pohlpartners, inc.

Becky, Ltd - Little Elm & Lakeline

Little Elm and Lakeline
Cedar Park, TX

10.51 Acres

Pricing available upon request

- Located in desirable Cedar Park
- High population and income area
- Dense commercial area
- Pedestrian friendly area
- Great visibility and easy access

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

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
2018 population	13,236	87,588	196,926
Average HH Income	$91,851	$113,025	$117,228
Traffic Count	31,000 vehicles per day (2018)		

pohlpartners, inc.

Becky, Ltd - Little Elm & Lakeline

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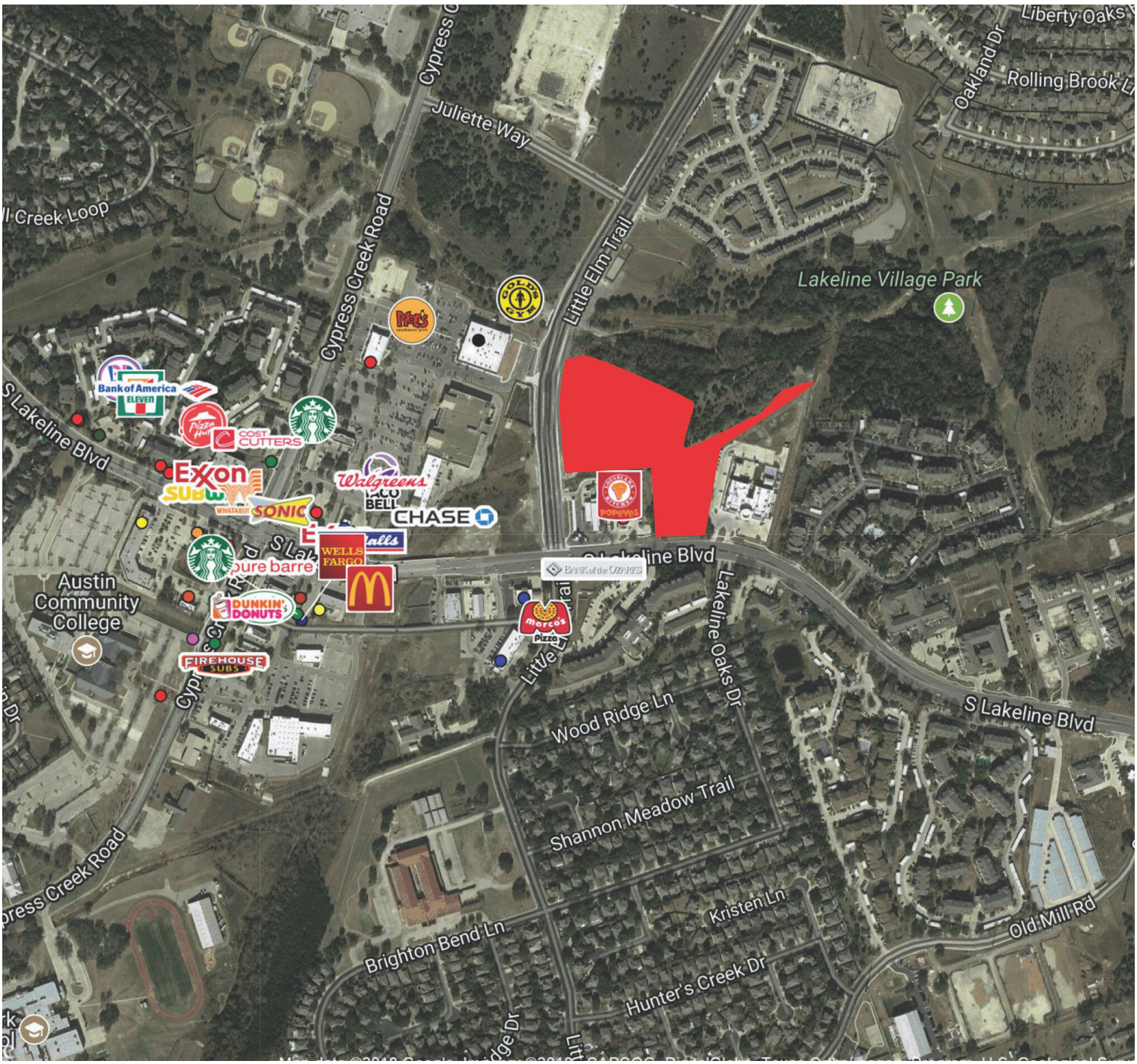
Cedar Park, TX

10.51 Acres



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Becky, Ltd - Little Elm & Lakeline

