

# Melisa

2841 Woodall Dr, at the intersection of  
New Hope and Woodall, Cedar Park, TX

10.6 Acres

Pricing available upon request

- Zoned General Retail/Office
- Water and wastewater on Woodall



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

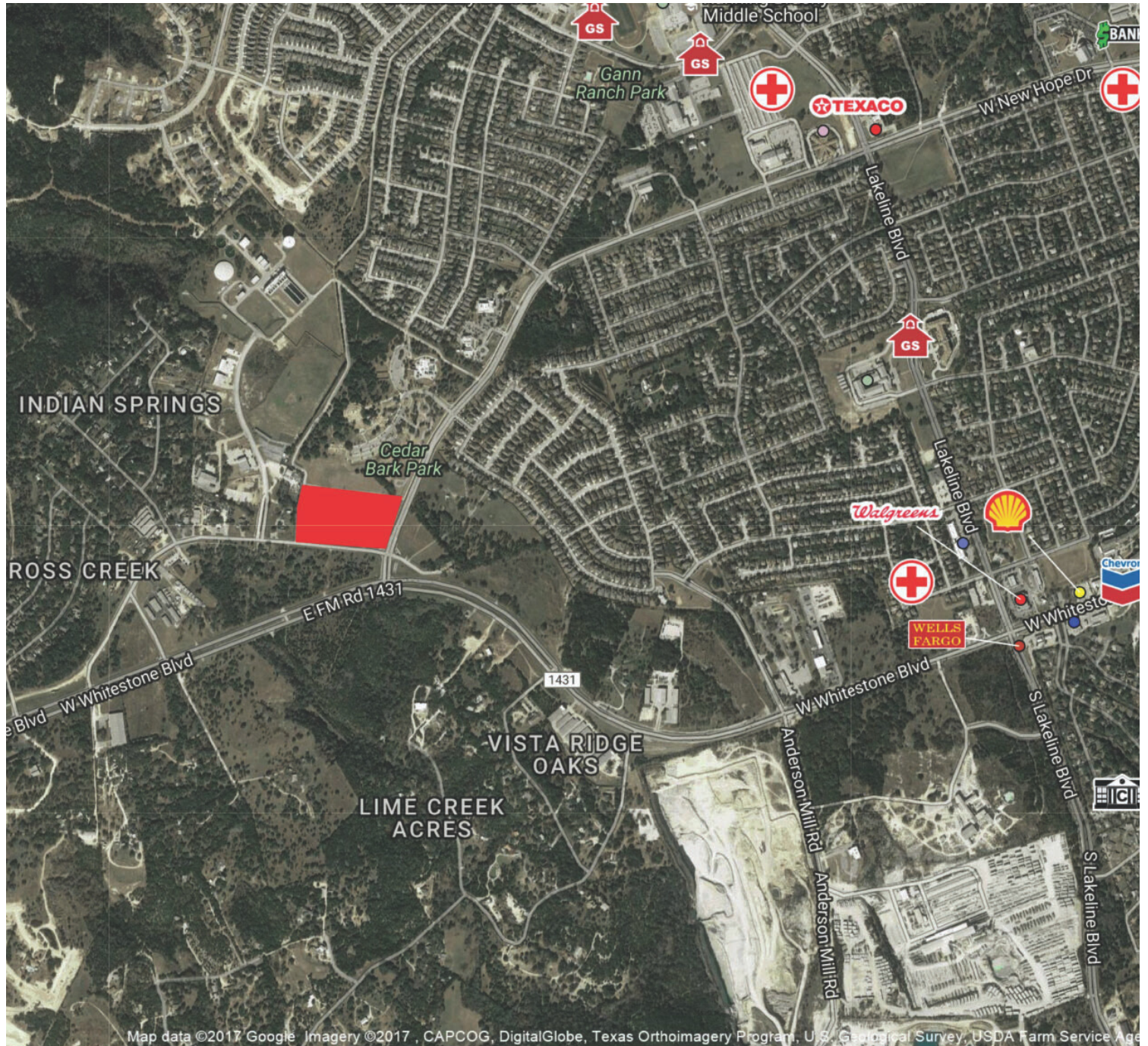
	1 MILE	3 MILE	5 MILE
2018 population	5,934	58,187	144,376
Average HH Income	\$99,867	\$108,056	\$100,435
Traffic Count	13,000 vehicles per day		



