

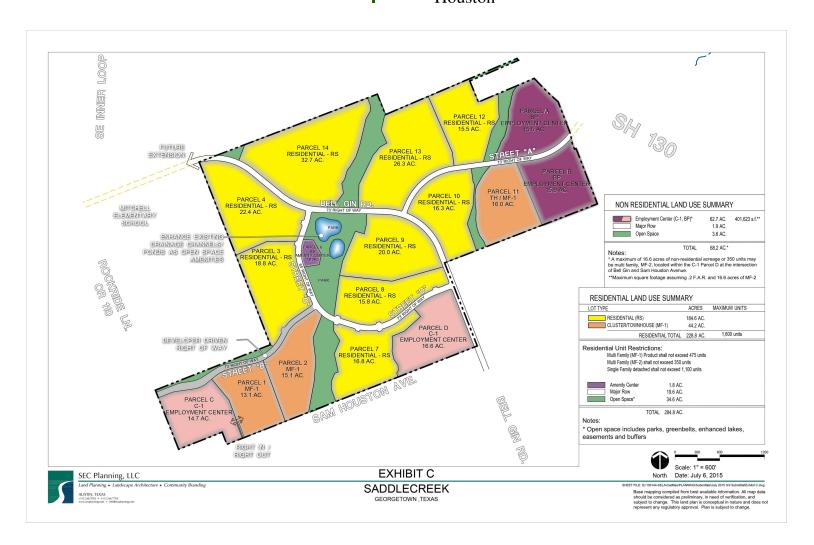
Saddlecreek

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

Multiple
Tracts
Available

Parcel A: 15.5 Acres - \$8.00 / sq ft Parcel B: 16.1 Acres - \$7.00 / sq ft Parcel C: 14.3 Acres - \$7.00 / sq ft

- 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



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

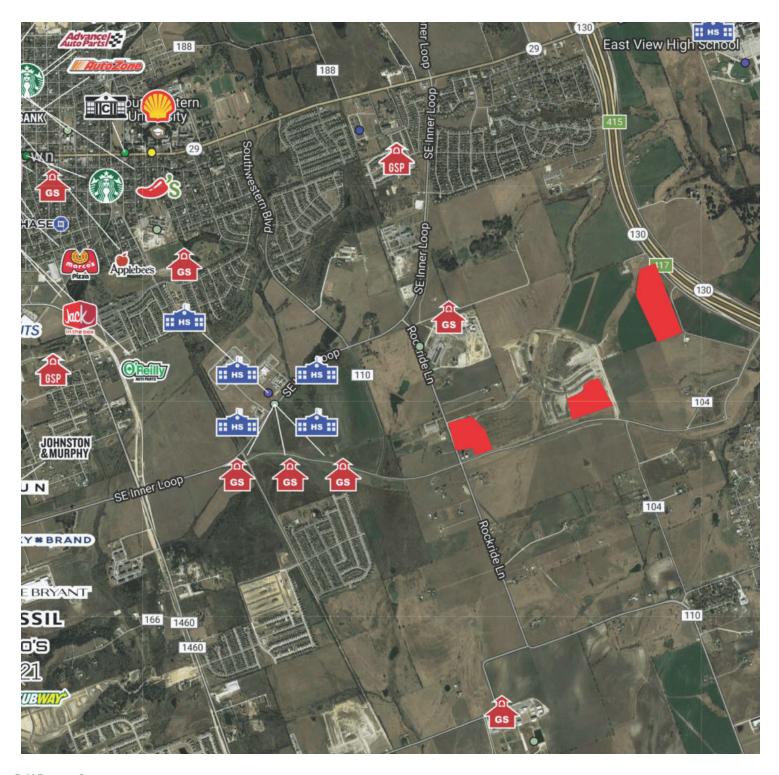
Demographics			
	1 MILE	3 MILE	5 MILE
2018 population	447	15,905	65,899
Average HH Income	\$86,138	\$86,858	\$86,640



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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.6149/-97.6191

