pohlpartners, inc.

Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Lease Rates: $35 - $38 sq ft + NNN
Purchase Pricing Available upon request

Parcel A: 5.07 acres
Parcel C: 6.81 acres
Parcel E: 5.85 acres

- Located in desirable Cedar Park, TX
- High population and income area
- Frontage on Cypress Creek
- On site detention
- Utilities to property line

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

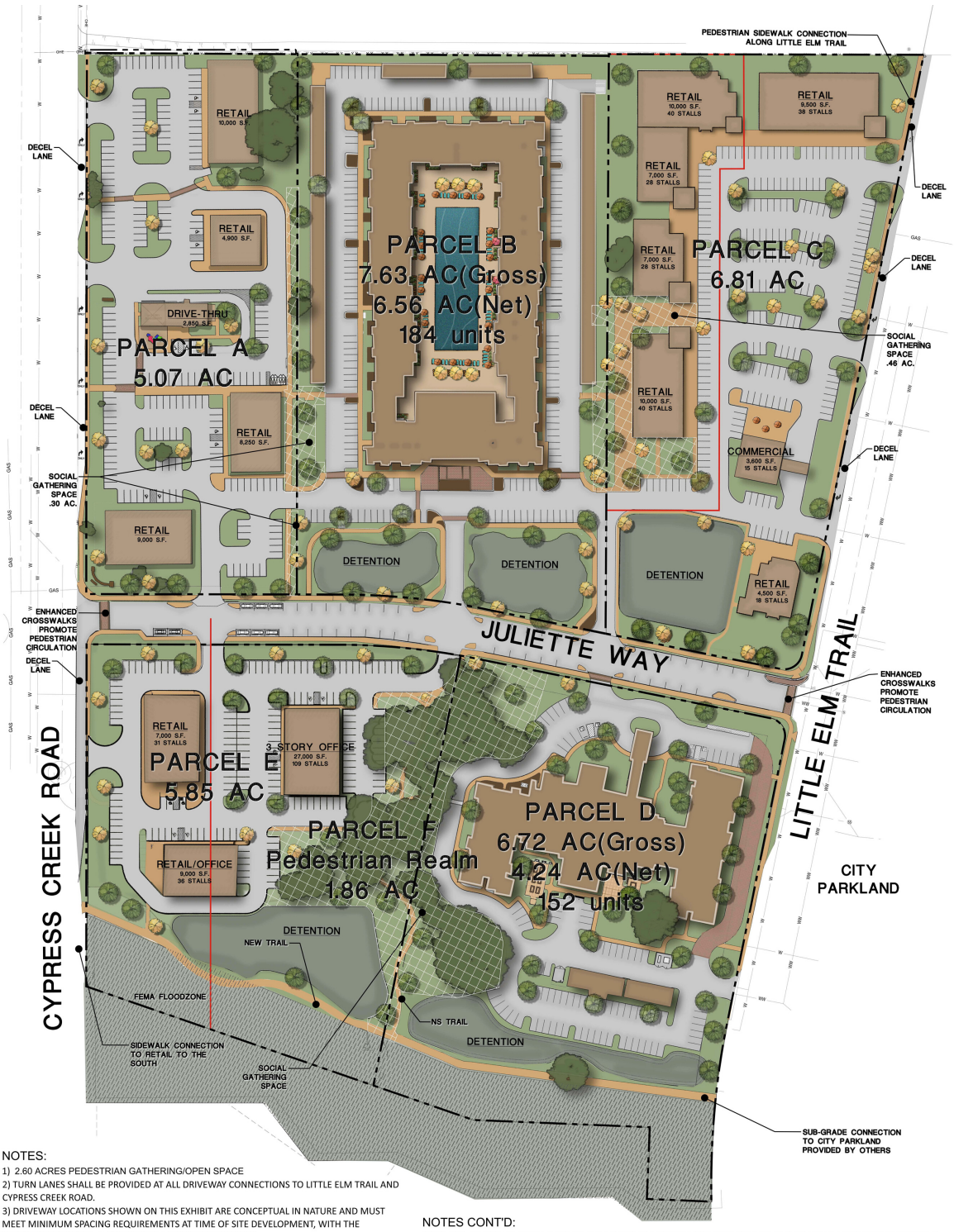
	1 MILE	3 MILE	5 MILE
2018 population	15,850	85,723	197,220
Average HH Income	$99,125	$111,618	$114,681
Traffic Count	31,000 vehicles per day (2018)		

pohlpartners, inc.

