

New Amstel

Cypress Creek Rd b/w 183 and Lakeline Blvd
Cedar Park, TX

Pricing available upon request

Tracts to Purchase

- Lot 1: 1.9 acre retail
- Lot 2: 2.1 acre retail
- Lot 3: 3.2 acre retail
- Lot 4: 1.9 acre retail
- Lot 5: 5.1 acre office
- Lot 7: 5.0 acre office
- Lot 8: 3.2 acre retail/office
- Lot 9: 5.2 acre retail/office



- High population/income area
- Major employer area
- High visibility and easy access
- Lakeline PUD zoning

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.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

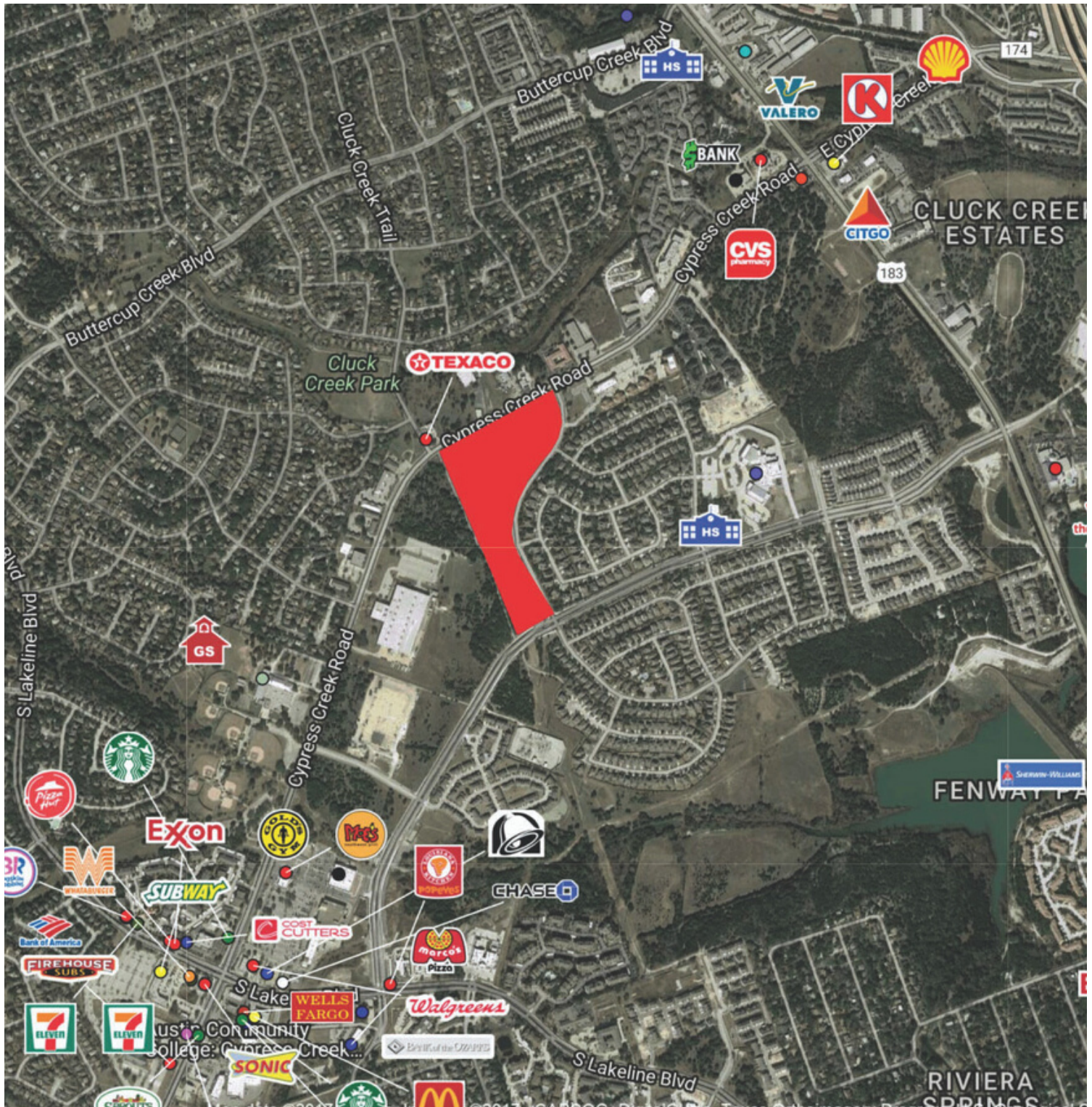
	1 MILE	3 MILE	5 MILE
2020 population	16,259	85,889	199,039
Average HH Income	\$115,689	\$115,856	\$121,131
Traffic Count	39,000 vehicles per day		



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

New Amstel

Cypress Creek Rd b/w 183 and Lakeline Blvd
Cedar Park, TX



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.



