

# 212 Gracie. Ltd

Corner of 29 and US Hwy 183 Liberty Hill, TX

+/- 34.1 ACRES



Pohl Partners, Inc.

10800 Pecan Park Blvd, Ste. 125

O 512.335.5577

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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.

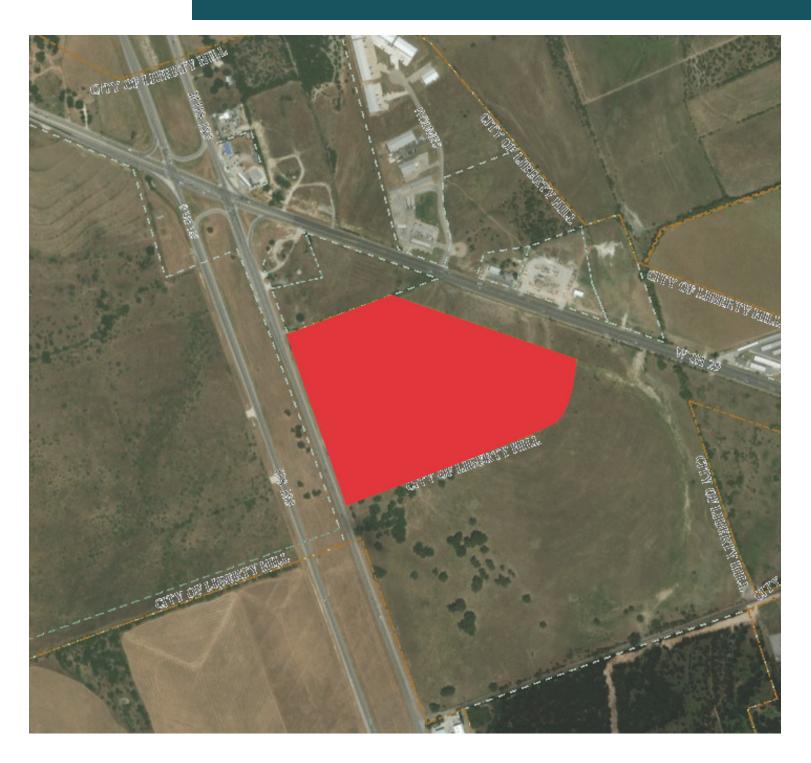
Demographics				
	1 MILE	3 MILE	5 MILE	
2018 population	729	7,440	24,771	
Average HH Income	\$121,669	\$102,773	\$92,492	
Traffic Count	21,000 vehicles per day			



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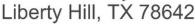
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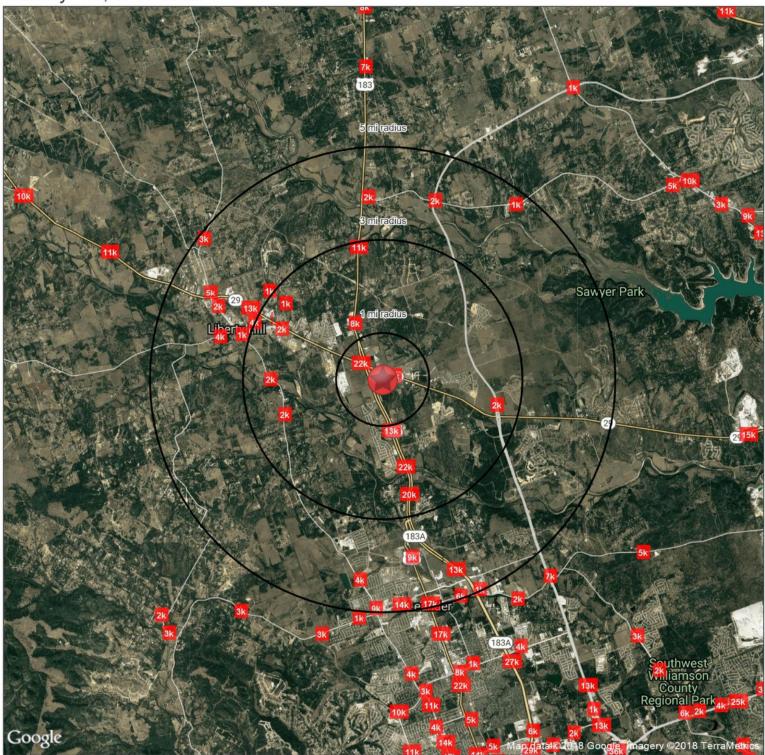


