



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

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

Tylerville

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

+/- 18 Acres

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
- Utilities to site



Tylerville South
(+/- 8.8 acres)

Tylerville Nth
(+/- 8.9 acres)

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
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www.pohlparkers.com

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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)		



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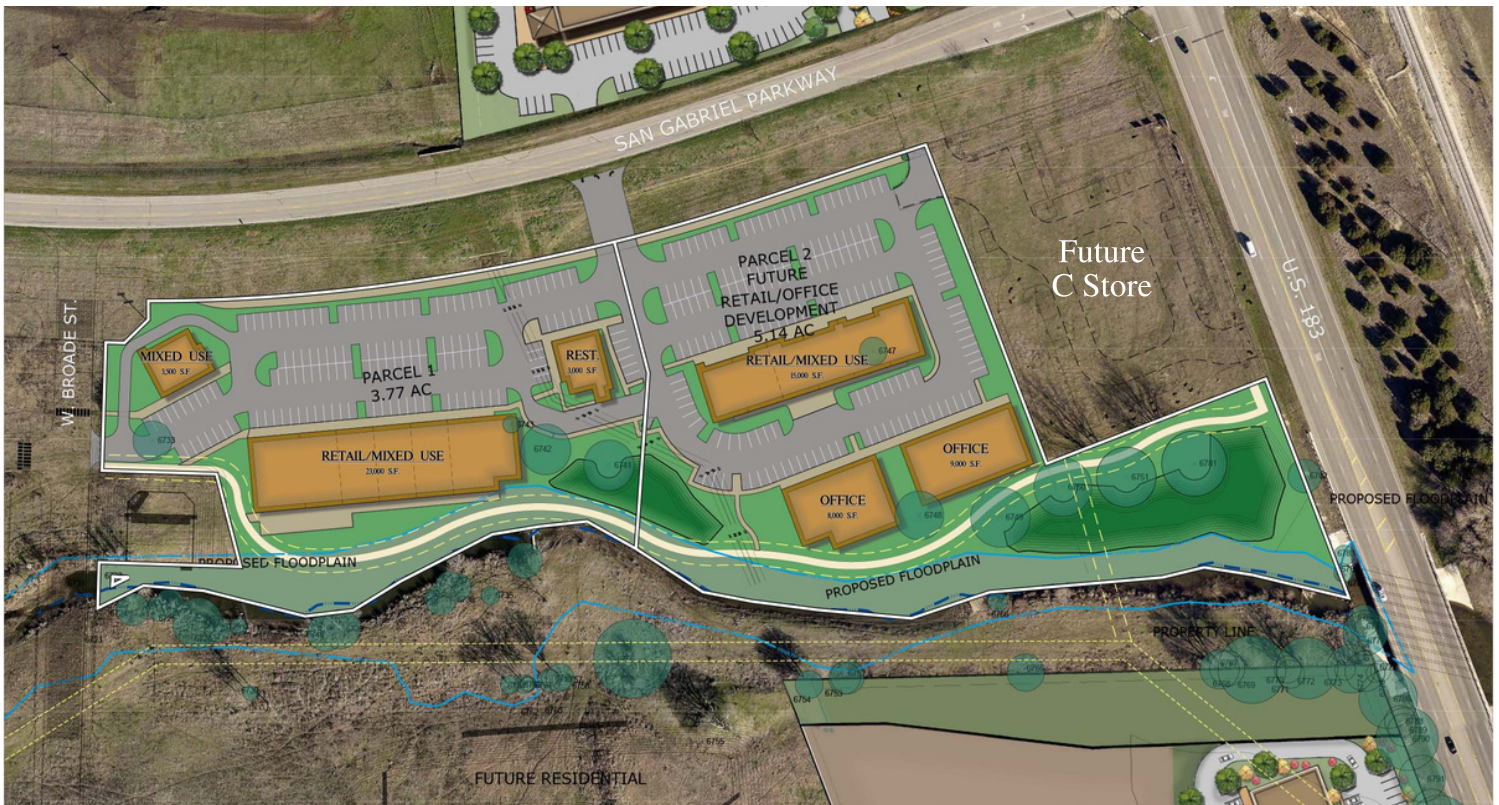
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Tylerville South:



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, TEXAS
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EXHIBIT C

