

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
- Utlities to site



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

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



EXHIBIT C

CONCEPTUAL SITE LAYOUT AND LAND USE PLAN

NORTH LOTTE: APTILO, 2019

SHEET FILE PISSONS PORLICABINES/ANNISORE Planning/Jerville S Com Concept R2 Greg
Base mapping compiled from best available information. All map data
should be considered as preliminary, in need of verification, and
subject to change. This land plan is conceptual in nature and does no
represent any requisitory approval. Plan is subject to change.

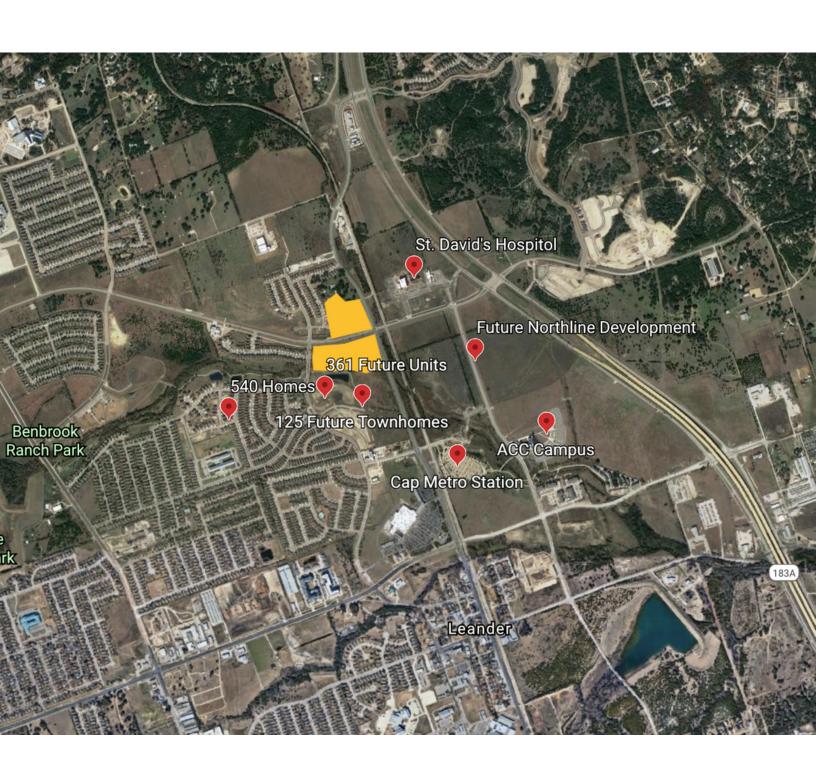
Scale: 1" = 100'

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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			3.83%	1,625	5.34
Income: \$25,000 - \$50,000		14.74%		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%		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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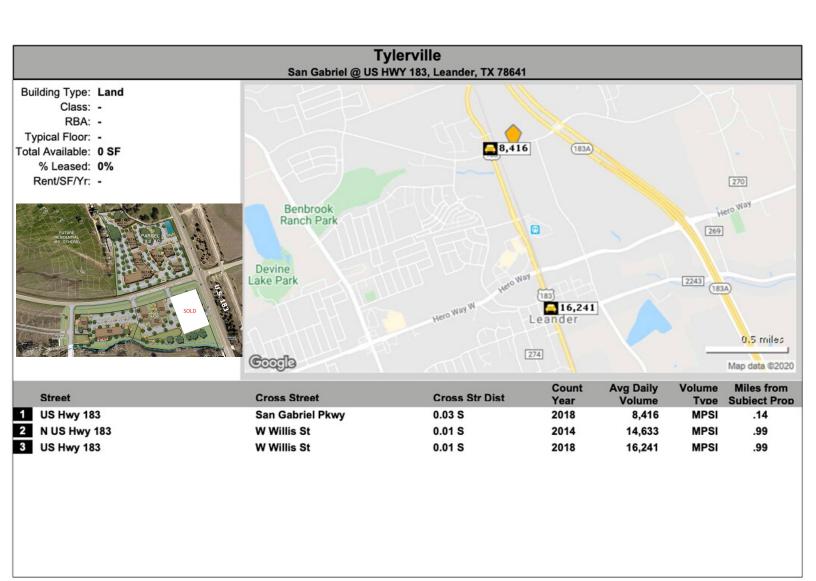
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Information About Brokerage Services



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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landle	ord Initials Date	