Lat/Lor	1: 30.6149/-97.6191			RF1
Sadd	lecreek	4 mai maratina	O	C and an alice
Hutto	, TX 78634	1 mi radius	3 mi radius	5 mi radius
	2018 Estimated Population	447	15,905	65,899
<u>S</u>	2023 Projected Population	536	18,839	78,004
POPULATION	2010 Census Population	497	11,185	43,553
	2000 Census Population	315	5,943	25,040
	Projected Annual Growth 2018 to 2023	4.0%	3.7%	3.7%
	Historical Annual Growth 2000 to 2018	2.3%	9.3%	65,899 78,004 43,553 25,040 3.7% 9.1% 21,390 24,062 14,607 8,244 2.5% 8.9% 13.1% 14.7% 13.7%
S	2018 Estimated Households	143	4,723	21,390
ноиѕеногрѕ	2023 Projected Households	162	5,325	24,062
웊	2010 Census Households	169	3,417	14,607
JSE	2000 Census Households	109		8,244
호	Projected Annual Growth 2018 to 2023	2.7%	2.5%	2.5%
	Historical Annual Growth 2000 to 2018	1.7%	8.6%	8.9%
	2018 Est. Population Under 10 Years	12.0%	13.8%	13.1%
	2018 Est. Population 10 to 19 Years	14.3%	16.6%	14.7%
	2018 Est. Population 20 to 29 Years	11.1%	13.1%	13.7%
AGE	2018 Est. Population 30 to 44 Years	18.1%	21.2%	22.0% 19.1%
AG	2018 Est. Population 45 to 59 Years	21.8%	19.5%	
	2018 Est. Population 60 to 74 Years	13.9%	11.3%	11.9%
	2018 Est. Population 75 Years or Over	8.8%		5.5%
	2018 Est. Median Age	40.0	34.3	11.9% 5.5% 35.2 49.7% 50.3% 28.9% 48.3% 17.5% 5.4% 6.6% 8.9%
20	2018 Est. Male Population	49.0%	49.2%	49.7%
MARITAL STATUS & GENDER	2018 Est. Female Population	51.0%	50.8%	50.3%
SIG	2018 Est. Never Married	30.4%	25.1%	28.9%
₽ GE/B	2018 Est. Now Married	40.6%	52.7%	48.3%
- R	2018 Est. Separated or Divorced	19.9%	17.8%	17.5%
M	2018 Est. Widowed	9.0%	4.4%	5.4%
	2018 Est. HH Income \$200,000 or More	5.1%	6.2%	6.6%
	2018 Est. HH Income \$150,000 to \$199,999	8.2%	9.0%	8.9%
	2018 Est. HH Income \$100,000 to \$149,999	13.9%	20.1%	20.6%
	2018 Est. HH Income \$75,000 to \$99,999	14.5%	18.3%	20.6% 15.5%
ш	2018 Est. HH Income \$50,000 to \$74,999	18.7%	18.7%	17.3%
NCOME	2018 Est. HH Income \$35,000 to \$49,999	11.6%	11.6%	11.3%
	2018 Est. HH Income \$25,000 to \$34,999	10.3%	6.4%	6.8%
	2018 Est. HH Income \$15,000 to \$24,999	7.3%		5.8%
	2018 Est. HH Income Under \$15,000	10.4%		7.0%
	2018 Est. Average Household Income	\$86,138	\$86,858	\$86,640
	2018 Est. Median Household Income	\$67,225	\$77,299	\$79,256
	2018 Est. Per Capita Income	\$27,551	\$25,911	\$28,519
	2018 Est. Total Businesses	16		2,181
	2018 Est. Total Employees	144	1,554	23,550

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Sado	lecreek			10.1	
		1 mi radius	3 mi radius	5 mi radius	
Hutto	o, TX 78634				
	2018 Est. White	77.7%	76.6%	75.5%	
RACE	2018 Est. Black	4.1%	6.0%	7.5%	
	2018 Est. Asian or Pacific Islander	2.4%	3.4%	4.4%	
~	2018 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%	
	2018 Est. Other Races	15.3%	13.4%	12.0%	
HISPANIC	2018 Est. Hispanic Population	133	4,762	18,926	
	2018 Est. Hispanic Population	29.7%	29.9%	28.7%	
	2023 Proj. Hispanic Population	30.2%	30.6%	29.3%	
	2010 Hispanic Population	34.5%	36.2%	31.7%	
	2018 Est. Adult Population (25 Years or Over)	304	9,961	42,878	
er.	2018 Est. Elementary (Grade Level 0 to 8)	5.3%	5.6%	4.1%	
N S S	2018 Est. Some High School (Grade Level 9 to 11)	5.3%	7.4%	5.4%	
or (2018 Est. High School Graduate	42.1%	22.7%	23.2%	
EDUCATION (Adults 25 or Older)	2018 Est. Some College	24.7%	19.9%	22.4%	
	2018 Est. Associate Degree Only	4.6%	10.1%	9.5%	
₹	2018 Est. Bachelor Degree Only	12.0%	25.2%	24.3%	
	2018 Est. Graduate Degree	5.9%	9.1%	11.1%	
Ŋ	2018 Est. Total Housing Units	153	4,848	21,885	
HOUSING	2018 Est. Owner-Occupied	74.5%	74.8%	62.8%	
OU	2018 Est. Renter-Occupied	18.9%	22.6%	34.9%	
Ĭ	2018 Est. Vacant Housing	6.6%	2.6%	2.3%	
ᄶ	2010 Homes Built 2005 or later	2.3%	15.3%	9.6%	
OMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	31.4%	45.5%	43.0%	
I ≿	2010 Homes Built 1990 to 1999	26.1%	32.4%	27.4%	
15	2010 Homes Built 1980 to 1989	12.2%	16.4%	17.5%	
≣	2010 Homes Built 1970 to 1979	14.4%	10.3%	12.4%	
Si	2010 Homes Built 1960 to 1969	1.8%	3.2%	3.8%	
M	2010 Homes Built 1950 to 1959	2.3%	2.7%	3.2%	
유	2010 Homes Built Before 1949	5.9%	8.1%	6.7%	
	2010 Home Value \$1,000,000 or More	3.2%	0.7%	0.3%	
HOME VALUES	2010 Home Value \$500,000 to \$999,999	6.7%	5.3%	4.8% F	
	2010 Home Value \$400,000 to \$499,999	5.8%	7.4%	7.4%	
	2010 Home Value \$300,000 to \$399,999	17.5%	19.2%	20.8%	
	2010 Home Value \$200,000 to \$299,999	26.0%	57.0%	51.4%	
	2010 Home Value \$150,000 to \$199,999	16.5%	33.3%	27.1%	
	2010 Home Value \$100,000 to \$149,999	5.1%	13.6%	13.5%	
	2010 Home Value \$50,000 to \$99,999	5.4%	4.5%	4.9%	
	2010 Home Value \$25,000 to \$49,999	4.6%	2.7%	1.7%	
	2010 Home Value Under \$25,000	11.1%	6.1%	4.3%	
	2010 Median Home Value	\$231,254	\$221,049	\$221,179	
	2010 Median Rent	\$1,333	\$1,172	\$1,022	

