



pohlparkers, inc.

TSSD III

SW Corner of US 183 & Cypress Creek Rd
Cedar Park, TX

+/- 18.77 ACRES

Purchase Price: Available upon request

Lease Rates: 'To Be Built' Retail Center

- \$26 - \$32 sq ft + NNN

Conceptual Retail Elevations



- Located in desirable Cedar Park, TX
- High population and income area
- Frontage on highly traveled Hwy 183 and Cypress Creek
- High visibility and easy access

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.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	11,250	89,595	200,384
Average HH Income	\$91,626	\$103,325	\$114,654
Traffic Count	39,000 vehicles per day		



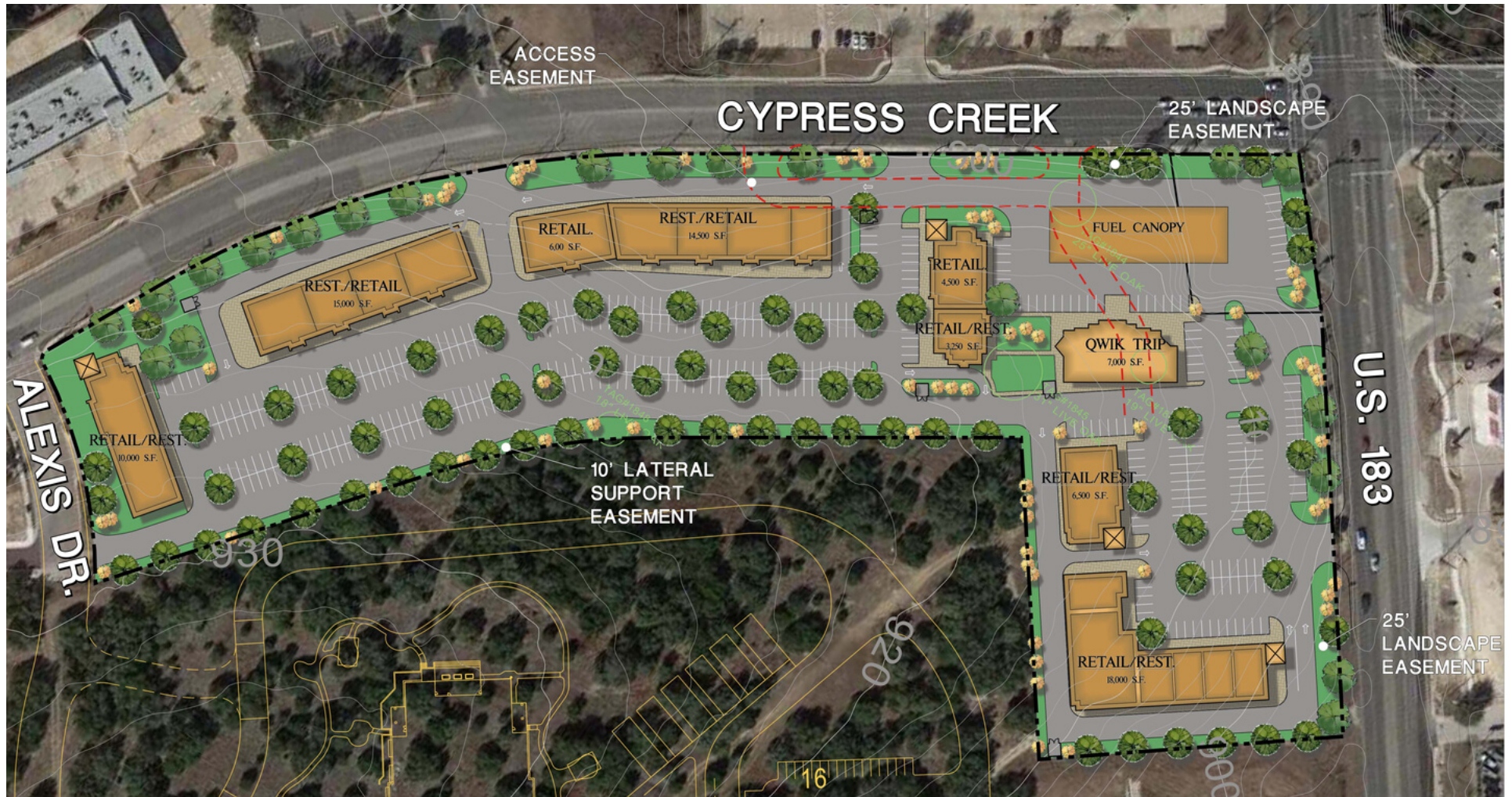
pohlp partners, inc.

