

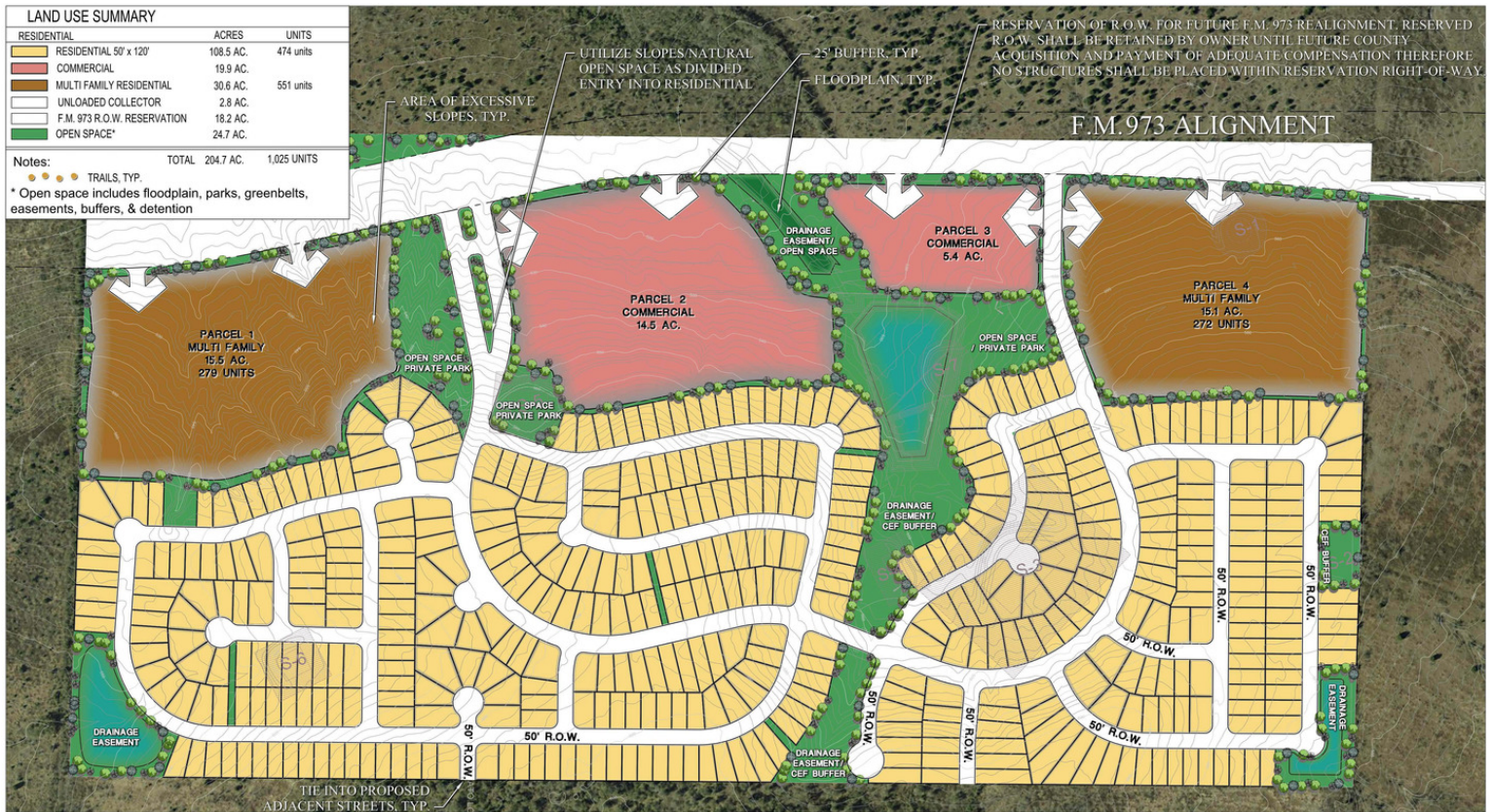
Wolf Manor Residential

Blake Manor Rd east of FM 973 and
Toll 130, Manor, TX

+/- 200 Acres

\$40,000 per acre

- Located in the ETJ of Manor
- Close to Toll 130
- New alignment of 973 is along property edge



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	2,109	16,151	28,781
Traffic Count	6,500 VPD on Blake Manor Rd		
	30,000 VPD on Toll 130		

