

# Tylerville

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

+/- 20 Acres

## Tylerville North:

Parcel 1 - \$12 - \$15 sq ft

## Tylerville South:

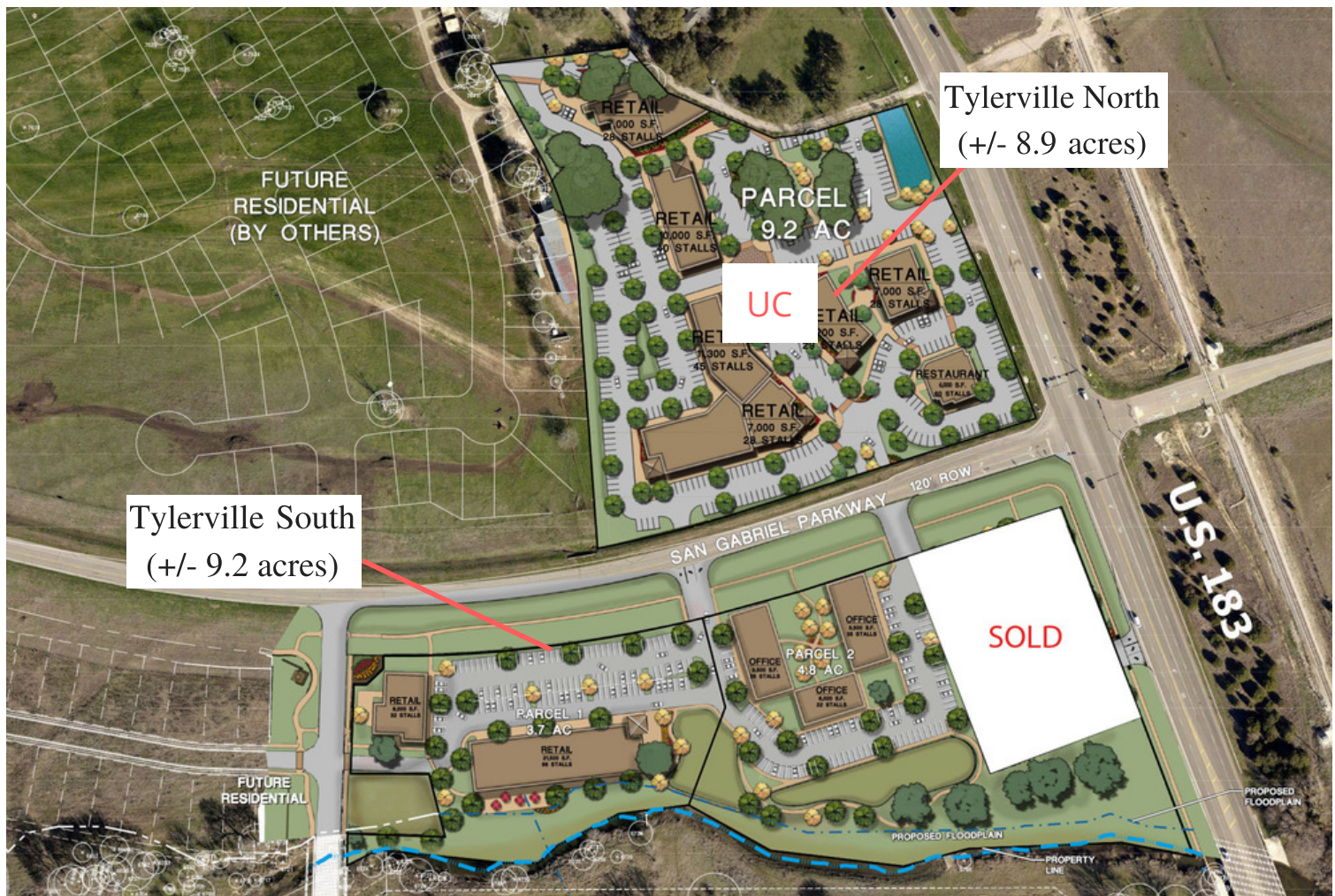
Parcel 1 - \$15 sq ft

Parcel 2 - \$12 sq ft