TSSD III

SW Corner of US 183 & Cypress Creek Rd
Cedar Park, TX

+/- 18.77 ACRES

Conceptual Land Plan



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
512.246.7003
www.secplanning.com • info@secplanning.com

CONCEPT A-REVISED

TSSD-III
Cedar Park, Texas



Scale: 1" = 100'
Date: March 14, 2019

SHEET FILE: R:\170087-POHL\Cadfiles\PLANNING\Site Planning\Concept A-REVISED.dwg
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 not represent any regulatory approval. Plan is subject to change.



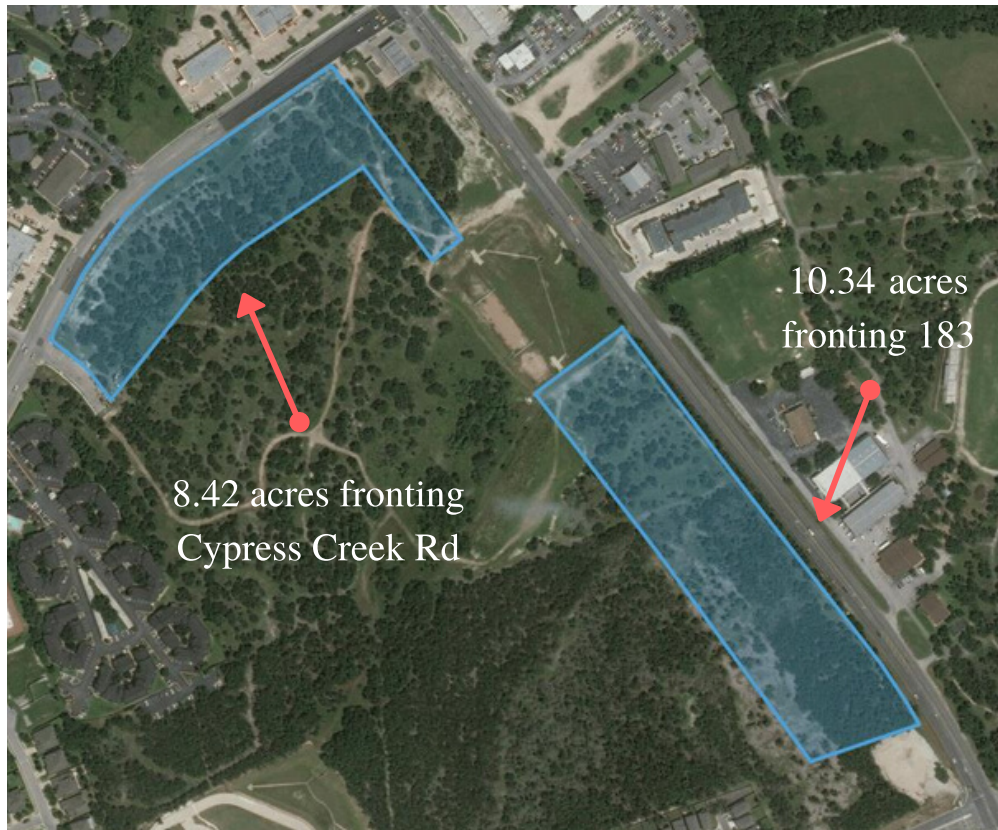
pohlpartners, inc.

