



pohlpartners, inc.

Shops at New Hope

New Hope Dr & Bagdad Rd
Cedar Park, TX

Multiple Parcels
Available

Purchase:

Parcel 1: +/- 2.2 acres - \$8 per sq ft

Parcel 2A: 2.29 acres - \$10 per sq ft

Parcel 2B: +/- 2.6 acres - \$8 per sq ft

Parcel 3: +/- 1 acre - \$8 per sq ft

Lease: 'to be built' retail center on 2B:

\$26 to \$32 per sq ft + NNN

- Approved site development permit and building permit for gas station on 2A
- High visibility and easy access
- Four lanes of New Hope complete from 1431 and Toll 183 A
- Zoned General Retail
- 12" water line on New Hope and 6" wastewater line on Clover Ln



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	10,222	85,038	164,371
Average HH Income	\$88,561	\$102,185	\$105,204
Traffic Count	14,000 (vehicles per day)		



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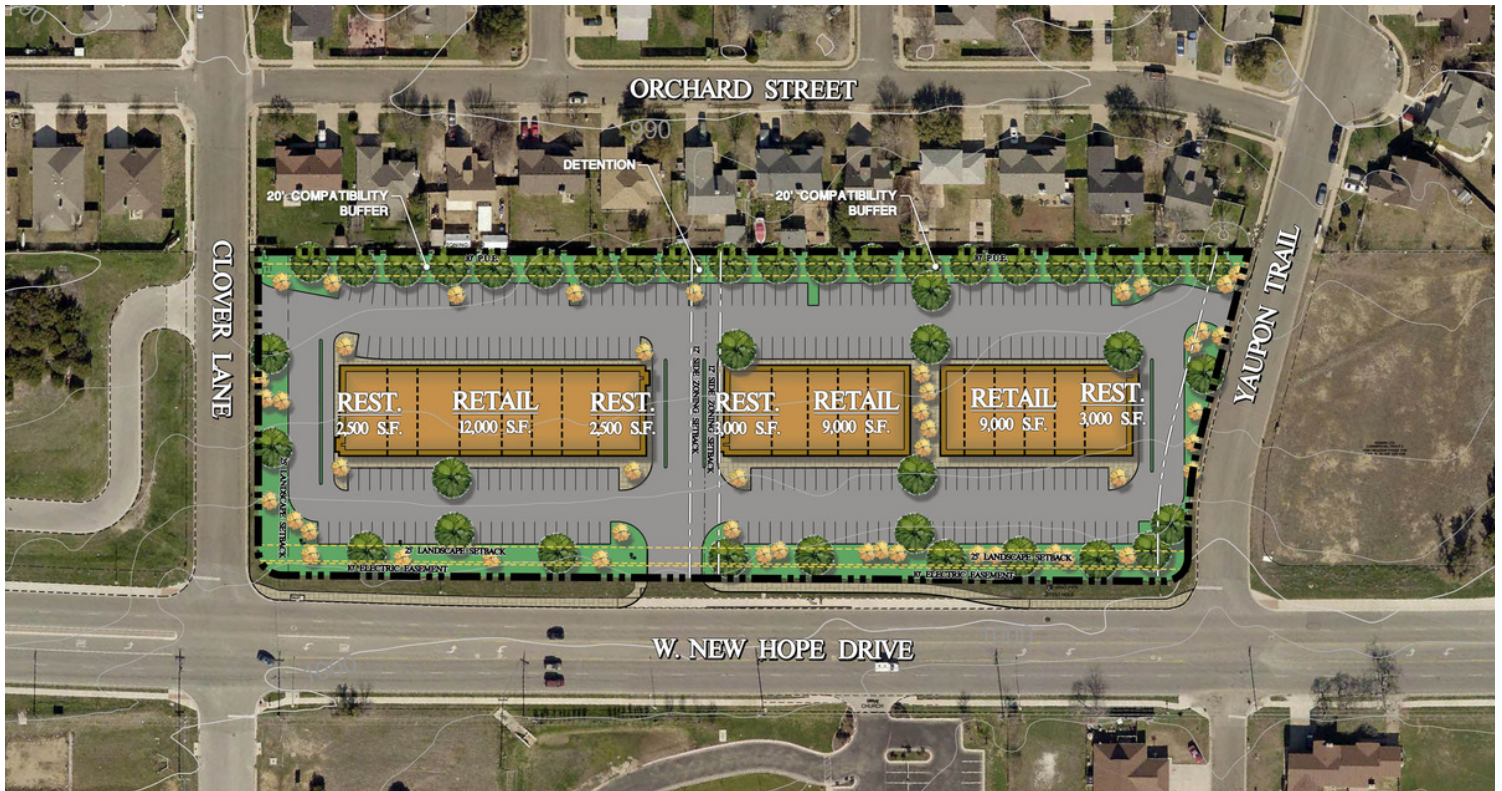
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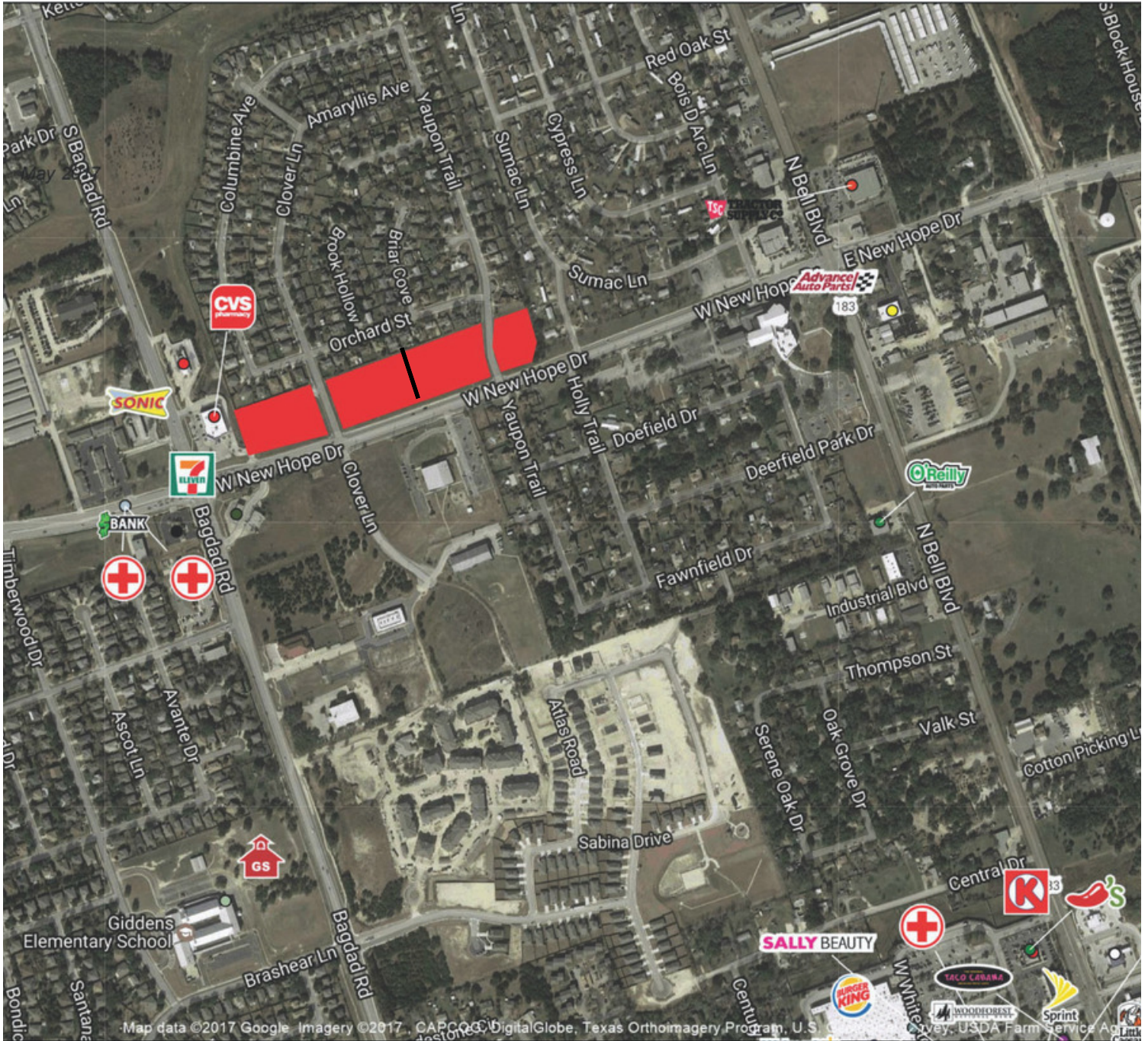


