



pohlpartners, inc.

Saddlecreek

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

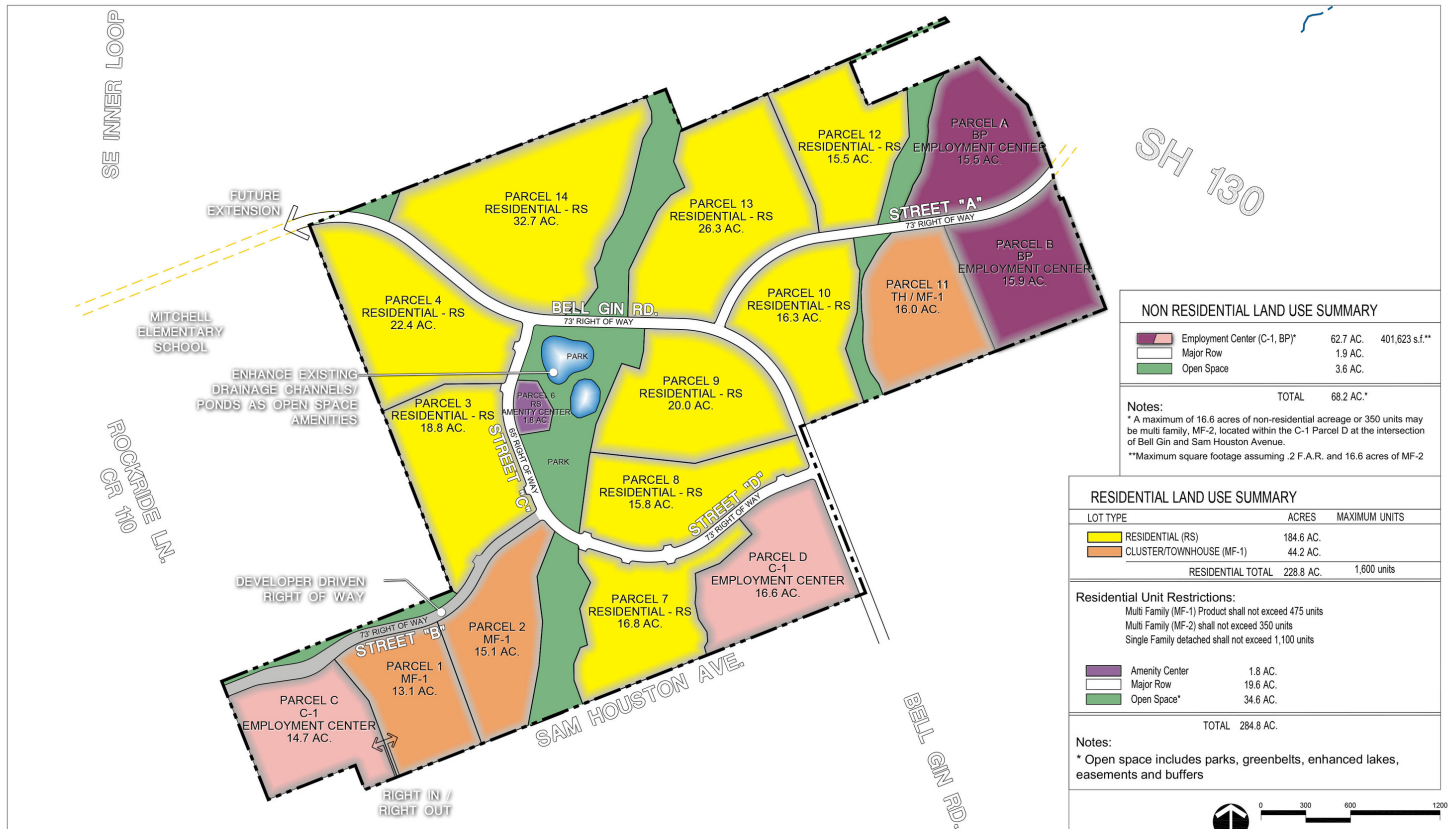
Multiple
Tracts
Available

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



NON RESIDENTIAL LAND USE SUMMARY			
Employment Center (C-1, BP)*	62.7 AC.	401,623 s.f.**	
Major Row	1.9 AC.		
Open Space	3.6 AC.		
TOTAL	68.2 AC.*		