TSSD III

SW Corner of US 183 & Cypress Creek Rd
Cedar Park, TX

+/- 18.77 ACRES

Aerial of 18.77 acres



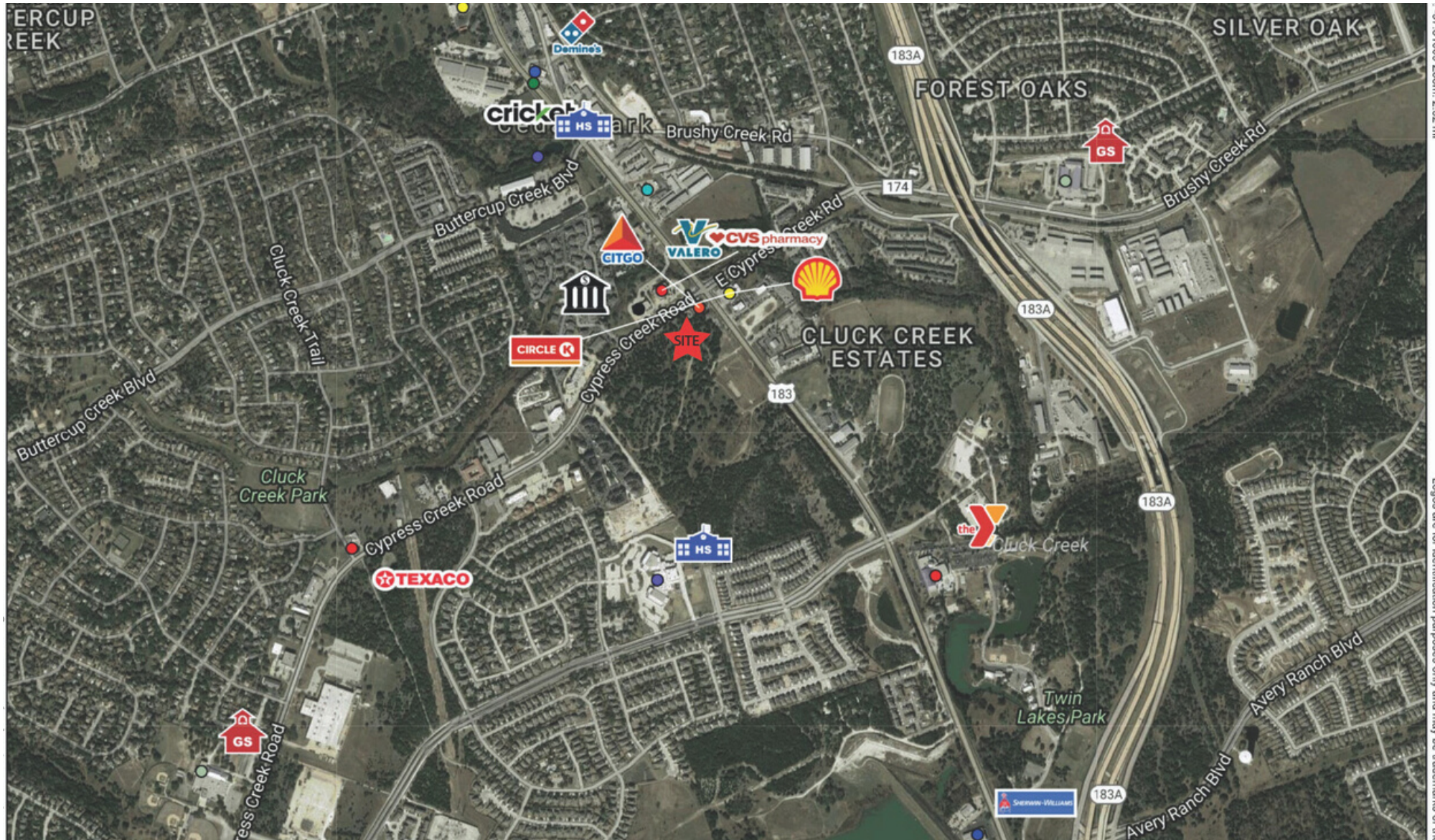


pohlpartners, inc.