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

New Amstel

Cypress Creek Rd b/w 183 and Lakeline Blvd
Cedar Park, TX

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	19,086		98,715		227,337	
2020 Estimate	16,259		85,889		199,039	
2010 Census	9,896		64,620		153,248	
Growth 2020 - 2025	17.39%		14.93%		14.22%	
Growth 2010 - 2020	64.30%		32.91%		29.88%	
2020 Population by Hispanic Origin	3,314		16,336		37,263	
2020 Population	16,259		85,889		199,039	
White	13,147	80.86%	70,185	81.72%	157,889	79.33%
Black	849	5.22%	3,970	4.62%	9,649	4.85%
Am. Indian & Alaskan	95	0.58%	542	0.63%	1,356	0.68%
Asian	1,528	9.40%	8,473	9.87%	23,578	11.85%
Hawaiian & Pacific Island	26	0.16%	118	0.14%	274	0.14%
Other	615	3.78%	2,600	3.03%	6,293	3.16%
U.S. Armed Forces	21		130		298	
Households						
2025 Projection	6,844		35,932		83,208	
2020 Estimate	5,873		31,423		73,307	
2010 Census	3,720		23,890		57,560	
Growth 2020 - 2025	16.53%		14.35%		13.51%	
Growth 2010 - 2020	57.88%		31.53%		27.36%	
Owner Occupied	3,693	62.88%	21,715	69.11%	48,417	66.05%
Renter Occupied	2,180	37.12%	9,708	30.89%	24,891	33.95%
2020 Households by HH Income	5,873		31,422		73,308	
Income: <\$25,000	358	6.10%	2,080	6.62%	4,709	6.42%
Income: \$25,000 - \$50,000	1,047	17.83%	4,366	13.89%	10,332	14.09%
Income: \$50,000 - \$75,000	886	15.09%	5,180	16.49%	11,735	16.01%
Income: \$75,000 - \$100,000	679	11.56%	4,283	13.63%	9,637	13.15%
Income: \$100,000 - \$125,000	799	13.60%	4,644	14.78%	9,895	13.50%
Income: \$125,000 - \$150,000	543	9.25%	3,369	10.72%	7,511	10.25%
Income: \$150,000 - \$200,000	941	16.02%	4,126	13.13%	9,847	13.43%
Income: \$200,000+	620	10.56%	3,374	10.74%	9,642	13.15%
2020 Avg Household Income	\$115,689		\$115,856		\$121,131	
2020 Med Household Income	\$98,766		\$98,843		\$100,609	

Copyrighted report licensed to Pohl Partners - 1115627.

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparters.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.



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

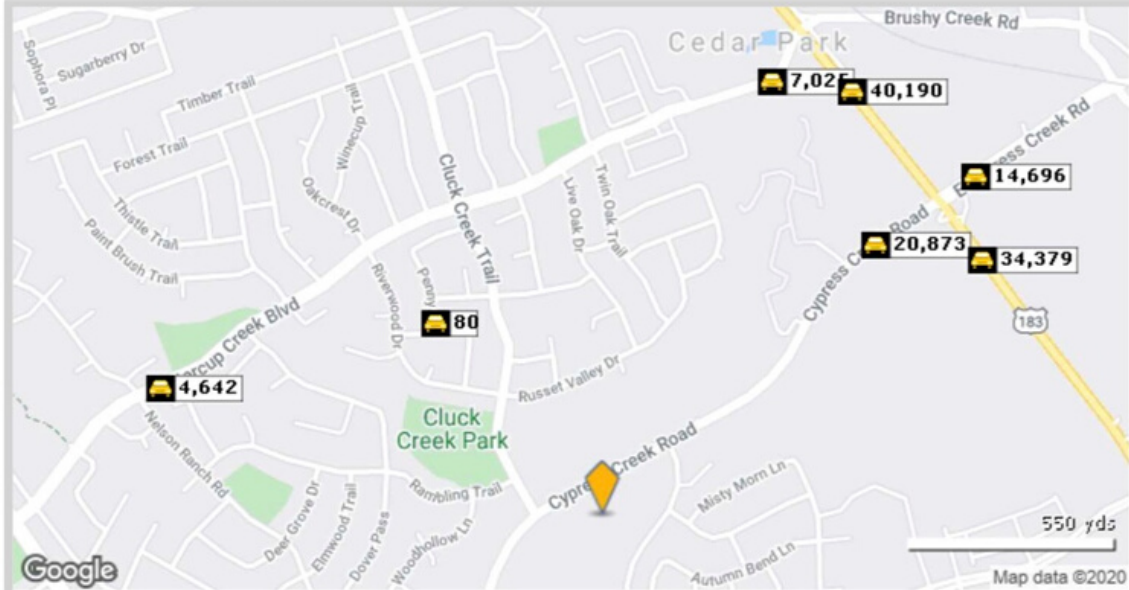
New Amstel

Cypress Creek Rd b/w 183 and Lakeline Blvd
Cedar Park, TX

New Amstel, LTD

Cypress Creek Rd, 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 Penny Ln	Sunny Ln	0.02 S	2018	80	MPSI	.39
2 Cypress Creek Rd	E Cypress Creek Rd	0.12 NE	2014	18,155	MPSI	.60
3 Cypress Creek Rd	S Bell Blvd	0.12 NE	2018	20,873	MPSI	.60
4 Buttercup Creek Blvd	Cactus Flower Dr	0.03 NE	2018	4,642	MPSI	.70
5 S Bell Blvd	Cypress Creek Rd	0.11 NW	2018	34,466	MPSI	.71
6 S Bell Blvd	Brushy Creek Rd	0.45 NW	2014	34,379	MPSI	.71
7 Buttercup Creek Blvd	S Bell Blvd	0.10 NE	2018	7,025	MPSI	.72
8 S Bell Blvd	Brushy Creek Rd	0.12 NW	2018	40,190	MPSI	.76
9 E Cypress Creek Rd	Cypress Creek Rd	0.07 SW	2014	13,954	MPSI	.78
10 E Cypress Creek Rd	Brushy Creek Rd	0.26 NE	2018	14,696	MPSI	.78

Copyrighted report licensed to Pohl Partners - 1115627.

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.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.



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