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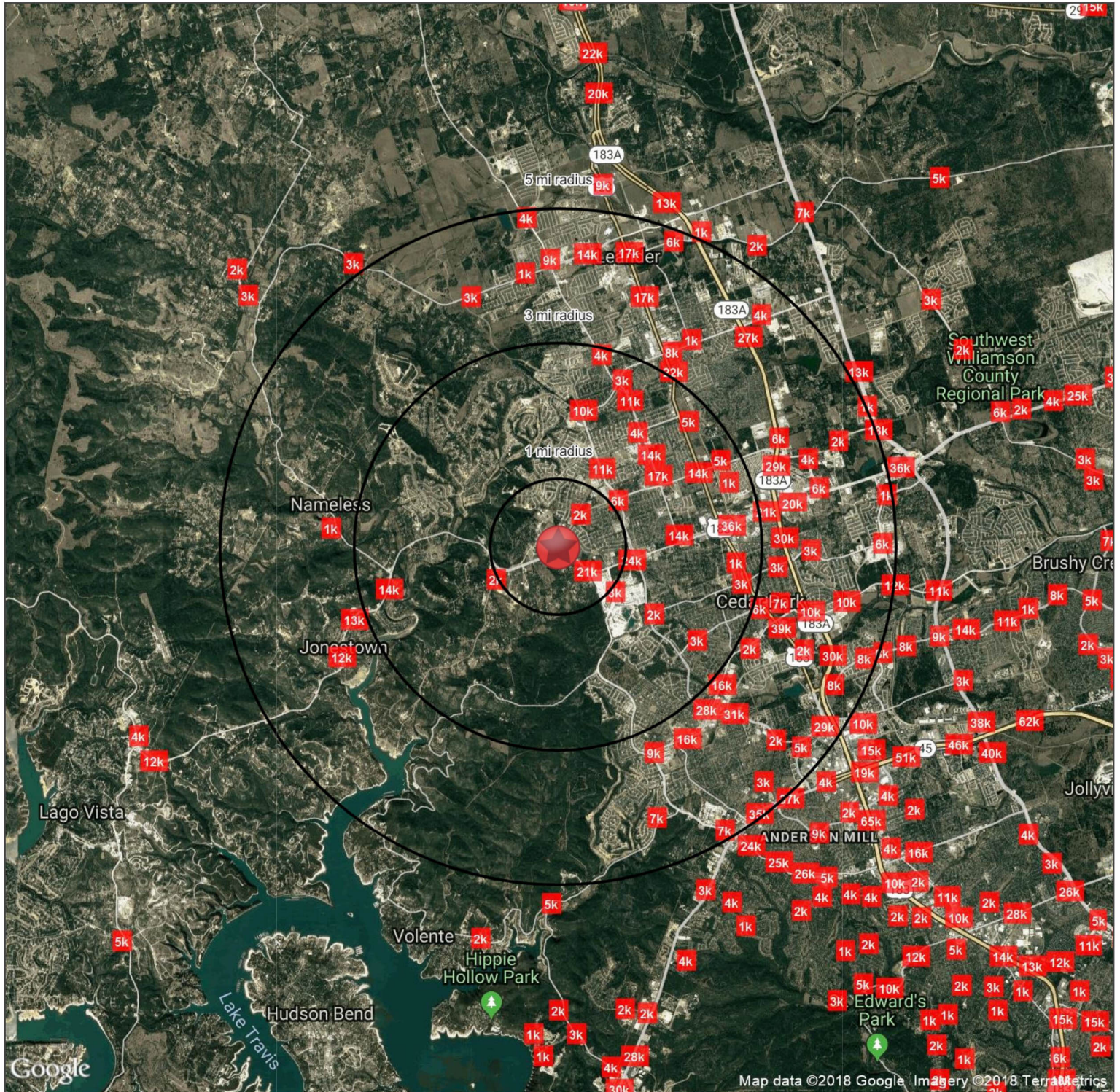
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# Melisa

Cedar Park, TX 78613



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	5,934	58,187	144,376
Households	1,856	19,098	48,069
Population Median Age	34.9	36.1	34.7
5 Yr Pop Growth (Total%)	16.2%	16.9%	16.7%

## Contact Information

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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: 30.5165/-97.8702

