



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

Becky, Ltd.

Old Mill Road off Lakeline Blvd,
Cedar Park, TX

+/- 13.6 Acres

Serving Austin, Texas & the
surrounding areas for over 50 years

Pricing: \$2.8 M

- Located in desirable Cedar Park
- Adjacent to future Lakeline Park
- Zoned Urban Residential



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Demographics

	1 MILE	3 MILE	5 MILE
2019 population	16,047	82,824	193,608
Average HH Income	\$101,629	\$117,761	\$121,603



Becky, Ltd.

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

+/- 13.6 Acres

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	18,965		94,031		219,293	
2019 Estimate	16,047		82,824		193,608	
2010 Census	8,800		68,646		159,253	
Growth 2019 - 2024	18.18%		13.53%		13.27%	
Growth 2010 - 2019	82.35%		20.65%		21.57%	
2019 Population by Hispanic Origin						
	2,899		14,874		34,613	
2019 Population						
	16,047		82,824		193,608	
White	12,742	79.40%	66,402	80.17%	150,523	77.75%
Black	767	4.78%	3,876	4.68%	9,633	4.98%
Am. Indian & Alaskan	85	0.53%	512	0.62%	1,248	0.64%
Asian	1,877	11.70%	9,413	11.37%	25,746	13.30%
Hawaiian & Pacific Island	18	0.11%	119	0.14%	268	0.14%
Other	559	3.48%	2,502	3.02%	6,190	3.20%
U.S. Armed Forces	5		129		266	
Households						
2024 Projection	7,265		35,063		81,605	
2019 Estimate	6,177		31,041		72,518	
2010 Census	3,424		26,036		60,921	
Growth 2019 - 2024	17.61%		12.96%		12.53%	
Growth 2010 - 2019	80.40%		19.22%		19.04%	
Owner Occupied	3,653	59.14%	20,243	65.21%	45,790	63.14%
Renter Occupied	2,524	40.86%	10,798	34.79%	26,728	36.86%
2019 Households by HH Income						
	6,177		31,042		72,516	
Income: <\$25,000	438	7.09%	2,150	6.93%	4,735	6.53%
Income: \$25,000 - \$50,000	1,100	17.81%	4,488	14.46%	10,513	14.50%
Income: \$50,000 - \$75,000	1,283	20.77%	5,310	17.11%	11,591	15.98%
Income: \$75,000 - \$100,000	716	11.59%	3,656	11.78%	9,177	12.66%
Income: \$100,000 - \$125,000	948	15.35%	4,385	14.13%	9,719	13.40%
Income: \$125,000 - \$150,000	613	9.92%	3,199	10.31%	7,134	9.84%
Income: \$150,000 - \$200,000	652	10.56%	4,135	13.32%	9,818	13.54%
Income: \$200,000+	427	6.91%	3,719	11.98%	9,829	13.55%
2019 Avg Household Income						
	\$101,629		\$117,761		\$121,603	
2019 Med Household Income						
	\$84,340		\$99,431		\$100,622	