

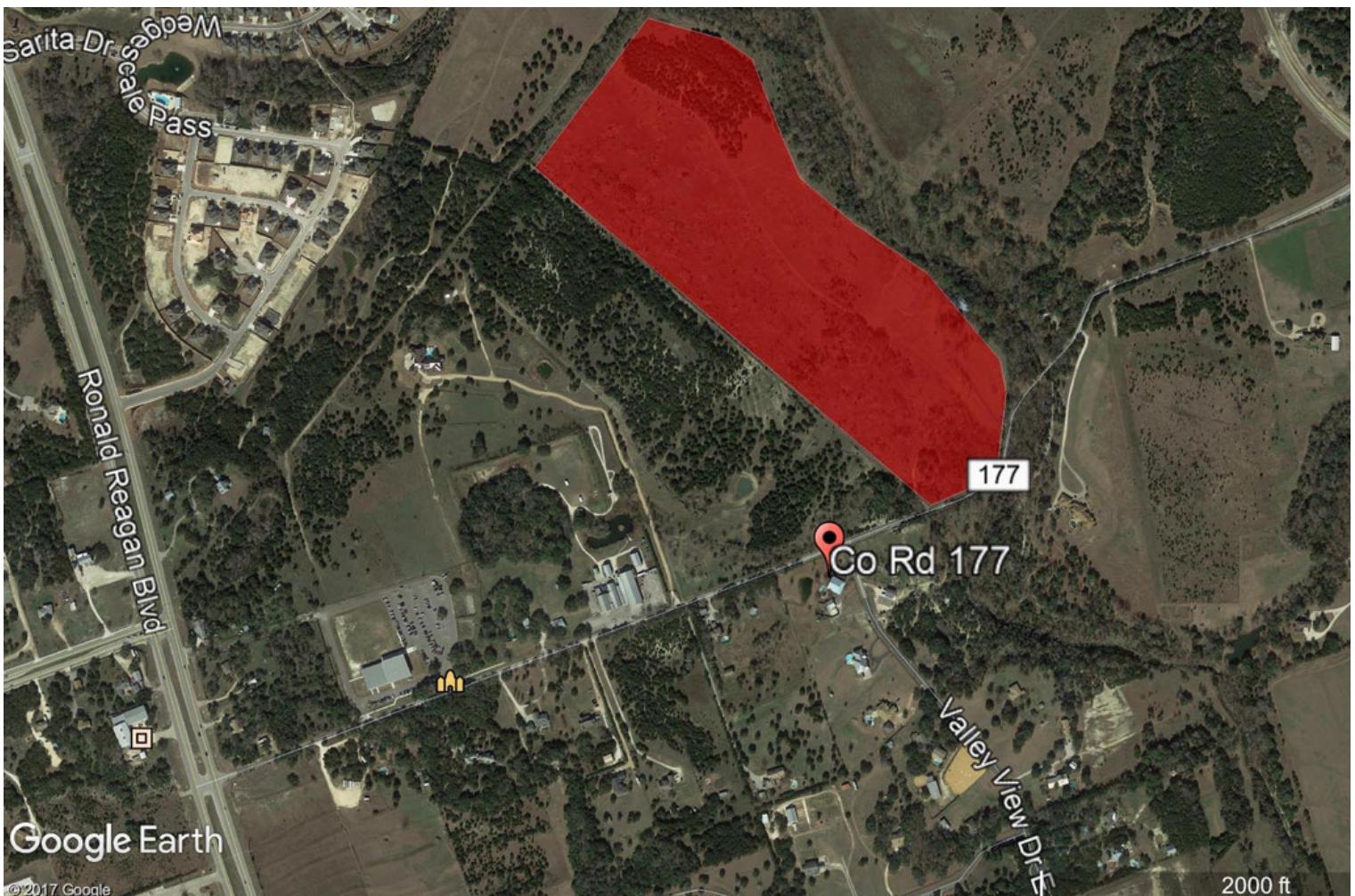
# Thomas Tract

Located on CR 177 east of Ronald Reagan  
Leander, TX

+/- 54 Acres

Pricing available upon request

- Located in major growth corridor in Leander, TX
- Beautiful creek on the east side of the property
- Sewer is in the creek on the east of the property; water on Ronald Reagan