*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



Pohl Partners, Inc.  
10800 Pecan Park Blvd, Ste. 125  
O 512.335.5577  
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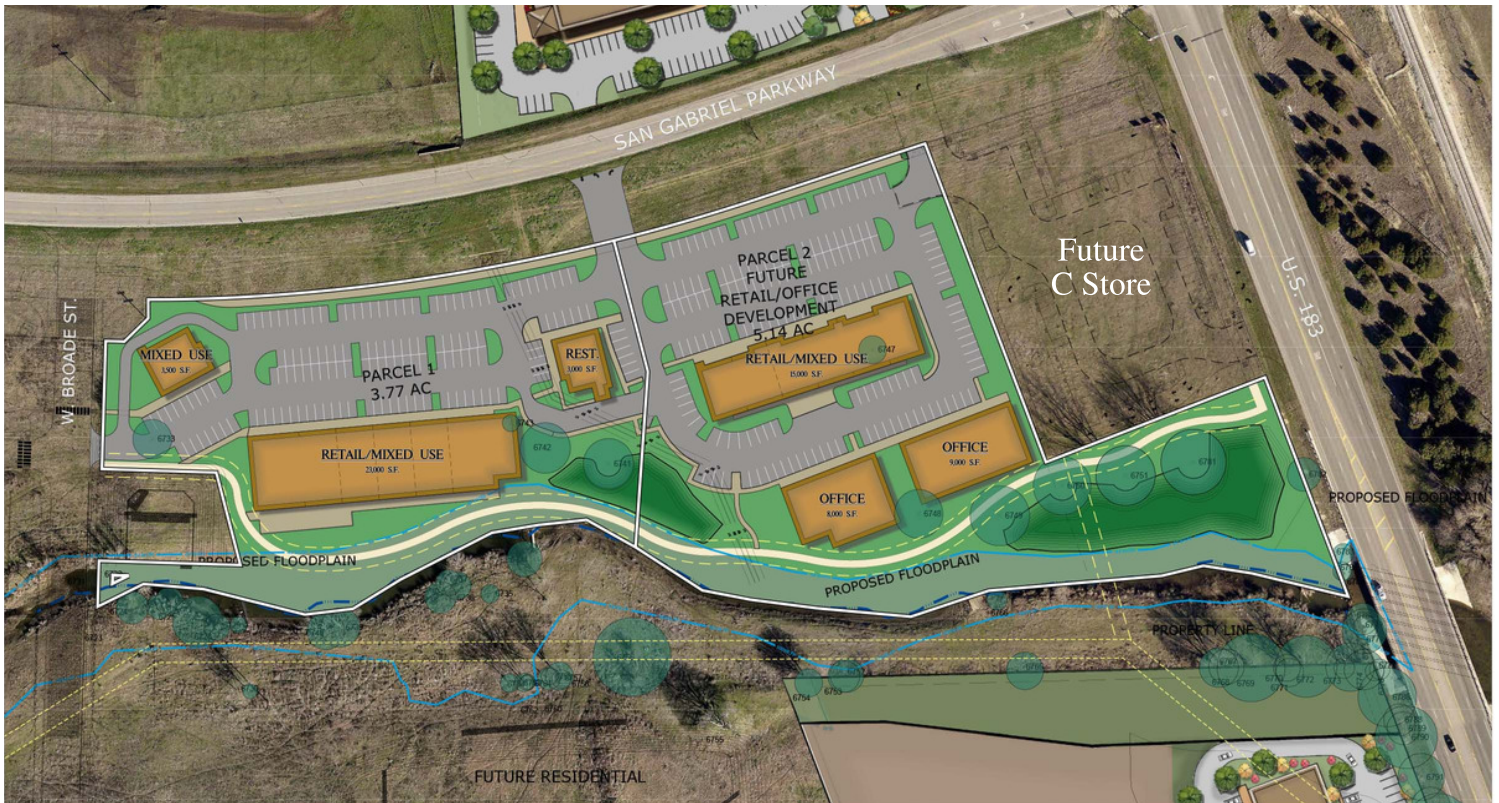
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## Demographics

