

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

+/- 20 Acres

Tylerville North:

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

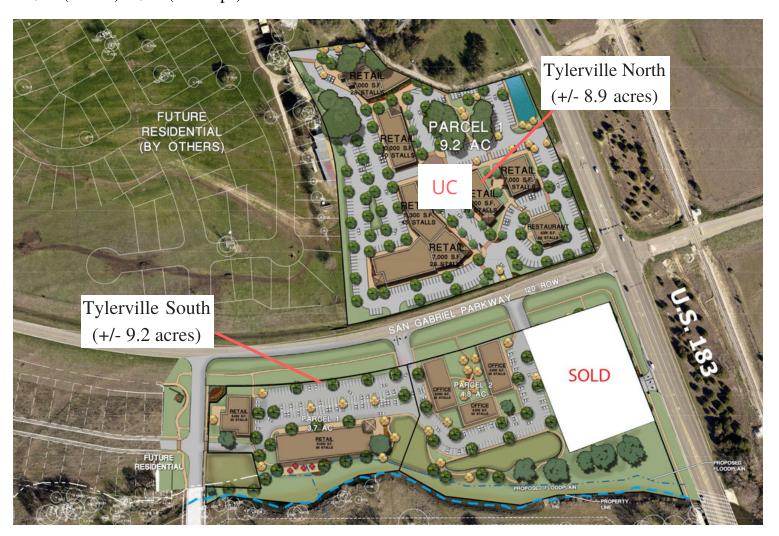
Tylerville South:

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



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+/- 20 Acres

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 LEANDER, TEXAS

SHEET FILE PROJECTION D'AIRE. April no , 2018

SHEET FILE PROJECTION CONSTRUCTION OF CONSTRUCT

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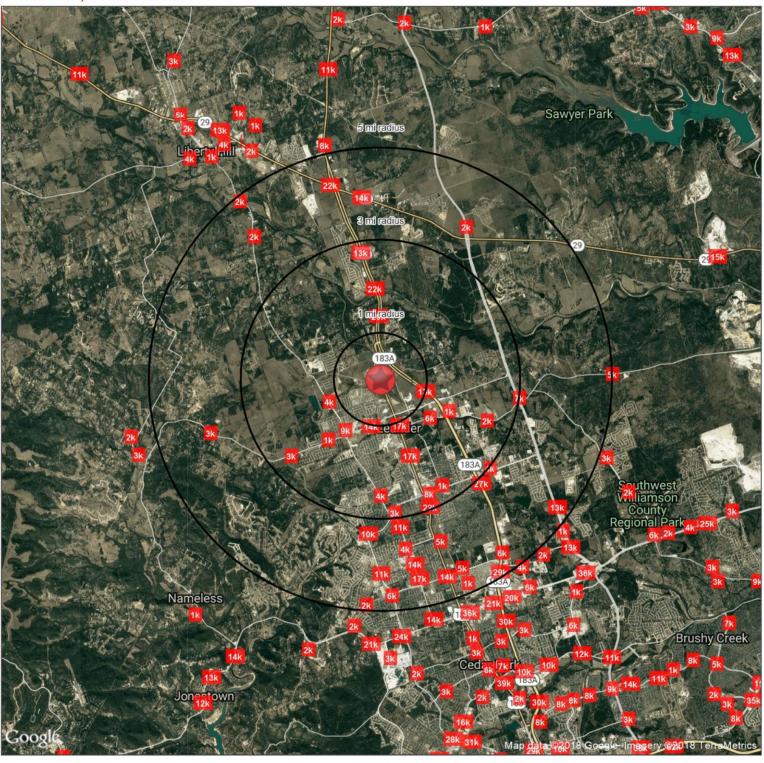
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Tylerville Leander, TX 78641



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 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: 30.5937/-97.8595

