

Saddlecreek

Toll 130 and Lawhon Ln near Sam Houston Ave

Georgetown, TX

+/- 31.6 acres



Parcel A: 15.5 Acres

Parcel B: 16.1 Acres

- PUD with B-1 base zoning
- Adjacent to brand new single family neighborhood
- Close to brand new elementary and middle schools
- Water on Bell Gin and wastewater on Sam Houston



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REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78750

512.335.5577 www.pohljensen.com

Demographics

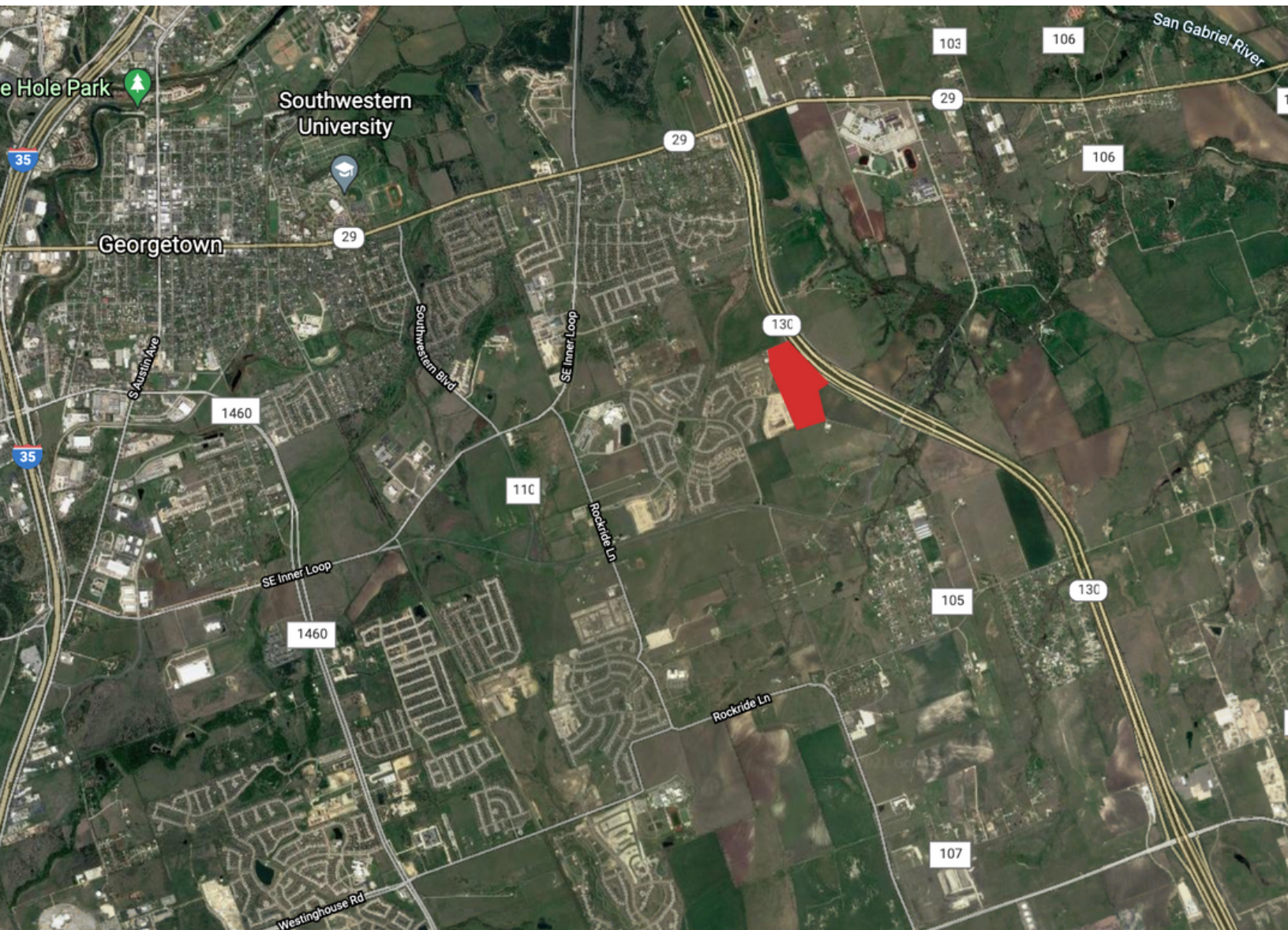
	1 MILE	3 MILE	5 MILE
2020 population	1,663	30,284	83,192
Average HH Income	\$102,801	\$93,677	\$97,438