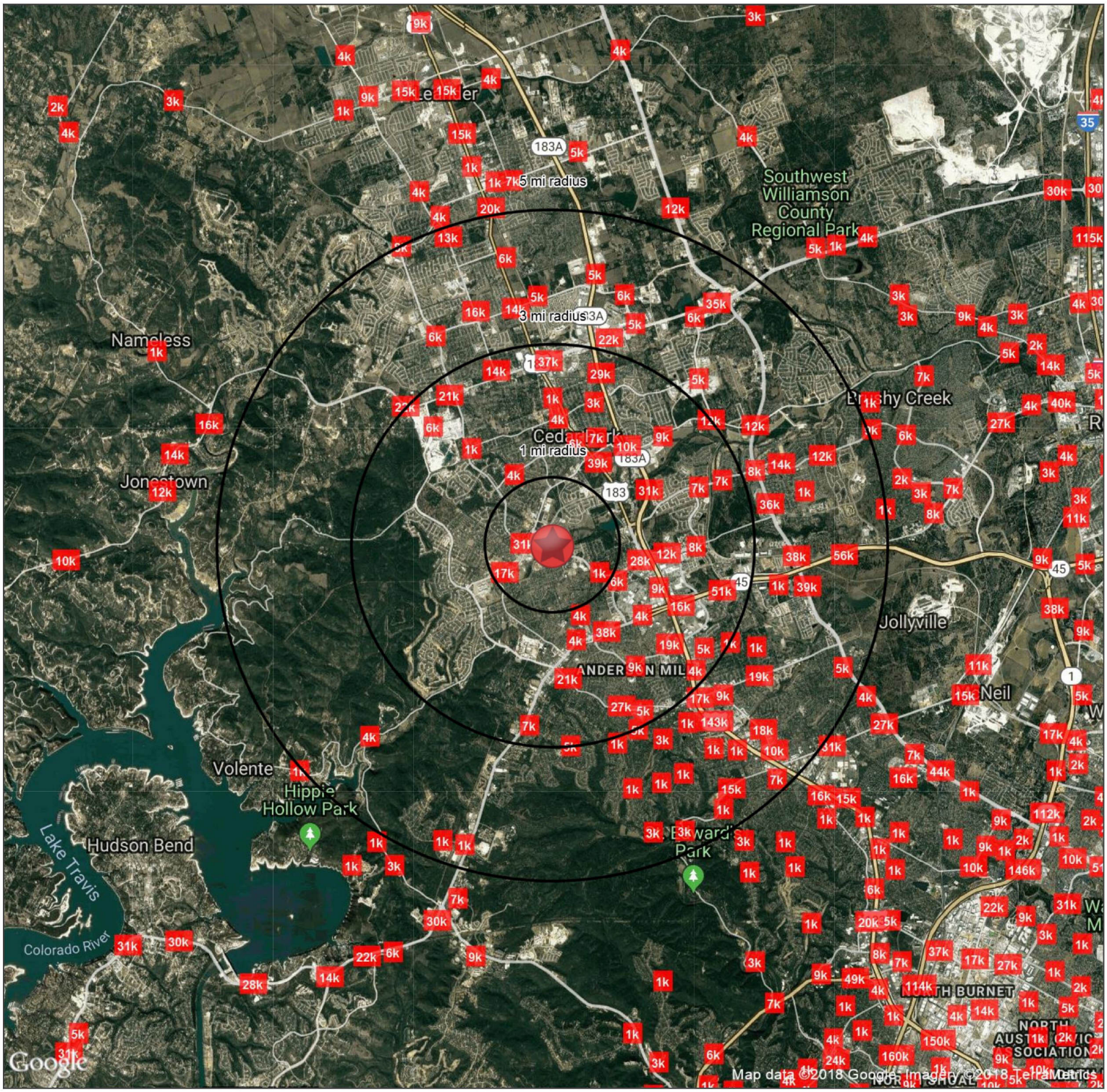
Little Elm and Lakeline

Cedar Park, TX

10.51 Acres

Becky at Lakeline

Cedar Park, TX 78613



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	13,257	84,174	195,608
Households	4,837	30,340	71,567
Population Median Age	35.1	35.0	35.0
5 Yr Pop Growth (Total%)	19.8%	18.2%	18.0%

