

Bagdad Retail Sites

Bagdad Rd b/w RR 1431 and New Hope Dr,
Cedar Park, TX

6.26 Acres Total

Purchase Price

Entire Tract: \$8/ sq ft

Tract 1: 2.76 Acres - \$10 / sq ft

Tract 2: 1.3 Acres - **UC**

Tract 3: 2.2 Acres - **UC**

- Zoned Local Retail
- Entrance to single and multi family development
- 24" water line on Bagdad Rd;
wastewater line west side of Bagdad Rd



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.

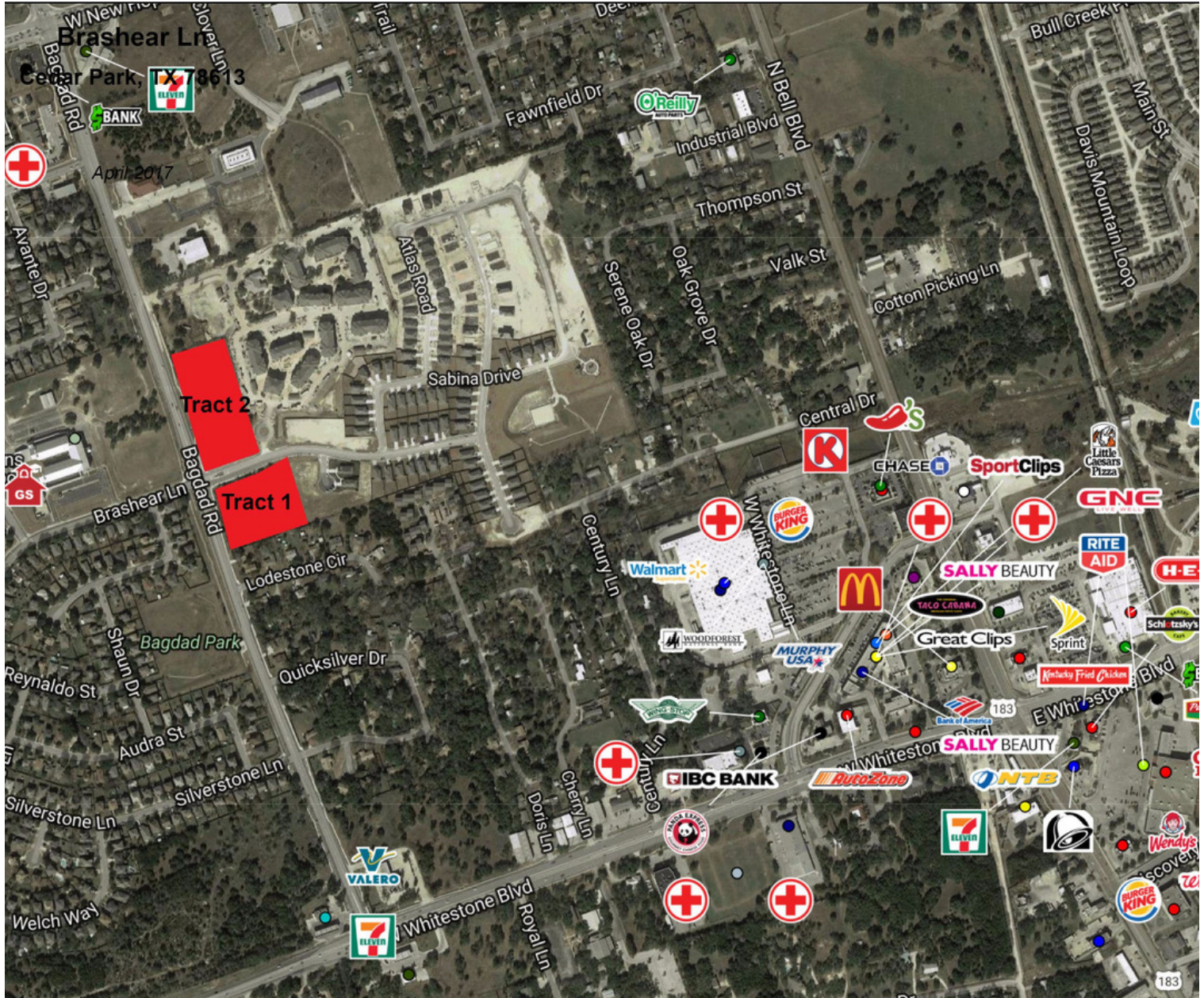
Demographics

	1 MILE	3 MILE	5 MILE
2018 population	12,725	87,105	164,014
Average HH Income	\$87,030	\$103,437	\$101,688
Traffic Count	14,000 vehicles per day (2018)		