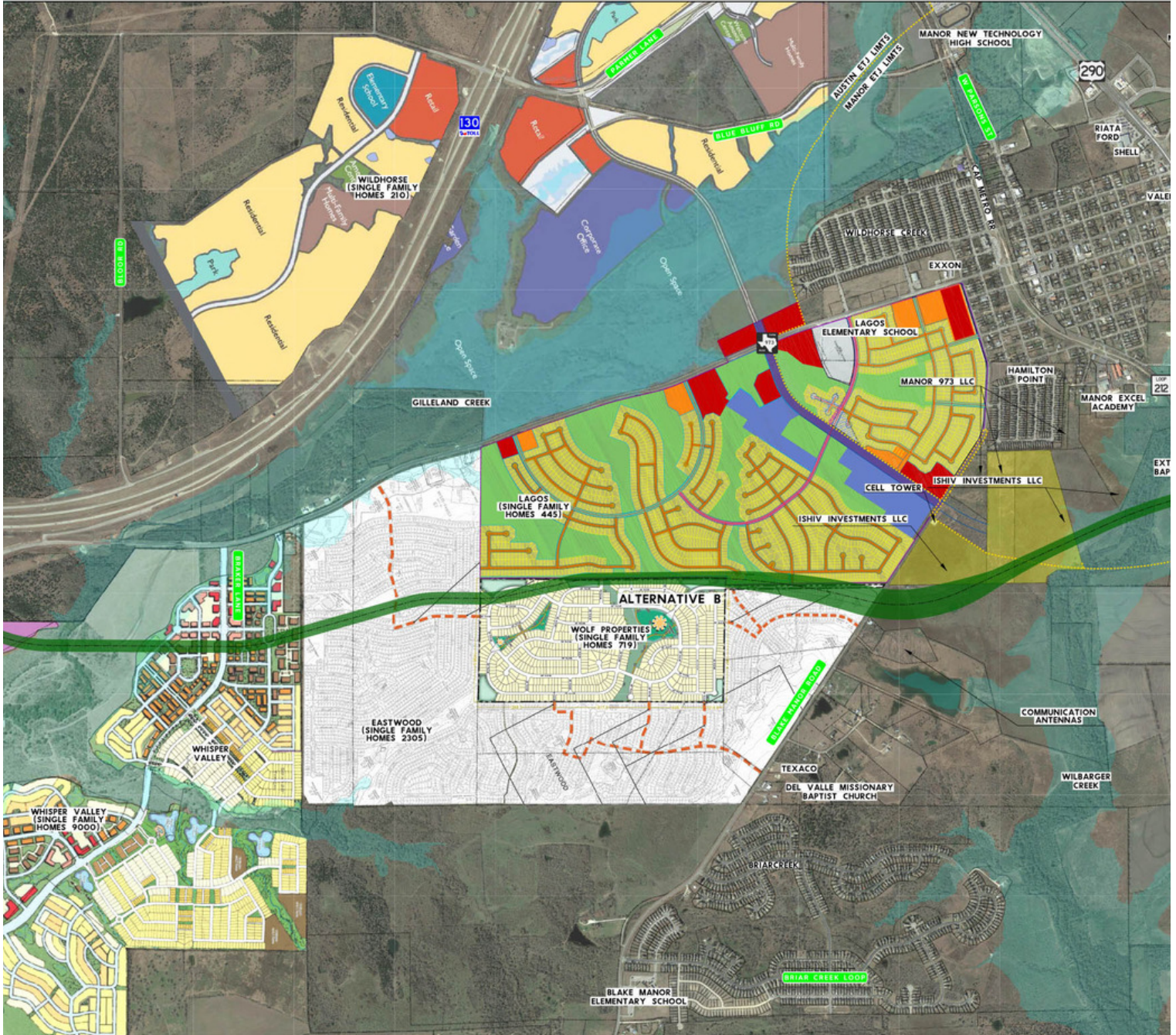


pohlpartners, inc.