Lat/Lo	n: 30.5937/-97.8595			RF1
Tyler	ville			
Lean	der, TX 78641	1 mi radius	3 mi radius	5 mi radius
	2018 Estimated Population	4,853	38,852	80,814
POPULATION	2023 Projected Population	5,933	45,492	94,832
I E	2010 Census Population	1,494	20,677	49,052
1	2000 Census Population	55	8,637	22,047
Ιρ̈́	Projected Annual Growth 2018 to 2023	4.5%	3.4%	3.5%
	Historical Annual Growth 2000 to 2018	485.4%	19.4%	80,814 94,832 49,052 22,047 3.5% 14.8% 25,240 28,154 16,239 7,221 2.3% 13.9%
Ø	2018 Estimated Households	1,445	11,961	25,240
ноиѕеногрѕ	2023 Projected Households	1,611	13,331	28,154
웊	2010 Census Households	464	6,777	16,239
JSE	2000 Census Households	19	2,869	7,221
ᅙ	Projected Annual Growth 2018 to 2023	2.3%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	414.7%	17.6%	13.9%
	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%
AGE	2018 Est. Population 30 to 44 Years	23.9%	24.6%	24.5%
₹	2018 Est. Population 45 to 59 Years	18.0%	18.3%	24.5% 19.1% 10.4%
	2018 Est. Population 60 to 74 Years	10.9%	9.8%	10.4%
	2018 Est. Population 75 Years or Over	2.6%	2.9%	
	2018 Est. Median Age	32.3	32.6	33.8 49.2% 50.8% 25.9% 55.7% 14.6% 3.8% 8.5% 11.1%
S	2018 Est. Male Population	49.2%	49.0%	49.2%
MARITAL STATUS & GENDER	2018 Est. Female Population	50.8%	51.0%	50.8%
SI	2018 Est. Never Married	22.7%	26.0%	25.9%
JAL GE	2018 Est. Now Married	59.1%	54.3%	55.7%
EN &	2018 Est. Separated or Divorced	14.4%	16.4%	14.6%
MA	2018 Est. Widowed	3.8%	3.4%	3.8%
	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%	23.1% 17.7%
ш	2018 Est. HH Income \$50,000 to \$74,999	26.8%	21.2%	18.3%
NCOME	2018 Est. HH Income \$35,000 to \$49,999	13.0%	11.4%	10.0%
2	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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Tylen	ville der, TX 78641	1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White 2018 Est. Black 2018 Est. Asian or Pacific Islander 2018 Est. American Indian or Alaska Native 2018 Est. Other Races	66.1% 12.8% 5.5% 0.8% 14.8%	11.8% 4.6% 0.7%	73.1% 9.8% 4.7% 0.7%
HISPANIC	2018 Est. Hispanic Population 2018 Est. Hispanic Population 2023 Proj. Hispanic Population 2010 Hispanic Population	1,212 25.0% 25.6% 27.2%	9,865 25.4% 25.8%	19,123 23.7% 24.2% 22.9%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over) 2018 Est. Elementary (Grade Level 0 to 8) 2018 Est. Some High School (Grade Level 9 to 11) 2018 Est. High School Graduate 2018 Est. Some College 2018 Est. Associate Degree Only 2018 Est. Bachelor Degree Only 2018 Est. Graduate Degree	3,071 3.5% 3.4% 24.2% 29.0% 9.7% 22.1% 8.1%	3.5% 22.7% 26.8% 11.0% 22.8%	51,721 2.7% 3.7% 20.4% 24.9% 10.4% 25.9%
HOUSING	2018 Est. Total Housing Units 2018 Est. Owner-Occupied 2018 Est. Renter-Occupied 2018 Est. Vacant Housing	1,459 68.6% 30.5% 1.0%	81.3% 17.3%	25,626 79.9% 18.6% 1.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later 2010 Homes Built 2000 to 2004 2010 Homes Built 1990 to 1999 2010 Homes Built 1980 to 1989 2010 Homes Built 1970 to 1979 2010 Homes Built 1960 to 1969 2010 Homes Built 1950 to 1959 2010 Homes Built Before 1949	9.6% 136.9% 32.4% 11.0% 5.5% 1.9% 2.2% 3.1%	68.3% 35.3% 24.1% 11.4%	13.2% 59.2% 30.5% 19.8% 9.4% 1.8% 1.3% 3.4%
HOME VALUES	2010 Home Value \$1,000,000 or More 2010 Home Value \$500,000 to \$999,999 2010 Home Value \$400,000 to \$499,999 2010 Home Value \$300,000 to \$399,999 2010 Home Value \$200,000 to \$299,999 2010 Home Value \$150,000 to \$199,999 2010 Home Value \$100,000 to \$149,999 2010 Home Value \$50,000 to \$99,999 2010 Home Value \$25,000 to \$49,999 2010 Home Value Under \$25,000 2010 Median Home Value	2.0% 7.1% 8.0% 12.9% 51.0% 59.8% 37.4% 3.6% 2.0% 5.3% \$189,938	0.4% 6.9% 12.3% 23.8% 56.8% 38.0% 24.6% 6.5% 3.3% 3.7% \$216,542 \$1,206	0.4% 8.8% 11.4% 24.2% 50.4% 30.9% 17.6% 4.5% 2.6% 2.7% \$235,241 \$1,209