TSSD III

SW Corner of US 183 & Cypress Creek Rd
Cedar Park, TX

+/- 18.77 ACRES



FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5010/-97.8164

RF1				
901 S Bell Blvd				
Cedar Park, TX 78613				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	11,250	89,739	209,993
	2023 Projected Population	13,037	105,943	245,854
	2010 Census Population	8,979	66,997	160,445
	2000 Census Population	5,090	36,556	94,559
HOUSEHOLDS	Projected Annual Growth 2018 to 2023	3.2%	3.6%	3.4%
	Historical Annual Growth 2000 to 2018	6.7%	8.1%	6.8%
	2018 Estimated Households	4,198	32,546	75,152
	2023 Projected Households	4,699	36,363	83,924
AGE	2010 Census Households	3,371	24,867	59,869
	2000 Census Households	1,755	12,334	33,295
	Projected Annual Growth 2018 to 2023	2.4%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	7.7%	9.1%	7.0%
MARITAL STATUS & GENDER	2018 Est. Population Under 10 Years	14.9%	14.3%	14.1%
	2018 Est. Population 10 to 19 Years	14.6%	14.7%	14.5%
	2018 Est. Population 20 to 29 Years	14.6%	12.4%	12.0%
	2018 Est. Population 30 to 44 Years	25.0%	25.1%	25.2%
INCOME	2018 Est. Population 45 to 59 Years	18.9%	19.6%	20.0%
	2018 Est. Population 60 to 74 Years	9.0%	10.3%	10.6%
	2018 Est. Population 75 Years or Over	3.0%	3.7%	3.5%
	2018 Est. Median Age	32.9	34.6	35.1
	2018 Est. Male Population	49.6%	49.0%	49.3%
	2018 Est. Female Population	50.4%	51.0%	50.7%
	2018 Est. Never Married	27.8%	28.7%	28.4%
	2018 Est. Now Married	49.4%	51.1%	53.5%
	2018 Est. Separated or Divorced	20.4%	16.2%	14.6%
	2018 Est. Widowed	2.3%	4.0%	3.5%
	2018 Est. HH Income \$200,000 or More	14.0%	10.5%	12.8%
	2018 Est. HH Income \$150,000 to \$199,999	13.8%	11.0%	12.0%
	2018 Est. HH Income \$100,000 to \$149,999	21.3%	22.3%	21.2%
	2018 Est. HH Income \$75,000 to \$99,999	12.0%	14.2%	14.6%
	2018 Est. HH Income \$50,000 to \$74,999	13.9%	17.0%	15.7%
	2018 Est. HH Income \$35,000 to \$49,999	13.1%	10.8%	10.4%
	2018 Est. HH Income \$25,000 to \$34,999	6.0%	5.8%	5.7%
	2018 Est. HH Income \$15,000 to \$24,999	3.7%	4.6%	3.9%
	2018 Est. HH Income Under \$15,000	2.1%	3.9%	3.8%
	2018 Est. Average Household Income	\$91,626	\$103,325	\$114,654
	2018 Est. Median Household Income	\$104,559	\$93,649	\$98,145
	2018 Est. Per Capita Income	\$34,197	\$37,478	\$41,041
	2018 Est. Total Businesses	327	3,655	6,027
	2018 Est. Total Employees	2,422	35,823	55,873

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5010/-97.8164

RF1			
901 S Bell Blvd			
Cedar Park, TX 78613			
RACE	2018 Est. White	77.3%	77.2%
	2018 Est. Black	3.8%	4.7%
	2018 Est. Asian or Pacific Islander	7.0%	8.7%
	2018 Est. American Indian or Alaska Native	0.3%	0.5%
	2018 Est. Other Races	11.7%	9.0%
HISPANIC	2018 Est. Hispanic Population	2,926	19,652
	2018 Est. Hispanic Population	26.0%	21.9%
	2023 Proj. Hispanic Population	26.5%	22.4%
	2010 Hispanic Population	20.5%	17.5%
	2018 Est. Adult Population (25 Years or Over)	7,117	58,395
EDUCATION (Adults 25 or Older)	2018 Est. Elementary (Grade Level 0 to 8)	0.6%	1.3%
	2018 Est. Some High School (Grade Level 9 to 11)	3.3%	2.5%
	2018 Est. High School Graduate	18.2%	17.3%
	2018 Est. Some College	23.8%	23.3%
	2018 Est. Associate Degree Only	8.7%	8.4%
	2018 Est. Bachelor Degree Only	30.4%	32.1%
	2018 Est. Graduate Degree	15.0%	15.1%
	2018 Est. Total Housing Units	4,285	33,003
	2018 Est. Owner-Occupied	51.4%	57.9%
	2018 Est. Renter-Occupied	46.6%	40.7%
HOUSING	2018 Est. Vacant Housing	2.0%	1.4%
	2010 Homes Built 2005 or later	2.3%	9.3%
HOMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	41.7%	44.9%
	2010 Homes Built 1990 to 1999	27.1%	31.7%
	2010 Homes Built 1980 to 1989	27.8%	17.1%
	2010 Homes Built 1970 to 1979	9.5%	10.2%
	2010 Homes Built 1960 to 1969	2.0%	1.9%
	2010 Homes Built 1950 to 1959	2.0%	1.4%
	2010 Homes Built Before 1949	1.9%	2.0%
	2010 Home Value \$1,000,000 or More	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	2.9%	4.9%
	2010 Home Value \$400,000 to \$499,999	8.9%	8.9%
HOME VALUES	2010 Home Value \$300,000 to \$399,999	23.8%	21.0%
	2010 Home Value \$200,000 to \$299,999	41.5%	50.6%
	2010 Home Value \$150,000 to \$199,999	22.3%	18.9%
	2010 Home Value \$100,000 to \$149,999	8.0%	6.1%
	2010 Home Value \$50,000 to \$99,999	1.7%	2.0%
	2010 Home Value \$25,000 to \$49,999	2.0%	1.6%
	2010 Home Value Under \$25,000	2.0%	1.5%
	2010 Median Home Value	\$243,115	\$252,769
	2010 Median Rent	\$1,068	\$1,134
			\$269,320
			\$1,119