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# Gracie, Ltd Liberty Hill, TX 78642





Demographics			
	1 mi radius	3 mi radius	5 mi radius
Population	729	7,440	24,771
Households	245	2,380	7,828
Population Median Age	35.1	33.7	34.4
5 Yr Pop Growth (Total%)	18.3%	20.3%	19.8%

#### **Contact Information** Name Bill Pohl bpohl@pohlbrown.com Email 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: 30.6489/-97.8696

Lat/Lo	n: 30.6489/-97.8696			RF1	
Grac	ie Ltd	A seed on addition	0	5: di	
Liber	ty Hill, TX 78642	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	729	7,440	24,771	ranty.
	2023 Projected Population	863	8,949	29,678	r war
	2010 Census Population	710	4,124	14,071	tion
Ιį	2000 Census Population	379	1,981	6,181	senta
POP	Projected Annual Growth 2018 to 2023	3.7%	4.1%	4.0%	repre
	Historical Annual Growth 2000 to 2018	5.1%	15.3%	16.7%	to be reliable. The information herein is provided without representation or warranty
S	2018 Estimated Households	245	2,380	7,828	ided w
ноиѕеногрѕ	2023 Projected Households	275	2,671	8,761	s prov
SE SE	2010 Census Households	256		4,719	rein is
JSE	2000 Census Households	127		2,035	in he
ᅙ	Projected Annual Growth 2018 to 2023	2.4%		2.4%	matic
	Historical Annual Growth 2000 to 2018	5.2%	14.6%	15.8%	ie infor
	2018 Est. Population Under 10 Years	14.2%	14.2%	14.3%	le. Th
	2018 Est. Population 10 to 19 Years	14.2%	15.6%	15.6%	reliab
	2018 Est. Population 20 to 29 Years	13.3%	13.7%	12.6%	o pe
Ж	2018 Est. Population 30 to 44 Years	22.4%	21.9%	22.7%	med t
AGE	2018 Est. Population 45 to 59 Years	19.7%	19.5%	19.7%	deemed:
	2018 Est. Population 60 to 74 Years	12.6%	11.8%	11.9%	urces
	2018 Est. Population 75 Years or Over	3.6%	3.4%	3.3%	nt so
	2018 Est. Median Age	35.1	33.7	34.4	was produced using data from private and government sources
SI	2018 Est. Male Population	49.1%	49.2%	49.3%	og pu
MARITAL STATUS & GENDER	2018 Est. Female Population	50.9%	50.8%	50.7%	vate a
ST	2018 Est. Never Married	22.4%	23.2%	22.1%	m pri
PAL GE	2018 Est. Now Married	62.0%	60.4%	61.4%	ta fro
LIN &	2018 Est. Separated or Divorced	11.8%	11.8%	12.2%	ng da
MA	2018 Est. Widowed	3.7%	4.6%	4.4%	ed usir
	2018 Est. HH Income \$200,000 or More	12.9%	9.1%	9.2%	produc
1	2018 Est. HH Income \$150,000 to \$199,999	17.8%	16.9%	12.6%	was
1	2018 Est. HH Income \$100,000 to \$149,999	17.9%	19.8%	20.8%	eport
1	2018 Est. HH Income \$75,000 to \$99,999	15.9%	15.6%	16.7%	This repor
ш	2018 Est. HH Income \$50,000 to \$74,999	16.6%	15.9%	19.2%	
NCOME	2018 Est. HH Income \$35,000 to \$49,999	9.2%	9.7%	10.1%	
2	2018 Est. HH Income \$25,000 to \$34,999	4.9%	7.3%	6.1%	
-	2018 Est. HH Income \$15,000 to \$24,999	1.4%	3.3%	2.6%	
	2018 Est. HH Income Under \$15,000	3.4%	2.4%	2.7%	
	2018 Est. Average Household Income	\$121,669	\$102,773	\$92,492	
	2018 Est. Median Household Income	\$99,595	\$94,004	\$92,042	
	2018 Est. Per Capita Income	\$40,969	\$33,105	\$29,318	
	2018 Est. Total Businesses	28	228	577	
	2018 Est. Total Employees	222	1,640	4,255	