Contact Information

Name **Bill Pohl**

Email **bpohl@pohlbrown.com**

Phone **512.335.5577**

Prepared By

Prepared For

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4818/-97.8264

RF1

Becky Lakeline Cedar Park, TX 78613		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,236	87,588	196,926
	2023 Projected Population	15,773	102,681	230,201
	2010 Census Population	10,961	68,384	156,715
	2000 Census Population	8,086	42,664	95,146
	Projected Annual Growth 2018 to 2023	3.8%	3.4%	3.4%
	Historical Annual Growth 2000 to 2018	3.5%	5.8%	5.9%
HOUSEHOLDS	2018 Estimated Households	4,922	32,371	73,031
	2023 Projected Households	5,503	36,139	81,493
	2010 Census Households	4,153	25,764	60,058
	2000 Census Households	2,724	14,920	34,093
	Projected Annual Growth 2018 to 2023	2.4%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	4.5%	6.5%	6.3%
AGE	2018 Est. Population Under 10 Years	13.3%	14.0%	13.8%
	2018 Est. Population 10 to 19 Years	15.6%	14.4%	14.2%
	2018 Est. Population 20 to 29 Years	12.6%	12.2%	12.2%
	2018 Est. Population 30 to 44 Years	23.9%	25.1%	25.3%
	2018 Est. Population 45 to 59 Years	20.4%	20.0%	20.1%
	2018 Est. Population 60 to 74 Years	10.0%	10.8%	10.8%
	2018 Est. Population 75 Years or Over	4.1%	3.6%	3.6%
	2018 Est. Median Age	34.8	35.1	35.3
MARITAL STATUS & GENDER	2018 Est. Male Population	48.7%	49.2%	49.3%
	2018 Est. Female Population	51.3%	50.8%	50.7%
	2018 Est. Never Married	29.7%	29.1%	29.3%
	2018 Est. Now Married	43.3%	50.4%	52.2%
	2018 Est. Separated or Divorced	21.8%	17.0%	15.0%
	2018 Est. Widowed	5.2%	3.5%	3.5%
INCOME	2018 Est. HH Income $200,000 or More	9.9%	12.4%	13.5%
	2018 Est. HH Income $150,000 to $199,999	9.5%	11.2%	11.9%
	2018 Est. HH Income $100,000 to $149,999	20.4%	21.6%	20.3%
	2018 Est. HH Income $75,000 to $99,999	14.4%	13.1%	13.8%
	2018 Est. HH Income $50,000 to $74,999	17.4%	16.2%	15.4%
	2018 Est. HH Income $35,000 to $49,999	10.8%	10.7%	10.9%
	2018 Est. HH Income $25,000 to $34,999	6.5%	5.9%	6.0%
	2018 Est. HH Income $15,000 to $24,999	6.6%	4.8%	4.3%
	2018 Est. HH Income Under $15,000	4.5%	4.1%	3.9%
	2018 Est. Average Household Income	$91,851	$113,025	$117,228
	2018 Est. Median Household Income	$85,918	$96,420	$98,374
	2018 Est. Per Capita Income	$34,160	$41,777	$43,487
	2018 Est. Total Businesses	327	3,399	6,335
	2018 Est. Total Employees	2,963	32,344	59,711

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Becky Lakeline Cedar Park, TX 78613		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	79.5%	77.5%	74.7%
	2018 Est. Black	4.2%	4.5%	4.8%
	2018 Est. Asian or Pacific Islander	8.3%	9.2%	11.7%
	2018 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
	2018 Est. Other Races	7.5%	8.2%	8.4%
HISPANIC	2018 Est. Hispanic Population	2,637	17,968	38,026
	2018 Est. Hispanic Population	19.9%	20.5%	19.3%
	2023 Proj. Hispanic Population	20.4%	21.1%	19.7%
	2010 Hispanic Population	15.0%	16.6%	16.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,580	57,681	130,902
	2018 Est. Elementary (Grade Level 0 to 8)	1.5%	1.1%	1.4%
	2018 Est. Some High School (Grade Level 9 to 11)	2.0%	2.5%	2.6%
	2018 Est. High School Graduate	17.4%	16.1%	14.7%
	2018 Est. Some College	24.9%	21.9%	20.9%
	2018 Est. Associate Degree Only	9.3%	8.3%	8.0%
	2018 Est. Bachelor Degree Only	30.2%	33.8%	34.2%
	2018 Est. Graduate Degree	14.7%	16.2%	18.1%
HOUSING	2018 Est. Total Housing Units	4,976	32,902	74,227
	2018 Est. Owner-Occupied	51.1%	57.7%	57.4%
	2018 Est. Renter-Occupied	47.8%	40.7%	41.0%
	2018 Est. Vacant Housing	1.1%	1.6%	1.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	8.2%	6.2%	7.4%
	2010 Homes Built 2000 to 2004	38.6%	40.3%	38.7%
	2010 Homes Built 1990 to 1999	45.3%	28.3%	29.0%
	2010 Homes Built 1980 to 1989	20.7%	19.3%	18.8%
	2010 Homes Built 1970 to 1979	14.2%	12.6%	12.4%
	2010 Homes Built 1960 to 1969	2.2%	2.0%	1.8%
	2010 Homes Built 1950 to 1959	1.4%	1.4%	1.4%
	2010 Homes Built Before 1949	1.9%	1.7%	1.6%
HOME VALUES	2010 Home Value $1,000,000 or More	0.1%	0.4%	0.5%
	2010 Home Value $500,000 to $999,999	1.8%	6.1%	9.4%
	2010 Home Value $400,000 to $499,999	4.6%	8.2%	12.0%
	2010 Home Value $300,000 to $399,999	14.9%	21.7%	23.8%
	2010 Home Value $200,000 to $299,999	52.8%	44.3%	41.9%
	2010 Home Value $150,000 to $199,999	15.4%	17.6%	15.9%
	2010 Home Value $100,000 to $149,999	6.1%	5.1%	5.6%
	2010 Home Value $50,000 to $99,999	1.8%	1.7%	1.7%
	2010 Home Value $25,000 to $49,999	0.8%	1.2%	1.1%
	2010 Home Value Under $25,000	1.3%	1.5%	1.3%
	2010 Median Home Value	$241,641	$261,554	$279,963
	2010 Median Rent	$1,465	$1,030	$1,107