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Tyler	ville			
Lean	der, TX 78641	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	3,624	28,987	60,501
щ	2018 Est. Civilian Employed	75.4%		60,501 71.2%
&	2018 Est. Civilian Unemployed	2.1%	2.2%	
LABOR FORCE	2018 Est. in Armed Forces	0.4%	0.6%	2.1% 0.5% 26.3%
l Ĕ	2018 Est. not in Labor Force	22.1%	24.4%	26.3%
ΙΞ̈́	2018 Labor Force Males	48.4%	48.1%	
	2018 Labor Force Females	51.6%	51.9%	48.2% 51.8% 43,073 18.0% 26.3% 13.1% 28.0% 0.1%
	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%
7	2010 Professional, Related	21.0%	25.4%	26.3%
OCCUPATION	2010 Service	17.2%	13.2%	13.1%
PAT	2010 Sales, Office	30.6%	27.8%	28.0%
l no	2010 Farming, Fishing, Forestry	-	0.2%	
Ö	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%		72.3%
	2010 Blue Collar Workers	35.2%	29.9%	8.1% 6.4% 72.3% 27.7% 81.0% 8.9% 0.9% 0.3%
z	2010 Drive to Work Alone	81.5%	82.0%	81.0%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	9.2%		8.9%
₹ &	2010 Travel to Work by Public Transportation	2.0%	0.8%	0.9%
βŠ	2010 Drive to Work on Motorcycle	1.2%		
R C	2010 Walk or Bicycle to Work	0.2%		0.6%
₹	2010 Other Means	-	0.1%	0.2%
-	2010 Work at Home	5.9%	6.8%	0.2% 8.1%
Æ	2010 Travel to Work in 14 Minutes or Less	10.3%	16.4%	17.4% 32.3%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	27.5%	33.2%	32.3%
Æ	2010 Travel to Work in 30 to 59 Minutes	58.1%		42.7%
RA.	2010 Travel to Work in 60 Minutes or More	15.3%		10.2%
F	2010 Average Travel Time to Work	36.1	29.2	42.7% 10.2% 28.8
	2018 Est. Total Household Expenditure	\$62.1 M		\$1.66 B
₩	2018 Est. Apparel	\$2.19 M		\$30.7 W
ΙĒ	2018 Est. Contributions, Gifts	\$4.08 M		\$122 M
CONSUMER EXPENDITURE	2018 Est. Education, Reading	\$2.40 M		\$71.0 M
	2018 Est. Entertainment	\$3.51 M		\$94.5 M
Μ	2018 Est. Food, Beverages, Tobacco	\$9.54 M		\$247 M
띪	2018 Est. Furnishings, Equipment	\$2.17 M		\$59.3 M
Σ	2018 Est. Health Care, Insurance	\$5.28 M		\$138 M
NS	2018 Est. Household Operations, Shelter, Utilities	\$19.1 M		\$511 M
8	2018 Est. Miscellaneous Expenses	\$910 K		\$23.6 M
	2018 Est. Personal Care	\$807 K		\$21.4 M
	2018 Est. Transportation	\$12.1 M	\$132 M	\$312 M



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.

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/Ter				