

OTI Lakeline Retail

Lakeline Blvd west of Ridgeline

+/- 7.5 Acres

Pricing available upon request

- Front zoned retail
- High traffic and population count
- Desirable location
- Utilities close to site



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
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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
2020 population	10,368	90,827	192,800
Average HH Income	\$87,088	\$116,494	\$121,959
Traffic Count	30,000 vehicles per day		



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	12,187		102,508		217,157	
2020 Estimate	10,386		90,827		192,800	
2010 Census	6,355		78,560		162,123	
Growth 2020 - 2025	17.34%		12.86%		12.63%	
Growth 2010 - 2020	63.43%		15.61%		18.92%	
2020 Population by Hispanic Origin	1,840		16,046		33,273	
2020 Population	10,386		90,827		192,800	
White	8,598	82.78%	71,315	78.52%	147,714	76.62%
Black	469	4.52%	4,468	4.92%	9,343	4.85%
Am. Indian & Alaskan	58	0.56%	602	0.66%	1,206	0.63%
Asian	945	9.10%	11,502	12.66%	28,267	14.66%
Hawaiian & Pacific Island	14	0.13%	132	0.15%	258	0.13%
Other	303	2.92%	2,808	3.09%	6,014	3.12%
U.S. Armed Forces	0		147		248	
Households						
2025 Projection	5,078		39,485		82,739	
2020 Estimate	4,339		35,171		73,963	
2010 Census	2,592		30,842		63,477	
Growth 2020 - 2025	17.03%		12.27%		11.87%	
Growth 2010 - 2020	67.40%		14.04%		16.52%	
Owner Occupied	2,356	54.30%	21,231	60.37%	44,775	60.54%
Renter Occupied	1,983	45.70%	13,941	39.64%	29,188	39.46%
2020 Households by HH Income	4,339		35,171		73,964	
Income: <\$25,000	351	8.09%	2,352	6.69%	4,756	6.43%
Income: \$25,000 - \$50,000	992	22.86%	5,487	15.60%	10,856	14.68%
Income: \$50,000 - \$75,000	958	22.08%	6,213	17.67%	12,078	16.33%
Income: \$75,000 - \$100,000	544	12.54%	4,276	12.16%	9,223	12.47%
Income: \$100,000 - \$125,000	666	15.35%	4,626	13.15%	9,757	13.19%
Income: \$125,000 - \$150,000	447	10.30%	3,366	9.57%	6,943	9.39%
Income: \$150,000 - \$200,000	196	4.52%	4,646	13.21%	10,144	13.71%
Income: \$200,000+	185	4.26%	4,205	11.96%	10,207	13.80%
2020 Avg Household Income	\$87,088		\$116,494		\$121,959	
2020 Med Household Income	\$71,818		\$95,658		\$100,177	

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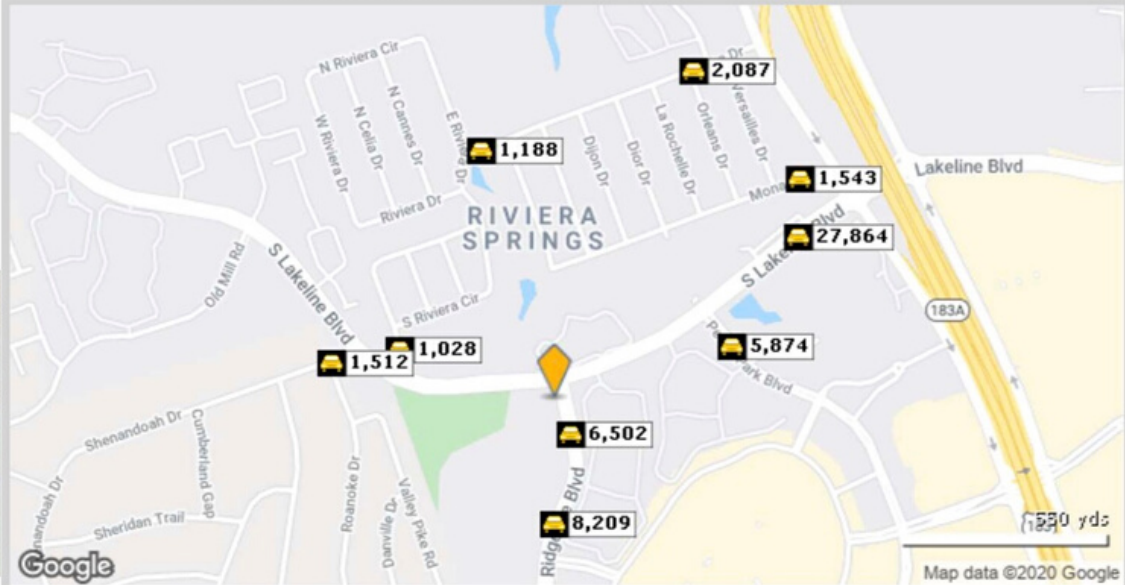
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Lakeline & Ridgeline, Cedar Park, TX 78613

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ridgeline Blvd	Rockstop Blvd	0.20 S	2018	6,502	MPSI	.06
2	Ridgeline Blvd	Rockstop Blvd	0.06 S	2018	8,209	MPSI	.19
3	Riviera Dr W	W Riviera Dr	0.03 N	2014	663	MPSI	.25
4	Riviera Dr W	S Lakeline Blvd	0.04 S	2018	1,028	MPSI	.25
5	Pecan Park Blvd	Stonestop Blvd	0.15 SE	2018	5,874	MPSI	.29
6	Shenandoah Dr	Roanoke Dr	0.00 SW	2018	1,512	MPSI	.34
7	Riviera Dr	Riviera Dr E	0.02 SW	2018	1,188	MPSI	.40
8	S Lakeline Blvd	S Bell Blvd	0.10 NE	2018	27,864	MPSI	.46
9	Monaco Dr	Versailles Dr	0.04 SW	2018	1,543	MPSI	.51
10	Riviera Dr	Orleans Dr	0.01 SW	2018	2,087	MPSI	.55

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