

Pricing available upon request

- Across from light rail station and ACC campus
- Build To Suit available
- Adjacent to 446 home single family neighborhood and "to be developed" townhome project
- Conventional district zoning
- Utilities to site



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	1,295	37,100	85,944
Average HH Income	\$70,514	\$75,803	\$92,885
Traffic Count	13,000 vehicles per day (2018)		









pohlpartners, inc.

# Michelle

US 183, south of San Gabriel PKWY  
Leander, TX. Williamson County

9.34 Acres



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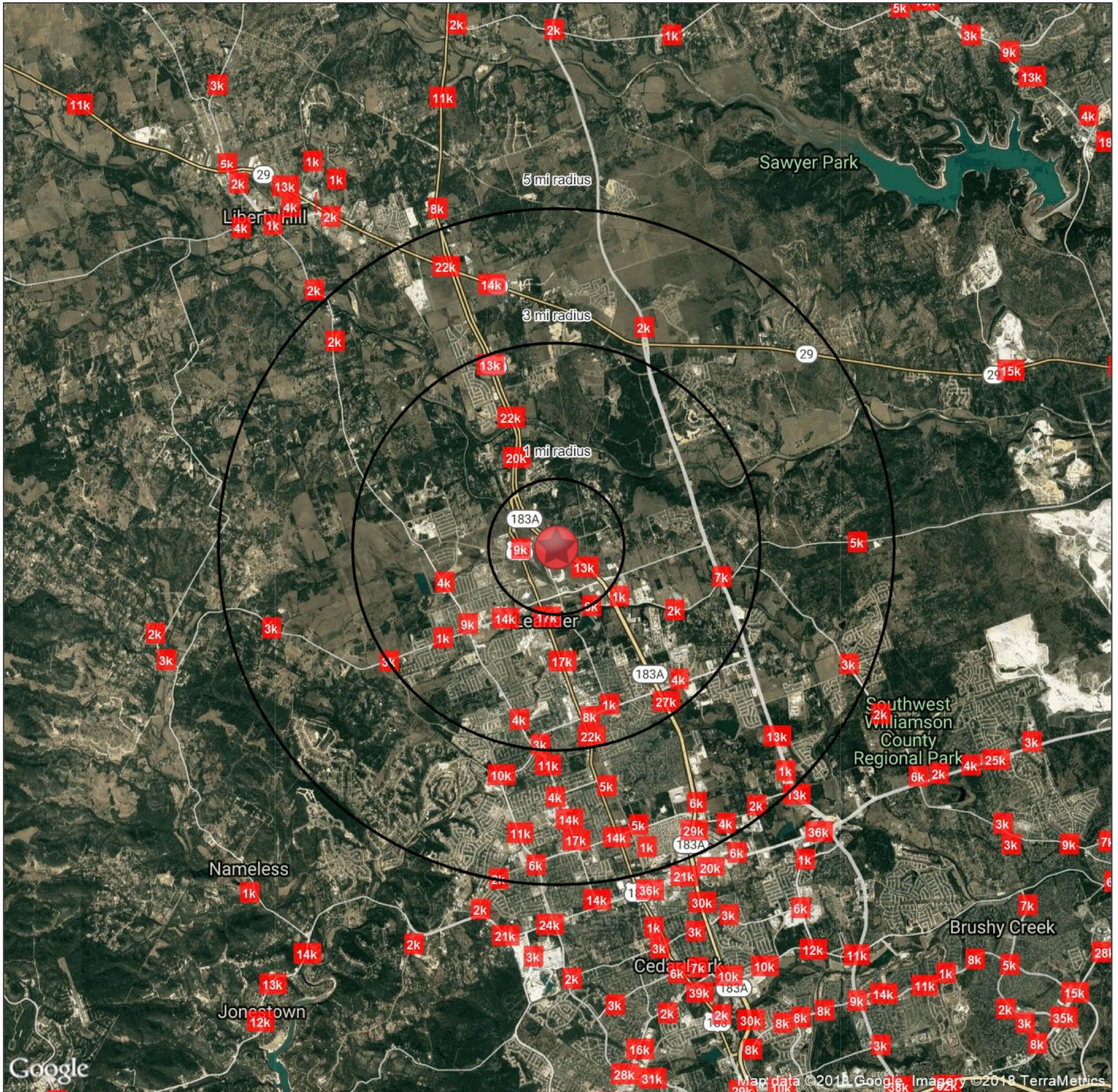
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# Michelle

Leander, TX 78641



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	1,295	37,100	85,944
Households	418	11,412	26,838
Population Median Age	32.6	32.5	34.0
5 Yr Pop Growth (Total%)	36.5%	17.1%	17.4%