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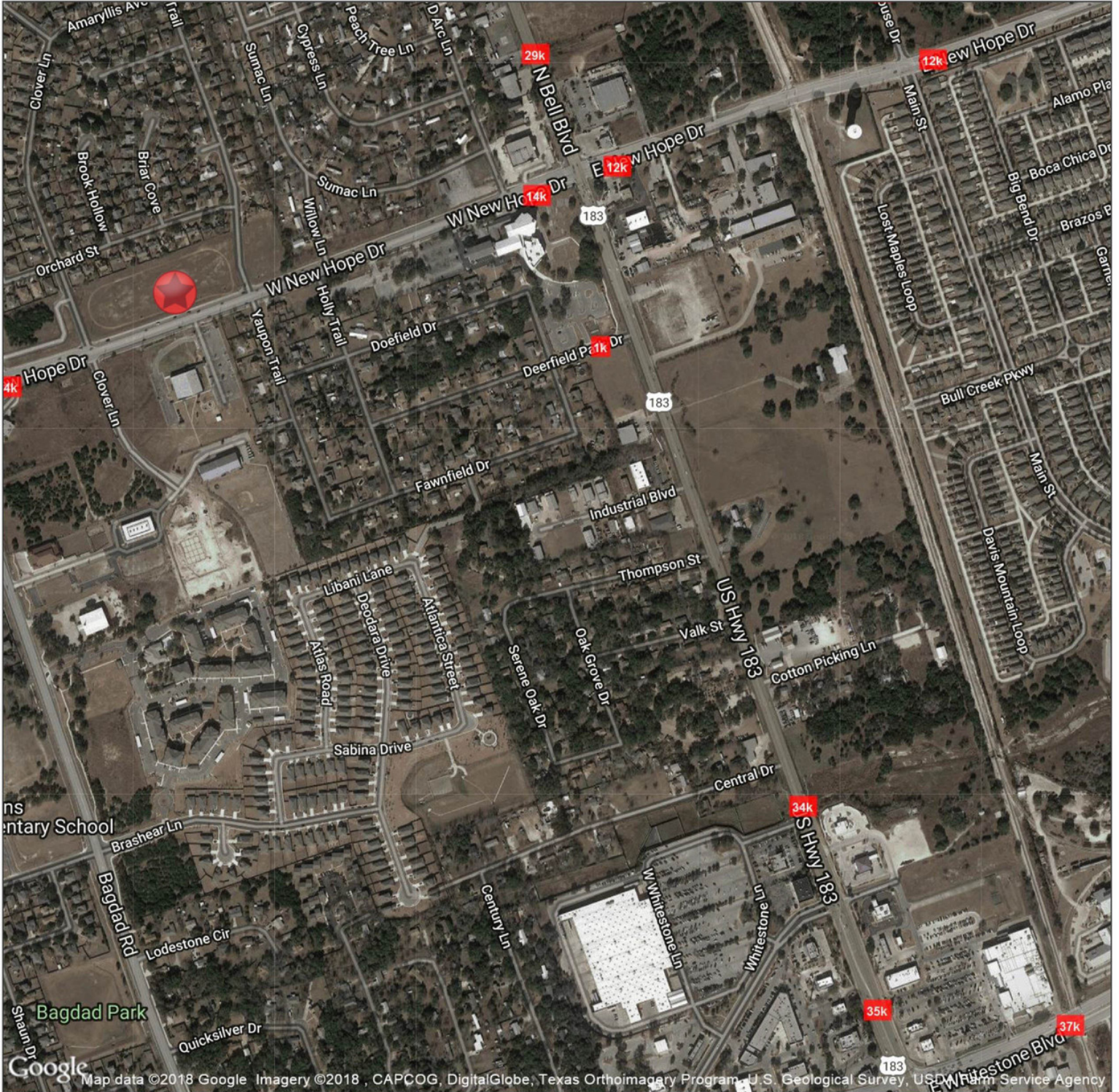


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Shops at New Hope

Cedar Park, TX 78613



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	10,222	85,038	164,371
Households	3,507	27,464	54,502
Population Median Age	35.0	34.2	34.2
5 Yr Pop Growth (Total%)	19.1%	18.2%	18.4%