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Hutto	, TX 78634	1 mi radius	3 mi radius	5 mi radius
	2018 Est. Labor Population Age 16 Years or Over	354	12,226	51,640
LABOR FORCE	2018 Est. Civilian Employed	58.7%	63.0%	51,640 64.1%
	2018 Est. Civilian Unemployed	2.3%	0.8%	1.5%
ا بر بر	2018 Est. in Armed Forces	0.5%	0.1%	0.3%
l Ö	2018 Est. not in Labor Force	38.5%	36.2%	34.1%
Ž	2018 Labor Force Males	48.3%		49.0%
	2018 Labor Force Females	51.7%	51.7%	51.0%
	2010 Occupation: Population Age 16 Years or Over	257	8,226	31,007
	2010 Mgmt, Business, & Financial Operations	12.1%	16.9%	17.2%
7	2010 Professional, Related	18.1%	27.9%	26.3%
힏	2010 Service	17.6%	17.1%	16.6%
OCCUPATION	2010 Sales, Office	27.2%	20.4%	23.0%
Ino	2010 Farming, Fishing, Forestry	-	-	0.2%
00	2010 Construction, Extraction, Maintenance	10.7%		7.7%
	2010 Production, Transport, Material Moving	14.2%		9.0%
	2010 White Collar Workers	57.4%		66.5%
	2010 Blue Collar Workers	42.6%	34.8%	33.5%
z	2010 Drive to Work Alone	81.2%	82.1%	1.5% 0.3% 34.1% 49.0% 51.0% 31,007 17.2% 26.3% 16.6% 23.0% 0.2% 7.7% 9.0% 66.5% 33.5% 82.2% 8.8% 0.5% 0.1%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	13.3%		8.8%
TX SX	2010 Travel to Work by Public Transportation	0.1%	-	0.5%
ρŠ	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	0.1%		1.2%
<u>&</u>	2010 Other Means	0.3%		0.2%
<u> </u>	2010 Work at Home	5.1%	8.2%	0.2% 6.9%
ME	2010 Travel to Work in 14 Minutes or Less	31.9%		24.8% 30.3% 32.1% 9.7% 24.3
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	21.7%		30.3%
VEI	2010 Travel to Work in 30 to 59 Minutes	31.6%		32.1%
R.	2010 Travel to Work in 60 Minutes or More	5.9%		9.7%
	2010 Average Travel Time to Work	18.9	24.4	
	2018 Est. Total Household Expenditure	\$9.11 M		\$1.36 B \$48 1 M
뿞	2018 Est. Apparel	\$321 K		Ψ-10.1 1
‡	2018 Est. Contributions, Gifts	\$630 K		\$96.5 M
ΙĒ	2018 Est. Education, Reading	\$358 K		\$56.6 M
Ⅱ	2018 Est. Entertainment	\$514 K		\$77.2 M
X	2018 Est. Food, Beverages, Tobacco	\$1.39 M		\$206 M
CONSUMER EXPENDITURE	2018 Est. Furnishings, Equipment	\$314 K		\$48.0 M
	2018 Est. Health Care, Insurance	\$787 K		\$116 M
NS S	2018 Est. Household Operations, Shelter, Utilities	\$2.82 M		\$421 M
8	2018 Est. Miscellaneous Expenses	\$132 K		\$19.7 M
	2018 Est. Personal Care	\$118 K		\$17.7 M
	2018 Est. Transportation	\$1.73 M	\$57.6 M	\$258 M



Information About Brokerage Services

11-2-2015 EQUAL HOUSING

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
 - 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/Ter	nant/Seller/Landlo	ord Initials Date	