POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Lease Rates: $35 - $38 sq ft + NNN
Purchase Pricing Available upon request

Parcel A: 5.07 acres
Parcel C: 6.81 acres
Parcel E: 5.85 acres

- Located in desirable Cedar Park, TX
- High population and income area
- Frontage on Cypress Creek
- On site detention
- Utilities to property line

Demographics

	1 MILE	3 MILE	5 MILE
2020 population	17,149	83,273	190,031
Average HH Income	$115,211	$117,306	$120,570
Traffic Count	31,000 vehicles per day (2018)		

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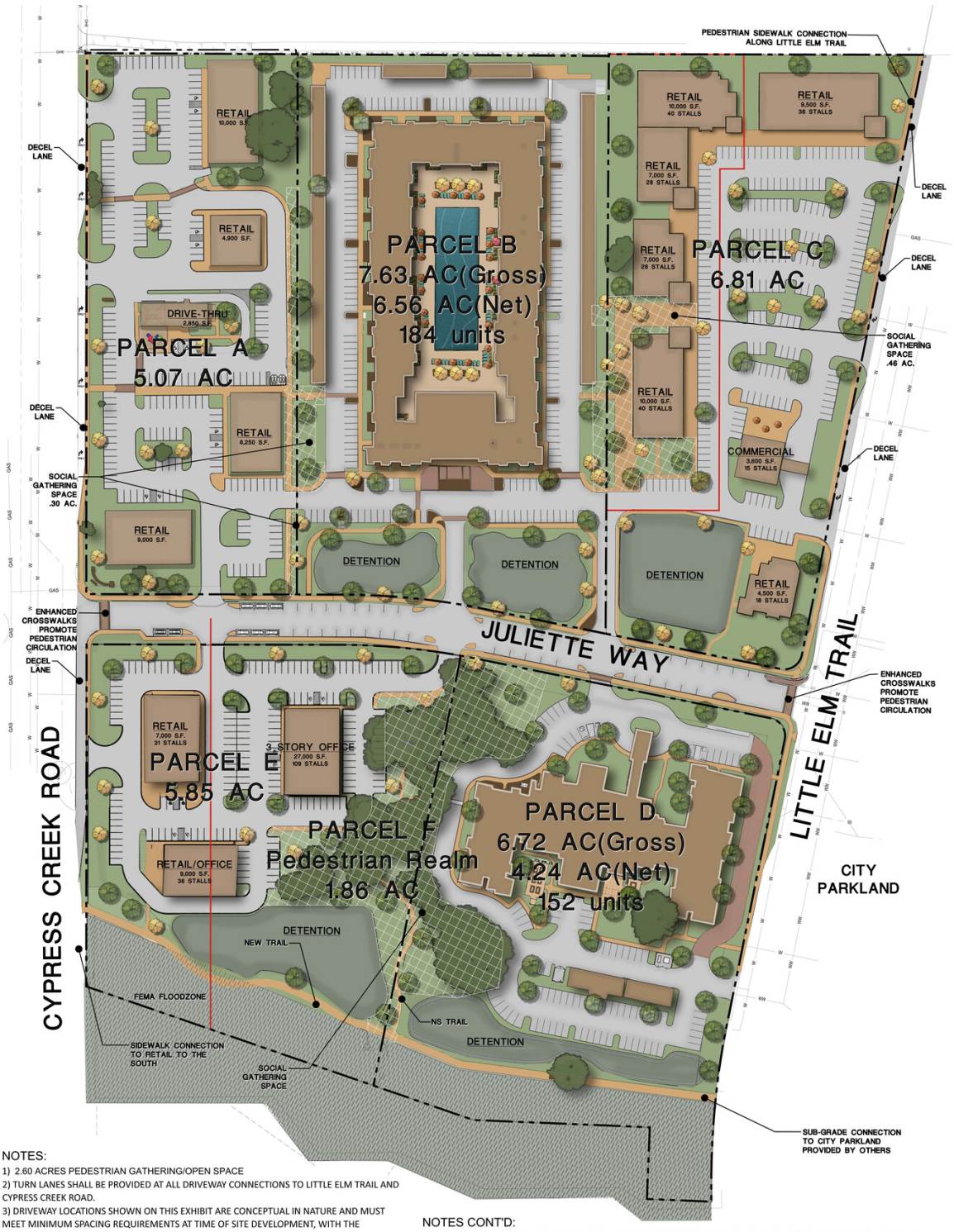
Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Juliette Way PD Concept Plan