Wolf Manor Residential

Blake Manor Rd east of FM 973 and
Toll 130, Manor, TX

+/- 200 Acres



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	2,109	16,151	28,781
Traffic Count	6,500 VPD on Blake Manor Rd 30,000 VPD on Toll 130		

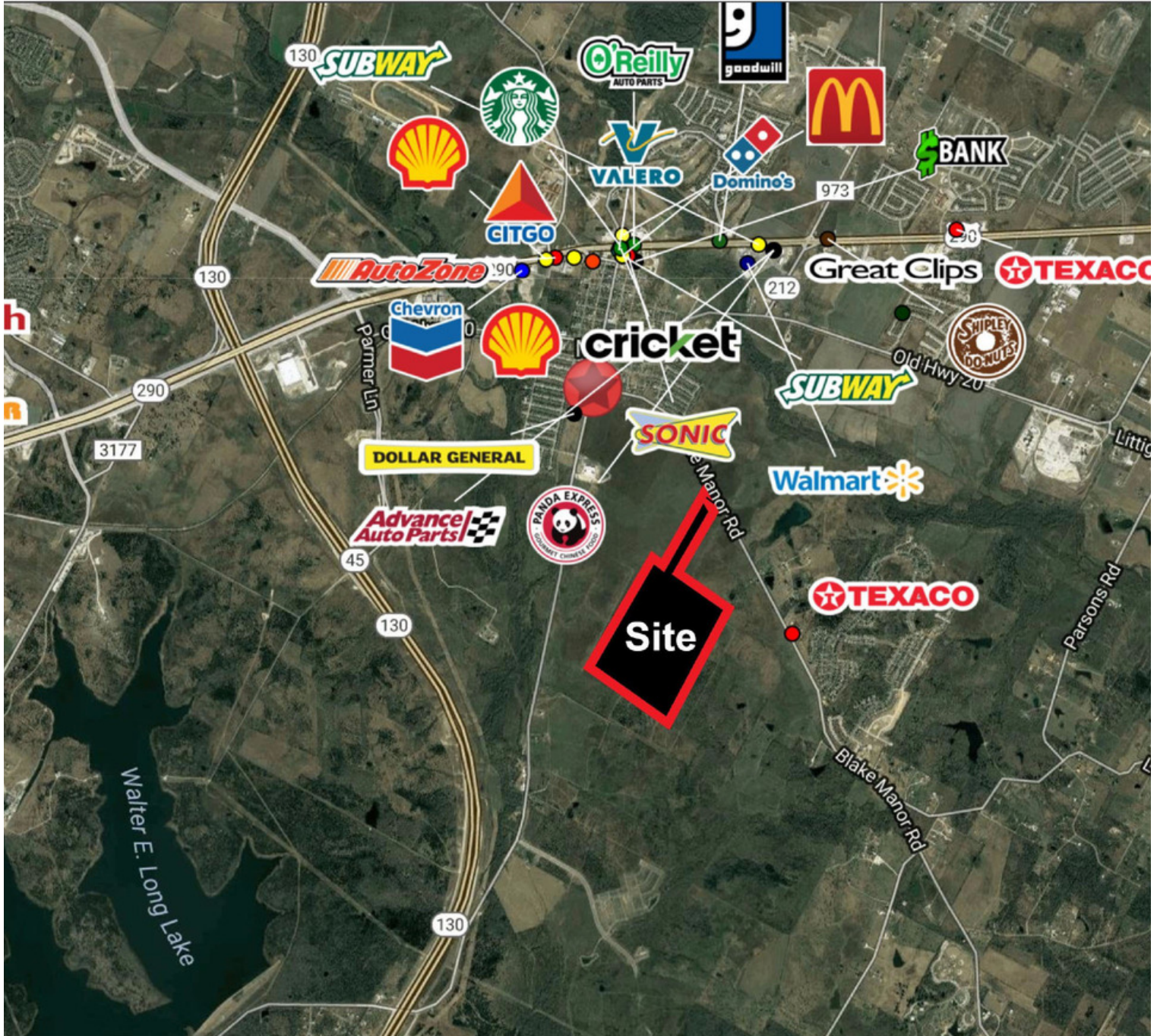


pohlpartners, inc.

Wolf Manor Residential

Blake Manor Rd east of FM 973 and
Toll 130, Manor, TX

+/- 200 Acres



Pohl Partners, Inc.