Shops at Cypress Creek

Cypress Creek Rd and Juliette Way
Cedar Park, TX

Juliette Way PD Concept Plan



NOTES:

1) 2.60 ACRES PEDESTRIAN GATHERING/OPEN SPACE
2) TURN LANES SHALL BE PROVIDED AT ALL DRIVEWAY CONNECTIONS TO LITTLE ELM TRAIL AND CYPRESS CREEK ROAD.
3) DRIVEWAY LOCATIONS SHOWN ON THIS EXHIBIT ARE CONCEPTUAL IN NATURE AND MUST MEET MINIMUM SPACING REQUIREMENTS AT TIME OF SITE DEVELOPMENT, WITH THE EXCEPTION OF PARCEL A, WHICH HAS A DRIVEWAY VARIANCE.
4) "PARCEL" BOUNDARIES AS SHOWN ON CONCEPT PLAN ARE TO INDICATE PERMITTED USES AND OTHER REQUIREMENTS AS SET FORTH IN THE PD REGULATIONS AND MAY NOT REFLECT LOT BOUNDARIES AS SHOWN ON FINAL PLATS.
5) LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPING SHALL MEET REQUIREMENTS PER CITY CODE.

NOTES CONT'D:

6) MASTER DRAINAGE STUDY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY CITY OF CEDAR PARK DURING SITE PLAN PROCESS.
7) LAYOUT IS CONCEPT IN NATURE ONLY AND HAS NOT BEEN REVIEWED FOR SITE DEVELOPMENT STANDARDS. ALL CITY DEVELOPMENT STANDARDS INCLUDING CIRCULATION, PARKING AND DRIVE AISLE STANDARDS SHALL BE MET AT THE TIME OF DEVELOPMENT. NO DEVELOPMENT RIGHTS ARE TO BE CONSTRUED AS ESTABLISHED BASED ON THIS CONCEPT LAYOUT.