## Contact Information

Name **Bill Pohl**

Email **bpohl@pohlbrown.com**

Phone **512.335.5577**

Prepared By

Prepared For



# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5942/-97.8503

RF1

Michelle Leander, TX 78641		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	1,295	37,100	85,944
	2023 Projected Population	1,767	43,455	100,909
	2010 Census Population	116	20,932	50,095
	2000 Census Population	85	8,240	22,780
	Projected Annual Growth 2018 to 2023	7.3%	3.4%	3.5%
	Historical Annual Growth 2000 to 2018	79.0%	19.5%	15.4%
HOUSEHOLDS	2018 Estimated Households	418	11,412	26,838
	2023 Projected Households	465	12,720	29,941
	2010 Census Households	39	6,810	16,573
	2000 Census Households	30	2,739	7,481
	Projected Annual Growth 2018 to 2023	2.3%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	73.1%	17.6%	14.4%
AGE	2018 Est. Population Under 10 Years	14.8%	15.6%	15.0%
	2018 Est. Population 10 to 19 Years	14.9%	15.5%	15.6%
	2018 Est. Population 20 to 29 Years	15.1%	13.2%	11.9%
	2018 Est. Population 30 to 44 Years	21.5%	24.8%	24.4%
	2018 Est. Population 45 to 59 Years	18.8%	18.1%	19.2%
	2018 Est. Population 60 to 74 Years	11.6%	9.8%	10.6%
	2018 Est. Population 75 Years or Over	3.2%	2.9%	3.4%
	2018 Est. Median Age	32.6	32.5	34.0
MARITAL STATUS & GENDER	2018 Est. Male Population	50.1%	49.1%	49.2%
	2018 Est. Female Population	49.9%	50.9%	50.8%
	2018 Est. Never Married	24.7%	26.2%	25.3%
	2018 Est. Now Married	60.2%	53.2%	57.0%
	2018 Est. Separated or Divorced	12.7%	17.0%	14.0%
	2018 Est. Widowed	2.3%	3.5%	3.8%
INCOME	2018 Est. HH Income \$200,000 or More	8.7%	5.6%	9.2%
	2018 Est. HH Income \$150,000 to \$199,999	5.4%	9.5%	11.9%
	2018 Est. HH Income \$100,000 to \$149,999	21.9%	21.9%	23.3%
	2018 Est. HH Income \$75,000 to \$99,999	15.7%	18.6%	17.3%
	2018 Est. HH Income \$50,000 to \$74,999	15.7%	21.8%	17.7%
	2018 Est. HH Income \$35,000 to \$49,999	15.1%	12.3%	9.5%
	2018 Est. HH Income \$25,000 to \$34,999	10.4%	5.6%	5.2%
	2018 Est. HH Income \$15,000 to \$24,999	5.5%	2.2%	2.5%
	2018 Est. HH Income Under \$15,000	1.6%	2.5%	3.4%
	2018 Est. Average Household Income	\$70,514	\$75,803	\$92,885
	2018 Est. Median Household Income	\$77,516	\$84,472	\$94,666
	2018 Est. Per Capita Income	\$22,775	\$23,316	\$29,015
	2018 Est. Total Businesses	41	585	1,284
	2018 Est. Total Employees	383	4,772	10,952

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Leander, TX 78641

1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	68.5%	70.1%	72.9%
	2018 Est. Black	9.5%	11.6%	10.1%
	2018 Est. Asian or Pacific Islander	3.6%	4.6%	4.9%
	2018 Est. American Indian or Alaska Native	0.9%	0.7%	0.7%
	2018 Est. Other Races	17.4%	13.0%	11.3%
HISPANIC	2018 Est. Hispanic Population	377	9,486	19,880
	2018 Est. Hispanic Population	29.1%	25.6%	23.1%
	2023 Proj. Hispanic Population	29.5%	26.0%	23.6%
	2010 Hispanic Population	22.0%	26.1%	22.7%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	816	23,409	55,114
	2018 Est. Elementary (Grade Level 0 to 8)	5.5%	2.8%	2.6%
	2018 Est. Some High School (Grade Level 9 to 11)	2.7%	3.8%	3.5%
	2018 Est. High School Graduate	24.6%	23.0%	19.9%
	2018 Est. Some College	24.2%	27.2%	24.4%
	2018 Est. Associate Degree Only	8.2%	10.9%	10.3%
	2018 Est. Bachelor Degree Only	22.9%	21.9%	27.1%
	2018 Est. Graduate Degree	12.0%	10.5%	12.2%
HOUSING	2018 Est. Total Housing Units	426	11,574	27,238
	2018 Est. Owner-Occupied	59.2%	81.7%	80.8%
	2018 Est. Renter-Occupied	39.1%	16.9%	17.8%
	2018 Est. Vacant Housing	1.7%	1.4%	1.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	61.2%	15.2%	13.9%
	2010 Homes Built 2000 to 2004	53.3%	70.2%	59.3%
	2010 Homes Built 1990 to 1999	42.9%	34.3%	30.6%
	2010 Homes Built 1980 to 1989	28.8%	23.4%	19.8%
	2010 Homes Built 1970 to 1979	24.2%	11.3%	9.4%
	2010 Homes Built 1960 to 1969	3.2%	2.0%	1.9%
	2010 Homes Built 1950 to 1959	6.6%	1.1%	1.4%
	2010 Homes Built Before 1949	8.0%	5.1%	3.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.4%	0.4%
	2010 Home Value \$500,000 to \$999,999	46.9%	7.1%	8.8%
	2010 Home Value \$400,000 to \$499,999	37.3%	11.8%	11.8%
	2010 Home Value \$300,000 to \$399,999	39.8%	24.4%	25.5%
	2010 Home Value \$200,000 to \$299,999	32.9%	59.0%	51.0%
	2010 Home Value \$150,000 to \$199,999	13.6%	38.0%	30.7%
	2010 Home Value \$100,000 to \$149,999	14.3%	24.7%	17.4%
	2010 Home Value \$50,000 to \$99,999	10.6%	6.4%	4.4%
	2010 Home Value \$25,000 to \$49,999	6.8%	3.4%	2.5%
	2010 Home Value Under \$25,000	1.8%	3.5%	2.7%
	2010 Median Home Value	\$355,416	\$216,732	\$236,316
	2010 Median Rent	\$213	\$1,272	\$1,207

