

TSSD III

SW Corner of US 183 & Cypress Creek Rd
Cedar Park, TX

+/- 18.77 ACRES

Purchase Price: \$10 sq ft - \$15 sq ft depending upon size and location of parcel

Lease Rates: 'To Be Built' Retail Center
- \$26 - \$32 sq ft + NNN

- Located in desirable Cedar Park, TX
- High population and income area
- Frontage on highly traveled Hwy 183 and Cypress Creek
- High visibility and easy access



Conceptual Elevations
for Retail Strip



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.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
2017 population	9,551	84,595	200,384
Average HH Income	\$101,036	\$98,602	\$104,115
Traffic Count	50,000 vehicles per day		

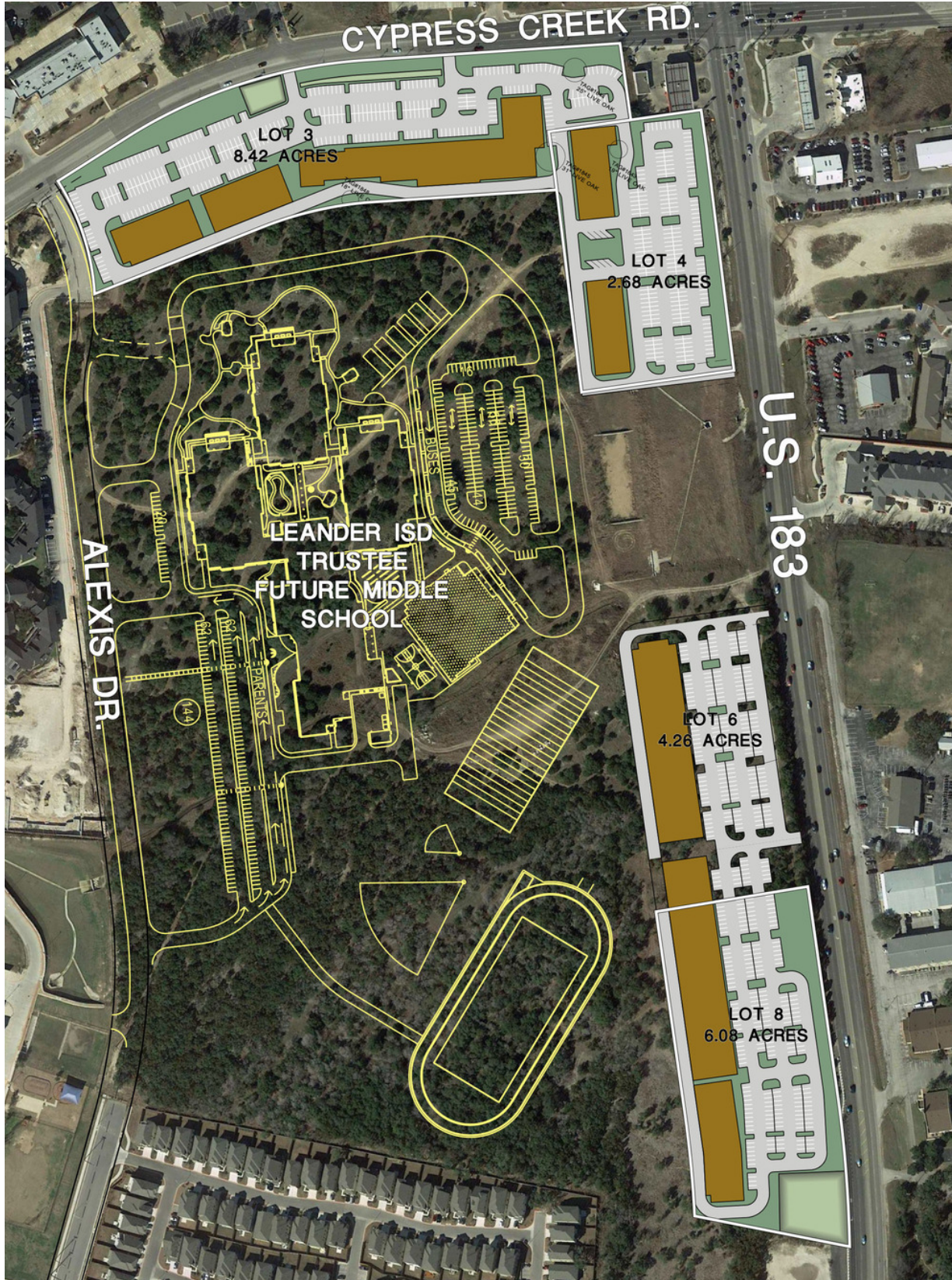


pohlpartners, inc.

