. in Armed Forces	0.1%	0.1%	0.1%
	2018 Est. not in Labor Force	25.6%	26.2%	26.0%
	2018 Labor Force Males	49.4%	48.6%	48.8%
	2018 Labor Force Females	50.6%	51.4%	51.2%
OCCUPATION	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%
	2010 Service	13.6%	12.0%	11.6%
	2010 Sales, Office	29.9%	26.9%	25.5%
	2010 Farming, Fishing, Forestry	-	0.2%	0.1%
	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%	77.5%	79.5%
	2010 Blue Collar Workers	26.6%	22.5%	20.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.7%	78.8%	78.3%
	2010 Drive to Work in Carpool	7.7%	7.5%	6.7%
	2010 Travel to Work by Public Transportation	2.2%	1.6%	1.4%
	2010 Drive to Work on Motorcycle	0.8%	0.3%	0.4%
	2010 Walk or Bicycle to Work	3.9%	2.1%	1.9%
	2010 Other Means	0.4%	0.4%	0.5%
	2010 Work at Home	8.3%	9.3%	10.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	21.5%	23.5%	23.9%
	2010 Travel to Work in 15 to 29 Minutes	47.9%	44.2%	42.9%
	2010 Travel to Work in 30 to 59 Minutes	36.0%	33.8%	33.2%
	2010 Travel to Work in 60 Minutes or More	4.0%	6.1%	6.1%
	2010 Average Travel Time to Work	22.4	22.4	22.8
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$359 M	\$3.14 B	\$6.76 B
	2018 Est. Apparel	\$12.6 M	\$111 M	\$239 M
	2018 Est. Contributions, Gifts	\$26.0 M	\$240 M	\$531 M
	2018 Est. Education, Reading	\$15.0 M	\$138 M	\$305 M
	2018 Est. Entertainment	\$20.3 M	\$178 M	\$385 M
	2018 Est. Food, Beverages, Tobacco	\$53.9 M	\$463 M	\$990 M
	2018 Est. Furnishings, Equipment	\$12.6 M	\$112 M	\$242 M
	2018 Est. Health Care, Insurance	\$30.7 M	\$263 M	\$561 M
	2018 Est. Household Operations, Shelter, Utilities	\$111 M	\$968 M	\$2.09 B
	2018 Est. Miscellaneous Expenses	\$5.21 M	\$45.0 M	\$96.2 M
	2018 Est. Personal Care	\$4.66 M	\$40.5 M	\$87.1 M
	2018 Est. Transportation	\$67.3 M	\$578 M	\$1.24 B

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