

# Saddlecreek

Toll 130 and Lawhon Ln near Sam Houston Ave  
Georgetown, TX

## Multiple Tracts Available

Parcel A: 15.5 Acres  
Parcel B: 16.1 Acres  
Parcel C: 14.3 Acres

- Zoned for high density multi-family business park/local commercial
- Adjacent to brand new single family neighborhood
- Close to brand new elementary and middle schools
- Water on Bell Gin and wastewater on Sam Houston



SEC Planning, LLC  
Land Planning • Landscape Architecture • Community Branding  
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**EXHIBIT C**  
**SADDLECREEK**  
GEORGETOWN, TEXAS

SHEET FILE: Q:\310144-SEL\SEC\PLANNING\GIS\June 2015 1st Submittal\EXHIBIT C.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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## Demographics

	1 MILE	3 MILE	5 MILE
2020 population	1,663	30,284	83,192
Average HH Income	\$102,801	\$93,677	\$97,438

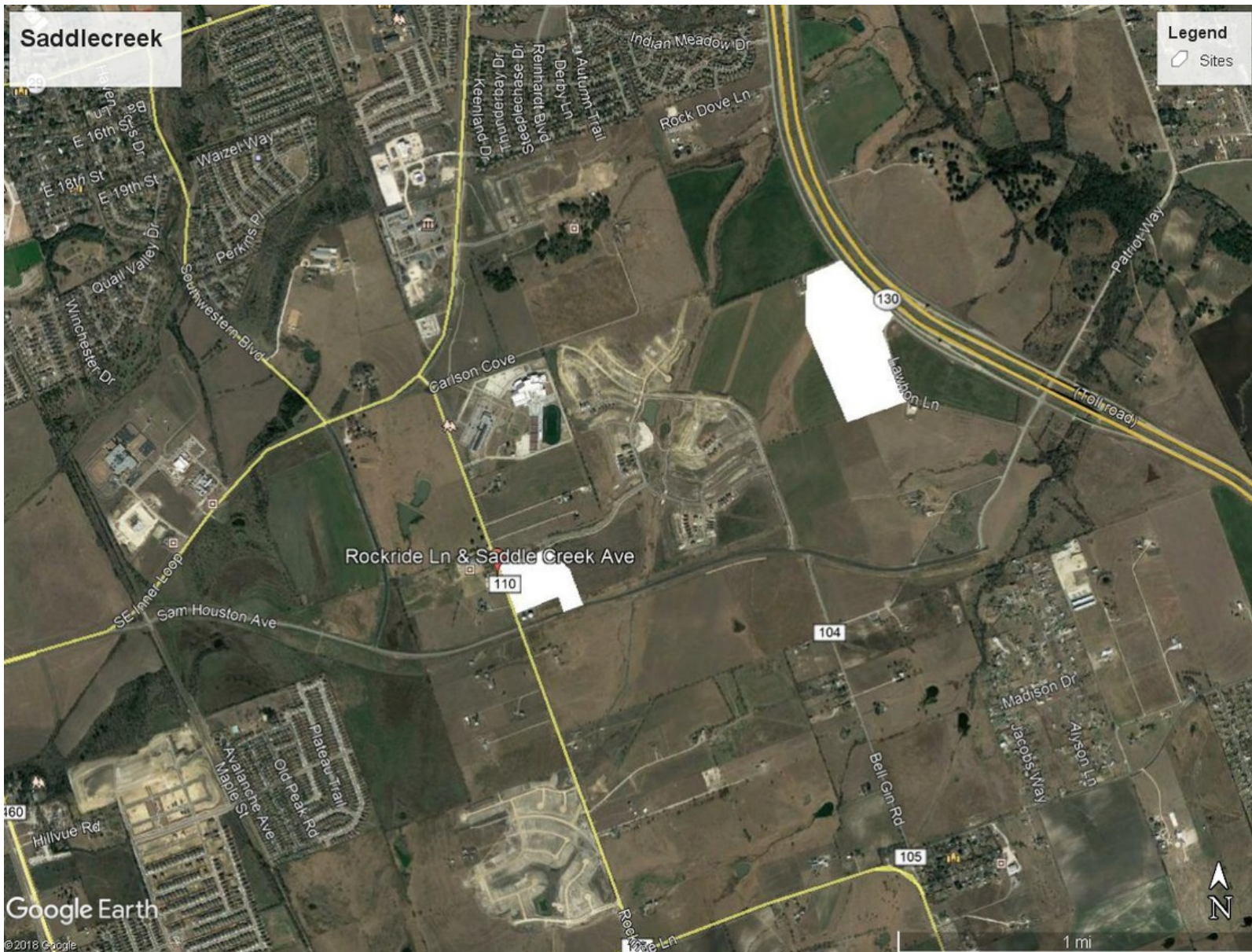


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REAL ESTATE | DEVELOPMENT | INVESTMENT

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,962		35,501		97,400	
2020 Estimate	1,663		30,284		83,192	
2010 Census	936		18,793		52,549	
Growth 2020 - 2025	17.98%		17.23%		17.08%	
Growth 2010 - 2020	77.67%		61.15%		58.31%	
2020 Population by Hispanic Origin	846		11,708		26,885	
2020 Population	1,663		30,284		83,192	
White	1,510	90.80%	26,161	86.39%	68,541	82.39%
Black	92	5.53%	2,063	6.81%	7,178	8.63%
Am. Indian & Alaskan	14	0.84%	295	0.97%	812	0.98%
Asian	17	1.02%	1,042	3.44%	4,222	5.08%
Hawaiian & Pacific Island	2	0.12%	34	0.11%	137	0.16%
Other	28	1.68%	689	2.28%	2,301	2.77%
U.S. Armed Forces	0		55		170	
Households						
2025 Projection	580		10,966		32,543	
2020 Estimate	496		9,398		27,955	
2010 Census	301		5,856		17,957	
Growth 2020 - 2025	16.94%		16.68%		16.41%	
Growth 2010 - 2020	64.78%		60.48%		55.68%	
Owner Occupied	315	63.51%	5,941	63.22%	17,771	63.57%
Renter Occupied	181	36.49%	3,457	36.78%	10,184	36.43%
2020 Households by HH Income	494		9,400		27,955	
Income: <\$25,000	46	9.31%	1,208	12.85%	3,291	11.77%
Income: \$25,000 - \$50,000	134	27.13%	1,832	19.49%	4,728	16.91%
Income: \$50,000 - \$75,000	75	15.18%	1,804	19.19%	5,413	19.36%
Income: \$75,000 - \$100,000	35	7.09%	1,196	12.72%	3,679	13.16%
Income: \$100,000 - \$125,000	24	4.86%	907	9.65%	3,214	11.50%
Income: \$125,000 - \$150,000	60	12.15%	1,007	10.71%	2,973	10.63%
Income: \$150,000 - \$200,000	81	16.40%	818	8.70%	2,752	9.84%
Income: \$200,000+	39	7.89%	628	6.68%	1,905	6.81%
2020 Avg Household Income	\$102,801		\$93,677		\$97,438	
2020 Med Household Income	\$72,072		\$72,817		\$78,707	

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