

# Tylerville

NW & SW corners of 183 & San Gabriel Pkwy  
Leander, TX

**+/- 20 Acres**

Pricing available upon request

*Lease rates for 'to be built' retail center*

\$26 (in line) - \$32 (end caps) + NNN

- Across the street from the new St. David's Hospital and the Northline Project
- Fronts Oak Creek Subdivision with 446 homes
- Conventional District zoning
- Utilities to site



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## Demographics

	1 MILE	3 MILE	5 MILE
2020 population	3,160	41,502	90,880
Median HH Income	\$87,713	\$105,191	\$114,199
Traffic Count	22,000 vehicles per day (2018)		

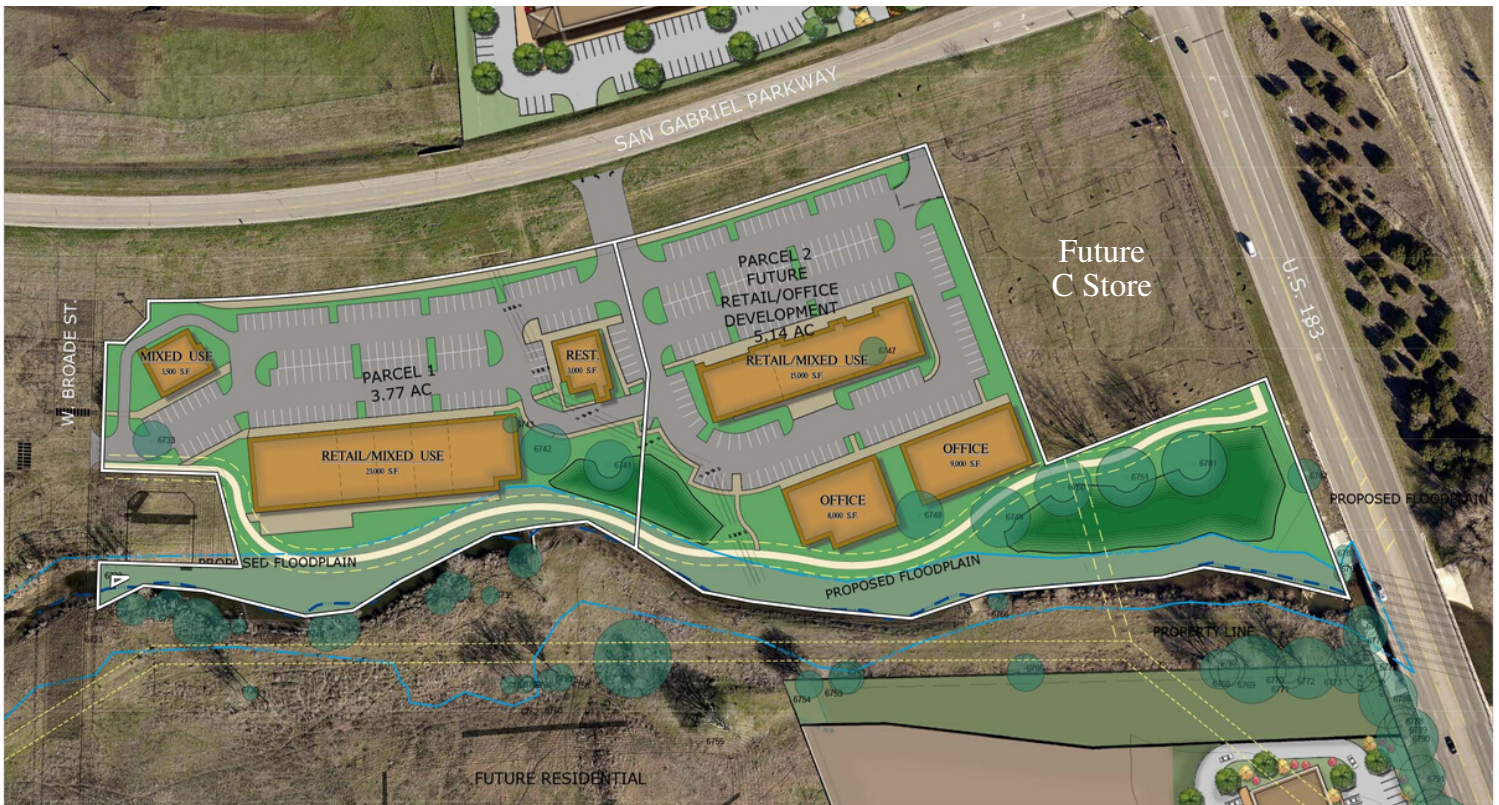


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## Tylerville South:



