



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

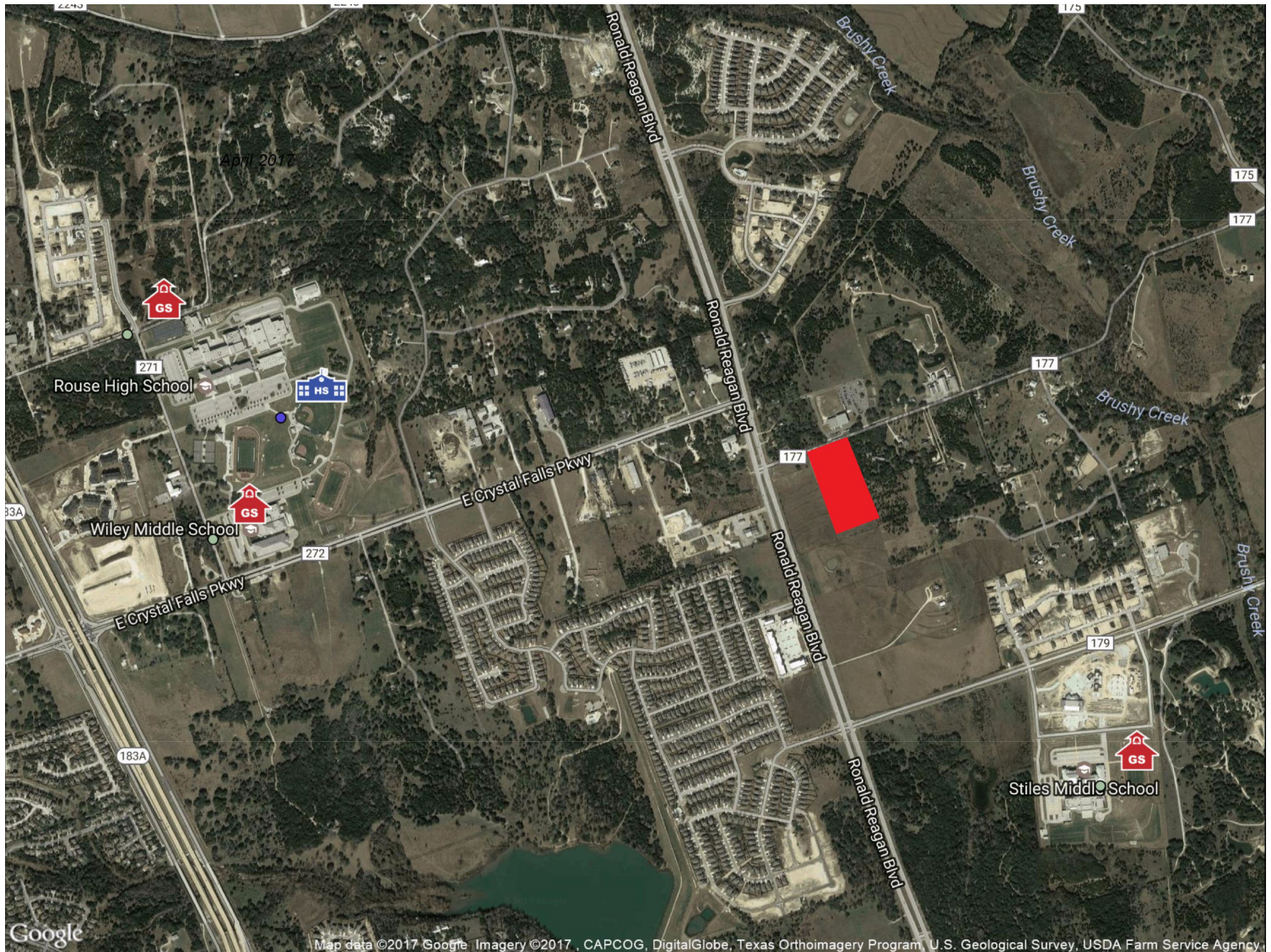
Bott Tract

South side of County Rd 177, just east of
Ronald Reagan Blvd, Leander, TX

10.16 Acres

Pricing available upon request

- ideal for climatized storage or MF product
- 16" water line 500' from tract
- accessible to Ronald Reagan



Pohl Partners, Inc.
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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
2020 population	3,855	36,068	145,513
Average HH Income	\$117,616	\$125,424	\$122,000
Traffic Count (2018)	1,500 vehicles per day		