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	cie Ltd erty Hill, TX 78642	1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White 2018 Est. Black 2018 Est. Asian or Pacific Islander 2018 Est. American Indian or Alaska Native	69.6% 14.2% 5.0% 0.5%	71.7% 12.5% 4.4% 0.8%	73.0% 10.9% 4.3% 0.9%
HISPANIC	2018 Est. Other Races  2018 Est. Hispanic Population 2018 Est. Hispanic Population 2023 Proj. Hispanic Population 2010 Hispanic Population	10.7% 133 18.3% 18.5% 15.7%	10.7% 1,621 21.8% 22.4% 16.1%	5,381 odga 5,381 odga 21.7% 22.3% 17.8%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over) 2018 Est. Elementary (Grade Level 0 to 8) 2018 Est. Some High School (Grade Level 9 to 11) 2018 Est. High School Graduate 2018 Est. Some College 2018 Est. Associate Degree Only 2018 Est. Bachelor Degree Only 2018 Est. Graduate Degree	478 2.9% 2.1% 21.5% 24.8% 10.7% 24.7% 13.3%	4,734 2.9% 3.7% 24.1% 25.4% 9.6% 22.7% 11.6%	15,939 2.7% 4.0% 23.4% 10.6% 22.7% 10.2%
HOUSING	2018 Est. Total Housing Units 2018 Est. Owner-Occupied 2018 Est. Renter-Occupied 2018 Est. Vacant Housing	251 83.5% 14.5% 2.1%	2,429 80.7% 17.3% 2.0%	7,962 79.0% 19.3% 1.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later 2010 Homes Built 2000 to 2004 2010 Homes Built 1990 to 1999 2010 Homes Built 1980 to 1989 2010 Homes Built 1970 to 1979 2010 Homes Built 1960 to 1969 2010 Homes Built 1950 to 1959 2010 Homes Built Before 1949	19.4% 52.0% 18.3% 18.4% 7.9% 2.7% 0.4% 6.1%	14.4% 51.9% 20.1% 19.3% 10.9% 1.7% 1.3% 5.3%	18.7% 63.9% 25.2% 17.0% 10.8% 2.2% 2.5% 3.7%
HOME VALUES	2010 Home Value \$1,000,000 or More 2010 Home Value \$500,000 to \$999,999 2010 Home Value \$400,000 to \$499,999 2010 Home Value \$300,000 to \$399,999 2010 Home Value \$200,000 to \$299,999 2010 Home Value \$150,000 to \$199,999 2010 Home Value \$100,000 to \$149,999 2010 Home Value \$50,000 to \$99,999 2010 Home Value \$50,000 to \$99,999 2010 Home Value \$25,000 to \$49,999 2010 Home Value Under \$25,000 2010 Median Home Value	0.6% 17.7% 19.7% 19.6% 45.6% 27.2% 10.2% 4.3% 1.0% 3.4% \$267,271 \$2,306	0.4% 12.1% 18.4% 22.5% 48.5% 29.3% 10.8% 4.7% 2.1% 4.6% \$252,489 \$1,095	0.7% 14.1% 17.2% 27.4% 41.5% 26.2% 14.5% 3.9% 3.1% 3.7% \$261,879 \$1,168