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5010/-97.8164

RF1				
901 S Bell Blvd				
Cedar Park, TX 78613				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	8,583	68,602	161,058
	2018 Est. Civilian Employed	76.6%	70.9%	71.4%
	2018 Est. Civilian Unemployed	0.8%	1.7%	1.7%
	2018 Est. in Armed Forces	0.3%	0.1%	0.1%
	2018 Est. not in Labor Force	22.2%	27.3%	26.7%
	2018 Labor Force Males	48.8%	48.2%	48.5%
OCCUPATION	2018 Labor Force Females	51.2%	51.8%	51.5%
	2010 Occupation: Population Age 16 Years or Over	6,712	49,372	115,744
	2010 Mgmt, Business, & Financial Operations	17.1%	18.4%	19.5%
	2010 Professional, Related	30.2%	31.5%	31.2%
	2010 Service	14.0%	12.1%	11.8%
	2010 Sales, Office	27.0%	27.3%	26.7%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	4.7%	4.9%	5.1%
	2010 Production, Transport, Material Moving	7.0%	5.7%	5.7%
	2010 White Collar Workers	74.3%	77.2%	77.4%
	2010 Blue Collar Workers	25.7%	22.8%	22.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.0%	81.6%	79.9%
	2010 Drive to Work in Carpool	6.9%	7.0%	7.2%
	2010 Travel to Work by Public Transportation	0.4%	1.1%	1.1%
	2010 Drive to Work on Motorcycle	0.6%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.2%	1.2%	1.3%
	2010 Other Means	0.1%	0.2%	0.3%
	2010 Work at Home	6.7%	8.8%	10.0%
	2010 Travel to Work in 14 Minutes or Less	32.1%	23.7%	21.0%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	38.0%	37.3%	38.8%
	2010 Travel to Work in 30 to 59 Minutes	34.4%	35.0%	36.5%
	2010 Travel to Work in 60 Minutes or More	8.6%	7.7%	7.7%
	2010 Average Travel Time to Work	22.0	23.9	24.9
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$278 M	\$2.32 B	\$5.79 B
	2018 Est. Apparel	\$9.84 M	\$82.0 M	\$205 M
	2018 Est. Contributions, Gifts	\$21.7 M	\$175 M	\$449 M
	2018 Est. Education, Reading	\$12.6 M	\$102 M	\$260 M
	2018 Est. Entertainment	\$15.8 M	\$132 M	\$330 M
	2018 Est. Food, Beverages, Tobacco	\$40.8 M	\$344 M	\$851 M
	2018 Est. Furnishings, Equipment	\$9.96 M	\$82.8 M	\$208 M
	2018 Est. Health Care, Insurance	\$23.0 M	\$193 M	\$479 M
	2018 Est. Household Operations, Shelter, Utilities	\$85.7 M	\$717 M	\$1.79 B
	2018 Est. Miscellaneous Expenses	\$3.96 M	\$33.2 M	\$82.1 M
	2018 Est. Personal Care	\$3.58 M	\$30.0 M	\$74.7 M
	2018 Est. Transportation	\$51.0 M	\$431 M	\$1.07 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

11-2-2015



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.

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

LABS 1-0