NOTES:

1) 2.60 ACRES PEDESTRIAN GATHERING/OPEN SPACE
2) TURN LANES SHALL BE PROVIDED AT ALL DRIVEWAY CONNECTIONS TO LITTLE ELM TRAIL AND CYPRESS CREEK ROAD.
3) DRIVEWAY LOCATIONS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL IN NATURE AND MUST MEET MINIMUM SPACING REQUIREMENTS AT TIME OF SITE DEVELOPMENT, WITH THE EXCEPTION OF PARCEL A, WHICH HAS A DRIVEWAY VARIANCE.
4) "PARCEL" BOUNDARIES AS SHOWN ON CONCEPT PLAN ARE TO INDICATE PERMITTED USES AND OTHER REQUIREMENTS AS SET FORTH IN THE PD REGULATIONS AND MAY NOT REFLECT LOT BOUNDARIES AS SHOWN ON FINAL PLATS.
5) LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPING SHALL MEET REQUIREMENTS PER CITY CODE.

NOTES CONT'D:

6) MASTER DRAINAGE STUDY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY CITY OF CEDAR PARK DURING SITE PLAN PROCESS.
7) LAYOUT IS CONCEPT IN NATURE ONLY AND HAS NOT BEEN REVIEWED FOR SITE DEVELOPMENT STANDARDS. ALL CITY DEVELOPMENT STANDARDS INCLUDING CIRCULATION, PARKING AND DRIVE AISLE STANDARDS SHALL BE MET AT THE TIME OF DEVELOPMENT. NO DEVELOPMENT RIGHTS ARE TO BE CONSTRUED AS ESTABLISHED BASED ON THIS CONCEPT LAYOUT.

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT B-1
CONCEPT PLAN

JULIETTE WAY
PLANNED DEVELOPMENT

North
0 60 120 180
Scale: 1" = 60'
Date: January 3, 2018

SHEET FILE: P:\150072-POHL\Cadfiles\PLANNING\Site Planning\Concept N-illustrative use only.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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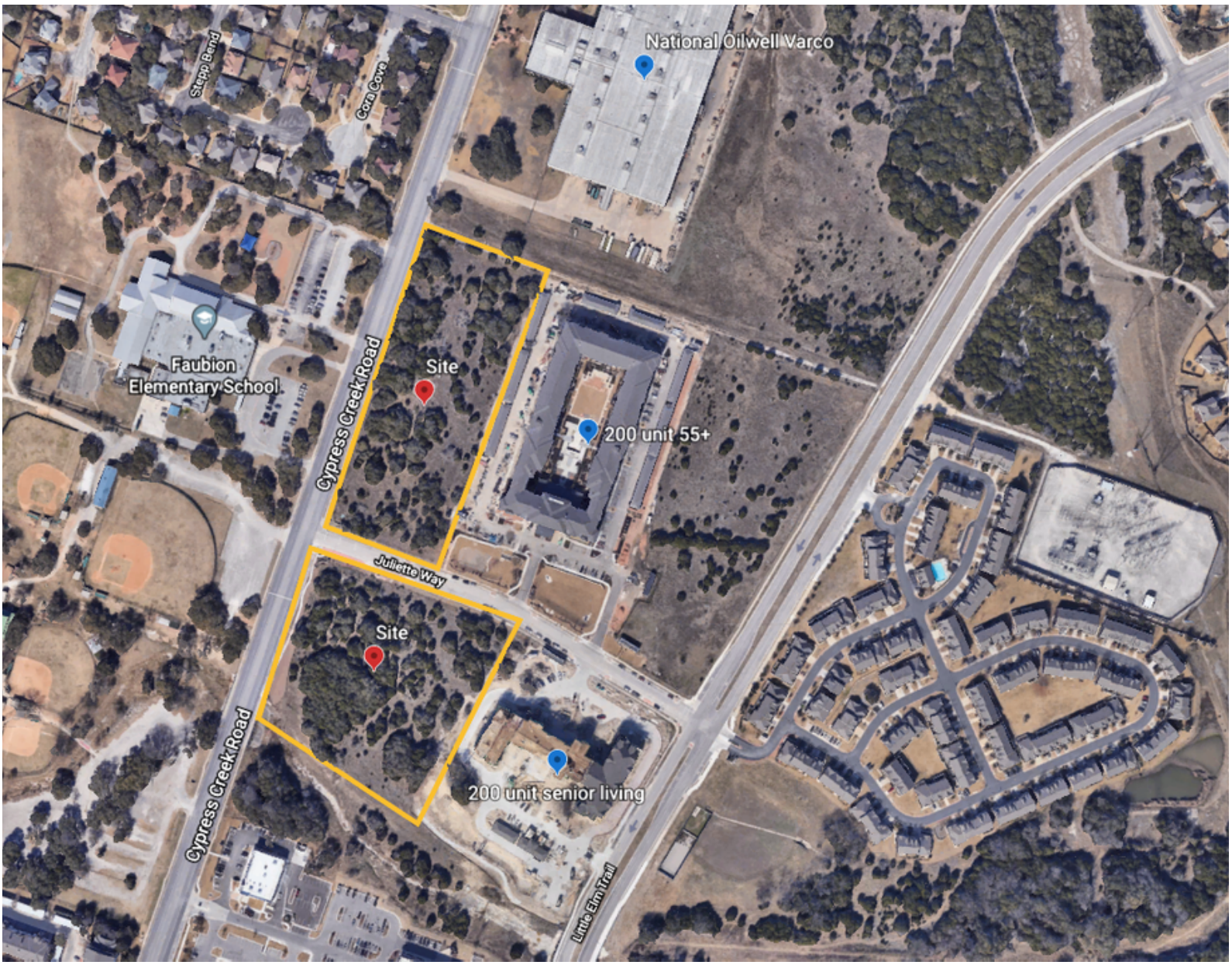
Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX