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT B-1
CONCEPT PLAN

JULIETTE WAY
PLANNED DEVELOPMENT

North
0 60 120 180
Scale: 1" = 60'
Date: January 3, 2018

SHEET FILE: P:\150072-POHL\Cadfiles\PLANNING\Site Planning\Concept N-Illustrative use only.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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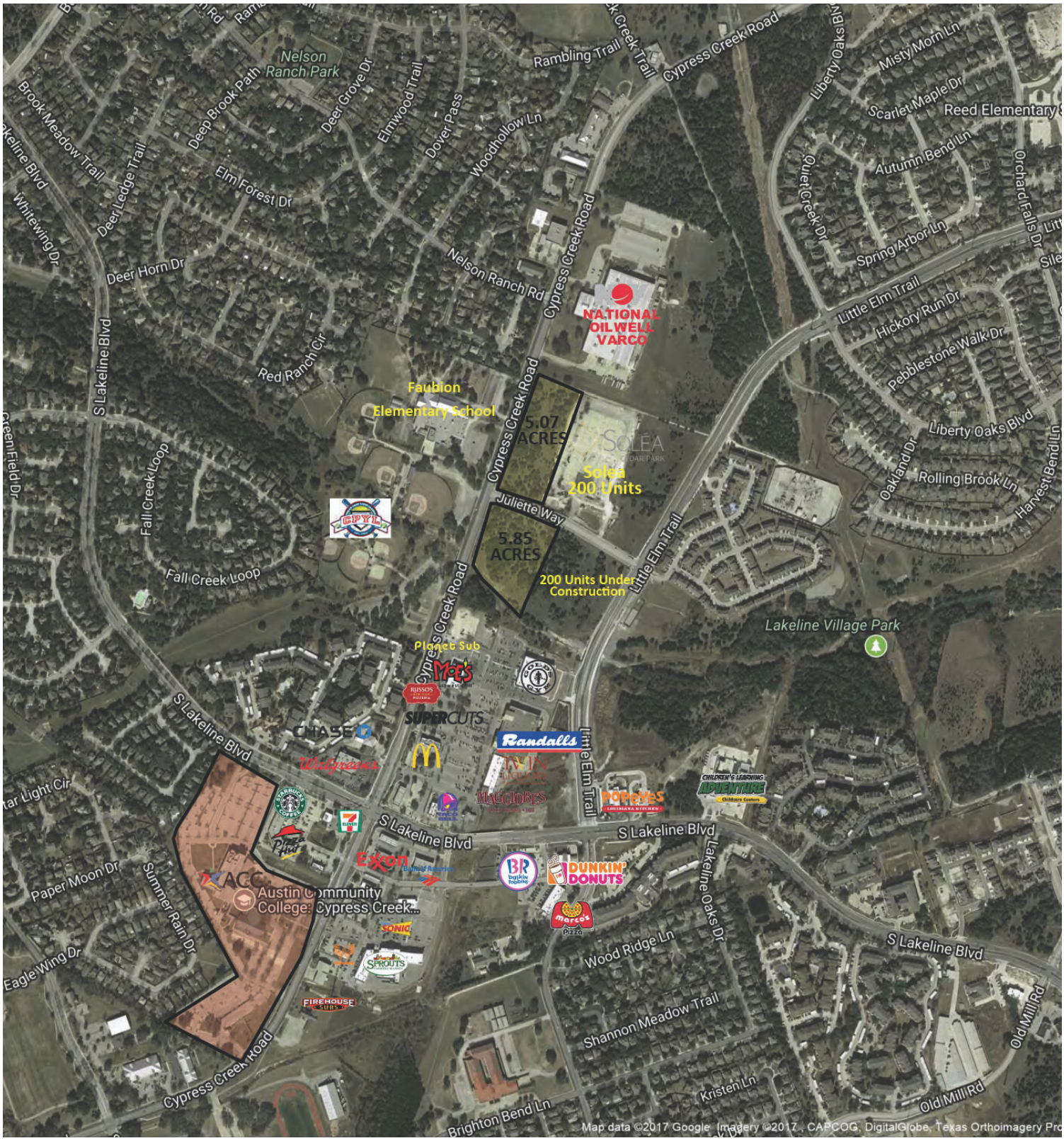
pohlpartners, inc.