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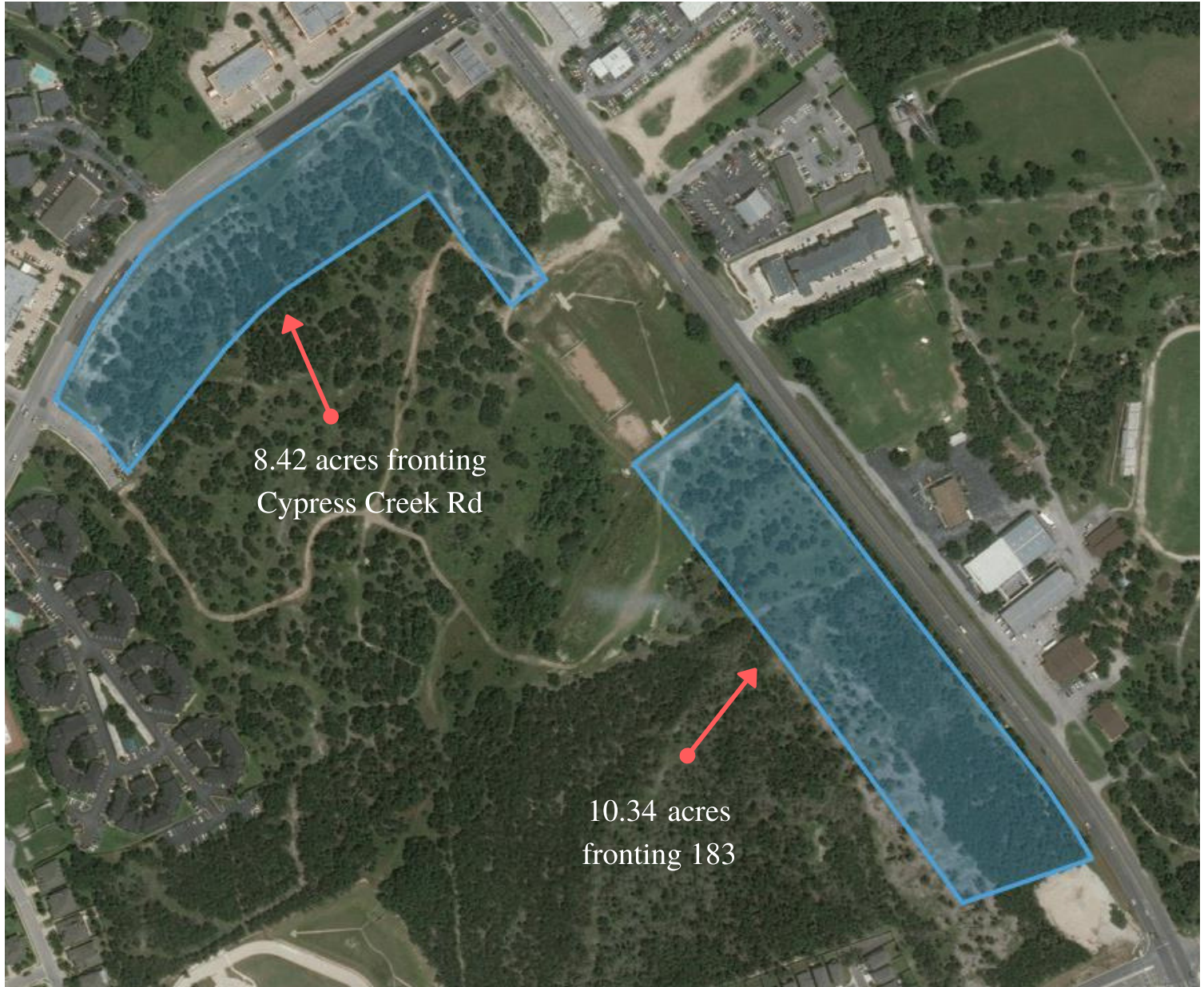