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Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Shops at Cypress Creek
Juliette Way, Cedar Park, TX 78613

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -
Total Availa
% Leas
Rent/SF

	Street						
1	Cypres						.46
2	S Lake						.52
3	S Lake						.52
4	S Lake						.52
5	S Lake						.52
6	Cypres						.62
7	Penny Ln	Sunny Ln	0.02 S	2018	80	MPSI	.68
8	Brook Meadow Trl	Buttercup Creek Blvd	0.05 NW	2018	511	MPSI	.71
9	Buttercup Creek Blvd	Cactus Flower Dr	0.03 NE	2018	4,642	MPSI	.73
10	S Lakeline Blvd	Buttercup Creek Blvd	0.04 SE	2018	21,021	MPSI	.80

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Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	20,086		95,268		216,145	
2020 Estimate	17,149		83,273		190,031	
2010 Census	10,775		64,821		150,735	
Growth 2020 - 2025	17.13%		14.40%		13.74%	
Growth 2010 - 2020	59.16%		28.47%		26.07%	
2020 Population by Hispanic Origin	3,162		15,474		35,224	
2020 Population	17,149		83,273		190,031	
White	13,789	80.41%	67,949	81.60%	149,914	78.89%
Black	813	4.74%	3,785	4.55%	9,344	4.92%
Am. Indian & Alaskan	96	0.56%	524	0.63%	1,263	0.66%
Asian	1,819	10.61%	8,390	10.08%	23,187	12.20%
Hawaiian & Pacific Island	25	0.15%	117	0.14%	266	0.14%
Other	607	3.54%	2,507	3.01%	6,057	3.19%
U.S. Armed Forces	14		119		267	
Households						
2025 Projection	7,290		34,756		79,787	
2020 Estimate	6,261		30,531		70,594	
2010 Census	4,011		23,989		57,142	
Growth 2020 - 2025	16.44%		13.84%		13.02%	
Growth 2010 - 2020	56.10%		27.27%		23.54%	
Owner Occupied	4,100	65.48%	21,043	68.92%	45,358	64.25%
Renter Occupied	2,161	34.52%	9,488	31.08%	25,236	35.75%
2020 Households by HH Income	6,260		30,529		70,593	
Income: <$25,000	356	5.69%	2,035	6.67%	4,670	6.62%
Income: $25,000 - $50,000	1,010	16.13%	4,253	13.93%	10,275	14.56%
Income: $50,000 - $75,000	1,056	16.87%	5,024	16.46%	11,351	16.08%
Income: $75,000 - $100,000	707	11.29%	3,960	12.97%	9,071	12.85%
Income: $100,000 - $125,000	890	14.22%	4,506	14.76%	9,488	13.44%
Income: $125,000 - $150,000	639	10.21%	3,196	10.47%	7,038	9.97%
Income: $150,000 - $200,000	989	15.80%	4,080	13.36%	9,376	13.28%
Income: $200,000+	613	9.79%	3,475	11.38%	9,324	13.21%
2020 Avg Household Income	$115,211		$117,306		$120,570	
2020 Med Household Income	$100,028		$99,952		$99,805	