10800 Pecan Park Blvd, Ste. 125

O 512.335.5577

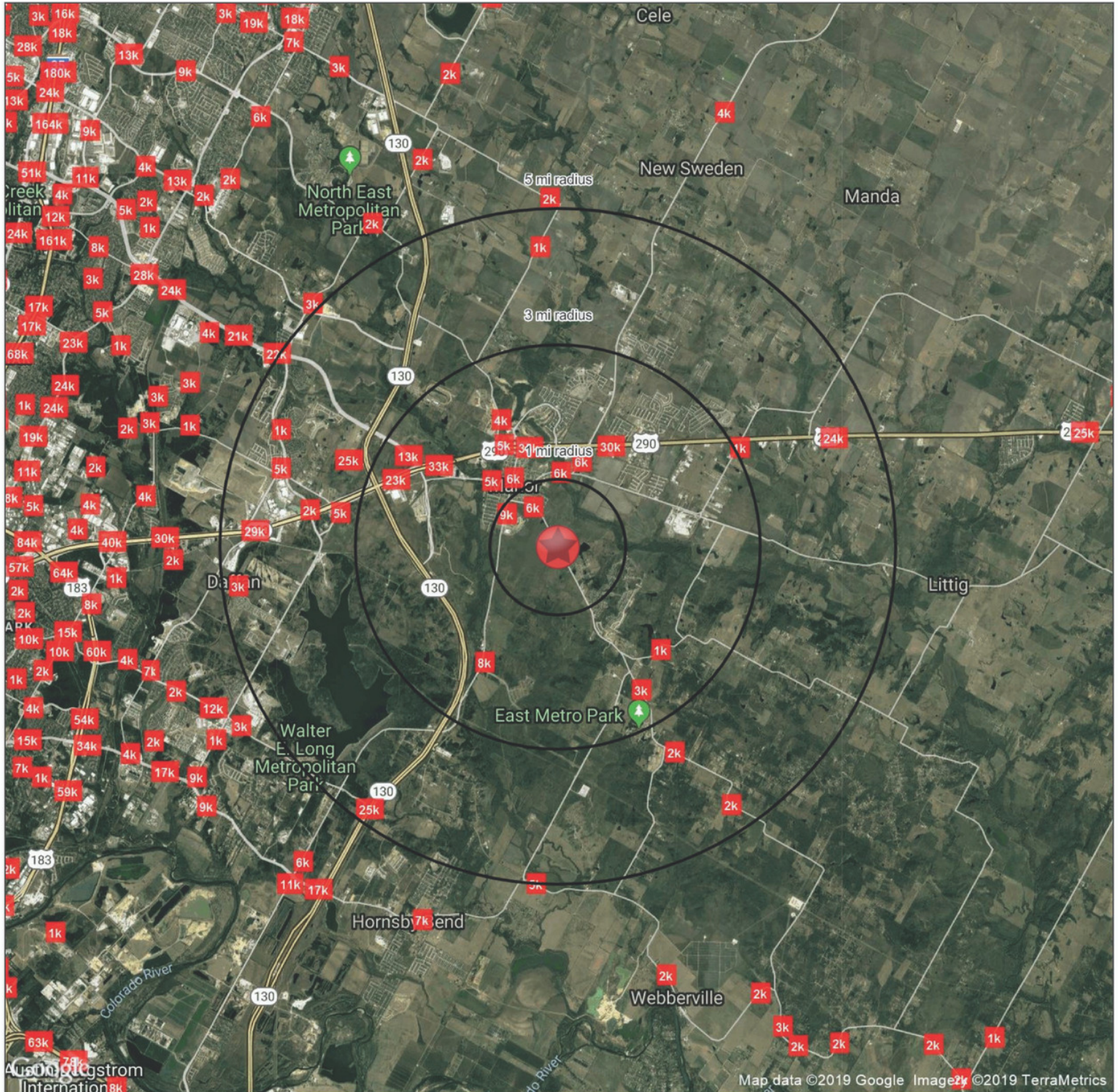
F 512.335.1309

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.

17202 Blake Manor Rd

Manor, TX 78653



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	2,109	16,151	28,781
Households	671	5,114	9,196
Population Median Age	32.1	32.2	32.5
5 Yr Pop Growth (Total%)	8.6%	8.0%	8.3%