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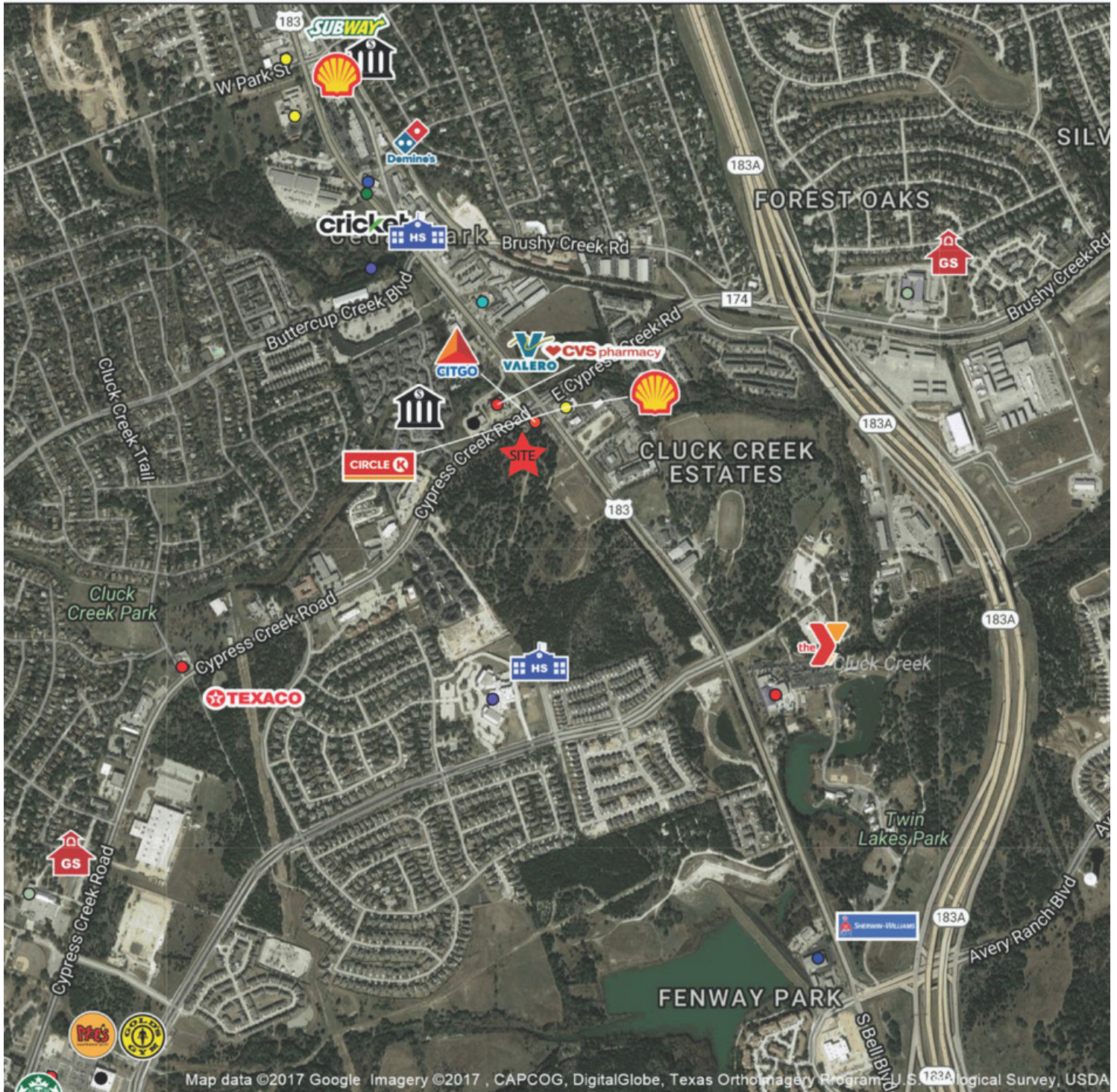