|                   | 1 MILE                         | 3 MILE   | 5 MILE   |
|-------------------|--------------------------------|----------|----------|
| 2018 population   | 4,853                          | 38,852   | 80,814   |
| Average HH Income | \$48,778                       | \$75,092 | \$90,619 |
| Traffic Count     | 22,000 vehicles per day (2018) |          |          |



## Tylerville South:



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





pohlpartners, inc.

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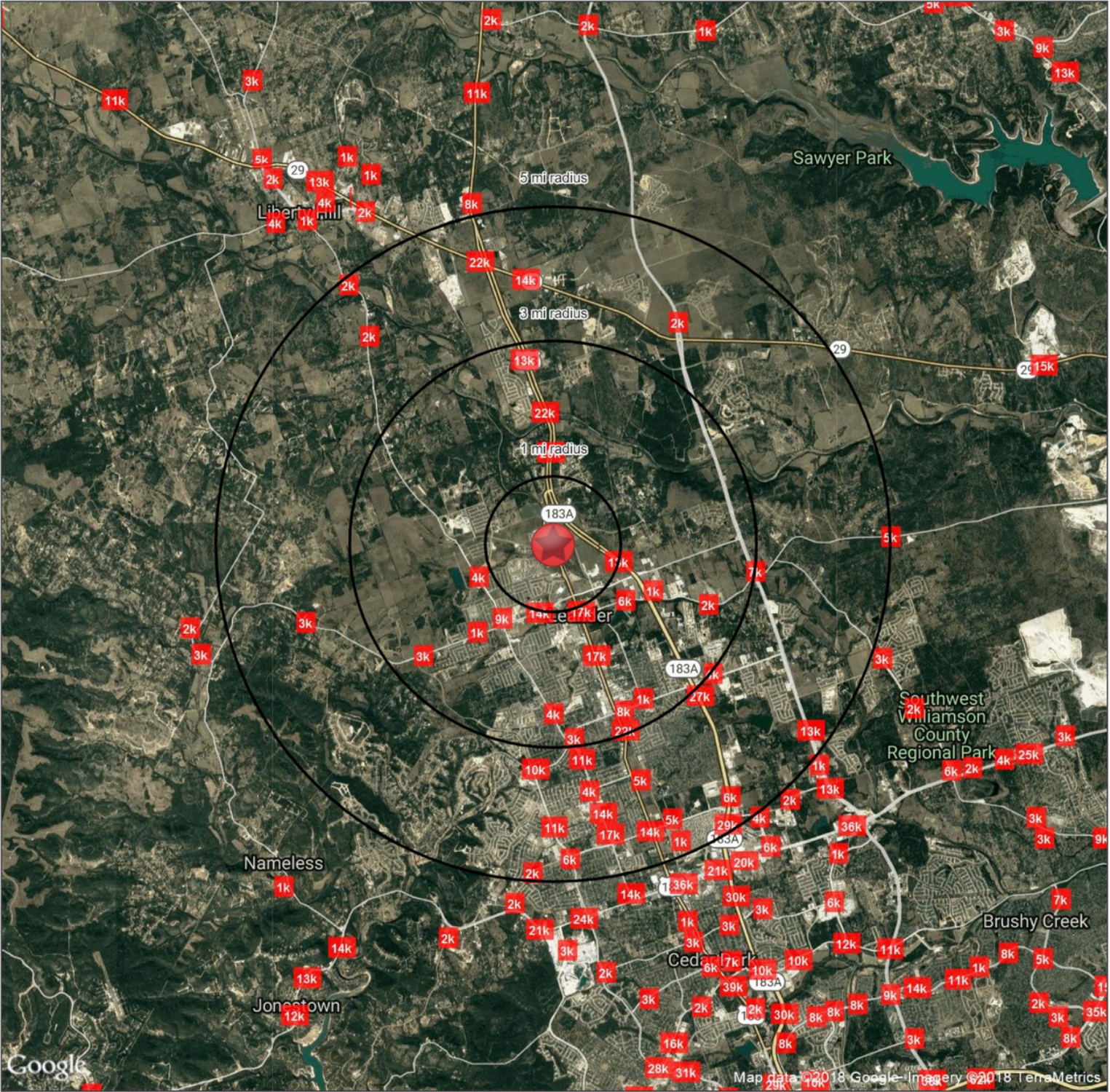
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# Tylerville