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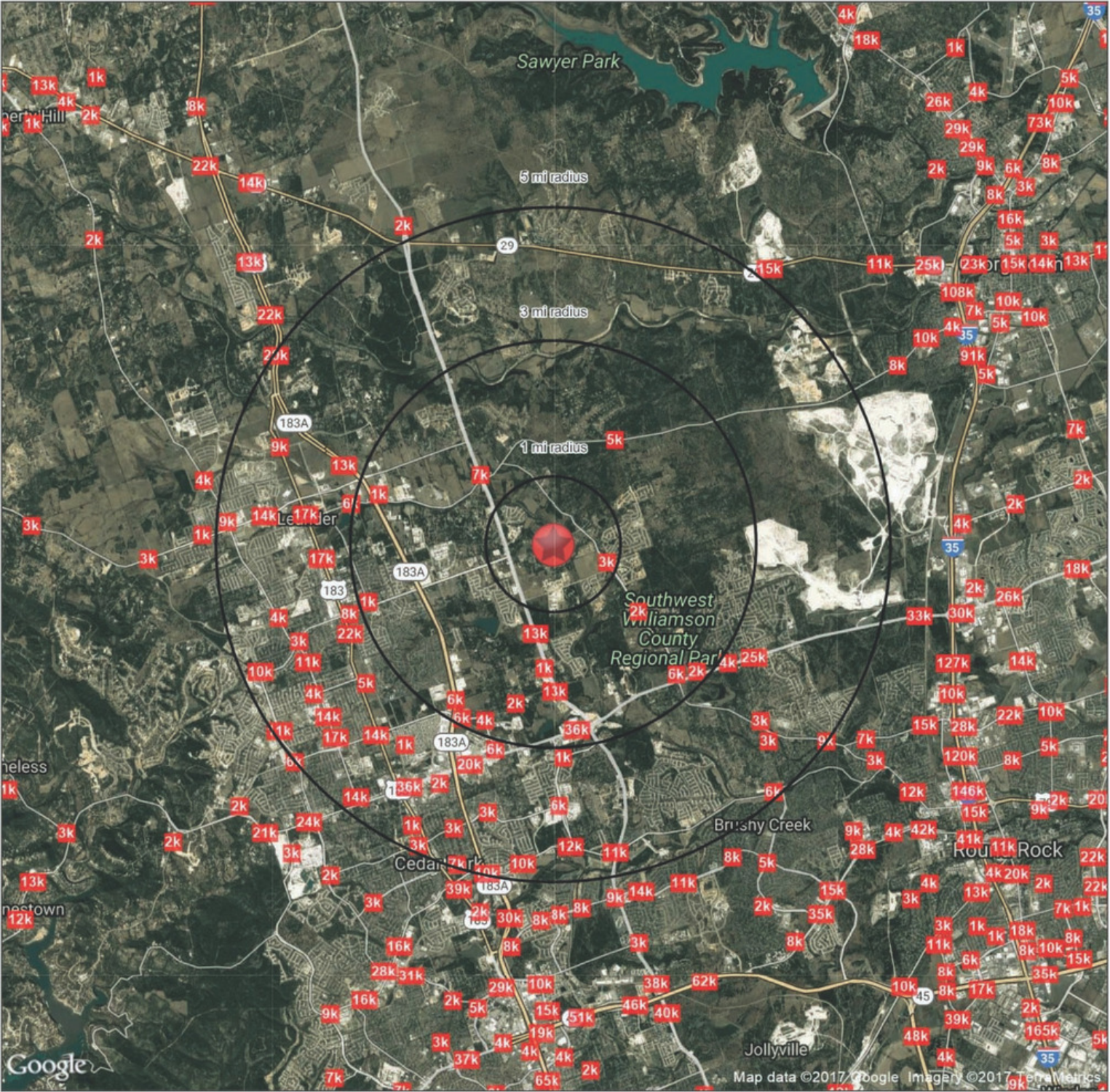
## Demographics

	1 MILE	3 MILE	5 MILE
2017 population	800	23,966	101,018
Average HH Income	\$94,638	\$122,490	\$110,344



# Thomas Tract

Leander, TX 78641



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	800	23,966	101,018
Households	258	7,446	32,118
Population Median Age	33.9	34.3	33.8
5 Yr Pop Growth (Total%)	24.9%	19.2%	19.5%