RF1

Melisa

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	5,934	58,187	144,376
	2023 Projected Population	6,895	68,010	168,494
	2010 Census Population	4,205	42,882	100,084
	2000 Census Population	2,468	25,905	52,408
	Projected Annual Growth 2018 to 2023	3.2%	3.4%	3.3%
	Historical Annual Growth 2000 to 2018	7.8%	6.9%	9.7%
HOUSEHOLDS	2018 Estimated Households	1,856	19,098	48,069
	2023 Projected Households	2,065	21,317	53,642
	2010 Census Households	1,341	14,807	34,847
	2000 Census Households	795	8,475	17,601
	Projected Annual Growth 2018 to 2023	2.3%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	7.4%	7.0%	9.6%
AGE	2018 Est. Population Under 10 Years	14.8%	14.3%	14.8%
	2018 Est. Population 10 to 19 Years	16.4%	15.5%	15.2%
	2018 Est. Population 20 to 29 Years	9.9%	9.9%	11.3%
	2018 Est. Population 30 to 44 Years	25.6%	24.4%	24.9%
	2018 Est. Population 45 to 59 Years	18.7%	20.6%	19.5%
	2018 Est. Population 60 to 74 Years	9.7%	11.3%	10.7%
	2018 Est. Population 75 Years or Over	4.9%	3.9%	3.5%
	2018 Est. Median Age	34.9	36.1	34.7
MARITAL STATUS & GENDER	2018 Est. Male Population	48.0%	49.2%	49.2%
	2018 Est. Female Population	52.0%	50.8%	50.8%
	2018 Est. Never Married	29.1%	26.2%	26.8%
	2018 Est. Now Married	53.4%	55.8%	53.7%
	2018 Est. Separated or Divorced	13.7%	14.1%	15.8%
	2018 Est. Widowed	3.8%	3.8%	3.7%
INCOME	2018 Est. HH Income \$200,000 or More	8.5%	11.6%	11.2%
	2018 Est. HH Income \$150,000 to \$199,999	6.6%	12.6%	11.2%
	2018 Est. HH Income \$100,000 to \$149,999	31.9%	24.4%	23.3%
	2018 Est. HH Income \$75,000 to \$99,999	21.7%	16.2%	15.2%
	2018 Est. HH Income \$50,000 to \$74,999	13.5%	14.5%	16.6%
	2018 Est. HH Income \$35,000 to \$49,999	10.3%	8.4%	9.9%
	2018 Est. HH Income \$25,000 to \$34,999	2.9%	5.3%	5.3%
	2018 Est. HH Income \$15,000 to \$24,999	2.8%	3.5%	3.6%
	2018 Est. HH Income Under \$15,000	1.8%	3.5%	3.9%
	2018 Est. Average Household Income	\$96,867	\$108,056	\$100,435
	2018 Est. Median Household Income	\$100,433	\$101,842	\$96,948
	2018 Est. Per Capita Income	\$30,386	\$35,478	\$33,446
	2018 Est. Total Businesses	100	1,408	3,514
	2018 Est. Total Employees	1,607	11,558	30,857

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		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	78.1%	78.7%	76.7%
	2018 Est. Black	5.6%	5.4%	6.5%
	2018 Est. Asian or Pacific Islander	5.7%	5.6%	6.3%
	2018 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%
	2018 Est. Other Races	10.2%	9.7%	9.8%
HISPANIC	2018 Est. Hispanic Population	1,260	11,962	31,673
	2018 Est. Hispanic Population	21.2%	20.6%	21.9%
	2023 Proj. Hispanic Population	21.9%	21.1%	22.5%
	2010 Hispanic Population	17.8%	19.1%	19.2%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	3,830	38,176	93,508
	2018 Est. Elementary (Grade Level 0 to 8)	1.9%	2.0%	1.8%
	2018 Est. Some High School (Grade Level 9 to 11)	4.2%	3.4%	3.1%
	2018 Est. High School Graduate	16.6%	17.8%	18.5%
	2018 Est. Some College	33.3%	24.0%	23.9%
	2018 Est. Associate Degree Only	8.7%	9.7%	9.4%
	2018 Est. Bachelor Degree Only	25.5%	30.0%	29.7%
	2018 Est. Graduate Degree	9.7%	13.2%	13.7%
HOUSING	2018 Est. Total Housing Units	1,897	19,449	49,036
	2018 Est. Owner-Occupied	86.2%	76.4%	71.0%
	2018 Est. Renter-Occupied	11.7%	21.8%	27.1%
	2018 Est. Vacant Housing	2.2%	1.8%	2.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.0%	8.5%	8.4%
	2010 Homes Built 2000 to 2004	44.2%	44.4%	51.1%
	2010 Homes Built 1990 to 1999	46.7%	32.7%	31.5%
	2010 Homes Built 1980 to 1989	12.8%	18.6%	18.3%
	2010 Homes Built 1970 to 1979	4.5%	8.4%	9.2%
	2010 Homes Built 1960 to 1969	3.5%	2.1%	2.3%
	2010 Homes Built 1950 to 1959	0.9%	1.3%	1.5%
	2010 Homes Built Before 1949	1.1%	2.1%	2.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.5%
	2010 Home Value \$500,000 to \$999,999	8.6%	7.1%	7.2%
	2010 Home Value \$400,000 to \$499,999	12.0%	10.3%	9.7%
	2010 Home Value \$300,000 to \$399,999	28.7%	23.9%	21.6%
	2010 Home Value \$200,000 to \$299,999	57.0%	45.8%	47.8%
	2010 Home Value \$150,000 to \$199,999	20.6%	23.0%	23.0%
	2010 Home Value \$100,000 to \$149,999	10.8%	10.0%	11.3%
	2010 Home Value \$50,000 to \$99,999	1.4%	3.4%	3.4%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.9%	1.9%
	2010 Home Value Under \$25,000	2.7%	2.2%	2.0%
	2010 Median Home Value	\$253,189	\$250,969	\$249,569
	2010 Median Rent	\$1,349	\$1,216	\$1,155