Leander, TX 78641



## Demographics

|                          | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population               | 5,113       | 38,365      | 80,814      |
| Households               | 1,520       | 11,816      | 25,240      |
| Population Median Age    | 32.3        | 32.6        | 33.8        |
| 5 Yr Pop Growth (Total%) | 21.9%       | 17.1%       | 17.3%       |

## Contact Information

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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: 30.5937/-97.8595

RF1

| Tylerville              |  | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------|--|-------------|-------------|-------------|
| Leander, TX 78641       |  |             |             |             |
| POPULATION              | 2018 Estimated Population                  | 4,853       | 38,852      | 80,814      |
|                         | 2023 Projected Population                  | 5,933       | 45,492      | 94,832      |
|                         | 2010 Census Population                     | 1,494       | 20,677      | 49,052      |
|                         | 2000 Census Population                     | 55          | 8,637       | 22,047      |
|                         | Projected Annual Growth 2018 to 2023       | 4.5%        | 3.4%        | 3.5%        |
|                         | Historical Annual Growth 2000 to 2018      | 485.4%      | 19.4%       | 14.8%       |
| HOUSEHOLDS              | 2018 Estimated Households                  | 1,445       | 11,961      | 25,240      |
|                         | 2023 Projected Households                  | 1,611       | 13,331      | 28,154      |
|                         | 2010 Census Households                     | 464         | 6,777       | 16,239      |
|                         | 2000 Census Households                     | 19          | 2,869       | 7,221       |
|                         | Projected Annual Growth 2018 to 2023       | 2.3%        | 2.3%        | 2.3%        |
|                         | Historical Annual Growth 2000 to 2018      | 414.7%      | 17.6%       | 13.9%       |
| AGE                     | 2018 Est. Population Under 10 Years        | 15.4%       | 15.6%       | 15.1%       |
|                         | 2018 Est. Population 10 to 19 Years        | 15.4%       | 15.4%       | 15.6%       |
|                         | 2018 Est. Population 20 to 29 Years        | 13.8%       | 13.3%       | 11.9%       |
|                         | 2018 Est. Population 30 to 44 Years        | 23.9%       | 24.6%       | 24.5%       |
|                         | 2018 Est. Population 45 to 59 Years        | 18.0%       | 18.3%       | 19.1%       |
|                         | 2018 Est. Population 60 to 74 Years        | 10.9%       | 9.8%        | 10.4%       |
|                         | 2018 Est. Population 75 Years or Over      | 2.6%        | 2.9%        | 3.4%        |
|                         | 2018 Est. Median Age                       | 32.3        | 32.6        | 33.8        |
| MARITAL STATUS & GENDER | 2018 Est. Male Population                  | 49.2%       | 49.0%       | 49.2%       |
|                         | 2018 Est. Female Population                | 50.8%       | 51.0%       | 50.8%       |
|                         | 2018 Est. Never Married                    | 22.7%       | 26.0%       | 25.9%       |
|                         | 2018 Est. Now Married                      | 59.1%       | 54.3%       | 55.7%       |
|                         | 2018 Est. Separated or Divorced            | 14.4%       | 16.4%       | 14.6%       |
|                         | 2018 Est. Widowed                          | 3.8%        | 3.4%        | 3.8%        |
| INCOME                  | 2018 Est. HH Income \$200,000 or More      | 2.7%        | 6.0%        | 8.5%        |
|                         | 2018 Est. HH Income \$150,000 to \$199,999 | 6.0%        | 9.7%        | 11.1%       |
|                         | 2018 Est. HH Income \$100,000 to \$149,999 | 20.2%       | 22.4%       | 23.1%       |
|                         | 2018 Est. HH Income \$75,000 to \$99,999   | 18.9%       | 19.2%       | 17.7%       |
|                         | 2018 Est. HH Income \$50,000 to \$74,999   | 26.8%       | 21.2%       | 18.3%       |
|                         | 2018 Est. HH Income \$35,000 to \$49,999   | 13.0%       | 11.4%       | 10.0%       |
|                         | 2018 Est. HH Income \$25,000 to \$34,999   | 6.8%        | 5.4%        | 5.3%        |
|                         | 2018 Est. HH Income \$15,000 to \$24,999   | 2.6%        | 2.2%        | 2.5%        |
|                         | 2018 Est. HH Income Under \$15,000         | 3.1%        | 2.5%        | 3.5%        |
|                         | 2018 Est. Average Household Income         | \$48,778    | \$75,092    | \$90,619    |
|                         | 2018 Est. Median Household Income          | \$73,672    | \$85,916    | \$91,931    |
|                         | 2018 Est. Per Capita Income                | \$14,525    | \$23,117    | \$28,312    |
|                         | 2018 Est. Total Businesses                 | 75          | 602         | 1,098       |
|                         | 2018 Est. Total Employees                  | 632         | 4,858       | 8,996       |