## Contact Information

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Phone **512.335.5577**

Prepared By  
Prepared For



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5729/-97.7914

RF1

## Thomas Tract

Leander, TX 78641

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	800	23,966	101,018
	2022 Projected Population	999	28,561	120,759
	2010 Census Population	164	16,038	73,081
	2000 Census Population	147	7,613	28,777
	Projected Annual Growth 2017 to 2022	5.0%	3.8%	3.9%
	Historical Annual Growth 2000 to 2017	26.2%	12.6%	14.8%
HOUSEHOLDS	2017 Estimated Households	258	7,446	32,118
	2022 Projected Households	290	8,411	36,253
	2010 Census Households	58	5,310	24,691
	2000 Census Households	50	2,586	9,608
	Projected Annual Growth 2017 to 2022	2.5%	2.6%	2.6%
	Historical Annual Growth 2000 to 2017	24.3%	11.1%	13.8%
AGE	2017 Est. Population Under 10 Years	14.6%	15.2%	15.9%
	2017 Est. Population 10 to 19 Years	15.4%	16.0%	15.5%
	2017 Est. Population 20 to 29 Years	13.8%	11.2%	11.1%
	2017 Est. Population 30 to 44 Years	21.3%	24.4%	25.7%
	2017 Est. Population 45 to 59 Years	19.1%	19.5%	18.7%
	2017 Est. Population 60 to 74 Years	12.4%	10.7%	9.9%
	2017 Est. Population 75 Years or Over	3.6%	3.1%	3.1%
	2017 Est. Median Age	33.9	34.3	33.8
MARITAL STATUS & GENDER	2017 Est. Male Population	50.4%	49.3%	49.3%
	2017 Est. Female Population	49.6%	50.7%	50.7%
	2017 Est. Never Married	27.8%	26.5%	26.4%
	2017 Est. Now Married	59.1%	61.1%	58.0%
	2017 Est. Separated or Divorced	9.5%	10.1%	12.4%
	2017 Est. Widowed	3.7%	2.3%	3.2%
INCOME	2017 Est. HH Income \$200,000 or More	8.0%	12.4%	10.6%
	2017 Est. HH Income \$150,000 to \$199,999	6.4%	12.7%	12.2%
	2017 Est. HH Income \$100,000 to \$149,999	24.8%	25.6%	24.0%
	2017 Est. HH Income \$75,000 to \$99,999	17.3%	18.5%	15.8%
	2017 Est. HH Income \$50,000 to \$74,999	14.9%	14.5%	17.2%
	2017 Est. HH Income \$35,000 to \$49,999	13.0%	8.1%	9.1%
	2017 Est. HH Income \$25,000 to \$34,999	9.1%	4.1%	5.1%
	2017 Est. HH Income \$15,000 to \$24,999	3.9%	2.0%	3.2%
	2017 Est. HH Income Under \$15,000	2.6%	2.1%	2.8%
	2017 Est. Average Household Income	\$94,638	\$122,490	\$110,344
	2017 Est. Median Household Income	\$83,361	\$103,617	\$97,900
	2017 Est. Per Capita Income	\$30,482	\$38,055	\$35,084
	2017 Est. Total Businesses	17	562	2,340
	2017 Est. Total Employees	193	5,562	21,462

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1 mi radius 3 mi radius 5 mi radius

RACE	2017 Est. White	72.3%	76.1%	76.4%
	2017 Est. Black	10.0%	10.4%	6.7%
	2017 Est. Asian or Pacific Islander	4.1%	5.4%	7.1%
	2017 Est. American Indian or Alaska Native	0.8%	0.6%	0.5%
	2017 Est. Other Races	12.8%	7.5%	9.3%
HISPANIC	2017 Est. Hispanic Population	190	4,459	21,378
	2017 Est. Hispanic Population	23.8%	18.6%	21.2%
	2022 Proj. Hispanic Population	25.1%	19.6%	22.2%
	2010 Hispanic Population	12.6%	17.2%	19.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	505	15,241	63,823
	2017 Est. Elementary (Grade Level 0 to 8)	3.3%	1.0%	2.2%
	2017 Est. Some High School (Grade Level 9 to 11)	4.1%	3.1%	3.3%
	2017 Est. High School Graduate	23.5%	16.4%	18.2%
	2017 Est. Some College	21.3%	22.9%	22.8%
	2017 Est. Associate Degree Only	9.0%	8.2%	8.9%
	2017 Est. Bachelor Degree Only	24.3%	34.6%	30.4%
	2017 Est. Graduate Degree	14.4%	13.8%	14.2%
HOUSING	2017 Est. Total Housing Units	263	7,558	32,644
	2017 Est. Owner-Occupied	73.5%	87.3%	77.6%
	2017 Est. Renter-Occupied	24.5%	11.2%	20.8%
	2017 Est. Vacant Housing	2.1%	1.5%	1.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	31.1%	8.7%	6.1%
	2010 Homes Built 2000 to 2004	35.1%	51.5%	52.9%
	2010 Homes Built 1990 to 1999	37.4%	36.2%	27.7%
	2010 Homes Built 1980 to 1989	30.4%	15.2%	14.9%
	2010 Homes Built 1970 to 1979	30.9%	7.3%	7.6%
	2010 Homes Built 1960 to 1969	2.1%	1.3%	1.2%
	2010 Homes Built 1950 to 1959	1.8%	0.8%	0.7%
	2010 Homes Built Before 1949	2.3%	1.3%	1.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	-	0.6%	0.3%
	2010 Home Value \$500,000 to \$999,999	35.2%	10.2%	7.5%
	2010 Home Value \$400,000 to \$499,999	38.2%	10.3%	9.2%
	2010 Home Value \$300,000 to \$399,999	60.7%	26.4%	24.1%
	2010 Home Value \$200,000 to \$299,999	35.9%	52.8%	42.1%
	2010 Home Value \$150,000 to \$199,999	8.7%	31.0%	27.1%
	2010 Home Value \$100,000 to \$149,999	9.8%	13.6%	13.7%
	2010 Home Value \$50,000 to \$99,999	4.2%	2.2%	3.2%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.0%	1.2%
	2010 Home Value Under \$25,000	0.5%	1.4%	1.2%
	2010 Median Home Value	\$364,453	\$236,064	\$237,434
	2010 Median Rent	\$222	\$1,390	\$1,096