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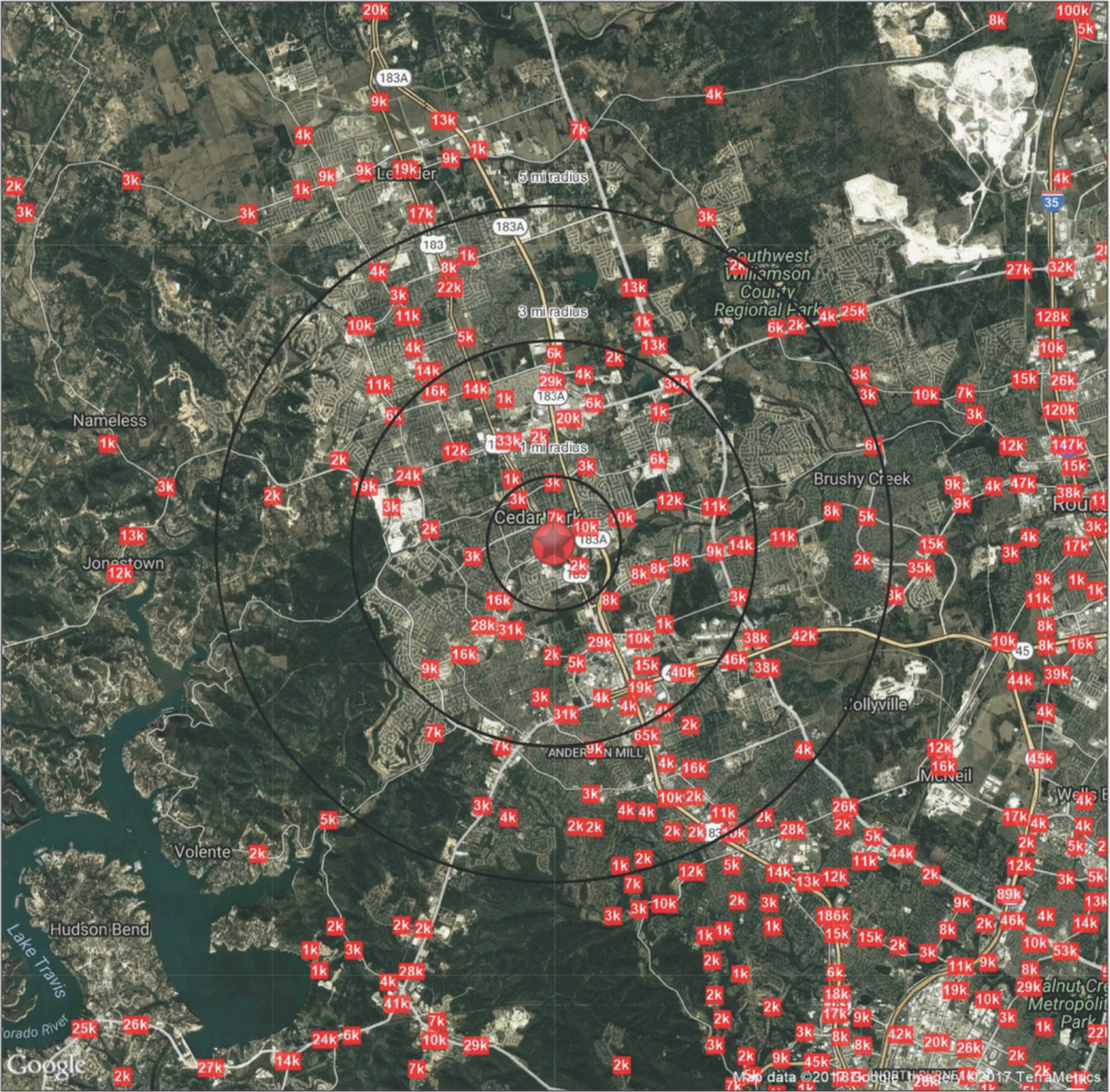
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TSSD III

Cedar Park, TX 78613



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	9,551	84,595	200,384
Households	3,616	30,689	71,961
Population Median Age	32.6	34.2	34.7
5 Yr Pop Growth (Total%)	18.3%	19.5%	18.8%

Contact Information

Name **Bill Pohl**
Email
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: 30.5009/-97.8164