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1 mi radius 3 mi radius 5 mi radius

| RACE                              | 2018 Est. White                                  | 66.1%     | 70.0%     | 73.1%     |
|-----------------------------------|--|-----------|-----------|-----------|
|                                   | 2018 Est. Black                                  | 12.8%     | 11.8%     | 9.8%      |
|                                   | 2018 Est. Asian or Pacific Islander              | 5.5%      | 4.6%      | 4.7%      |
|                                   | 2018 Est. American Indian or Alaska Native       | 0.8%      | 0.7%      | 0.7%      |
|                                   | 2018 Est. Other Races                            | 14.8%     | 12.9%     | 11.7%     |
| HISPANIC                          | 2018 Est. Hispanic Population                    | 1,212     | 9,865     | 19,123    |
|                                   | 2018 Est. Hispanic Population                    | 25.0%     | 25.4%     | 23.7%     |
|                                   | 2023 Proj. Hispanic Population                   | 25.6%     | 25.8%     | 24.2%     |
|                                   | 2010 Hispanic Population                         | 27.2%     | 26.0%     | 22.9%     |
| EDUCATION<br>(Adults 25 or Older) | 2018 Est. Adult Population (25 Years or Over)    | 3,071     | 24,563    | 51,721    |
|                                   | 2018 Est. Elementary (Grade Level 0 to 8)        | 3.5%      | 2.8%      | 2.7%      |
|                                   | 2018 Est. Some High School (Grade Level 9 to 11) | 3.4%      | 3.5%      | 3.7%      |
|                                   | 2018 Est. High School Graduate                   | 24.2%     | 22.7%     | 20.4%     |
|                                   | 2018 Est. Some College                           | 29.0%     | 26.8%     | 24.9%     |
|                                   | 2018 Est. Associate Degree Only                  | 9.7%      | 11.0%     | 10.4%     |
|                                   | 2018 Est. Bachelor Degree Only                   | 22.1%     | 22.8%     | 25.9%     |
|                                   | 2018 Est. Graduate Degree                        | 8.1%      | 10.4%     | 11.9%     |
| HOUSING                           | 2018 Est. Total Housing Units                    | 1,459     | 12,133    | 25,626    |
|                                   | 2018 Est. Owner-Occupied                         | 68.6%     | 81.3%     | 79.9%     |
|                                   | 2018 Est. Renter-Occupied                        | 30.5%     | 17.3%     | 18.6%     |