CONCEPTUAL SITE LAYOUT AND LAND USE PLAN
LEANDER, TEXAS

North
Scale: 1" = 100'
Date: April 8, 2019

SHEET FILE: P110210.POHLC:\titled\PLANNING\Tylerville S Con Concept RD.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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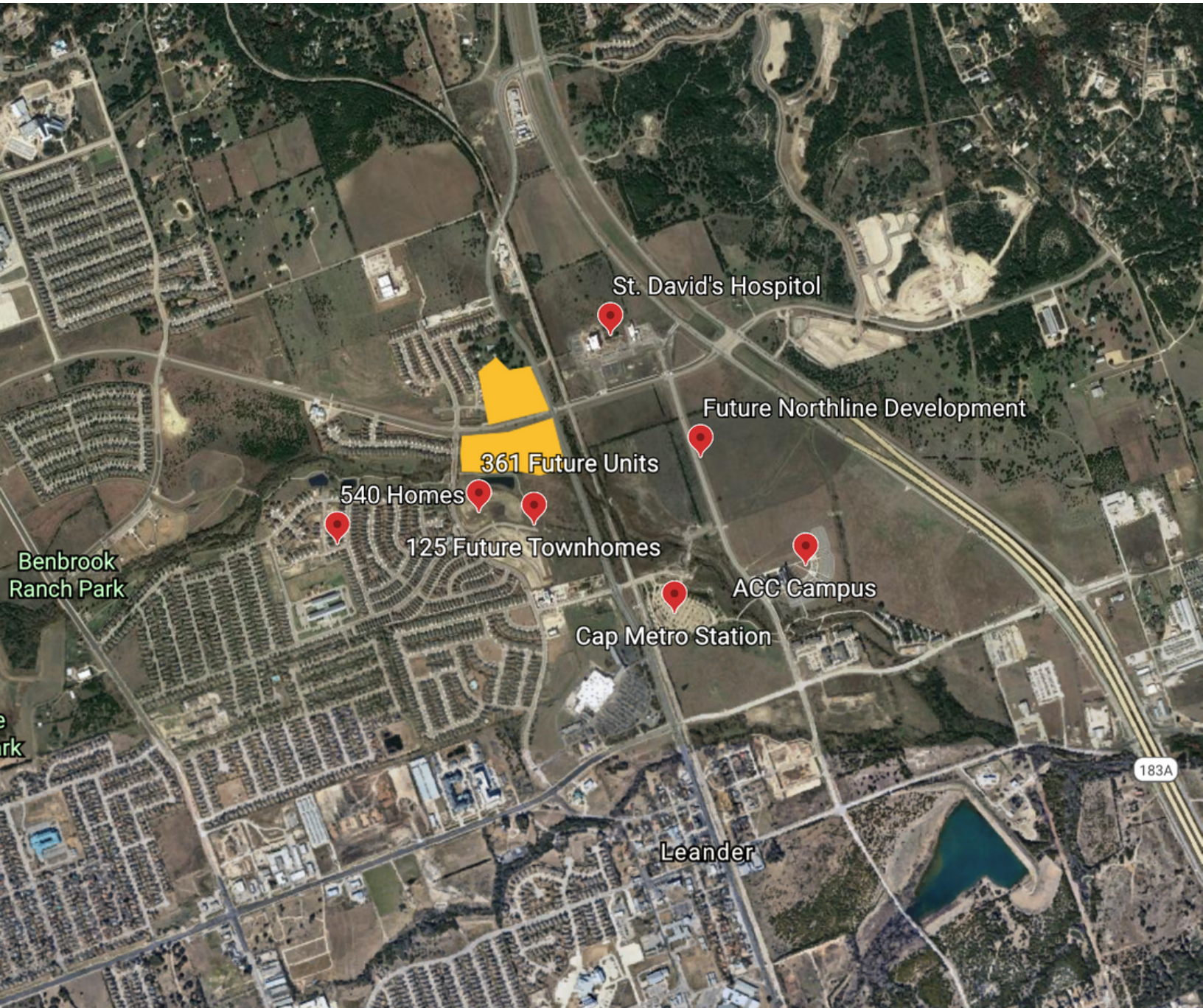
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,820		49,566		107,355	
2020 Estimate	3,160		41,502		90,880	
2010 Census	1,073		18,766		48,672	
Growth 2020 - 2025	20.89%		19.43%		18.13%	
Growth 2010 - 2020	194.50%		121.16%		86.72%	
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	3.83%	1,625	5.34%
Income: \$25,000 - \$50,000	156	14.74%	2,094	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%	2,588	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	