RF1

TSSD III

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	10,496	85,270	197,523
	2022 Projected Population	12,431	101,934	234,847
	2010 Census Population	8,979	67,459	160,138
	2000 Census Population	5,090	36,810	94,109
	Projected Annual Growth 2017 to 2022	3.7%	3.9%	3.8%
	Historical Annual Growth 2000 to 2017	6.2%	7.7%	6.5%
HOUSEHOLDS	2017 Estimated Households	3,910	30,838	70,811
	2022 Projected Households	4,430	34,848	79,996
	2010 Census Households	3,371	25,042	59,787
	2000 Census Households	1,755	12,436	33,137
	Projected Annual Growth 2017 to 2022	2.7%	2.6%	2.6%
	Historical Annual Growth 2000 to 2017	7.2%	8.7%	6.7%
AGE	2017 Est. Population Under 10 Years	14.8%	14.5%	14.4%
	2017 Est. Population 10 to 19 Years	14.9%	15.1%	15.0%
	2017 Est. Population 20 to 29 Years	15.2%	12.7%	12.2%
	2017 Est. Population 30 to 44 Years	24.8%	25.3%	25.1%
	2017 Est. Population 45 to 59 Years	19.2%	19.5%	20.1%
	2017 Est. Population 60 to 74 Years	8.5%	9.5%	10.0%
	2017 Est. Population 75 Years or Over	2.6%	3.4%	3.3%
	2017 Est. Median Age	32.5	34.1	34.7
MARITAL STATUS & GENDER	2017 Est. Male Population	49.4%	48.9%	49.2%
	2017 Est. Female Population	50.6%	51.1%	50.8%
	2017 Est. Never Married	32.1%	29.7%	29.4%
	2017 Est. Now Married	46.8%	51.1%	53.0%
	2017 Est. Separated or Divorced	18.9%	15.1%	14.3%
	2017 Est. Widowed	2.3%	4.1%	3.4%
INCOME	2017 Est. HH Income \$200,000 or More	11.0%	9.4%	10.7%
	2017 Est. HH Income \$150,000 to \$199,999	16.1%	10.4%	11.3%
	2017 Est. HH Income \$100,000 to \$149,999	18.0%	19.7%	19.6%
	2017 Est. HH Income \$75,000 to \$99,999	12.7%	15.6%	15.6%
	2017 Est. HH Income \$50,000 to \$74,999	18.6%	18.9%	18.1%
	2017 Est. HH Income \$35,000 to \$49,999	11.1%	11.3%	10.7%
	2017 Est. HH Income \$25,000 to \$34,999	6.4%	6.4%	6.0%
	2017 Est. HH Income \$15,000 to \$24,999	4.3%	5.0%	4.4%
	2017 Est. HH Income Under \$15,000	1.9%	3.2%	3.5%
	2017 Est. Average Household Income	\$101,036	\$98,602	\$104,115
	2017 Est. Median Household Income	\$94,890	\$87,550	\$91,505
	2017 Est. Per Capita Income	\$37,647	\$35,664	\$37,334
	2017 Est. Total Businesses	326	3,559	5,838
	2017 Est. Total Employees	2,444	34,386	53,819

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1 mi radius 3 mi radius 5 mi radius

RACE	2017 Est. White	77.5%	77.3%	75.5%
	2017 Est. Black	4.5%	5.4%	5.8%
	2017 Est. Asian or Pacific Islander	6.4%	8.0%	9.7%
	2017 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2017 Est. Other Races	11.3%	8.9%	8.5%
HISPANIC	2017 Est. Hispanic Population	2,679	18,771	39,619
	2017 Est. Hispanic Population	25.5%	22.0%	20.1%
	2022 Proj. Hispanic Population	26.8%	23.2%	21.2%
	2010 Hispanic Population	20.5%	17.4%	17.1%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	6,561	54,626	127,957
	2017 Est. Elementary (Grade Level 0 to 8)	0.6%	1.3%	1.6%
	2017 Est. Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.8%
	2017 Est. High School Graduate	18.0%	17.7%	16.6%
	2017 Est. Some College	26.4%	23.3%	22.4%
	2017 Est. Associate Degree Only	7.2%	8.5%	8.2%
	2017 Est. Bachelor Degree Only	29.2%	31.8%	32.7%
	2017 Est. Graduate Degree	15.1%	14.7%	15.8%
HOUSING	2017 Est. Total Housing Units	4,012	31,424	72,270
	2017 Est. Owner-Occupied	52.5%	59.2%	61.6%
	2017 Est. Renter-Occupied	45.0%	38.9%	36.4%
	2017 Est. Vacant Housing	2.5%	1.9%	2.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.7%	4.2%	3.6%
	2010 Homes Built 2000 to 2004	42.9%	44.1%	39.2%
	2010 Homes Built 1990 to 1999	26.1%	31.9%	29.4%
	2010 Homes Built 1980 to 1989	25.5%	16.4%	18.4%
	2010 Homes Built 1970 to 1979	7.6%	8.6%	11.0%
	2010 Homes Built 1960 to 1969	1.2%	1.7%	1.7%
	2010 Homes Built 1950 to 1959	0.8%	0.8%	0.9%
	2010 Homes Built Before 1949	1.1%	1.7%	1.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	1.8%	4.3%	7.6%
	2010 Home Value \$400,000 to \$499,999	7.1%	5.7%	7.4%
	2010 Home Value \$300,000 to \$399,999	18.3%	17.0%	20.5%
	2010 Home Value \$200,000 to \$299,999	41.3%	46.1%	41.5%
	2010 Home Value \$150,000 to \$199,999	25.4%	25.9%	23.2%
	2010 Home Value \$100,000 to \$149,999	11.7%	8.1%	8.7%
	2010 Home Value \$50,000 to \$99,999	1.9%	2.4%	2.1%
	2010 Home Value \$25,000 to \$49,999	0.3%	0.5%	0.7%
	2010 Home Value Under \$25,000	0.7%	0.9%	1.0%
	2010 Median Home Value	\$230,867	\$234,637	\$250,846
	2010 Median Rent	\$1,039	\$1,030	\$1,013