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: 30.5311/-97.8421

RF1

Shops at New Hope

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,632	80,371	148,646
	2023 Projected Population	16,221	94,983	175,808
	2010 Census Population	11,343	59,591	105,867
	2000 Census Population	6,895	31,414	50,718
	Projected Annual Growth 2018 to 2023	3.8%	3.6%	3.7%
	Historical Annual Growth 2000 to 2018	5.4%	8.7%	10.7%
HOUSEHOLDS	2018 Estimated Households	4,451	25,878	49,196
	2023 Projected Households	5,003	29,127	55,345
	2010 Census Households	3,956	20,512	36,893
	2000 Census Households	2,207	10,327	16,934
	Projected Annual Growth 2018 to 2023	2.5%	2.5%	2.5%
	Historical Annual Growth 2000 to 2018	5.6%	8.4%	10.6%
AGE	2018 Est. Population Under 10 Years	14.9%	15.1%	15.3%
	2018 Est. Population 10 to 19 Years	16.3%	15.6%	15.3%
	2018 Est. Population 20 to 29 Years	11.4%	11.7%	11.9%
	2018 Est. Population 30 to 44 Years	23.8%	24.6%	25.0%
	2018 Est. Population 45 to 59 Years	18.7%	19.6%	19.3%
	2018 Est. Population 60 to 74 Years	10.3%	9.9%	9.9%
	2018 Est. Population 75 Years or Over	4.6%	3.5%	3.3%
	2018 Est. Median Age	34.1	34.1	34.0
MARITAL STATUS & GENDER	2018 Est. Male Population	47.9%	49.0%	49.1%
	2018 Est. Female Population	52.1%	51.0%	50.9%
	2018 Est. Never Married	33.7%	27.5%	26.6%
	2018 Est. Now Married	47.9%	53.7%	54.3%
	2018 Est. Separated or Divorced	13.8%	15.1%	15.4%
	2018 Est. Widowed	4.6%	3.6%	3.7%
INCOME	2018 Est. HH Income \$200,000 or More	4.3%	9.7%	11.3%
	2018 Est. HH Income \$150,000 to \$199,999	7.8%	10.4%	10.6%
	2018 Est. HH Income \$100,000 to \$149,999	19.6%	24.0%	23.4%
	2018 Est. HH Income \$75,000 to \$99,999	19.1%	17.2%	15.2%
	2018 Est. HH Income \$50,000 to \$74,999	21.5%	17.3%	17.5%
	2018 Est. HH Income \$35,000 to \$49,999	10.6%	9.8%	9.6%
	2018 Est. HH Income \$25,000 to \$34,999	8.2%	5.4%	5.4%
	2018 Est. HH Income \$15,000 to \$24,999	4.7%	2.8%	3.6%
	2018 Est. HH Income Under \$15,000	4.3%	3.5%	3.4%
	2018 Est. Average Household Income	\$88,561	\$102,185	\$105,204
	2018 Est. Median Household Income	\$75,973	\$94,441	\$96,548
	2018 Est. Per Capita Income	\$28,917	\$32,911	\$34,826
	2018 Est. Total Businesses	315	2,250	4,119
2018 Est. Total Employees	2,580	19,862	37,423	