|                                   | 2018 Est. Vacant Housing                         | 1.0%      | 1.4%      | 1.5%      |
| HOMES BUILT BY YEAR               | 2010 Homes Built 2005 or later                   | 9.6%      | 14.1%     | 13.2%     |
|                                   | 2010 Homes Built 2000 to 2004                    | 136.9%    | 68.3%     | 59.2%     |
|                                   | 2010 Homes Built 1990 to 1999                    | 32.4%     | 35.3%     | 30.5%     |
|                                   | 2010 Homes Built 1980 to 1989                    | 11.0%     | 24.1%     | 19.8%     |
|                                   | 2010 Homes Built 1970 to 1979                    | 5.5%      | 11.4%     | 9.4%      |
|                                   | 2010 Homes Built 1960 to 1969                    | 1.9%      | 1.9%      | 1.8%      |
|                                   | 2010 Homes Built 1950 to 1959                    | 2.2%      | 1.2%      | 1.3%      |
|                                   | 2010 Homes Built Before 1949                     | 3.1%      | 5.2%      | 3.4%      |
| HOME VALUES                       | 2010 Home Value \$1,000,000 or More              | 2.0%      | 0.4%      | 0.4%      |
|                                   | 2010 Home Value \$500,000 to \$999,999           | 7.1%      | 6.9%      | 8.8%      |
|                                   | 2010 Home Value \$400,000 to \$499,999           | 8.0%      | 12.3%     | 11.4%     |
|                                   | 2010 Home Value \$300,000 to \$399,999           | 12.9%     | 23.8%     | 24.2%     |
|                                   | 2010 Home Value \$200,000 to \$299,999           | 51.0%     | 56.8%     | 50.4%     |
|                                   | 2010 Home Value \$150,000 to \$199,999           | 59.8%     | 38.0%     | 30.9%     |
|                                   | 2010 Home Value \$100,000 to \$149,999           | 37.4%     | 24.6%     | 17.6%     |
|                                   | 2010 Home Value \$50,000 to \$99,999             | 3.6%      | 6.5%      | 4.5%      |
|                                   | 2010 Home Value \$25,000 to \$49,999             | 2.0%      | 3.3%      | 2.6%      |
|                                   | 2010 Home Value Under \$25,000                   | 5.3%      | 3.7%      | 2.7%      |
|                                   | 2010 Median Home Value                           | \$189,938 | \$216,542 | \$235,241 |
|                                   | 2010 Median Rent                                 | \$800     | \$1,206   | \$1,209   |

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1 mi radius 3 mi radius 5 mi radius