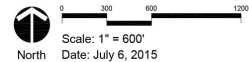
Notes:
 * A maximum of 16.6 acres of non-residential acreage or 350 units may be multi family, MF-2, located within the C-1 Parcel D at the intersection of Bell Gin and Sam Houston Avenue.
 **Maximum square footage assuming .2 F.A.R. and 16.6 acres of MF-2

RESIDENTIAL LAND USE SUMMARY			
LOT TYPE	ACRES	MAXIMUM UNITS	
RESIDENTIAL (RS)	194.6 AC.		
CLUSTER/TOWNHOUSE (MF-1)	44.2 AC.		
RESIDENTIAL TOTAL	228.8 AC.	1,600 units	

Residential Unit Restrictions:
 Multi Family (MF-1) Product shall not exceed 475 units
 Multi Family (MF-2) shall not exceed 350 units
 Single Family detached shall not exceed 1,100 units

Amenity Center	1.8 AC.
Major Row	19.6 AC.
Open Space*	34.6 AC.
TOTAL	284.8 AC.

Notes:
 * Open space includes parks, greenbelts, enhanced lakes, easements and buffers



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

SHEET FILE: Q:\130144-SBLA\Gis\Map\PLANNING\Subarea\July 2015 3rd 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.

Pohl Partners, Inc.
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Demographics