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Graci	e Ltd			
Libert	zy Hill, TX 78642	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	560	5,642	18,754
LABOR FORCE	2018 Est. Civilian Employed	65.6%		18,754 70.4%
	2018 Est. Civilian Unemployed	1.5%		
Ε Ε	2018 Est. in Armed Forces	1.3%	0.8%	0.7%
l 🦉	2018 Est. not in Labor Force	31.6%	31.7%	1.6% 0.7% 27.3%
\( \\ \\ \	2018 Labor Force Males	48.3%	48.4%	
_	2018 Labor Force Females	51.7%	51.6%	48.6% 51.4% 13,188 15.2% 26.5% 15.3% 26.6% 0.1%
	2010 Occupation: Population Age 16 Years or Over	596	3,657	13,188
	2010 Mgmt, Business, & Financial Operations	18.4%	16.6%	15.2%
-	2010 Professional, Related	30.8%	28.6%	26.5%
OCCUPATION	2010 Service	11.1%	13.9%	15.3%
PΑΤ	2010 Sales, Office	27.0%	27.1%	26.6%
5	2010 Farming, Fishing, Forestry	0.4%	0.2%	0.1%
Ö	2010 Construction, Extraction, Maintenance	6.2%	7.2%	9.0% 7.2%
	2010 Production, Transport, Material Moving	6.1%	6.3%	7.2%
	2010 White Collar Workers	76.2%	72.3%	68.3%
	2010 Blue Collar Workers	23.8%	27.7%	68.3% 31.7%
z	2010 Drive to Work Alone	85.8%	84.7%	81.5% 8.4% 1.1% 0.6%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	4.4%	6.1%	8.4%
ΣŘ	2010 Travel to Work by Public Transportation	1.6%	1.3%	1.1%
å≥	2010 Drive to Work on Motorcycle	-	0.1%	0.6%
합	2010 Walk or Bicycle to Work	0.6%	1.1%	1.0%
8	2010 Other Means	0.2%	0.1%	0.1%
F	2010 Work at Home	7.3%	6.6%	0.1% 7.2%
ĄE	2010 Travel to Work in 14 Minutes or Less	16.7%	15.3%	16.0% 28.1%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	25.9%	26.7%	28.1%
Æ	2010 Travel to Work in 30 to 59 Minutes	43.6%	47.4%	45.5%
RA!	2010 Travel to Work in 60 Minutes or More	10.7%	9.2%	13.5%
F	2010 Average Travel Time to Work	30.5	31.4	45.5% 13.5% 32.4
	2018 Est. Total Household Expenditure	\$20.1 M		\$519 M
₩	2018 Est. Apparel	\$715 K		\$ 10.4 W
🖺	2018 Est. Contributions, Gifts	\$1.60 M		\$39.2 M
Ī	2018 Est. Education, Reading	\$908 K		\$22.5 M
l ä	2018 Est. Entertainment	\$1.15 M		\$29.6 M
X	2018 Est. Food, Beverages, Tobacco	\$2.93 M		\$76.8 M
CONSUMER EXPENDITURE	2018 Est. Furnishings, Equipment	\$726 K		\$18.6 M
I	2018 Est. Health Care, Insurance	\$1.65 M		\$43.0 M
S	2018 Est. Household Operations, Shelter, Utilities	\$6.20 M		\$160 M
8	2018 Est. Miscellaneous Expenses	\$281 K		\$7.38 M
0.000.00	2018 Est. Personal Care	\$258 K		\$6.68 M
	2018 Est. Transportation	\$3.69 M	\$31.8 M	\$96.9 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.

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/Te	nant/Seller/Landid	ord Initials Date	