| LABOR FORCE            | 2018 Est. Labor Population Age 16 Years or Over    | 3,624    | 28,987   | 60,501   |
|------------------------|--|----------|----------|----------|
|                        | 2018 Est. Civilian Employed                        | 75.4%    | 72.9%    | 71.2%    |
|                        | 2018 Est. Civilian Unemployed                      | 2.1%     | 2.2%     | 2.1%     |
|                        | 2018 Est. in Armed Forces                          | 0.4%     | 0.6%     | 0.5%     |
|                        | 2018 Est. not in Labor Force                       | 22.1%    | 24.4%    | 26.3%    |
|                        | 2018 Labor Force Males                             | 48.4%    | 48.1%    | 48.2%    |
|                        | 2018 Labor Force Females                           | 51.6%    | 51.9%    | 51.8%    |
| OCCUPATION             | 2010 Occupation: Population Age 16 Years or Over   | 1,942    | 21,346   | 43,073   |
|                        | 2010 Mgmt, Business, & Financial Operations        | 13.2%    | 16.9%    | 18.0%    |
|                        | 2010 Professional, Related                         | 21.0%    | 25.4%    | 26.3%    |
|                        | 2010 Service                                       | 17.2%    | 13.2%    | 13.1%    |
|                        | 2010 Sales, Office                                 | 30.6%    | 27.8%    | 28.0%    |
|                        | 2010 Farming, Fishing, Forestry                    | -        | 0.2%     | 0.1%     |
|                        | 2010 Construction, Extraction, Maintenance         | 8.5%     | 9.4%     | 8.1%     |
|                        | 2010 Production, Transport, Material Moving        | 9.5%     | 7.1%     | 6.4%     |
|                        | 2010 White Collar Workers                          | 64.8%    | 70.1%    | 72.3%    |
|                        | 2010 Blue Collar Workers                           | 35.2%    | 29.9%    | 27.7%    |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone                           | 81.5%    | 82.0%    | 81.0%    |
|                        | 2010 Drive to Work in Carpool                      | 9.2%     | 9.2%     | 8.9%     |
|                        | 2010 Travel to Work by Public Transportation       | 2.0%     | 0.8%     | 0.9%     |
|                        | 2010 Drive to Work on Motorcycle                   | 1.2%     | 0.4%     | 0.3%     |
|                        | 2010 Walk or Bicycle to Work                       | 0.2%     | 0.7%     | 0.6%     |
|                        | 2010 Other Means                                   | -        | 0.1%     | 0.2%     |
|                        | 2010 Work at Home                                  | 5.9%     | 6.8%     | 8.1%     |
| TRAVEL TIME            | 2010 Travel to Work in 14 Minutes or Less          | 10.3%    | 16.4%    | 17.4%    |
|                        | 2010 Travel to Work in 15 to 29 Minutes            | 27.5%    | 33.2%    | 32.3%    |
|                        | 2010 Travel to Work in 30 to 59 Minutes            | 58.1%    | 44.6%    | 42.7%    |
|                        | 2010 Travel to Work in 60 Minutes or More          | 15.3%    | 10.8%    | 10.2%    |
|                        | 2010 Average Travel Time to Work                   | 36.1     | 29.2     | 28.8     |
| CONSUMER EXPENDITURE   | 2018 Est. Total Household Expenditure              | \$62.1 M | \$690 M  | \$1.66 B |
|                        | 2018 Est. Apparel                                  | \$2.19 M | \$24.4 M | \$58.7 M |
|                        | 2018 Est. Contributions, Gifts                     | \$4.08 M | \$48.8 M | \$122 M  |
|                        | 2018 Est. Education, Reading                       | \$2.40 M | \$28.5 M | \$71.0 M |
|                        | 2018 Est. Entertainment                            | \$3.51 M | \$39.3 M | \$94.5 M |
|                        | 2018 Est. Food, Beverages, Tobacco                 | \$9.54 M | \$104 M  | \$247 M  |
|                        | 2018 Est. Furnishings, Equipment                   | \$2.17 M | \$24.6 M | \$59.3 M |
|                        | 2018 Est. Health Care, Insurance                   | \$5.28 M | \$57.7 M | \$138 M  |
|                        | 2018 Est. Household Operations, Shelter, Utilities | \$19.1 M | \$212 M  | \$511 M  |
|                        | 2018 Est. Miscellaneous Expenses                   | \$910 K  | \$9.93 M | \$23.6 M |
|                        | 2018 Est. Personal Care                            | \$807 K  | \$8.93 M | \$21.4 M |
|                        | 2018 Est. Transportation                           | \$12.1 M | \$132 M  | \$312 M  |

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