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	4,676		42,547		171,147	
2020 Estimate	3,855		36,068		145,513	
2010 Census	1,200		20,358		85,545	
Growth 2020 - 2025	21.30%		17.96%		17.62%	
Growth 2010 - 2020	221.25%		77.17%		70.10%	
2020 Population by Hispanic Origin	798		6,800		31,341	
2020 Population	3,855		36,068		145,513	
White	3,456	89.65%	31,178	86.44%	121,560	83.54%
Black	135	3.50%	1,655	4.59%	7,148	4.91%
Am. Indian & Alaskan	44	1.14%	264	0.73%	1,090	0.75%
Asian	107	2.78%	1,885	5.23%	11,134	7.65%
Hawaiian & Pacific Island	6	0.16%	52	0.14%	236	0.16%
Other	108	2.80%	1,034	2.87%	4,344	2.99%
U.S. Armed Forces	13		75		412	
Households						
2025 Projection	1,569		14,370		57,514	
2020 Estimate	1,296		12,225		49,123	
2010 Census	386		6,819		28,945	
Growth 2020 - 2025	21.06%		17.55%		17.08%	
Growth 2010 - 2020	235.75%		79.28%		69.71%	
Owner Occupied	1,126	86.88%	10,078	82.44%	38,655	78.69%
Renter Occupied	170	13.12%	2,147	17.56%	10,468	21.31%
2020 Households by HH Income	1,297		12,228		49,123	
Income: <\$25,000	65	5.01%	647	5.29%	2,468	5.02%
Income: \$25,000 - \$50,000	136	10.49%	1,329	10.87%	5,880	11.97%
Income: \$50,000 - \$75,000	238	18.35%	1,802	14.74%	7,387	15.04%
Income: \$75,000 - \$100,000	178	13.72%	1,692	13.84%	7,862	16.00%
Income: \$100,000 - \$125,000	170	13.11%	1,701	13.91%	7,119	14.49%
Income: \$125,000 - \$150,000	186	14.34%	1,570	12.84%	5,594	11.39%
Income: \$150,000 - \$200,000	214	16.50%	2,014	16.47%	7,012	14.27%
Income: \$200,000+	110	8.48%	1,473	12.05%	5,801	11.81%
2020 Avg Household Income	\$117,616		\$125,424		\$122,000	
2020 Med Household Income	\$104,632		\$109,465		\$103,387	

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1101 Crystal Falls Pky, Leander, TX 78641

Building Type: **Land**

Class: -

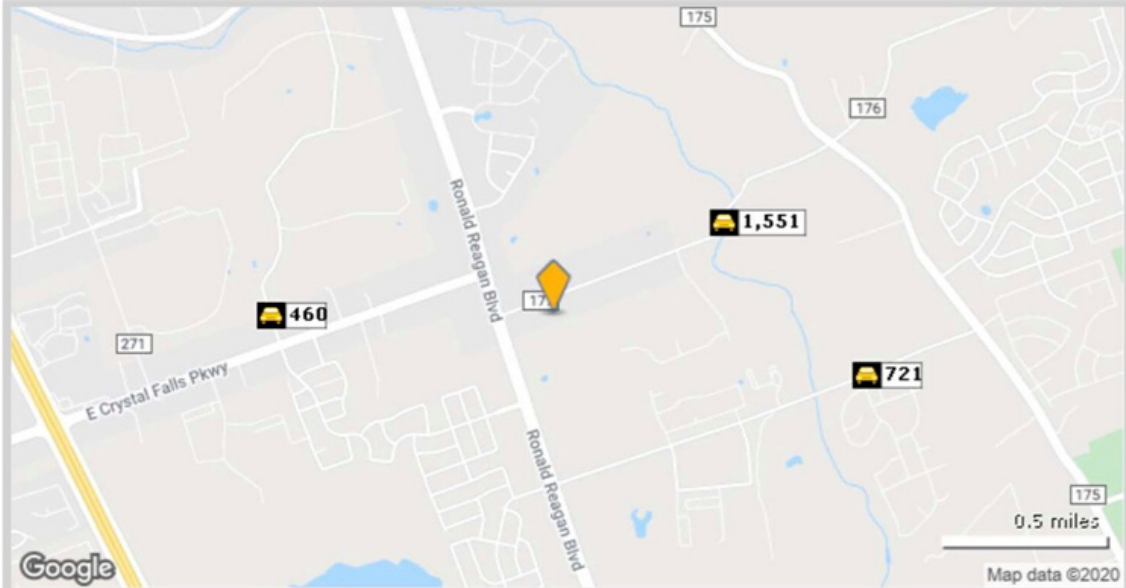
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Co Rd 177	Valley View Dr E	0.17 SW	2018	1,551	MPSI	.60
2	Ridgmar Rd	E Crystal Falls Pkwy	0.10 S	2018	460	MPSI	.86
3	Co Rd 179	Sam Bass Rd	0.39 E	2018	721	MPSI	.99

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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