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

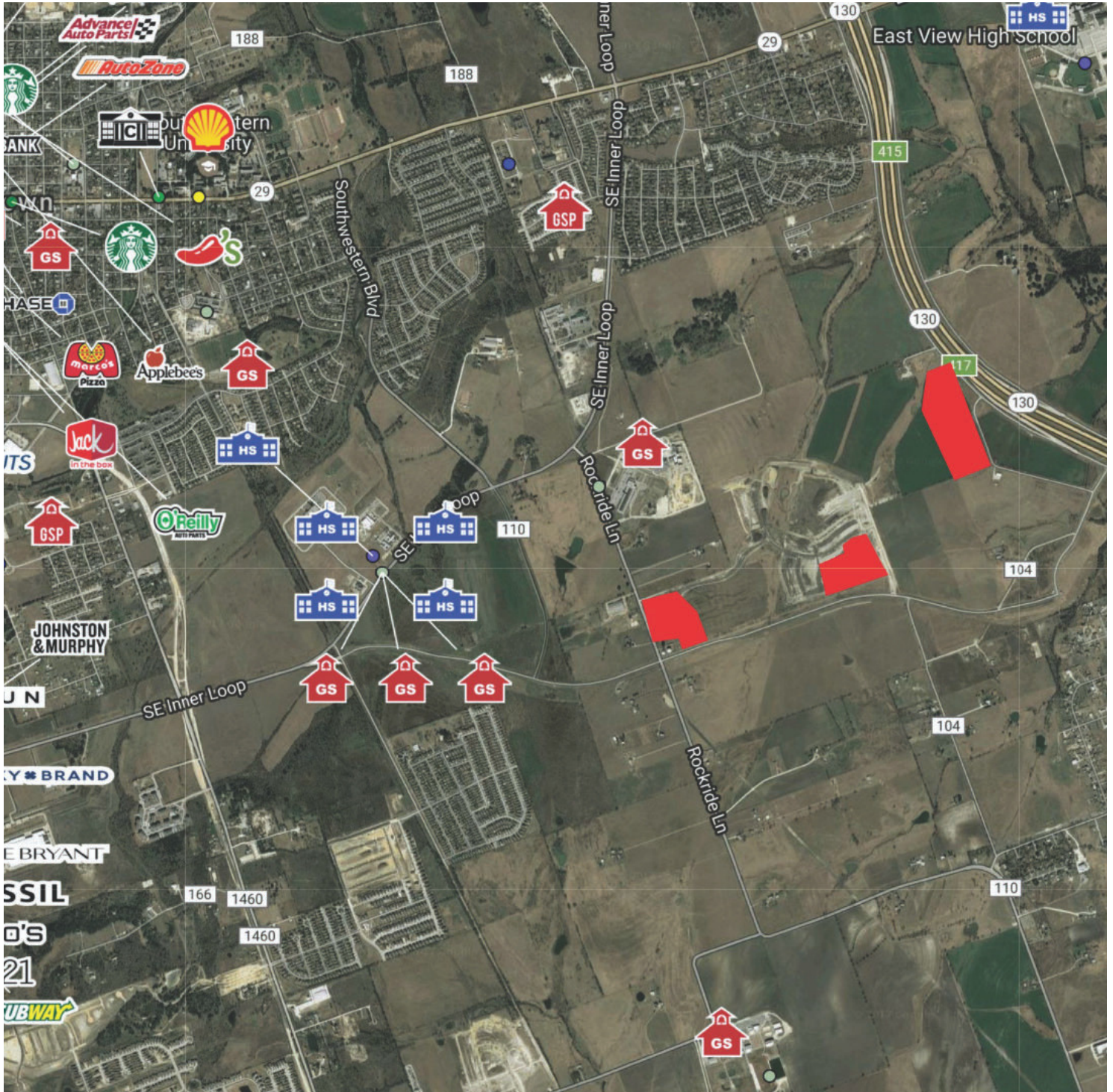


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FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.6149/-97.6191

RF1

Saddlecreek		1 mi radius	3 mi radius	5 mi radius
Hutto, TX 78634				
POPULATION	2018 Estimated Population	447	15,905	65,899
	2023 Projected Population	536	18,839	78,004
	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%	9.1%
HOUSEHOLDS	2018 Estimated Households	143	4,723	21,390
	2023 Projected Households	162	5,325	24,062
	2010 Census Households	169	3,417	14,607
	2000 Census Households	109	1,851	8,244
	Projected Annual Growth 2018 to 2023	2.7%	2.5%	2.5%
	Historical Annual Growth 2000 to 2018	1.7%	8.6%	8.9%
AGE	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%
	2018 Est. Population 30 to 44 Years	18.1%	21.2%	22.0%
	2018 Est. Population 45 to 59 Years	21.8%	19.5%	19.1%
	2018 Est. Population 60 to 74 Years	13.9%	11.3%	11.9%
	2018 Est. Population 75 Years or Over	8.8%	4.6%	5.5%
	2018 Est. Median Age	40.0	34.3	35.2
MARITAL STATUS & GENDER	2018 Est. Male Population	49.0%	49.2%	49.7%
	2018 Est. Female Population	51.0%	50.8%	50.3%
	2018 Est. Never Married	30.4%	25.1%	28.9%
	2018 Est. Now Married	40.6%	52.7%	48.3%
	2018 Est. Separated or Divorced	19.9%	17.8%	17.5%
	2018 Est. Widowed	9.0%	4.4%	5.4%
INCOME	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%	15.5%
	2018 Est. HH Income \$50,000 to \$74,999	18.7%	18.7%	17.3%
	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%	4.9%	5.8%
	2018 Est. HH Income Under \$15,000	10.4%	4.8%	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	163	2,181
	2018 Est. Total Employees	144	1,554	23,550