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: 30.3274/-97.5460

RF1

Wolf Manor Residential

Manor, TX 78653

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	2,109	16,151	28,781
	2023 Projected Population	2,291	17,440	31,157
	2010 Census Population	1,606	10,580	18,509
	2000 Census Population	556	2,682	5,985
	Projected Annual Growth 2018 to 2023	1.7%	1.6%	1.7%
	Historical Annual Growth 2000 to 2018	15.5%	27.9%	21.2%
HOUSEHOLDS	2018 Estimated Households	671	5,114	9,196
	2023 Projected Households	749	5,681	10,214
	2010 Census Households	500	3,271	5,724
	2000 Census Households	191	904	1,963
	Projected Annual Growth 2018 to 2023	2.3%	2.2%	2.2%
	Historical Annual Growth 2000 to 2018	14.0%	25.9%	20.5%
AGE	2018 Est. Population Under 10 Years	16.5%	16.8%	16.6%
	2018 Est. Population 10 to 19 Years	15.0%	14.8%	14.7%
	2018 Est. Population 20 to 29 Years	12.3%	12.0%	12.0%
	2018 Est. Population 30 to 44 Years	26.8%	26.8%	26.2%
	2018 Est. Population 45 to 59 Years	16.7%	17.0%	17.8%
	2018 Est. Population 60 to 74 Years	9.7%	9.7%	9.9%
	2018 Est. Population 75 Years or Over	3.0%	2.8%	2.8%
	2018 Est. Median Age	32.1	32.2	32.5
MARITAL STATUS & GENDER	2018 Est. Male Population	50.2%	49.9%	49.5%
	2018 Est. Female Population	49.8%	50.1%	50.5%
	2018 Est. Never Married	36.0%	32.9%	32.5%
	2018 Est. Now Married	38.1%	43.9%	46.9%
	2018 Est. Separated or Divorced	21.6%	19.4%	17.2%
	2018 Est. Widowed	4.3%	3.8%	3.4%
INCOME	2018 Est. HH Income \$200,000 or More	0.3%	2.9%	4.1%
	2018 Est. HH Income \$150,000 to \$199,999	2.8%	3.4%	5.3%
	2018 Est. HH Income \$100,000 to \$149,999	12.3%	16.5%	18.3%
	2018 Est. HH Income \$75,000 to \$99,999	10.1%	14.7%	14.6%
	2018 Est. HH Income \$50,000 to \$74,999	25.2%	22.8%	19.8%
	2018 Est. HH Income \$35,000 to \$49,999	21.6%	16.7%	16.1%
	2018 Est. HH Income \$25,000 to \$34,999	7.8%	7.1%	7.6%
	2018 Est. HH Income \$15,000 to \$24,999	5.8%	7.1%	6.4%
	2018 Est. HH Income Under \$15,000	14.3%	8.9%	7.8%
	2018 Est. Average Household Income	\$59,269	\$62,776	\$70,031
	2018 Est. Median Household Income	\$49,561	\$61,806	\$67,212
	2018 Est. Per Capita Income	\$18,864	\$19,888	\$22,389
	2018 Est. Total Businesses	15	225	424
	2018 Est. Total Employees	213	3,058	6,359

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3274/-97.5460

RF1

Wolf Manor Residential

Manor, TX 78653

1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	48.2%	53.2%	54.1%
	2018 Est. Black	27.0%	22.8%	21.2%
	2018 Est. Asian or Pacific Islander	1.0%	1.7%	3.1%
	2018 Est. American Indian or Alaska Native	1.0%	0.9%	0.8%
	2018 Est. Other Races	22.7%	21.4%	20.8%
HISPANIC	2018 Est. Hispanic Population	1,027	7,254	12,467
	2018 Est. Hispanic Population	48.7%	44.9%	43.3%
	2023 Proj. Hispanic Population	48.4%	44.8%	43.2%
	2010 Hispanic Population	50.6%	45.5%	44.8%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	1,351	10,344	18,500
	2018 Est. Elementary (Grade Level 0 to 8)	6.7%	7.3%	7.5%
	2018 Est. Some High School (Grade Level 9 to 11)	10.5%	8.6%	8.5%
	2018 Est. High School Graduate	27.0%	25.0%	24.2%
	2018 Est. Some College	22.1%	23.8%	22.6%
	2018 Est. Associate Degree Only	7.9%	9.4%	9.0%
	2018 Est. Bachelor Degree Only	19.4%	19.9%	20.3%
	2018 Est. Graduate Degree	6.3%	6.1%	7.9%
HOUSING	2018 Est. Total Housing Units	692	5,230	9,392
	2018 Est. Owner-Occupied	79.5%	83.9%	83.0%
	2018 Est. Renter-Occupied	17.6%	13.9%	14.9%
	2018 Est. Vacant Housing	2.9%	2.2%	2.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	8.9%	5.8%	9.7%
	2010 Homes Built 2000 to 2004	77.6%	83.3%	78.7%
	2010 Homes Built 1990 to 1999	12.4%	14.3%	21.5%
	2010 Homes Built 1980 to 1989	10.5%	9.8%	13.5%
	2010 Homes Built 1970 to 1979	6.9%	5.1%	7.8%
	2010 Homes Built 1960 to 1969	7.8%	5.5%	4.4%
	2010 Homes Built 1950 to 1959	4.6%	2.8%	2.3%
	2010 Homes Built Before 1949	4.6%	3.7%	3.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.1%	1.6%	2.5%
	2010 Home Value \$500,000 to \$999,999	10.0%	12.4%	16.4%
	2010 Home Value \$400,000 to \$499,999	10.1%	13.8%	12.2%
	2010 Home Value \$300,000 to \$399,999	20.7%	19.7%	21.3%
	2010 Home Value \$200,000 to \$299,999	28.1%	27.6%	34.4%
	2010 Home Value \$150,000 to \$199,999	27.6%	27.6%	37.6%
	2010 Home Value \$100,000 to \$149,999	30.0%	25.7%	25.0%
	2010 Home Value \$50,000 to \$99,999	10.9%	10.4%	10.7%
	2010 Home Value \$25,000 to \$49,999	5.8%	3.9%	5.0%
	2010 Home Value Under \$25,000	0.7%	1.2%	1.5%
	2010 Median Home Value	\$195,994	\$214,142	\$218,004
	2010 Median Rent	\$1,190	\$1,097	\$1,044

