

# New Amstel

Cypress Creek Rd b/w 183 and Lakeline Blvd  
Cedar Park, TX

## Tracts to Purchase

- Lot 1: 2.3 acres retail - \$12 sq ft
- Lot 2: 2.1 acres retail - \$12 sq ft
- Lot 3: 1.9 acres retail - \$12 sq ft
- Lot 4: 1.8 acres **SOLD**
- Lot 5: 5.1 acres office - \$6 sq ft
- Lot 6: 12 acres multi family **UC**
- Lot 7: 4.8 acres office/retail - \$6 sq ft

## Lease/Build to Suit

Lease Rates: \$26 - \$32 sq ft + NNN

- Lot 1: 18,500 sq ft available
- Lot 2: 21,000 sq ft available
- Lot 3: 17,500 sq ft available
- Lot 7: 10,000 sq ft available

- High population/income area
- Major employer area
- High visibility and easy access
- Lakeline PUD zoning



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
2016 population	11,637	83,617	191,288
Average HH Income	\$101,610	\$102,084	\$104,443
Traffic Count	22,000 vehicles per day		





Cypress Creek Rd b/w 183 and Lakeline Blvd  
Cedar Park, TX

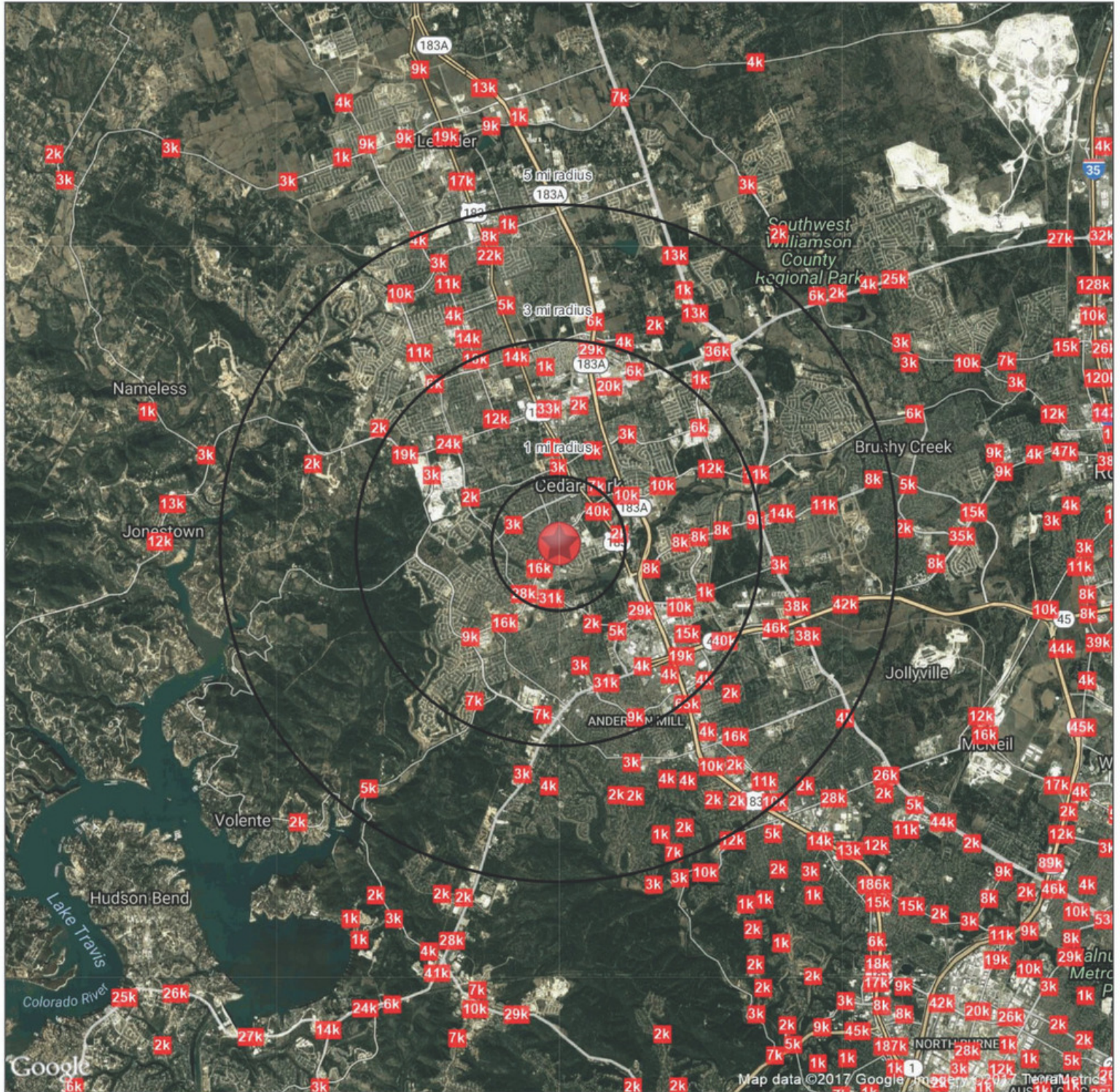


The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.