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	607	17,859	74,792
	2017 Est. Civilian Employed	66.4%	70.7%	70.5%
	2017 Est. Civilian Unemployed	1.5%	2.3%	2.7%
	2017 Est. in Armed Forces	0.1%	0.2%	0.3%
	2017 Est. not in Labor Force	32.1%	26.9%	26.5%
	2017 Labor Force Males	49.9%	48.2%	48.3%
	2017 Labor Force Females	50.1%	51.8%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	156	13,319	52,459
	2010 Mgmt, Business, & Financial Operations	21.3%	22.5%	22.5%
	2010 Professional, Related	25.7%	28.2%	27.7%
	2010 Service	10.9%	12.4%	12.8%
	2010 Sales, Office	21.0%	25.6%	25.1%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	14.1%	6.1%	6.3%
	2010 Production, Transport, Material Moving	6.9%	5.2%	5.5%
	2010 White Collar Workers	68.0%	76.2%	75.4%
	2010 Blue Collar Workers	32.0%	23.8%	24.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.4%	80.5%	81.3%
	2010 Drive to Work in Carpool	6.7%	7.2%	7.3%
	2010 Travel to Work by Public Transportation	1.0%	1.2%	1.3%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	3.0%	1.0%	1.0%
	2010 Other Means	0.6%	0.6%	0.6%
	2010 Work at Home	11.3%	9.5%	8.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	12.3%	15.7%	17.1%
	2010 Travel to Work in 15 to 29 Minutes	35.3%	37.9%	36.6%
	2010 Travel to Work in 30 to 59 Minutes	36.8%	41.0%	38.3%
	2010 Travel to Work in 60 Minutes or More	6.2%	8.0%	10.0%
	2010 Average Travel Time to Work	26.6	27.0	27.0
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$17.5 M	\$604 M	\$2.42 B
	2017 Est. Apparel	\$613 K	\$21.4 M	\$85.7 M
	2017 Est. Contributions, Gifts	\$1.24 M	\$46.2 M	\$182 M
	2017 Est. Education, Reading	\$720 K	\$26.9 M	\$106 M
	2017 Est. Entertainment	\$995 K	\$34.6 M	\$138 M
	2017 Est. Food, Beverages, Tobacco	\$2.64 M	\$88.6 M	\$357 M
	2017 Est. Furnishings, Equipment	\$621 K	\$21.9 M	\$86.8 M
	2017 Est. Health Care, Insurance	\$1.48 M	\$49.4 M	\$199 M
	2017 Est. Household Operations, Shelter, Utilities	\$5.40 M	\$186 M	\$745 M
	2017 Est. Miscellaneous Expenses	\$255 K	\$8.48 M	\$34.2 M
	2017 Est. Personal Care	\$226 K	\$7.79 M	\$31.2 M
	2017 Est. Transportation	\$3.33 M	\$112 M	\$450 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.

<b>Pohl Partners, Inc</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William B Pohl</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Designated Broker of Firm	License No.	Email	Phone
<b>William B Pohl</b>	<b>160729</b>	<b>bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
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