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		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	77.7%	76.6%	75.5%
	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%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	304	9,961	42,878
	2018 Est. Elementary (Grade Level 0 to 8)	5.3%	5.6%	4.1%
	2018 Est. Some High School (Grade Level 9 to 11)	5.3%	7.4%	5.4%
	2018 Est. High School Graduate	42.1%	22.7%	23.2%
	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%
HOUSING	2018 Est. Total Housing Units	153	4,848	21,885
	2018 Est. Owner-Occupied	74.5%	74.8%	62.8%
	2018 Est. Renter-Occupied	18.9%	22.6%	34.9%
	2018 Est. Vacant Housing	6.6%	2.6%	2.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.3%	15.3%	9.6%
	2010 Homes Built 2000 to 2004	31.4%	45.5%	43.0%
	2010 Homes Built 1990 to 1999	26.1%	32.4%	27.4%
	2010 Homes Built 1980 to 1989	12.2%	16.4%	17.5%
	2010 Homes Built 1970 to 1979	14.4%	10.3%	12.4%
	2010 Homes Built 1960 to 1969	1.8%	3.2%	3.8%
	2010 Homes Built 1950 to 1959	2.3%	2.7%	3.2%
	2010 Homes Built Before 1949	5.9%	8.1%	6.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	3.2%	0.7%	0.3%
	2010 Home Value \$500,000 to \$999,999	6.7%	5.3%	4.8%
	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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LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	354	12,226	51,640
	2018 Est. Civilian Employed	58.7%	63.0%	64.1%
	2018 Est. Civilian Unemployed	2.3%	0.8%	1.5%
	2018 Est. in Armed Forces	0.5%	0.1%	0.3%
	2018 Est. not in Labor Force	38.5%	36.2%	34.1%
	2018 Labor Force Males	48.3%	48.3%	49.0%
	2018 Labor Force Females	51.7%	51.7%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	257	8,226	31,007
	2010 Mgmt, Business, & Financial Operations	12.1%	16.9%	17.2%
	2010 Professional, Related	18.1%	27.9%	26.3%
	2010 Service	17.6%	17.1%	16.6%
	2010 Sales, Office	27.2%	20.4%	23.0%
	2010 Farming, Fishing, Forestry	-	-	0.2%
	2010 Construction, Extraction, Maintenance	10.7%	7.9%	7.7%
	2010 Production, Transport, Material Moving	14.2%	9.7%	9.0%
	2010 White Collar Workers	57.4%	65.2%	66.5%
	2010 Blue Collar Workers	42.6%	34.8%	33.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.2%	82.1%	82.2%
	2010 Drive to Work in Carpool	13.3%	8.6%	8.8%
	2010 Travel to Work by Public Transportation	0.1%	-	0.5%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	0.1%	1.0%	1.2%
	2010 Other Means	0.3%	-	0.2%
	2010 Work at Home	5.1%	8.2%	6.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	31.9%	24.0%	24.8%
	2010 Travel to Work in 15 to 29 Minutes	21.7%	28.6%	30.3%
	2010 Travel to Work in 30 to 59 Minutes	31.6%	33.6%	32.1%
	2010 Travel to Work in 60 Minutes or More	5.9%	7.8%	9.7%
	2010 Average Travel Time to Work	18.9	24.4	24.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$9.11 M	\$302 M	\$1.36 B
	2018 Est. Apparel	\$321 K	\$10.7 M	\$48.1 M
	2018 Est. Contributions, Gifts	\$630 K	\$21.2 M	\$96.5 M
	2018 Est. Education, Reading	\$358 K	\$12.4 M	\$56.6 M
	2018 Est. Entertainment	\$514 K	\$17.2 M	\$77.2 M
	2018 Est. Food, Beverages, Tobacco	\$1.39 M	\$45.7 M	\$206 M
	2018 Est. Furnishings, Equipment	\$314 K	\$10.7 M	\$48.0 M
	2018 Est. Health Care, Insurance	\$787 K	\$25.5 M	\$116 M
	2018 Est. Household Operations, Shelter, Utilities	\$2.82 M	\$93.3 M	\$421 M
	2018 Est. Miscellaneous Expenses	\$132 K	\$4.35 M	\$19.7 M
	2018 Est. Personal Care	\$118 K	\$3.92 M	\$17.7 M
	2018 Est. Transportation	\$1.73 M	\$57.6 M	\$258 M

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