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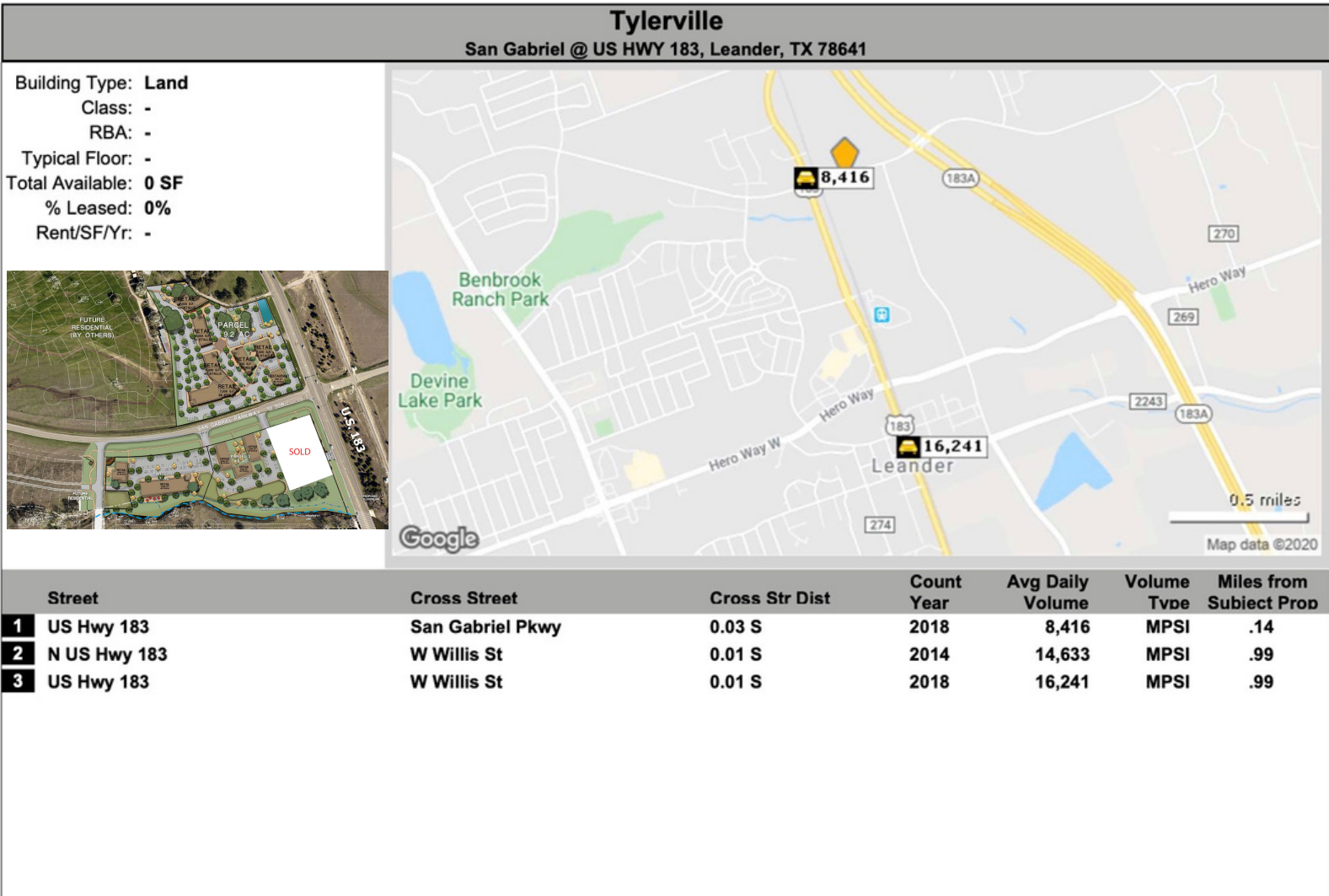
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