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RF1

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	10,193	67,442	152,134
	2018 Est. Civilian Employed	70.4%	71.3%	71.6%
	2018 Est. Civilian Unemployed	1.7%	1.7%	1.7%
	2018 Est. in Armed Forces	0.1%	0.1%	0.1%
	2018 Est. not in Labor Force	27.8%	26.9%	26.6%
	2018 Labor Force Males	47.4%	48.4%	48.6%
	2018 Labor Force Females	52.6%	51.6%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	8,567	46,578	109,286
	2010 Mgmt, Business, & Financial Operations	15.8%	18.9%	19.7%
	2010 Professional, Related	33.0%	31.2%	31.4%
	2010 Service	11.8%	12.3%	11.9%
	2010 Sales, Office	25.7%	26.9%	26.7%
	2010 Farming, Fishing, Forestry	0.1%	-	0.1%
	2010 Construction, Extraction, Maintenance	5.9%	5.0%	4.9%
	2010 Production, Transport, Material Moving	7.8%	5.6%	5.4%
	2010 White Collar Workers	74.5%	77.1%	77.8%
	2010 Blue Collar Workers	25.5%	22.9%	22.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.1%	81.3%	79.7%
	2010 Drive to Work in Carpool	5.3%	6.3%	7.1%
	2010 Travel to Work by Public Transportation	0.8%	1.0%	1.1%
	2010 Drive to Work on Motorcycle	-	0.3%	0.2%
	2010 Walk or Bicycle to Work	0.5%	1.3%	1.5%
	2010 Other Means	0.1%	0.2%	0.4%
	2010 Work at Home	7.1%	9.6%	9.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.5%	23.0%	21.8%
	2010 Travel to Work in 15 to 29 Minutes	36.1%	38.5%	39.4%
	2010 Travel to Work in 30 to 59 Minutes	41.0%	35.2%	35.8%
	2010 Travel to Work in 60 Minutes or More	5.9%	7.3%	7.4%
	2010 Average Travel Time to Work	24.6	23.8	24.5
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	$321 M	$2.46 B	$5.73 B
	2018 Est. Apparel	$11.4 M	$86.9 M	$203 M
	2018 Est. Contributions, Gifts	$23.9 M	$189 M	$447 M
	2018 Est. Education, Reading	$13.9 M	$109 M	$258 M
	2018 Est. Entertainment	$18.2 M	$140 M	$326 M
	2018 Est. Food, Beverages, Tobacco	$47.8 M	$362 M	$840 M
	2018 Est. Furnishings, Equipment	$11.4 M	$87.9 M	$206 M
	2018 Est. Health Care, Insurance	$26.9 M	$204 M	$474 M
	2018 Est. Household Operations, Shelter, Utilities	$99.2 M	$758 M	$1.77 B
	2018 Est. Miscellaneous Expenses	$4.60 M	$35.0 M	$81.2 M
	2018 Est. Personal Care	$4.16 M	$31.7 M	$73.7 M
	2018 Est. Transportation	$59.9 M	$453 M	$1.05 B

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11-2-2015

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:
  - 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.

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.

Pohl Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Designated Broker of Firm	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____