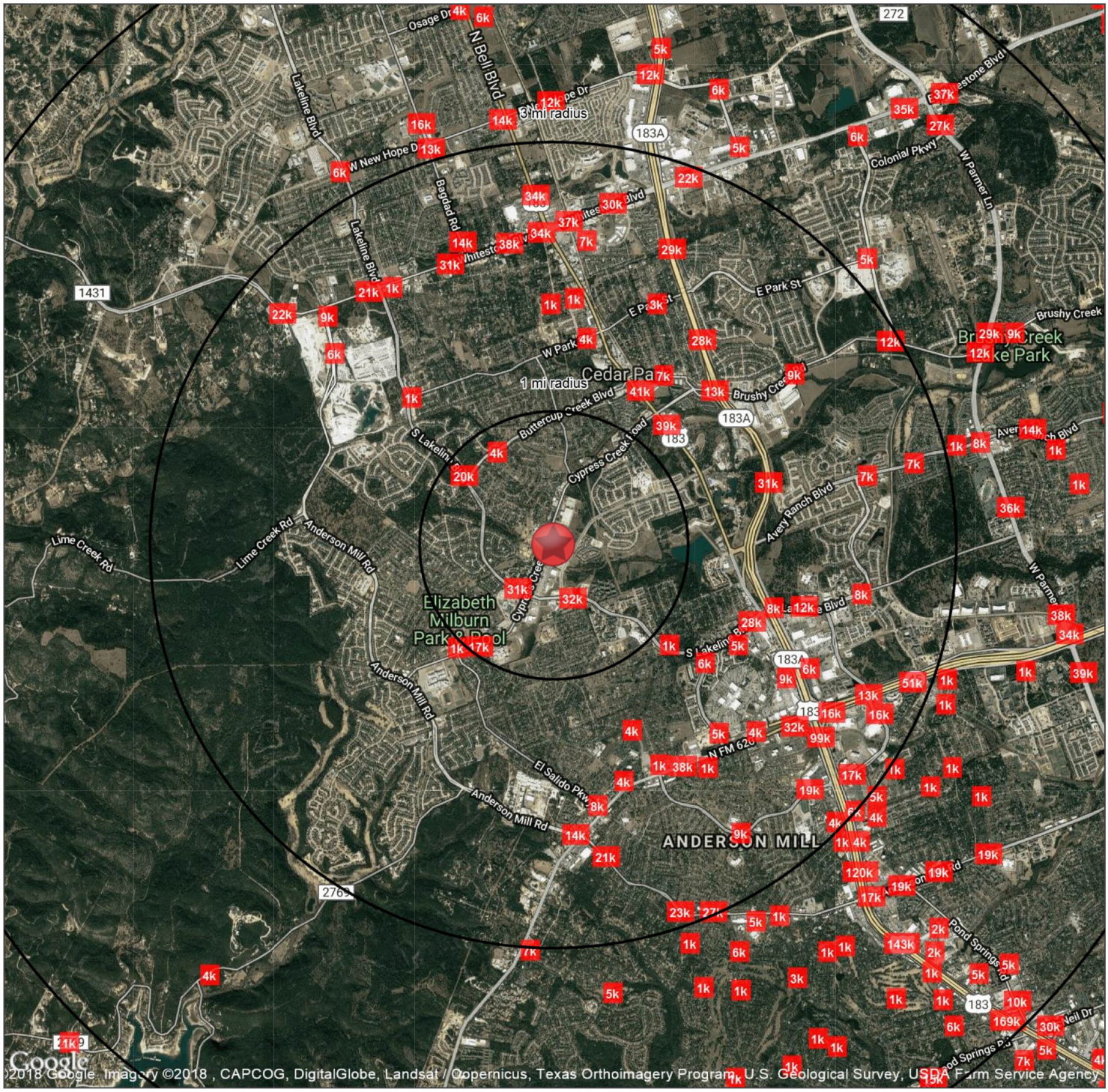
Shops at Cypress Creek

Cypress Creek Rd and Juliette Way

Cedar Park, TX



Shops at Cypress Creek



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	15,616	84,031	195,328
Households	5,711	29,975	70,938
Population Median Age	34.6	35.0	34.9
5 Yr Pop Growth (Total%)	17.8%	18.3%	18.0%

Contact Information

Name **Bill Pohl**

Email **bpohl@pohlbrown.com**

Phone **512.335.5577**

Prepared By

Prepared For

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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4869/-97.8298

