

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





LOTTING A
WOLF TRACT

North Date: May 9, 2019

SHEET FILE THISODS POHL Custiles FLANNING Letting Letting A dwg
ase mapping compiled from best available information. All map data
hould be considered as preliminary, in need of verification, and

absol happing confident on the standard simulation. An imagination as should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does no represent any regulatory approval. Plan is subject to change.

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.

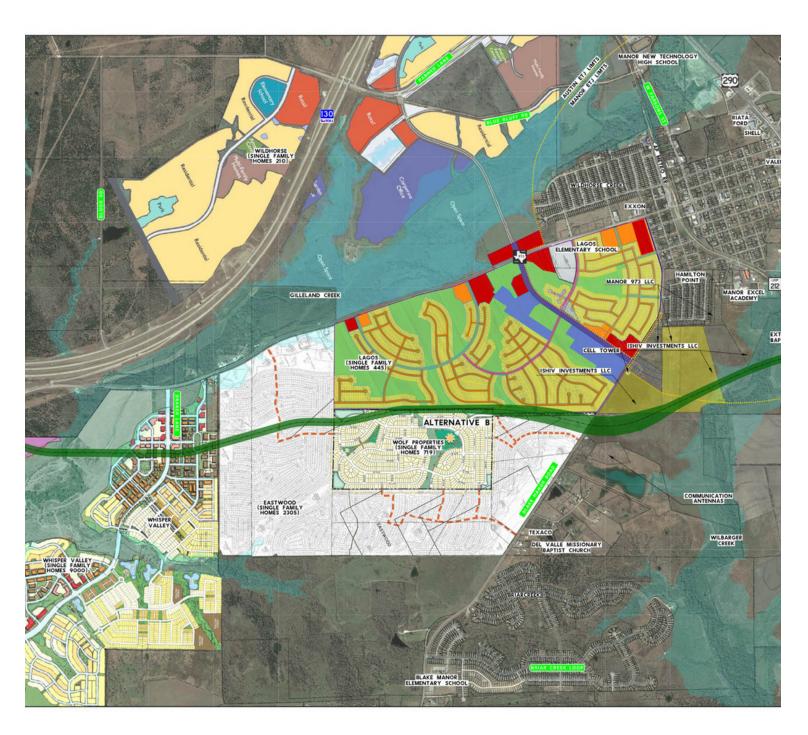
Demographics			
	1 MILE	3 MILE	5 MILE
2018 population	2,109	16,151	28,781
Traffic Count	6,500 VPD on Blake Manor Rd		
	30,000 VPD on Toll 130		



