

Becky, Ltd.

Cypress Creek Rd b/w US 183 and
Lakeline Blvd, Cedar Park, TX

Multiple
Parcels
Available

Pricing available upon request

Parcel A: 5.07 acres

Parcel C: 6.81 acres

Parcel E: 5.85 acres

Parcel F: 8.82 acres

- 80,000 sq ft frontage

- 7.44 acres in back

Parcel G: 13.6 acres - UC

- Located in desirable Cedar Park
- High population and income area
- Dense commercial area
- Pedestrian friendly area
- Great visibility and easy access
- Zoned PD/Local Retail/Office Condominium



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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
2019 population	14,148	80,232	190,871
Average HH Income	\$108,055	\$116,322	\$117,993

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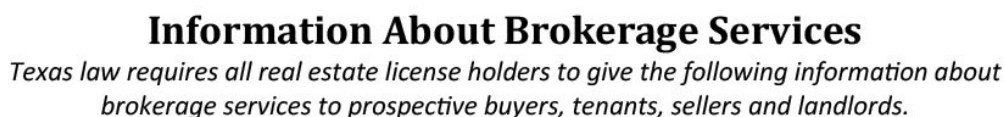
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	16,541		91,731		217,996	
2019 Estimate	14,148		80,232		190,871	
2010 Census	9,904		65,168		151,662	
Growth 2019 - 2024	16.91%		14.33%		14.21%	
Growth 2010 - 2019	42.85%		23.12%		25.85%	
2019 Population by Hispanic Origin	2,330		14,272		34,260	
2019 Population	14,148		80,232		190,871	
White	11,582	81.86%	65,490	81.63%	151,094	79.16%
Black	635	4.49%	3,620	4.51%	9,397	4.92%
Am. Indian & Alaskan	77	0.54%	506	0.63%	1,277	0.67%
Asian	1,395	9.86%	8,157	10.17%	22,848	11.97%
Hawaiian & Pacific Island	18	0.13%	110	0.14%	254	0.13%
Other	441	3.12%	2,350	2.93%	6,001	3.14%
U.S. Armed Forces	7		113		257	
Households						
2024 Projection	6,134		33,640		80,879	
2019 Estimate	5,273		29,589		71,295	
2010 Census	3,688		24,404		57,978	
Growth 2019 - 2024	16.33%		13.69%		13.44%	
Growth 2010 - 2019	42.98%		21.25%		22.97%	
Owner Occupied	3,532	66.98%	19,934	67.37%	44,927	63.02%
Renter Occupied	1,741	33.02%	9,655	32.63%	26,368	36.98%
2019 Households by HH Income	5,275		29,589		71,297	
Income: <\$25,000	430	8.15%	2,362	7.98%	5,377	7.54%
Income: \$25,000 - \$50,000	882	16.72%	4,560	15.41%	11,247	15.77%
Income: \$50,000 - \$75,000	991	18.79%	4,826	16.31%	11,193	15.70%
Income: \$75,000 - \$100,000	700	13.27%	3,714	12.55%	9,574	13.43%
Income: \$100,000 - \$125,000	625	11.85%	3,836	12.96%	8,876	12.45%
Income: \$125,000 - \$150,000	558	10.58%	3,120	10.54%	7,240	10.15%
Income: \$150,000 - \$200,000	578	10.96%	3,515	11.88%	8,408	11.79%
Income: \$200,000+	511	9.69%	3,656	12.36%	9,382	13.16%
2019 Avg Household Income	\$108,055		\$116,322		\$117,993	
2019 Med Household Income	\$86,946		\$95,506		\$95,449	

POHL PARTNERS, INC Jennie Braasch, Sales Agent 512-335-5577
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EQUAL HOUSING
OPPORTUNITY

- **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.

- 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.

- 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

- 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Date _____