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	75.6%	77.5%	76.6%
	2018 Est. Black	5.9%	6.1%	6.4%
	2018 Est. Asian or Pacific Islander	4.3%	5.3%	6.7%
	2018 Est. American Indian or Alaska Native	0.6%	0.6%	0.6%
	2018 Est. Other Races	13.6%	10.6%	9.8%
	HISPANIC	2018 Est. Hispanic Population	3,741	18,438
2018 Est. Hispanic Population		27.4%	22.9%	22.2%
2023 Proj. Hispanic Population		28.6%	24.0%	23.4%
2010 Hispanic Population		26.4%	20.9%	19.2%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,663	51,267	94,898
	2018 Est. Elementary (Grade Level 0 to 8)	2.6%	2.1%	2.1%
	2018 Est. Some High School (Grade Level 9 to 11)	5.9%	3.7%	3.3%
	2018 Est. High School Graduate	24.1%	19.5%	17.9%
	2018 Est. Some College	30.3%	24.8%	24.3%
	2018 Est. Associate Degree Only	8.1%	9.4%	9.2%
	2018 Est. Bachelor Degree Only	20.5%	28.1%	29.6%
	2018 Est. Graduate Degree	8.4%	12.5%	13.6%
HOUSING	2018 Est. Total Housing Units	4,524	26,357	50,107
	2018 Est. Owner-Occupied	67.6%	75.0%	69.8%
	2018 Est. Renter-Occupied	30.8%	23.2%	28.4%
	2018 Est. Vacant Housing	1.6%	1.8%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.0%	7.8%	9.6%
	2010 Homes Built 2000 to 2004	39.9%	46.1%	49.2%
	2010 Homes Built 1990 to 1999	35.6%	29.2%	28.7%
	2010 Homes Built 1980 to 1989	14.4%	18.4%	16.3%
	2010 Homes Built 1970 to 1979	7.8%	7.8%	8.2%
	2010 Homes Built 1960 to 1969	1.0%	1.4%	1.9%
	2010 Homes Built 1950 to 1959	1.1%	1.1%	1.3%
	2010 Homes Built Before 1949	2.6%	2.2%	2.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	2.3%	4.9%	7.2%
	2010 Home Value \$400,000 to \$499,999	3.3%	8.9%	10.9%
	2010 Home Value \$300,000 to \$399,999	7.7%	21.3%	22.3%
	2010 Home Value \$200,000 to \$299,999	43.1%	46.2%	46.9%
	2010 Home Value \$150,000 to \$199,999	34.0%	26.0%	21.3%
	2010 Home Value \$100,000 to \$149,999	15.3%	11.7%	9.9%
	2010 Home Value \$50,000 to \$99,999	4.0%	3.1%	2.8%
	2010 Home Value \$25,000 to \$49,999	2.7%	2.1%	1.7%
	2010 Home Value Under \$25,000	1.8%	2.3%	1.9%
	2010 Median Home Value	\$195,990	\$235,359	\$252,975
	2010 Median Rent	\$1,191	\$1,171	\$1,106

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	10,181	60,289	111,368
	2018 Est. Civilian Employed	67.3%	72.0%	71.4%
	2018 Est. Civilian Unemployed	3.4%	1.8%	2.0%
	2018 Est. in Armed Forces	-	0.3%	0.3%
	2018 Est. not in Labor Force	29.3%	25.9%	26.3%
	2018 Labor Force Males	46.8%	48.1%	48.2%
	2018 Labor Force Females	53.2%	51.9%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,029	43,816	78,664
	2010 Mgmt, Business, & Financial Operations	17.8%	19.1%	19.0%
	2010 Professional, Related	24.1%	27.5%	29.1%
	2010 Service	14.2%	12.8%	12.4%
	2010 Sales, Office	30.6%	27.8%	27.2%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.8%	6.7%	6.3%
	2010 Production, Transport, Material Moving	5.6%	5.9%	6.0%
	2010 White Collar Workers	72.5%	74.5%	75.3%
	2010 Blue Collar Workers	27.5%	25.5%	24.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.5%	80.8%	81.4%
	2010 Drive to Work in Carpool	9.6%	8.0%	7.4%
	2010 Travel to Work by Public Transportation	1.6%	0.9%	0.8%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.5%	0.8%	0.8%
	2010 Other Means	0.2%	0.2%	0.2%
	2010 Work at Home	5.6%	9.2%	9.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.6%	20.8%	19.5%
	2010 Travel to Work in 15 to 29 Minutes	30.7%	34.1%	35.1%
	2010 Travel to Work in 30 to 59 Minutes	40.1%	39.4%	38.9%
	2010 Travel to Work in 60 Minutes or More	7.8%	8.9%	8.5%
	2010 Average Travel Time to Work	27.4	26.4	26.4
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$290 M	\$1.85 B	\$3.57 B
	2018 Est. Apparel	\$10.2 M	\$65.4 M	\$126 M
	2018 Est. Contributions, Gifts	\$19.7 M	\$137 M	\$269 M
	2018 Est. Education, Reading	\$11.5 M	\$79.9 M	\$157 M
	2018 Est. Entertainment	\$16.4 M	\$105 M	\$203 M
	2018 Est. Food, Beverages, Tobacco	\$44.1 M	\$275 M	\$528 M
	2018 Est. Furnishings, Equipment	\$10.2 M	\$66.3 M	\$128 M
	2018 Est. Health Care, Insurance	\$24.6 M	\$154 M	\$295 M
	2018 Est. Household Operations, Shelter, Utilities	\$89.5 M	\$571 M	\$1.10 B
	2018 Est. Miscellaneous Expenses	\$4.20 M	\$26.4 M	\$50.8 M
	2018 Est. Personal Care	\$3.77 M	\$23.9 M	\$46.0 M
	2018 Est. Transportation	\$55.7 M	\$348 M	\$665 M

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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.

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