

## Tylerville

NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 Acres

Serving Austin, Texas & the surrounding areas for over 50 years

### Pricing available upon request

- Pad sites available
- Limited build to suite opportunities available

- Across the street from the new St. David's Hospital and the Northline Project
- Fronts Oak Creek Subdivision with 446 homes
- Conventional District zoning
- Utlities to site



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

Demographics					
	1 MILE	3 MILE	5 MILE		
2020 population	3,160	41,502	90,880		
Median HH Income	\$87,713	\$105,191	\$114,199		
Traffic Count	22,000 vehicles per day (2018)				



## Tylerville

NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 Acres

Serving Austin, Texas & the surrounding areas for over 50 years

### Tylerville South:



THIS PLAN IS CONCEPTUAL AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SUBDIVISION AND COMPOSITE ZONING ORDINANCE

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding
AUSTIN, IDNA
1512-161000

EXHIBIT C

CONCEPTUAL SITE LAYOUT AND LAND USE PLAN

SHET FILE PHISOSHO-DELICAMENTAL/MORNOGRE Preventyllylevide 5 Com Concept N2 deg 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 no represent any regulatory approval. Plan is subject to change.

Scale: 1" = 100'

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

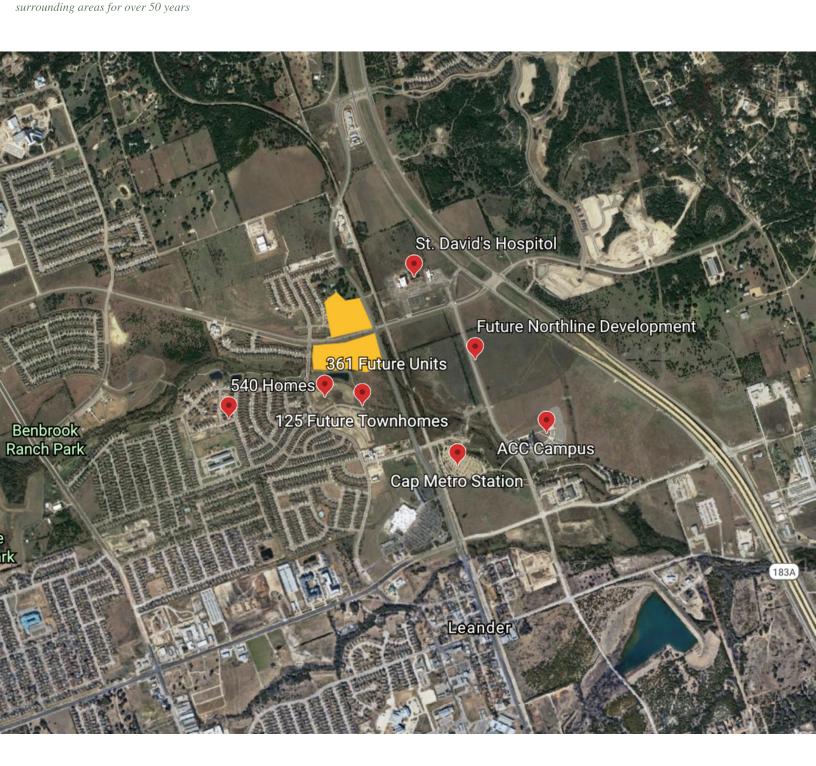


Serving Austin, Texas & the

## Tylerville

NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 Acres



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



# Tylerville

NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 Acres

Serving Austin, Texas & the surrounding areas for over 50 years

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,820		49,566		107,355	
2020 Estimate	3,160		41,502		90,880	
2010 Census	1,073		18,766		48,672	
Growth 2020 - 2025	20.89%		19.43%		18.13%	
Growth 2010 - 2020	194.50%		121.16%		86.72%	
2020 Population by Hispanic Origin	866		11,533		21,801	
2020 Population	3,160		41,502		90,880	
White	2,758	87.28%	35,990	86.72%	79,036	86.97
Black	140	4.43%	2,142	5.16%	4,481	4.93
Am. Indian & Alaskan	41	1.30%	458	1.10%	885	0.97
Asian	133	4.21%	1,551	3.74%	3,550	3.91
Hawaiian & Pacific Island	10	0.32%	77	0.19%	141	0.16
Other	79	2.50%	1,284	3.09%	2,788	3.07
U.S. Armed Forces	36		301		409	
Households						
2025 Projection	1,276		16,531		35,816	
2020 Estimate	1,058		13,880		30,425	
2010 Census	344		6,135		16,090	
Growth 2020 - 2025	20.60%		19.10%		17.72%	
Growth 2010 - 2020	207.56%		126.24%		89.09%	
Owner Occupied	830	78.45%	11,644	83.89%	25,449	83.65
Renter Occupied	228	21.55%	2,236	16.11%	4,977	16.36
2020 Households by HH Income	1,058		13,881		30,424	
Income: <\$25,000	41	3.88%	532		1,625	5.34
Income: \$25,000 - \$50,000	156	14.74%		15.09%	3,966	13.04
Income: \$50,000 - \$75,000	183	17.30%	2,668	19.22%	5,180	17.03
Income: \$75,000 - \$100,000	293	27.69%		18.64%	5,284	17.37
Income: \$100,000 - \$125,000	159	15.03%	2,160	15.56%	4,172	13.71
Income: \$125,000 - \$150,000	50	4.73%	1,397	10.06%	3,535	11.62
Income: \$150,000 - \$200,000	126	11.91%	1,550	11.17%	3,694	12.14
Income: \$200,000+	50	4.73%	892	6.43%	2,968	9.76
2020 Avg Household Income	\$99,467		\$105,191		\$114,199	
2020 Med Household Income	\$87,713		\$90,905		\$96,011	

Pohl Partners, Inc.

10800 Pecan Park Blvd, Ste. 125

O 512.335.5577

F 512.335.1309

www.pohlpartners.com

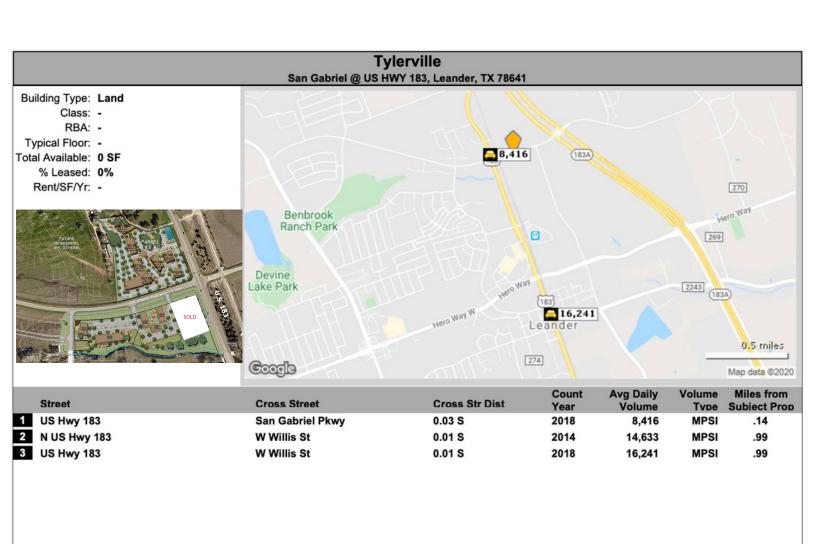


Serving Austin, Texas & the surrounding areas for over 50 years

## Tylerville

NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 Acres



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.pohlpartners.com



### **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/Ten	ant/Seller/Landle	ord Initials Date	