THIS PLAN IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SUBDIVISION AND COMPOSITE ZONING ORDINANCE



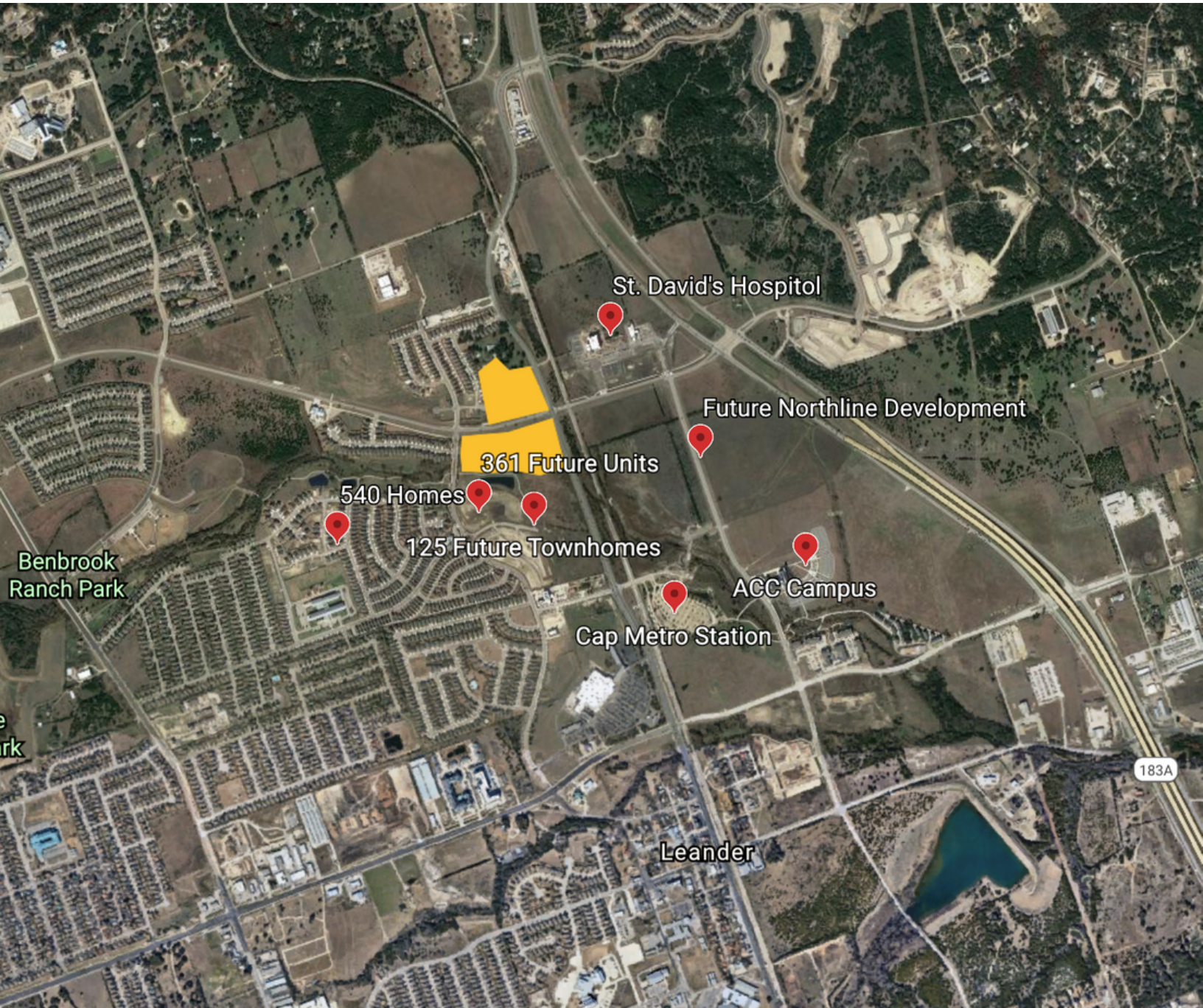


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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,820		49,566		107,355	
2020 Estimate	3,160		41,502		90,880	
2010 Census	1,073		18,766		48,672	
Growth 2020 - 2025	20.89%		19.43%		18.13%	
Growth 2010 - 2020	194.50%		121.16%		86.72%	
2020 Population by Hispanic Origin	866		11,533		21,801	
2020 Population	3,160		41,502		90,880	
White	2,758	87.28%	35,990	86.72%	79,036	86.97%
Black	140	4.43%	2,142	5.16%	4,481	4.93%
Am. Indian & Alaskan	41	1.30%	458	1.10%	885	0.97%
Asian	133	4.21%	1,551	3.74%	3,550	3.91%
Hawaiian & Pacific Island	10	0.32%	77	0.19%	141	0.16%
Other	79	2.50%	1,284	3.09%	2,788	3.07%
U.S. Armed Forces	36		301		409	
Households						
2025 Projection	1,276		16,531		35,816	
2020 Estimate	1,058		13,880		30,425	
2010 Census	344		6,135		16,090	
Growth 2020 - 2025	20.60%		19.10%		17.72%	
Growth 2010 - 2020	207.56%		126.24%		89.09%	
Owner Occupied	830	78.45%	11,644	83.89%	25,449	83.65%
Renter Occupied	228	21.55%	2,236	16.11%	4,977	16.36%
2020 Households by HH Income	1,058		13,881		30,424	
Income: <\$25,000	41	3.88%	532	3.83%	1,625	5.34%
Income: \$25,000 - \$50,000	156	14.74%	2,094	15.09%	3,966	13.04%
Income: \$50,000 - \$75,000	183	17.30%	2,668	19.22%	5,180	17.03%
Income: \$75,000 - \$100,000	293	27.69%	2,588	18.64%	5,284	17.37%
Income: \$100,000 - \$125,000	159	15.03%	2,160	15.56%	4,172	13.71%
Income: \$125,000 - \$150,000	50	4.73%	1,397	10.06%	3,535	11.62%
Income: \$150,000 - \$200,000	126	11.91%	1,550	11.17%	3,694	12.14%
Income: \$200,000+	50	4.73%	892	6.43%	2,968	9.76%
2020 Avg Household Income	\$99,467		\$105,191		\$114,199	
2020 Med Household Income	\$87,713		\$90,905		\$96,011	