# NEW AMSTEL, LTD.

Cedar Park, TX 78613



## Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	12,046	82,020	191,336
Households	4,512	29,582	69,008
Population Median Age	33.4	34.5	34.8
5 Yr Pop Growth (Total%)	18.8%	19.0%	18.7%

## 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: 30.4951/-97.8238

RF1

522-704 Cypress Creek Road		1 mi radius	3 mi radius	5 mi radius
Cedar Park, TX 78613				
POPULATION	2017 Estimated Population	11,637	83,617	191,288
	2022 Projected Population	13,818	99,489	227,165
	2010 Census Population	9,535	66,374	153,762
	2000 Census Population	7,083	39,155	90,020
	Projected Annual Growth 2017 to 2022	3.7%	3.8%	3.8%
	Historical Annual Growth 2000 to 2017	3.8%	6.7%	6.6%
HOUSEHOLDS	2017 Estimated Households	4,365	30,041	68,923
	2022 Projected Households	4,951	33,926	77,835
	2010 Census Households	3,610	24,428	57,677
	2000 Census Households	2,349	13,350	31,828
	Projected Annual Growth 2017 to 2022	2.7%	2.6%	2.6%
	Historical Annual Growth 2000 to 2017	5.0%	7.4%	6.9%
AGE	2017 Est. Population Under 10 Years	13.9%	14.5%	14.3%
	2017 Est. Population 10 to 19 Years	15.6%	15.1%	14.9%
	2017 Est. Population 20 to 29 Years	14.6%	12.3%	12.2%
	2017 Est. Population 30 to 44 Years	23.6%	25.2%	25.1%
	2017 Est. Population 45 to 59 Years	20.7%	19.8%	20.1%
	2017 Est. Population 60 to 74 Years	8.8%	9.7%	10.1%
	2017 Est. Population 75 Years or Over	2.8%	3.4%	3.3%
	2017 Est. Median Age	33.2	34.4	34.7
MARITAL STATUS & GENDER	2017 Est. Male Population	49.2%	49.0%	49.2%
	2017 Est. Female Population	50.8%	51.0%	50.8%
	2017 Est. Never Married	28.3%	29.1%	29.4%
	2017 Est. Now Married	48.9%	52.0%	53.0%
	2017 Est. Separated or Divorced	20.9%	14.9%	14.2%
	2017 Est. Widowed	2.0%	4.0%	3.4%
INCOME	2017 Est. HH Income \$200,000 or More	12.5%	10.3%	11.1%
	2017 Est. HH Income \$150,000 to \$199,999	13.9%	10.7%	11.4%
	2017 Est. HH Income \$100,000 to \$149,999	16.4%	19.9%	19.1%
	2017 Est. HH Income \$75,000 to \$99,999	14.6%	15.4%	15.4%
	2017 Est. HH Income \$50,000 to \$74,999	17.8%	18.2%	18.0%
	2017 Est. HH Income \$35,000 to \$49,999	11.5%	10.9%	10.8%
	2017 Est. HH Income \$25,000 to \$34,999	7.1%	6.1%	6.1%
	2017 Est. HH Income \$15,000 to \$24,999	4.9%	5.1%	4.5%
	2017 Est. HH Income Under \$15,000	1.2%	3.4%	3.6%
	2017 Est. Average Household Income	\$101,610	\$102,084	\$104,443
	2017 Est. Median Household Income	\$93,700	\$90,023	\$91,742
	2017 Est. Per Capita Income	\$38,120	\$36,681	\$37,642
	2017 Est. Total Businesses	375	3,254	5,752
	2017 Est. Total Employees	2,722	31,048	53,004