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	4,413	44,056	108,902
	2018 Est. Civilian Employed	63.3%	70.2%	71.0%
	2018 Est. Civilian Unemployed	2.0%	1.7%	1.8%
	2018 Est. in Armed Forces	-	0.1%	0.2%
	2018 Est. not in Labor Force	34.7%	27.9%	27.0%
	2018 Labor Force Males	47.2%	48.3%	48.3%
	2018 Labor Force Females	52.8%	51.7%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,830	31,308	76,687
	2010 Mgmt, Business, & Financial Operations	21.9%	20.1%	19.0%
	2010 Professional, Related	22.7%	27.9%	28.0%
	2010 Service	12.7%	12.8%	12.7%
	2010 Sales, Office	27.3%	27.5%	27.4%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	8.6%	6.3%	6.7%
	2010 Production, Transport, Material Moving	6.7%	5.3%	6.1%
	2010 White Collar Workers	71.9%	75.5%	74.5%
	2010 Blue Collar Workers	28.1%	24.5%	25.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	73.8%	80.0%	81.2%
	2010 Drive to Work in Carpool	10.9%	7.7%	7.6%
	2010 Travel to Work by Public Transportation	0.3%	1.1%	0.9%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.2%
	2010 Walk or Bicycle to Work	0.1%	0.7%	0.7%
	2010 Other Means	0.5%	0.2%	0.2%
	2010 Work at Home	14.3%	10.2%	9.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	17.8%	18.6%	19.6%
	2010 Travel to Work in 15 to 29 Minutes	23.3%	32.5%	34.6%
	2010 Travel to Work in 30 to 59 Minutes	39.4%	41.0%	39.4%
	2010 Travel to Work in 60 Minutes or More	8.5%	9.3%	8.8%
	2010 Average Travel Time to Work	29.4	27.6	26.6
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$128 M	\$1.41 B	\$3.36 B
	2018 Est. Apparel	\$4.48 M	\$50.0 M	\$119 M
	2018 Est. Contributions, Gifts	\$9.12 M	\$108 M	\$255 M
	2018 Est. Education, Reading	\$5.41 M	\$62.8 M	\$148 M
	2018 Est. Entertainment	\$7.30 M	\$80.6 M	\$192 M
	2018 Est. Food, Beverages, Tobacco	\$19.1 M	\$207 M	\$496 M
	2018 Est. Furnishings, Equipment	\$4.62 M	\$50.8 M	\$120 M
	2018 Est. Health Care, Insurance	\$10.7 M	\$116 M	\$278 M
	2018 Est. Household Operations, Shelter, Utilities	\$39.4 M	\$436 M	\$1.04 B
	2018 Est. Miscellaneous Expenses	\$1.85 M	\$19.9 M	\$47.7 M
	2018 Est. Personal Care	\$1.66 M	\$18.2 M	\$43.3 M
	2018 Est. Transportation	\$24.4 M	\$261 M	\$624 M

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