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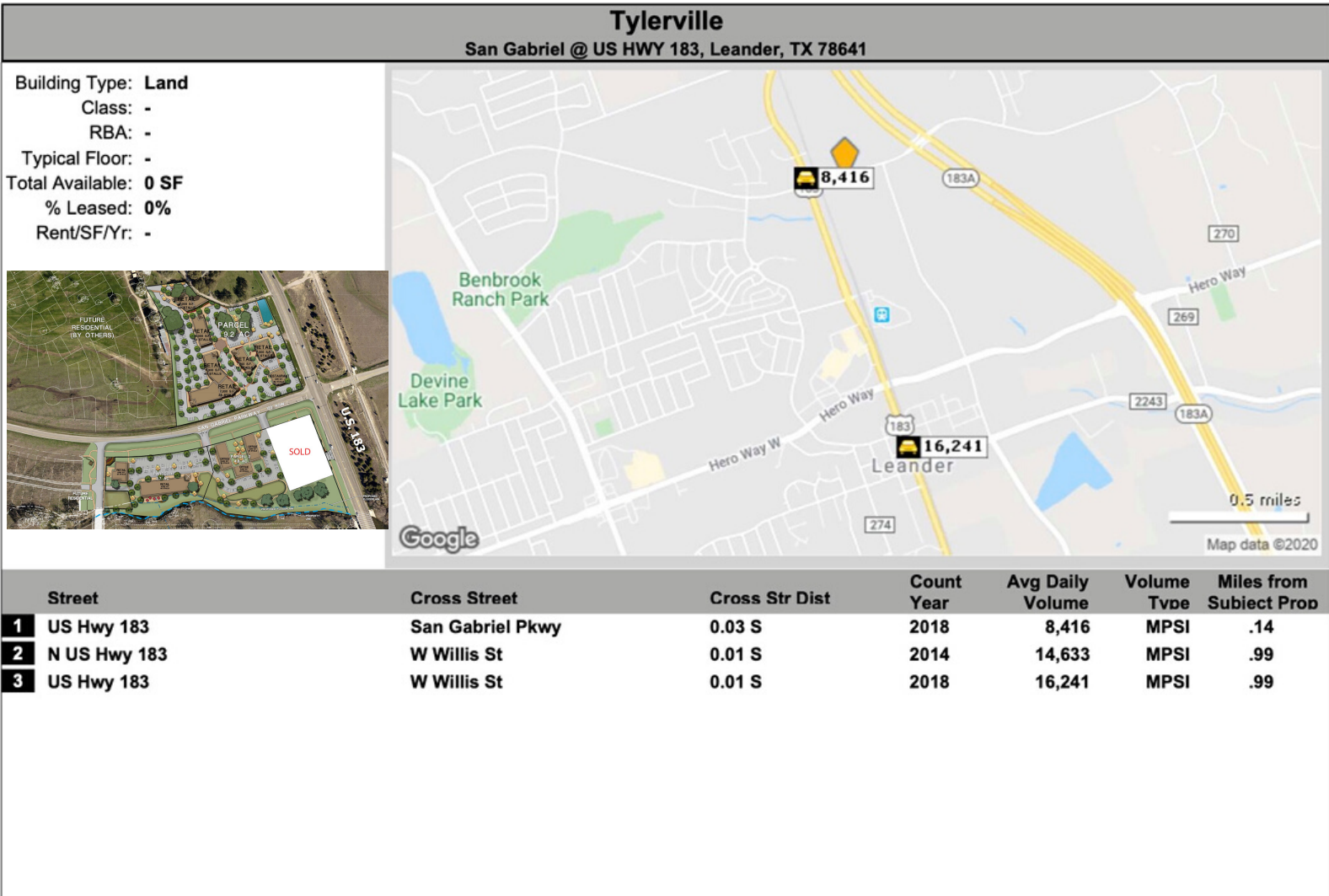


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