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Demographics

2018 population
Traffic Count

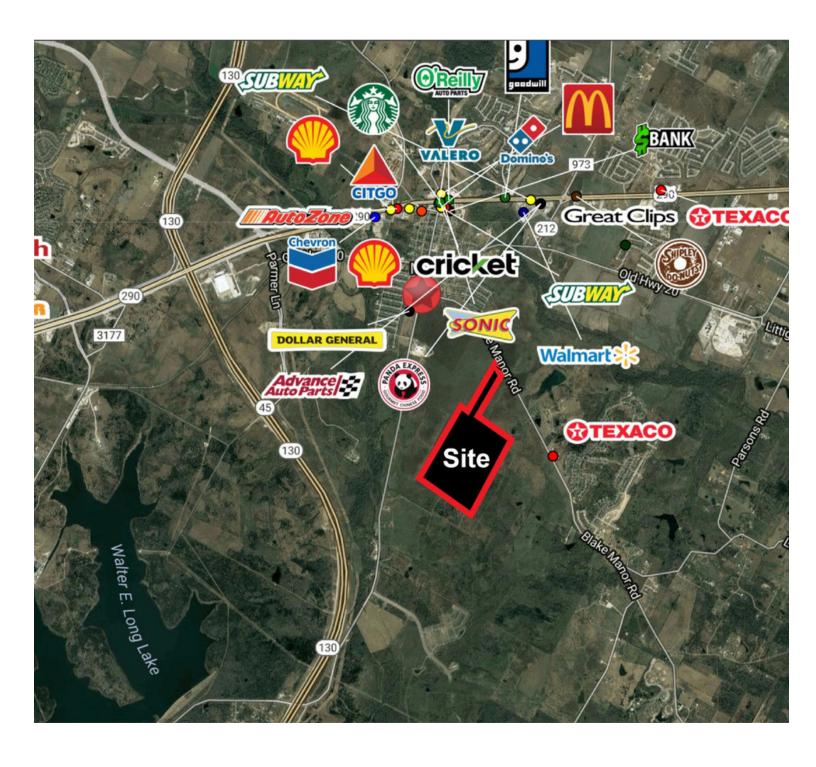
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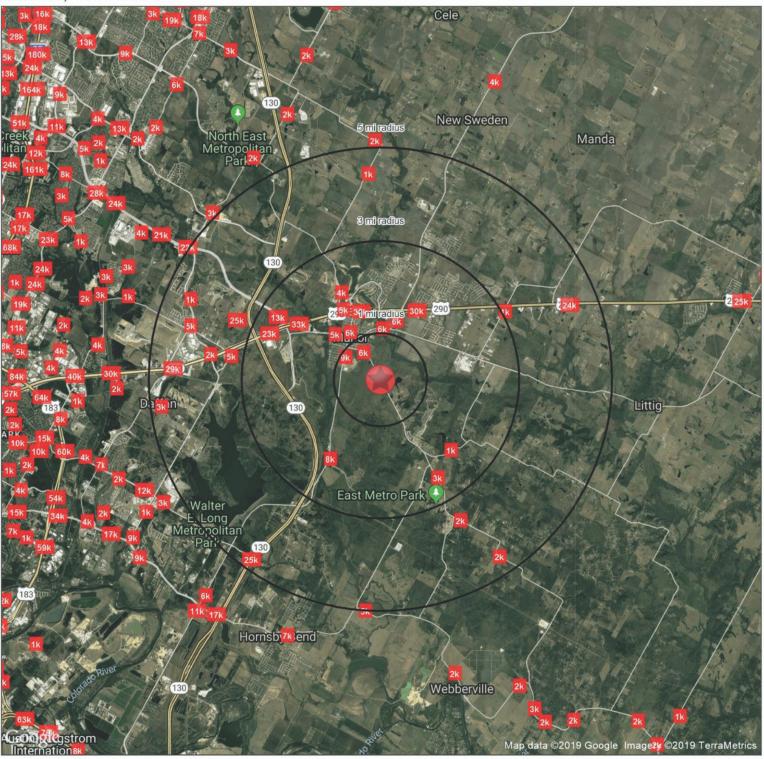
+/- 200 Acres



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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					
Contact Information					
Name	Bill Pohl				
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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