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4951/-97.8238

RF1

522-704 Cypress Creek Road

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

RACE	2017 Est. White	77.2%	78.4%	75.5%
	2017 Est. Black	5.6%	5.2%	5.7%
	2017 Est. Asian or Pacific Islander	5.8%	7.4%	9.8%
	2017 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2017 Est. Other Races	11.0%	8.6%	8.5%
HISPANIC	2017 Est. Hispanic Population	2,809	18,147	38,345
	2017 Est. Hispanic Population	24.1%	21.7%	20.0%
	2022 Proj. Hispanic Population	25.3%	22.9%	21.2%
	2010 Hispanic Population	19.5%	16.9%	17.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	7,330	53,789	124,140
	2017 Est. Elementary (Grade Level 0 to 8)	0.9%	1.1%	1.7%
	2017 Est. Some High School (Grade Level 9 to 11)	2.6%	2.6%	2.8%
	2017 Est. High School Graduate	17.7%	17.5%	16.3%
	2017 Est. Some College	26.5%	23.6%	22.2%
	2017 Est. Associate Degree Only	7.9%	8.5%	8.2%
	2017 Est. Bachelor Degree Only	29.8%	32.4%	32.7%
	2017 Est. Graduate Degree	14.6%	14.3%	16.2%
HOUSING	2017 Est. Total Housing Units	4,468	30,652	70,330
	2017 Est. Owner-Occupied	51.3%	62.3%	60.8%
	2017 Est. Renter-Occupied	46.4%	35.7%	37.2%
	2017 Est. Vacant Housing	2.3%	2.0%	2.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	3.8%	3.2%	3.5%
	2010 Homes Built 2000 to 2004	36.3%	42.6%	39.5%
	2010 Homes Built 1990 to 1999	35.9%	30.2%	29.2%
	2010 Homes Built 1980 to 1989	31.4%	17.0%	18.5%
	2010 Homes Built 1970 to 1979	7.7%	9.3%	11.2%
	2010 Homes Built 1960 to 1969	1.4%	1.9%	1.8%
	2010 Homes Built 1950 to 1959	1.4%	0.9%	0.9%
	2010 Homes Built Before 1949	1.1%	1.8%	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	1.9%	4.7%	8.1%
	2010 Home Value \$400,000 to \$499,999	6.3%	5.1%	7.7%
	2010 Home Value \$300,000 to \$399,999	13.9%	15.7%	20.4%
	2010 Home Value \$200,000 to \$299,999	39.6%	43.6%	41.0%
	2010 Home Value \$150,000 to \$199,999	31.8%	26.5%	23.0%
	2010 Home Value \$100,000 to \$149,999	10.9%	8.0%	8.4%
	2010 Home Value \$50,000 to \$99,999	2.8%	2.5%	2.2%
	2010 Home Value \$25,000 to \$49,999	0.2%	0.4%	0.6%
	2010 Home Value Under \$25,000	0.9%	0.9%	1.0%
	2010 Median Home Value	\$219,087	\$235,184	\$254,330
	2010 Median Rent	\$1,249	\$952	\$1,009

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.4951/-97.8238

RF1

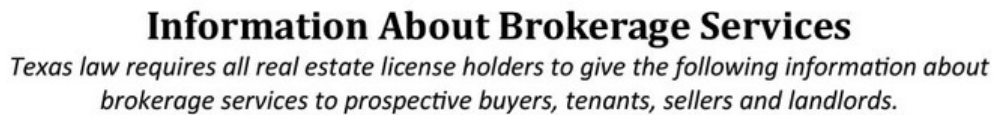
522-704 Cypress Creek Road

Cedar Park, TX 78613

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,963	63,635	146,043
	2017 Est. Civilian Employed	78.1%	70.6%	71.3%
	2017 Est. Civilian Unemployed	2.0%	2.1%	2.3%
	2017 Est. in Armed Forces	0.1%	0.2%	0.2%
	2017 Est. not in Labor Force	19.8%	27.2%	26.2%
	2017 Labor Force Males	48.3%	48.1%	48.4%
	2017 Labor Force Females	51.7%	51.9%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,644	43,428	103,690
	2010 Mgmt, Business, & Financial Operations	16.2%	19.9%	20.2%
	2010 Professional, Related	33.9%	31.5%	31.4%
	2010 Service	10.8%	12.2%	12.2%
	2010 Sales, Office	26.1%	25.6%	25.3%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	6.0%	5.4%	5.4%
	2010 Production, Transport, Material Moving	7.0%	5.4%	5.5%
	2010 White Collar Workers	76.2%	77.0%	76.9%
	2010 Blue Collar Workers	23.8%	23.0%	23.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.7%	81.8%	79.9%
	2010 Drive to Work in Carpool	7.1%	6.5%	6.8%
	2010 Travel to Work by Public Transportation	0.5%	1.4%	1.8%
	2010 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.4%	1.4%	1.6%
	2010 Other Means	0.1%	0.6%	0.6%
	2010 Work at Home	5.8%	8.2%	9.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	28.8%	21.0%	20.2%
	2010 Travel to Work in 15 to 29 Minutes	40.7%	39.0%	40.3%
	2010 Travel to Work in 30 to 59 Minutes	39.1%	35.9%	36.3%
	2010 Travel to Work in 60 Minutes or More	8.6%	8.2%	8.0%
	2010 Average Travel Time to Work	23.7	25.2	25.4
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$314 M	\$2.14 B	\$4.99 B
	2017 Est. Apparel	\$11.1 M	\$75.6 M	\$177 M
	2017 Est. Contributions, Gifts	\$24.3 M	\$160 M	\$378 M
	2017 Est. Education, Reading	\$13.9 M	\$92.7 M	\$218 M
	2017 Est. Entertainment	\$17.9 M	\$122 M	\$284 M
	2017 Est. Food, Beverages, Tobacco	\$46.2 M	\$317 M	\$738 M
	2017 Est. Furnishings, Equipment	\$11.2 M	\$76.3 M	\$178 M
	2017 Est. Health Care, Insurance	\$26.1 M	\$179 M	\$415 M
	2017 Est. Household Operations, Shelter, Utilities	\$96.6 M	\$660 M	\$1.54 B
	2017 Est. Miscellaneous Expenses	\$4.46 M	\$30.6 M	\$71.0 M
	2017 Est. Personal Care	\$4.04 M	\$27.6 M	\$64.4 M
	2017 Est. Transportation	\$57.8 M	\$399 M	\$926 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



**EQUAL HOUSING  
OPPORTUNITY**

- 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.

- 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.

**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 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.

- 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.

---

Phone

IABS 1-0