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3274/-97.5460

RF1

Wolf Manor Residential

Manor, TX 78653

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	1,551	11,841	21,211
	2018 Est. Civilian Employed	66.4%	68.0%	67.4%
	2018 Est. Civilian Unemployed	5.1%	3.6%	2.8%
	2018 Est. in Armed Forces	-	0.1%	0.1%
	2018 Est. not in Labor Force	28.4%	28.2%	29.7%
	2018 Labor Force Males	49.5%	49.5%	49.0%
	2018 Labor Force Females	50.5%	50.5%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,105	7,343	14,065
	2010 Mgmt, Business, & Financial Operations	14.9%	15.0%	14.5%
	2010 Professional, Related	19.3%	21.6%	22.7%
	2010 Service	17.6%	16.0%	15.8%
	2010 Sales, Office	25.7%	25.6%	24.0%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	9.2%	9.3%	11.3%
	2010 Production, Transport, Material Moving	13.2%	12.4%	11.7%
	2010 White Collar Workers	60.0%	62.2%	61.2%
	2010 Blue Collar Workers	40.0%	37.8%	38.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.1%	79.1%	77.3%
	2010 Drive to Work in Carpool	12.1%	11.6%	13.4%
	2010 Travel to Work by Public Transportation	1.9%	1.4%	1.4%
	2010 Drive to Work on Motorcycle	-	0.2%	0.1%
	2010 Walk or Bicycle to Work	1.7%	0.9%	0.6%
	2010 Other Means	0.2%	0.6%	0.4%
	2010 Work at Home	6.0%	6.3%	6.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	13.2%	10.9%	10.1%
	2010 Travel to Work in 15 to 29 Minutes	20.6%	24.7%	28.9%
	2010 Travel to Work in 30 to 59 Minutes	48.5%	46.5%	41.9%
	2010 Travel to Work in 60 Minutes or More	6.8%	9.3%	9.8%
	2010 Average Travel Time to Work	32.1	31.7	30.5
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$33.0 M	\$261 M	\$505 M
	2018 Est. Apparel	\$1.16 M	\$9.15 M	\$17.7 M
	2018 Est. Contributions, Gifts	\$1.99 M	\$16.6 M	\$33.7 M
	2018 Est. Education, Reading	\$1.16 M	\$9.62 M	\$19.4 M
	2018 Est. Entertainment	\$1.83 M	\$14.6 M	\$28.4 M
	2018 Est. Food, Beverages, Tobacco	\$5.22 M	\$40.5 M	\$77.5 M
	2018 Est. Furnishings, Equipment	\$1.09 M	\$8.88 M	\$17.4 M
	2018 Est. Health Care, Insurance	\$2.92 M	\$22.7 M	\$43.5 M
	2018 Est. Household Operations, Shelter, Utilities	\$10.2 M	\$80.7 M	\$156 M
	2018 Est. Miscellaneous Expenses	\$494 K	\$3.85 M	\$7.37 M
	2018 Est. Personal Care	\$429 K	\$3.39 M	\$6.55 M
	2018 Est. Transportation	\$6.46 M	\$50.7 M	\$97.1 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