RF1

Becky Juliette Way Cedar Park, TX 78613		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	15,850	85,723	197,220
	2023 Projected Population	18,541	100,520	230,561
	2010 Census Population	13,147	65,873	154,626
	2000 Census Population	9,219	41,718	90,596
	Projected Annual Growth 2018 to 2023	3.4%	3.5%	3.4%
	Historical Annual Growth 2000 to 2018	4.0%	5.9%	6.5%
HOUSEHOLDS	2018 Estimated Households	5,910	31,115	72,519
	2023 Projected Households	6,614	34,733	80,916
	2010 Census Households	4,974	24,341	58,802
	2000 Census Households	3,123	14,370	32,304
	Projected Annual Growth 2018 to 2023	2.4%	2.3%	2.3%
	Historical Annual Growth 2000 to 2018	5.0%	6.5%	6.9%
AGE	2018 Est. Population Under 10 Years	13.8%	14.1%	13.9%
	2018 Est. Population 10 to 19 Years	15.6%	14.6%	14.2%
	2018 Est. Population 20 to 29 Years	12.5%	11.8%	12.2%
	2018 Est. Population 30 to 44 Years	24.4%	24.9%	25.3%
	2018 Est. Population 45 to 59 Years	20.5%	20.0%	20.1%
	2018 Est. Population 60 to 74 Years	9.6%	10.8%	10.8%
	2018 Est. Population 75 Years or Over	3.6%	3.7%	3.5%
	2018 Est. Median Age	34.4	35.2	35.2
MARITAL STATUS & GENDER	2018 Est. Male Population	49.1%	49.1%	49.3%
	2018 Est. Female Population	50.9%	50.9%	50.7%
	2018 Est. Never Married	27.8%	28.8%	29.0%
	2018 Est. Now Married	48.4%	51.3%	52.6%
	2018 Est. Separated or Divorced	20.3%	16.3%	14.9%
	2018 Est. Widowed	3.4%	3.6%	3.5%
INCOME	2018 Est. HH Income $200,000 or More	12.7%	12.3%	13.3%
	2018 Est. HH Income $150,000 to $199,999	13.6%	11.4%	11.8%
	2018 Est. HH Income $100,000 to $149,999	19.4%	22.0%	20.4%
	2018 Est. HH Income $75,000 to $99,999	13.1%	13.5%	13.9%
	2018 Est. HH Income $50,000 to $74,999	15.3%	16.3%	15.5%
	2018 Est. HH Income $35,000 to $49,999	11.5%	10.1%	10.9%
	2018 Est. HH Income $25,000 to $34,999	6.4%	5.8%	6.1%
	2018 Est. HH Income $15,000 to $24,999	5.1%	4.6%	4.1%
	2018 Est. HH Income Under $15,000	3.0%	4.1%	4.0%
	2018 Est. Average Household Income	$99,215	$111,618	$114,681
	2018 Est. Median Household Income	$98,220	$97,446	$97,699
	2018 Est. Per Capita Income	$37,002	$40,520	$42,181
	2018 Est. Total Businesses	434	3,203	6,062
	2018 Est. Total Employees	3,644	30,481	57,255

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RF1

Becky Juliette Way Cedar Park, TX 78613		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	78.5%	78.3%	75.0%
	2018 Est. Black	4.0%	4.5%	4.9%
	2018 Est. Asian or Pacific Islander	7.5%	8.4%	11.0%
	2018 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2018 Est. Other Races	9.6%	8.4%	8.5%
HISPANIC	2018 Est. Hispanic Population	3,402	17,862	38,894
	2018 Est. Hispanic Population	21.5%	20.8%	19.7%
	2023 Proj. Hispanic Population	21.9%	21.4%	20.2%
	2010 Hispanic Population	17.2%	16.8%	16.8%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	10,199	56,262	130,764
	2018 Est. Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.5%
	2018 Est. Some High School (Grade Level 9 to 11)	2.3%	2.6%	2.6%
	2018 Est. High School Graduate	15.4%	16.8%	15.1%
	2018 Est. Some College	24.9%	22.8%	21.0%
	2018 Est. Associate Degree Only	8.7%	8.4%	8.1%
	2018 Est. Bachelor Degree Only	31.9%	32.8%	33.9%
	2018 Est. Graduate Degree	15.8%	15.4%	17.7%
HOUSING	2018 Est. Total Housing Units	5,998	31,621	73,720
	2018 Est. Owner-Occupied	52.7%	60.7%	58.0%
	2018 Est. Renter-Occupied	45.8%	37.7%	40.3%
	2018 Est. Vacant Housing	1.5%	1.6%	1.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.3%	6.4%	8.1%
	2010 Homes Built 2000 to 2004	39.0%	41.5%	40.4%
	2010 Homes Built 1990 to 1999	38.1%	29.6%	29.1%
	2010 Homes Built 1980 to 1989	23.9%	18.8%	18.8%
	2010 Homes Built 1970 to 1979	12.3%	11.9%	12.2%
	2010 Homes Built 1960 to 1969	2.2%	2.1%	1.8%
	2010 Homes Built 1950 to 1959	1.4%	1.4%	1.5%
	2010 Homes Built Before 1949	1.9%	1.8%	1.6%
HOME VALUES	2010 Home Value $1,000,000 or More	0.1%	0.3%	0.5%
	2010 Home Value $500,000 to $999,999	2.0%	5.6%	9.3%
	2010 Home Value $400,000 to $499,999	5.9%	8.0%	12.2%
	2010 Home Value $300,000 to $399,999	20.9%	20.6%	24.0%
	2010 Home Value $200,000 to $299,999	47.3%	45.9%	42.6%
	2010 Home Value $150,000 to $199,999	16.8%	18.6%	17.0%
	2010 Home Value $100,000 to $149,999	7.2%	5.6%	6.4%
	2010 Home Value $50,000 to $99,999	2.1%	1.9%	1.9%
	2010 Home Value $25,000 to $49,999	0.8%	1.3%	1.1%
	2010 Home Value Under $25,000	1.4%	1.5%	1.5%
	2010 Median Home Value	$247,157	$256,532	$276,467
	2010 Median Rent	$1,353	$1,040	$1,111