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,013	64,827	150,634
	2017 Est. Civilian Employed	77.3%	71.0%	71.3%
	2017 Est. Civilian Unemployed	1.3%	2.2%	2.3%
	2017 Est. in Armed Forces	0.4%	0.2%	0.2%
	2017 Est. not in Labor Force	21.0%	26.7%	26.3%
	2017 Labor Force Males	48.6%	48.0%	48.4%
	2017 Labor Force Females	51.4%	52.0%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,326	46,523	107,748
	2010 Mgmt, Business, & Financial Operations	17.9%	19.1%	20.4%
	2010 Professional, Related	29.9%	32.4%	31.2%
	2010 Service	12.6%	11.9%	12.1%
	2010 Sales, Office	26.7%	25.8%	25.3%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	5.5%	5.4%	5.5%
	2010 Production, Transport, Material Moving	7.4%	5.4%	5.5%
	2010 White Collar Workers	74.5%	77.3%	76.9%
	2010 Blue Collar Workers	25.5%	22.7%	23.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.6%	81.5%	80.0%
	2010 Drive to Work in Carpool	7.6%	6.7%	6.9%
	2010 Travel to Work by Public Transportation	0.1%	1.9%	1.8%
	2010 Drive to Work on Motorcycle	0.3%	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.8%	1.5%	1.6%
	2010 Other Means	0.5%	0.6%	0.6%
	2010 Work at Home	5.1%	7.8%	9.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	31.1%	21.8%	20.0%
	2010 Travel to Work in 15 to 29 Minutes	44.0%	39.6%	40.4%
	2010 Travel to Work in 30 to 59 Minutes	32.8%	35.3%	36.2%
	2010 Travel to Work in 60 Minutes or More	7.7%	8.1%	8.2%
	2010 Average Travel Time to Work	22.4	24.8	25.4
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$280 M	\$2.15 B	\$5.11 B
	2017 Est. Apparel	\$9.93 M	\$75.9 M	\$181 M
	2017 Est. Contributions, Gifts	\$21.8 M	\$159 M	\$386 M
	2017 Est. Education, Reading	\$12.6 M	\$92.1 M	\$223 M
	2017 Est. Entertainment	\$15.9 M	\$122 M	\$291 M
	2017 Est. Food, Beverages, Tobacco	\$41.1 M	\$320 M	\$757 M
	2017 Est. Furnishings, Equipment	\$10.00 M	\$76.4 M	\$183 M
	2017 Est. Health Care, Insurance	\$23.1 M	\$180 M	\$425 M
	2017 Est. Household Operations, Shelter, Utilities	\$86.2 M	\$663 M	\$1.58 B
	2017 Est. Miscellaneous Expenses	\$3.98 M	\$30.9 M	\$72.9 M
	2017 Est. Personal Care	\$3.60 M	\$27.8 M	\$66.1 M
	2017 Est. Transportation	\$51.4 M	\$402 M	\$951 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.

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