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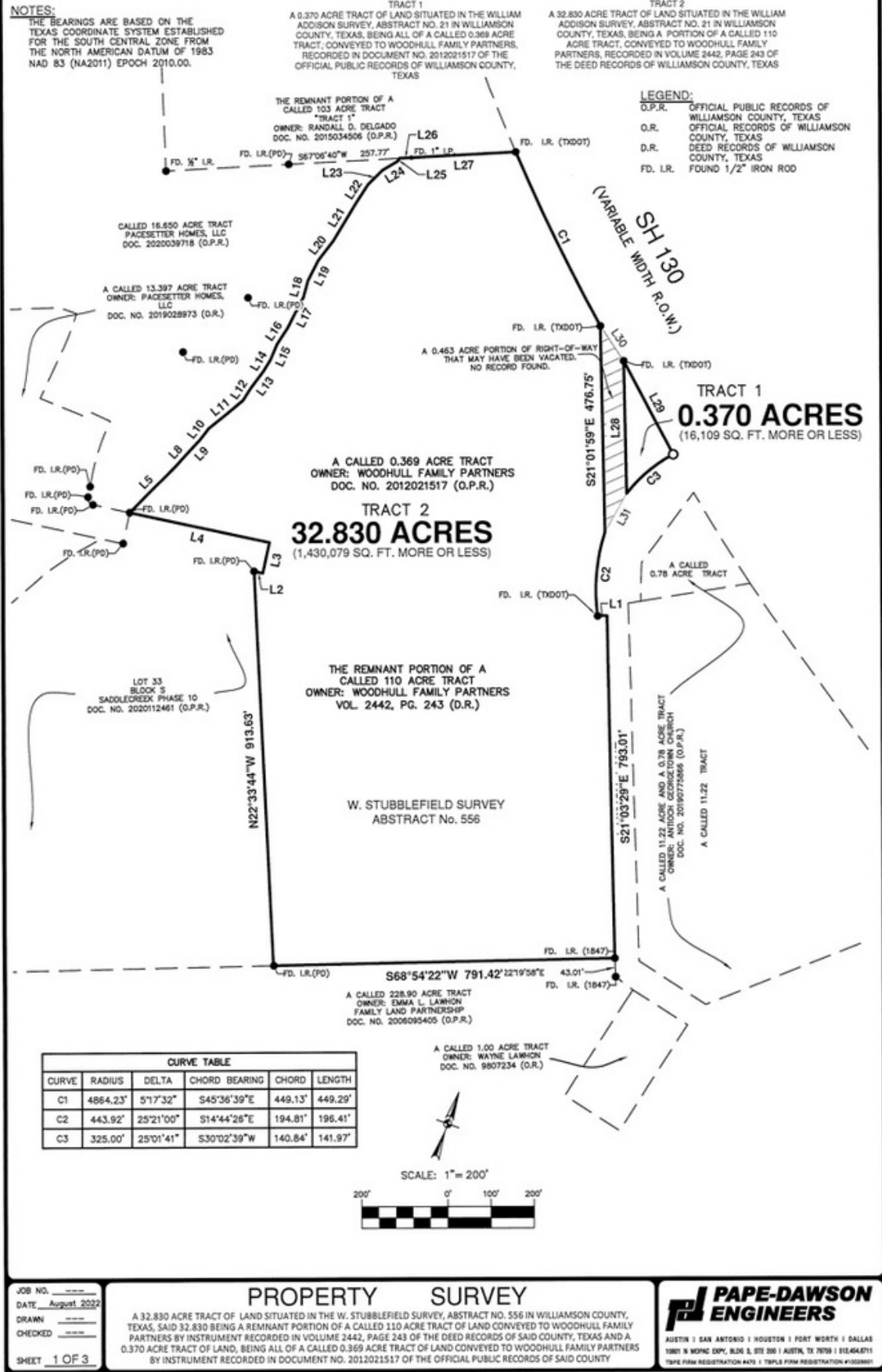
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,962		35,501		97,400	
2020 Estimate	1,663		30,284		83,192	
2010 Census	936		18,793		52,549	
Growth 2020 - 2025	17.98%		17.23%		17.08%	
Growth 2010 - 2020	77.67%		61.15%		58.31%	
2020 Population by Hispanic Origin	846		11,708		26,885	
2020 Population	1,663		30,284		83,192	
White	1,510	90.80%	26,161	86.39%	68,541	82.39%
Black	92	5.53%	2,063	6.81%	7,178	8.63%
Am. Indian & Alaskan	14	0.84%	295	0.97%	812	0.98%
Asian	17	1.02%	1,042	3.44%	4,222	5.08%
Hawaiian & Pacific Island	2	0.12%	34	0.11%	137	0.16%
Other	28	1.68%	689	2.28%	2,301	2.77%
U.S. Armed Forces	0		55		170	
Households						
2025 Projection	580		10,966		32,543	
2020 Estimate	496		9,398		27,955	
2010 Census	301		5,856		17,957	
Growth 2020 - 2025	16.94%		16.68%		16.41%	
Growth 2010 - 2020	64.78%		60.48%		55.68%	
Owner Occupied	315	63.51%	5,941	63.22%	17,771	63.57%
Renter Occupied	181	36.49%	3,457	36.78%	10,184	36.43%
2020 Households by HH Income						
Income: <\$25,000	46	9.31%	1,208	12.85%	3,291	11.77%
Income: \$25,000 - \$50,000	134	27.13%	1,832	19.49%	4,728	16.91%
Income: \$50,000 - \$75,000	75	15.18%	1,804	19.19%	5,413	19.36%
Income: \$75,000 - \$100,000	35	7.09%	1,196	12.72%	3,679	13.16%
Income: \$100,000 - \$125,000	24	4.86%	907	9.65%	3,214	11.50%
Income: \$125,000 - \$150,000	60	12.15%	1,007	10.71%	2,973	10.63%
Income: \$150,000 - \$200,000	81	16.40%	818	8.70%	2,752	9.84%
Income: \$200,000+	39	7.89%	628	6.68%	1,905	6.81%
2020 Avg Household Income	\$102,801		\$93,677		\$97,438	
2020 Med Household Income	\$72,072		\$72,817		\$78,707	

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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:
 - 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
 - o 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 Jensen, LLC	9011091	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
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