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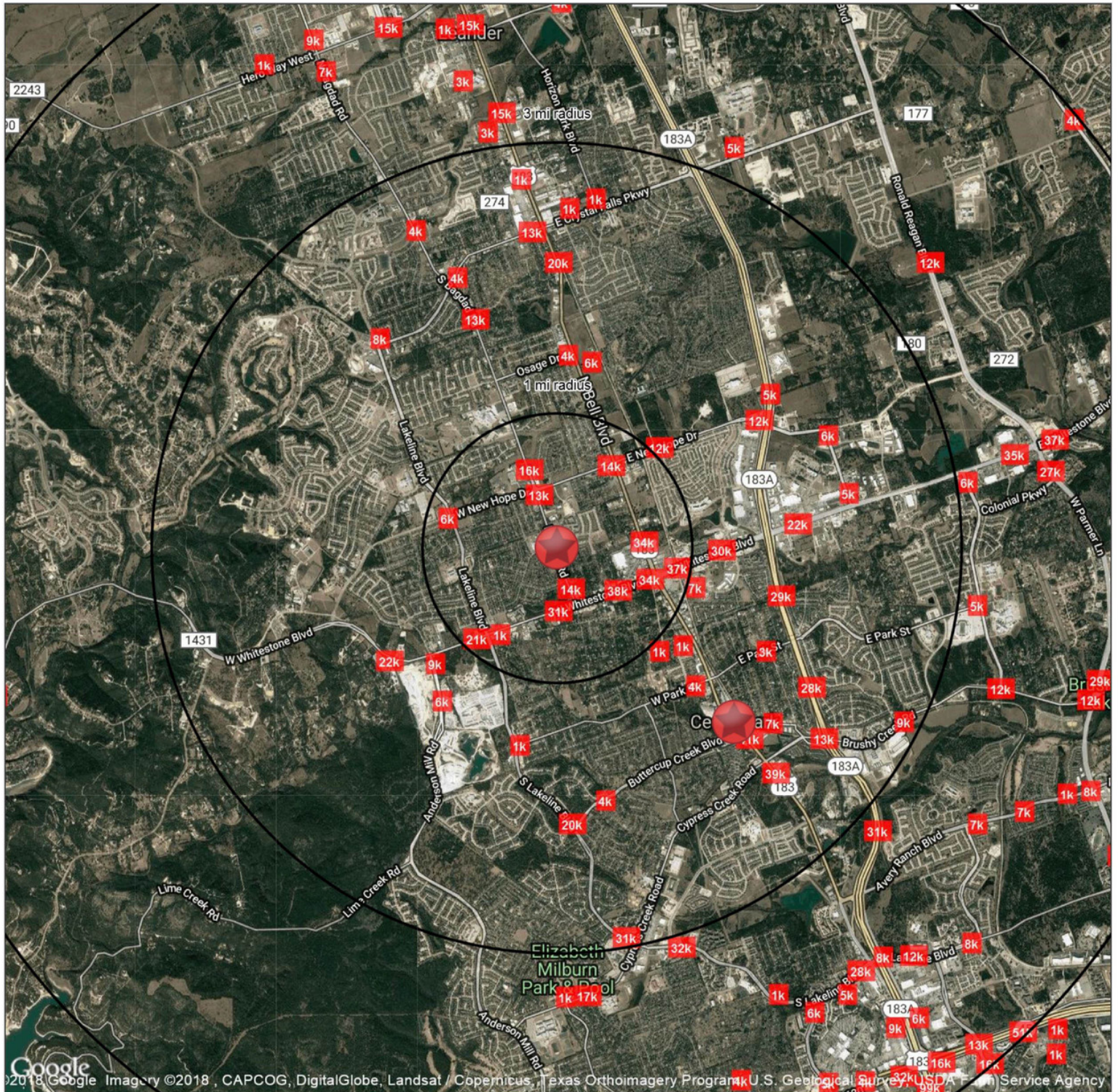
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Bagdad Retail

Cedar Park, TX 78613



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	11,808	82,760	155,981
Households	3,846	26,804	52,114
Population Median Age	35.7	34.3	34.2
5 Yr Pop Growth (Total%)	19.1%	18.1%	18.3%