Lat/Loi	n: 30.3274/-97.5460			RF1
Wolf	Manor Residential	1 mi radius	3 mi radius	5 mi radius
Mano	or, TX 78653	i illi radido	o mi radido	o mi radido
	2018 Estimated Population	2,109	16,151	28,781
POPULATION	2023 Projected Population	2,291	17,440	28,781 31,157
	2010 Census Population	1,606	10,580	
≱	2000 Census Population	556	2,682	18,509 5,985
ļ	Projected Annual Growth 2018 to 2023	1.7%	1.6%	
"	Historical Annual Growth 2000 to 2018	15.5%	27.9%	21.2%
S	2018 Estimated Households	671	5,114	21.2% 9,196 10,214 5,724 1,963 2.2% 20.5% 16.6% 14.7%
ноиѕеногрѕ	2023 Projected Households	749	5,681	10,214
兒	2010 Census Households	500	3,271	5,724
JSE	2000 Census Households	191	904	1,963
호	Projected Annual Growth 2018 to 2023	2.3%	2.2%	2.2%
	Historical Annual Growth 2000 to 2018	14.0%	25.9%	20.5%
	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%
500,000	2018 Est. Population 20 to 29 Years	12.3%	12.0%	12.0%
AGE	2018 Est. Population 30 to 44 Years	26.8%	26.8%	12.0% 26.2% 17.8%
₹	2018 Est. Population 45 to 59 Years	16.7%		
	2018 Est. Population 60 to 74 Years	9.7%	9.7%	
	2018 Est. Population 75 Years or Over	3.0%		
	2018 Est. Median Age	32.1	32.2	
S	2018 Est. Male Population	50.2%	49.9%	49.5%
MARITAL STATUS & GENDER	2018 Est. Female Population	49.8%	50.1%	50.5%
ST	2018 Est. Never Married	36.0%	32.9%	32.5%
E E	2018 Est. Now Married	38.1%	43.9%	46.9%
'IRI'	2018 Est. Separated or Divorced	21.6%	19.4%	17.2%
M	2018 Est. Widowed	4.3%	3.8%	49.5% 50.5% 32.5% 46.9% 17.2% 3.4% 4.1%
	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% 18.3% 14.6%
	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%
ш	2018 Est. HH Income \$50,000 to \$74,999	25.2%	22.8%	19.8%
N ⊗	2018 Est. HH Income \$35,000 to \$49,999	21.6%	16.7%	16.1%
INCOME	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%
1	2018 Est. HH Income Under \$15,000	14.3%	8.9%	7.8%
1	2018 Est. Average Household Income	\$59,269	\$62,776	\$70,031
1	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

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	2018 Est. White	48.2%	53.2%	54.1%
RACE	2018 Est. Black	27.0%	22.8%	54.1% 21.2%
	2018 Est. Asian or Pacific Islander	1.0%	1.7%	
"	2018 Est. American Indian or Alaska Native	1.0%	0.9%	0.8%
	2018 Est. Other Races	22.7%	21.4%	3.1% 0.8% 20.8% 12,467 43.3% 43.2% 44.8% 18,500 7.5% 8.5% 24.2%
2	2018 Est. Hispanic Population	1,027	7,254	12,467
HISPANIC	2018 Est. Hispanic Population	48.7%	44.9%	43.3%
ISF	2023 Proj. Hispanic Population	48.4%	44.8%	43.2%
	2010 Hispanic Population	50.6%	45.5%	44.8%
	2018 Est. Adult Population (25 Years or Over)	1,351	10,344	18,500
EDUCATION (Adults 25 or Older)	2018 Est. Elementary (Grade Level 0 to 8)	6.7%	7.3%	7.5%
58	2018 Est. Some High School (Grade Level 9 to 11)	10.5%	8.6%	8.5%
YAT o o	2018 Est. High School Graduate	27.0%	25.0%	
) UC	2018 Est. Some College	22.1%	23.8%	22.6%
교육	2018 Est. Associate Degree Only	7.9%		
₹	2018 Est. Bachelor Degree Only	19.4%	19.9%	20.3%
	2018 Est. Graduate Degree	6.3%	6.1%	20.3%
ō	2018 Est. Total Housing Units	692	5,230	9,392
HOUSING	2018 Est. Owner-Occupied	79.5%	83.9%	83.0%
δ	2018 Est. Renter-Occupied	17.6%	13.9%	14.9%
	2018 Est. Vacant Housing	2.9%	2.2%	9,392 83.0% 14.9% 2.1% 9.7% 78.7% 21.5% 13.5%
AR	2010 Homes Built 2005 or later	8.9%	5.8%	9.7%
OMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	77.6%	83.3%	78.7%
₽	2010 Homes Built 1990 to 1999	12.4%	14.3%	21.5%
ᆸ	2010 Homes Built 1980 to 1989	10.5%	9.8%	13.5%
B	2010 Homes Built 1970 to 1979	6.9%	5.1%	
ES	2010 Homes Built 1960 to 1969	7.8%	5.5%	4.4%
ĕ	2010 Homes Built 1950 to 1959	4.6%	2.8%	2.3%
Ĭ	2010 Homes Built Before 1949	4.6%	3.7%	2.5%
	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%
S	2010 Home Value \$300,000 to \$399,999	20.7%	19.7%	21.3%
J.	2010 Home Value \$200,000 to \$299,999	28.1%	27.6%	34.4%
HOME VALUES	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%
NO I	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		\$218,004
	2010 Median Rent	\$1,190	\$1,097	\$1,044