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RF1

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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	12,133	65,723	152,045
	2018 Est. Civilian Employed	75.1%	70.9%	71.6%
	2018 Est. Civilian Unemployed	1.2%	1.8%	1.7%
	2018 Est. in Armed Forces	0.1%	0.1%	0.1%
	2018 Est. not in Labor Force	23.7%	27.3%	26.6%
	2018 Labor Force Males	47.9%	48.3%	48.6%
	2018 Labor Force Females	52.1%	51.7%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	10,324	45,126	110,469
	2010 Mgmt, Business, & Financial Operations	16.0%	19.4%	19.3%
	2010 Professional, Related	32.9%	30.7%	31.4%
	2010 Service	11.2%	12.5%	12.0%
	2010 Sales, Office	27.0%	26.8%	26.9%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	5.0%	5.0%	4.9%
	2010 Production, Transport, Material Moving	7.9%	5.7%	5.5%
	2010 White Collar Workers	75.9%	76.8%	77.5%
	2010 Blue Collar Workers	24.1%	23.2%	22.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.9%	81.4%	79.7%
	2010 Drive to Work in Carpool	5.5%	6.4%	7.2%
	2010 Travel to Work by Public Transportation	0.7%	0.9%	1.1%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.8%	1.1%	1.4%
	2010 Other Means	0.1%	0.2%	0.4%
	2010 Work at Home	7.8%	9.8%	9.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	25.6%	22.4%	21.4%
	2010 Travel to Work in 15 to 29 Minutes	37.3%	37.5%	38.8%
	2010 Travel to Work in 30 to 59 Minutes	41.2%	35.7%	36.7%
	2010 Travel to Work in 60 Minutes or More	6.3%	7.5%	7.4%
	2010 Average Travel Time to Work	24.2	24.3	24.8
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	$408 M	$2.34 B	$5.59 B
	2018 Est. Apparel	$14.5 M	$82.8 M	$198 M
	2018 Est. Contributions, Gifts	$31.7 M	$180 M	$435 M
	2018 Est. Education, Reading	$18.3 M	$104 M	$251 M
	2018 Est. Entertainment	$23.2 M	$133 M	$319 M
	2018 Est. Food, Beverages, Tobacco	$59.9 M	$344 M	$821 M
	2018 Est. Furnishings, Equipment	$14.6 M	$83.7 M	$201 M
	2018 Est. Health Care, Insurance	$33.8 M	$194 M	$463 M
	2018 Est. Household Operations, Shelter, Utilities	$126 M	$722 M	$1.73 B
	2018 Est. Miscellaneous Expenses	$5.77 M	$33.3 M	$79.3 M
	2018 Est. Personal Care	$5.26 M	$30.2 M	$72.0 M
	2018 Est. Transportation	$74.9 M	$432 M	$1.03 B

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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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 _____