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: 30.5238/-97.8426

RF1

Bagdad Retail

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	12,725	87,105	164,014
	2023 Projected Population	15,035	101,776	192,235
	2010 Census Population	10,087	63,531	111,500
	2000 Census Population	7,297	33,702	54,817
	Projected Annual Growth 2018 to 2023	3.6%	3.4%	3.4%
	Historical Annual Growth 2000 to 2018	4.1%	8.8%	11.1%
HOUSEHOLDS	2018 Estimated Households	4,217	28,579	55,498
	2023 Projected Households	4,707	31,910	61,936
	2010 Census Households	3,515	21,893	39,257
	2000 Census Households	2,358	11,056	18,448
	Projected Annual Growth 2018 to 2023	2.3%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	4.4%	8.8%	11.2%
AGE	2018 Est. Population Under 10 Years	13.7%	14.8%	14.9%
	2018 Est. Population 10 to 19 Years	15.7%	15.5%	15.0%
	2018 Est. Population 20 to 29 Years	10.3%	11.2%	11.7%
	2018 Est. Population 30 to 44 Years	23.3%	24.9%	25.2%
	2018 Est. Population 45 to 59 Years	19.9%	19.7%	19.3%
	2018 Est. Population 60 to 74 Years	11.8%	10.3%	10.4%
	2018 Est. Population 75 Years or Over	5.3%	3.6%	3.4%
	2018 Est. Median Age	36.4	34.7	34.5
MARITAL STATUS & GENDER	2018 Est. Male Population	48.4%	49.2%	49.2%
	2018 Est. Female Population	51.6%	50.8%	50.8%
	2018 Est. Never Married	31.5%	26.8%	27.0%
	2018 Est. Now Married	50.9%	54.7%	53.7%
	2018 Est. Separated or Divorced	12.0%	14.8%	15.5%
	2018 Est. Widowed	5.5%	3.7%	3.8%
INCOME	2018 Est. HH Income \$200,000 or More	4.8%	11.2%	11.0%
	2018 Est. HH Income \$150,000 to \$199,999	8.4%	12.0%	11.2%
	2018 Est. HH Income \$100,000 to \$149,999	21.1%	23.8%	22.9%
	2018 Est. HH Income \$75,000 to \$99,999	20.5%	16.1%	15.0%
	2018 Est. HH Income \$50,000 to \$74,999	19.6%	15.5%	16.9%
	2018 Est. HH Income \$35,000 to \$49,999	10.7%	9.6%	10.2%
	2018 Est. HH Income \$25,000 to \$34,999	7.1%	5.1%	5.3%
	2018 Est. HH Income \$15,000 to \$24,999	3.8%	3.1%	3.8%
	2018 Est. HH Income Under \$15,000	3.8%	3.7%	3.7%
	2018 Est. Average Household Income	\$87,030	\$103,437	\$101,688
	2018 Est. Median Household Income	\$81,405	\$99,180	\$96,317
	2018 Est. Per Capita Income	\$28,842	\$33,946	\$34,416
	2018 Est. Total Businesses	450	2,278	4,465
	2018 Est. Total Employees	3,462	20,233	40,695

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1 mi radius 3 mi radius 5 mi radius

RACE	2018 Est. White	78.0%	77.4%	75.7%
	2018 Est. Black	5.1%	5.9%	6.6%
	2018 Est. Asian or Pacific Islander	4.6%	6.0%	7.4%
	2018 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
	2018 Est. Other Races	11.7%	10.2%	9.8%
HISPANIC	2018 Est. Hispanic Population	3,085	19,361	36,182
	2018 Est. Hispanic Population	24.2%	22.2%	22.1%
	2023 Proj. Hispanic Population	24.8%	22.7%	22.6%
	2010 Hispanic Population	24.0%	19.9%	19.0%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,375	56,180	106,092
	2018 Est. Elementary (Grade Level 0 to 8)	1.3%	1.7%	1.9%
	2018 Est. Some High School (Grade Level 9 to 11)	4.2%	3.2%	2.9%
	2018 Est. High School Graduate	24.8%	18.8%	18.0%
	2018 Est. Some College	31.2%	23.2%	23.4%
	2018 Est. Associate Degree Only	8.0%	9.4%	9.3%
	2018 Est. Bachelor Degree Only	22.4%	30.1%	30.4%
	2018 Est. Graduate Degree	8.2%	13.6%	14.2%
HOUSING	2018 Est. Total Housing Units	4,268	29,035	56,392
	2018 Est. Owner-Occupied	71.7%	73.2%	68.0%
	2018 Est. Renter-Occupied	27.1%	25.2%	30.4%
	2018 Est. Vacant Housing	1.2%	1.6%	1.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.1%	7.9%	9.6%
	2010 Homes Built 2000 to 2004	36.3%	48.2%	50.7%
	2010 Homes Built 1990 to 1999	43.6%	31.1%	30.2%
	2010 Homes Built 1980 to 1989	12.0%	19.0%	17.8%
	2010 Homes Built 1970 to 1979	9.2%	8.2%	9.5%
	2010 Homes Built 1960 to 1969	1.5%	1.8%	2.2%
	2010 Homes Built 1950 to 1959	1.0%	1.3%	1.5%
	2010 Homes Built Before 1949	2.8%	2.2%	2.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.4%
	2010 Home Value \$500,000 to \$999,999	2.4%	5.5%	7.4%
	2010 Home Value \$400,000 to \$499,999	3.7%	9.5%	11.3%
	2010 Home Value \$300,000 to \$399,999	10.2%	23.2%	22.8%
	2010 Home Value \$200,000 to \$299,999	45.6%	47.9%	48.3%
	2010 Home Value \$150,000 to \$199,999	32.7%	25.1%	22.3%
	2010 Home Value \$100,000 to \$149,999	12.2%	11.0%	10.4%
	2010 Home Value \$50,000 to \$99,999	3.6%	3.1%	3.0%
	2010 Home Value \$25,000 to \$49,999	2.2%	1.9%	1.8%
	2010 Home Value Under \$25,000	1.4%	2.3%	2.0%
	2010 Median Home Value	\$206,427	\$242,423	\$253,126
	2010 Median Rent	\$1,225	\$1,181	\$1,087