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Mano	or, TX 78653	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	1,551	11,841	21,211
LABOR FORCE	2018 Est. Civilian Employed	66.4%		21,211 67.4%
	2018 Est. Civilian Unemployed	5.1%	3.6%	
	2018 Est. in Armed Forces		0.1%	2.8% 0.1% 29.7%
l Ĕ	2018 Est. not in Labor Force	28.4%	28.2%	29.7%
ΙΞ̈́	2018 Labor Force Males	49.5%	49.5%	
	2018 Labor Force Females	50.5%	50.5%	49.0% 51.0% 14,065 14.5% 22.7% 15.8% 24.0% 0.1%
	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%
7	2010 Professional, Related	19.3%	21.6%	22.7%
OCCUPATION	2010 Service	17.6%	16.0%	15.8%
PAT	2010 Sales, Office	25.7%	25.6%	24.0%
COL	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
Ö	2010 Construction, Extraction, Maintenance	9.2%	9.3%	11.3%
	2010 Production, Transport, Material Moving	13.2%		11.7%
	2010 White Collar Workers	60.0%		61.2%
	2010 Blue Collar Workers	40.0%	37.8%	11.3% 11.7% 61.2% 38.8%
z	2010 Drive to Work Alone	78.1%	79.1%	77.3% 13.4% 1.4% 0.1%
TRANSPORTATION TO WORK	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%
βŠ	2010 Drive to Work on Motorcycle	-	0.2%	
R C	2010 Walk or Bicycle to Work	1.7%		0.6%
₹	2010 Other Means	0.2%		0.4%
-	2010 Work at Home	6.0%	6.3%	0.4% 6.7% 10.1% 28.9%
TIME	2010 Travel to Work in 14 Minutes or Less	13.2%		10.1%
Ē	2010 Travel to Work in 15 to 29 Minutes	20.6%		28.9%
VEL	2010 Travel to Work in 30 to 59 Minutes	48.5%		41.9%
TRAVEL	2010 Travel to Work in 60 Minutes or More	6.8%	9.3%	9.8%
F	2010 Average Travel Time to Work	32.1	31.7	41.9% 9.8% 30.5
	2018 Est. Total Household Expenditure	\$33.0 M		- 81
쀭	2018 Est. Apparel	\$1.16 M		\$17.7 101
₽	2018 Est. Contributions, Gifts	\$1.99 M		98.000
CONSUMER EXPENDITURE	2018 Est. Education, Reading	\$1.16 M		
핕	2018 Est. Entertainment	\$1.83 M		
<u>~</u>	2018 Est. Food, Beverages, Tobacco	\$5.22 M		18 No.
띪	2018 Est. Furnishings, Equipment	\$1.09 M		\$17.4 M
<u>§</u>	2018 Est. Health Care, Insurance	\$2.92 M		9/0
l SN	2018 Est. Household Operations, Shelter, Utilities	\$10.2 M		
8	2018 Est. Miscellaneous Expenses	\$494 K		
	2018 Est. Personal Care	\$429 K		
	2018 Est. Transportation	\$6.46 M	\$50.7 M	\$97.1 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	nant/Seller/Landid	ord Initials Date	