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1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	986	27,608	64,429
	2018 Est. Civilian Employed	68.8%	72.7%	70.9%
	2018 Est. Civilian Unemployed	1.8%	2.2%	2.1%
	2018 Est. in Armed Forces	-	0.6%	0.4%
	2018 Est. not in Labor Force	29.4%	24.4%	26.6%
	2018 Labor Force Males	49.9%	48.2%	48.2%
	2018 Labor Force Females	50.1%	51.8%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	157	21,583	44,346
	2010 Mgmt, Business, & Financial Operations	16.7%	16.7%	18.0%
	2010 Professional, Related	28.8%	25.4%	26.6%
	2010 Service	12.1%	13.1%	12.9%
	2010 Sales, Office	20.4%	27.9%	28.0%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.1%
	2010 Construction, Extraction, Maintenance	13.9%	9.5%	7.9%
	2010 Production, Transport, Material Moving	8.0%	7.2%	6.4%
	2010 White Collar Workers	65.9%	70.0%	72.6%
	2010 Blue Collar Workers	34.1%	30.0%	27.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.2%	81.5%	81.0%
	2010 Drive to Work in Carpool	8.4%	9.3%	8.7%
	2010 Travel to Work by Public Transportation	0.8%	0.8%	0.9%
	2010 Drive to Work on Motorcycle	0.1%	0.5%	0.3%
	2010 Walk or Bicycle to Work	4.1%	0.7%	0.6%
	2010 Other Means	0.1%	0.1%	0.2%
	2010 Work at Home	10.4%	7.2%	8.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.6%	16.8%	17.3%
	2010 Travel to Work in 15 to 29 Minutes	32.8%	34.0%	32.6%
	2010 Travel to Work in 30 to 59 Minutes	39.6%	43.3%	42.5%
	2010 Travel to Work in 60 Minutes or More	7.5%	10.6%	10.1%
	2010 Average Travel Time to Work	26.6	28.8	28.7
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$23.2 M	\$662 M	\$1.79 B
	2018 Est. Apparel	\$810 K	\$23.4 M	\$63.6 M
	2018 Est. Contributions, Gifts	\$1.61 M	\$46.7 M	\$134 M
	2018 Est. Education, Reading	\$933 K	\$27.2 M	\$77.8 M
	2018 Est. Entertainment	\$1.31 M	\$37.7 M	\$102 M
	2018 Est. Food, Beverages, Tobacco	\$3.51 M	\$99.7 M	\$266 M
	2018 Est. Furnishings, Equipment	\$813 K	\$23.5 M	\$64.3 M
	2018 Est. Health Care, Insurance	\$1.98 M	\$55.5 M	\$148 M
	2018 Est. Household Operations, Shelter, Utilities	\$7.15 M	\$204 M	\$553 M
	2018 Est. Miscellaneous Expenses	\$341 K	\$9.55 M	\$25.5 M
	2018 Est. Personal Care	\$299 K	\$8.58 M	\$23.2 M
	2018 Est. Transportation	\$4.42 M	\$127 M	\$336 M

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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.*

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:
  - 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.

<b>Pohl Partners, Inc</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William B Pohl</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Designated Broker of Firm	License No.	Email	Phone
<b>William B Pohl</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
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