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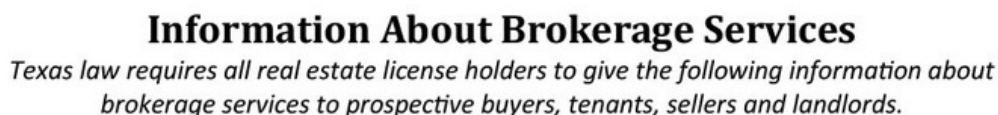
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1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	9,700	65,607	123,837
	2018 Est. Civilian Employed	65.7%	72.0%	70.9%
	2018 Est. Civilian Unemployed	2.9%	1.5%	1.8%
	2018 Est. in Armed Forces	-	0.2%	0.2%
	2018 Est. not in Labor Force	31.3%	26.3%	27.1%
	2018 Labor Force Males	47.3%	48.2%	48.3%
	2018 Labor Force Females	52.7%	51.8%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,352	48,200	85,886
	2010 Mgmt, Business, & Financial Operations	19.7%	19.5%	18.9%
	2010 Professional, Related	23.7%	28.5%	29.0%
	2010 Service	13.2%	12.6%	12.3%
	2010 Sales, Office	30.6%	27.4%	27.4%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.4%	6.0%	6.2%
	2010 Production, Transport, Material Moving	5.4%	5.8%	6.0%
	2010 White Collar Workers	73.9%	75.4%	75.4%
	2010 Blue Collar Workers	26.1%	24.6%	24.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.9%	80.2%	81.3%
	2010 Drive to Work in Carpool	10.2%	7.9%	7.4%
	2010 Travel to Work by Public Transportation	1.5%	0.9%	0.9%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.2%	0.8%	0.9%
	2010 Other Means	0.4%	0.2%	0.2%
	2010 Work at Home	7.9%	9.8%	9.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.3%	21.3%	20.2%
	2010 Travel to Work in 15 to 29 Minutes	32.6%	34.7%	35.3%
	2010 Travel to Work in 30 to 59 Minutes	35.9%	39.2%	38.4%
	2010 Travel to Work in 60 Minutes or More	7.6%	8.6%	8.5%
	2010 Average Travel Time to Work	25.9	26.2	26.1
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$271 M	\$2.05 B	\$3.92 B
	2018 Est. Apparel	\$9.54 M	\$72.6 M	\$139 M
	2018 Est. Contributions, Gifts	\$18.7 M	\$155 M	\$297 M
	2018 Est. Education, Reading	\$10.9 M	\$90.6 M	\$173 M
	2018 Est. Entertainment	\$15.4 M	\$117 M	\$223 M
	2018 Est. Food, Beverages, Tobacco	\$41.0 M	\$302 M	\$579 M
	2018 Est. Furnishings, Equipment	\$9.60 M	\$73.7 M	\$140 M
	2018 Est. Health Care, Insurance	\$23.0 M	\$169 M	\$324 M
	2018 Est. Household Operations, Shelter, Utilities	\$83.6 M	\$633 M	\$1.21 B
	2018 Est. Miscellaneous Expenses	\$3.93 M	\$29.1 M	\$55.7 M
	2018 Est. Personal Care	\$3.52 M	\$26.4 M	\$50.5 M
	2018 Est. Transportation	\$51.9 M	\$381 M	\$728 M

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EQUAL HOUSING
OPPORTUNITY

- 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.

- 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.

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 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.

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.

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

Date _____