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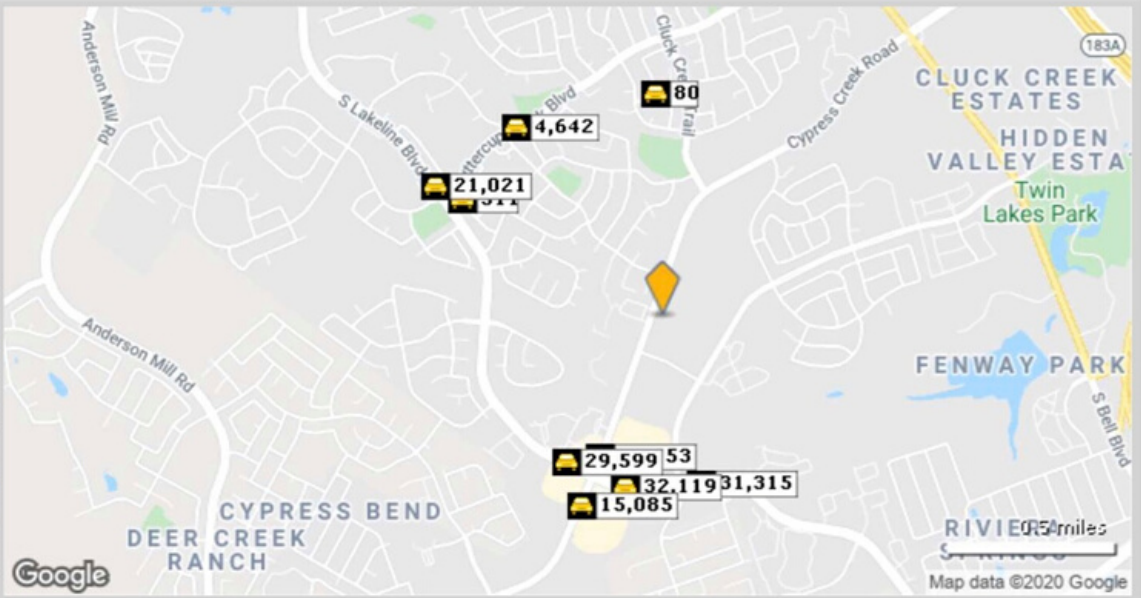
Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Shops at Cypress Creek

Juliette Way, Cedar Park, TX 78613

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	Cypress Creek Rd	S Lakeline Blvd	0.06 S	2018	18,953	MPSI	.46
2	S Lakeline Blvd	Lakeline Oaks Dr	0.08 E	2014	28,857	MPSI	.52
3	S Lakeline Blvd	Little Elm Trl	0.06 W	2018	31,315	MPSI	.52
4	S Lakeline Blvd	Cypress Creek Rd	0.10 W	2018	32,119	MPSI	.52
5	S Lakeline Blvd	Cypress Creek Rd	0.09 SE	2018	29,599	MPSI	.52
6	Cypress Creek Rd	S Lakeline Blvd	0.10 NE	2018	15,085	MPSI	.62
7	Penny Ln	Sunny Ln	0.02 S	2018	80	MPSI	.68
8	Brook Meadow Trl	Buttercup Creek Blvd	0.05 NW	2018	511	MPSI	.71
9	Buttercup Creek Blvd	Cactus Flower Dr	0.03 NE	2018	4,642	MPSI	.73
10	S Lakeline Blvd	Buttercup Creek Blvd	0.04 SE	2018	21,021	MPSI	.80

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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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.

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/Tenant/Seller/Landlord Initials _____ _____ Date _____