

Gilpin

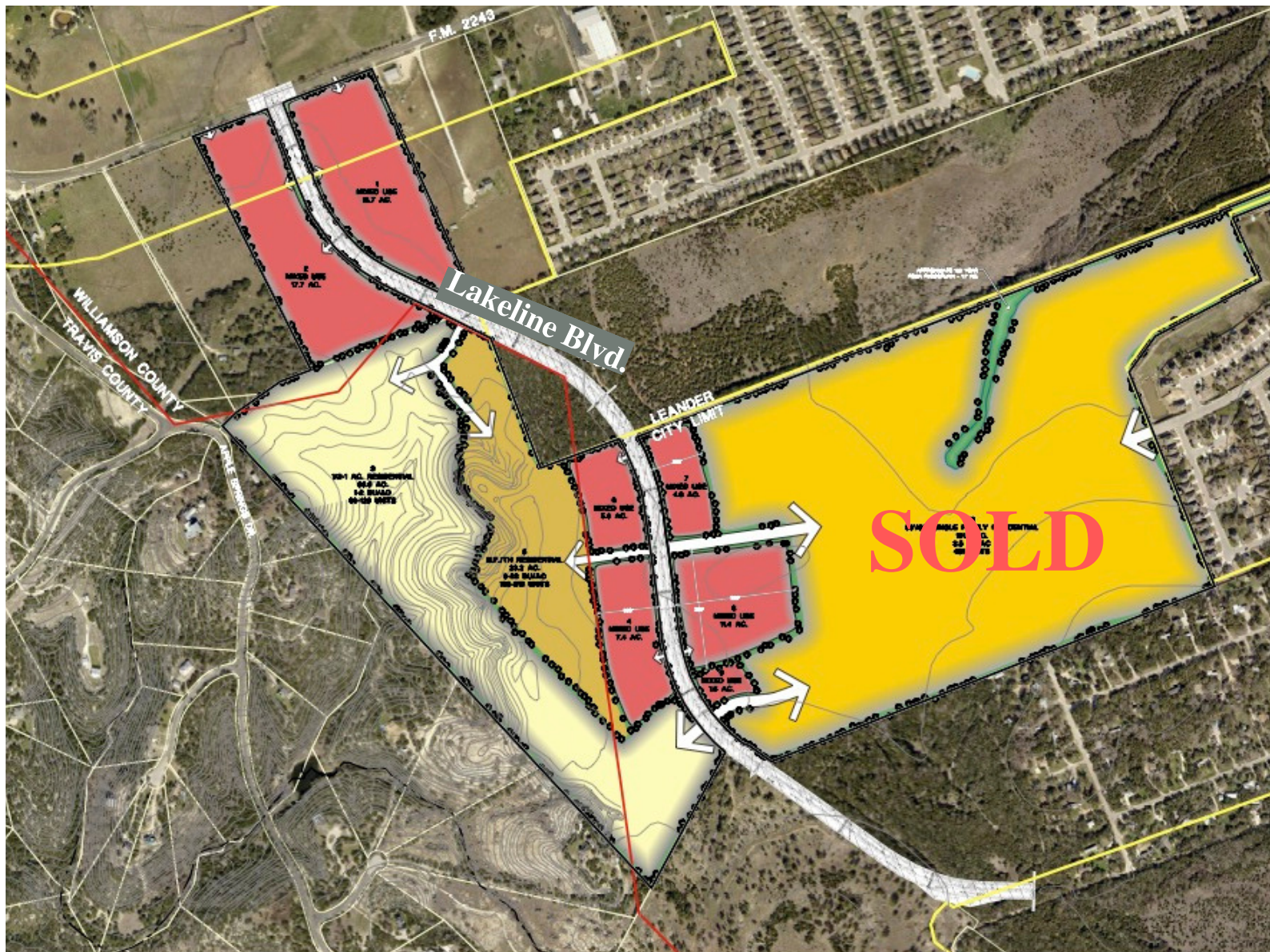
Near the intersection of 2243 and Lakeline Blvd
Leander, TX

+/- 146.6 Acres



Price Available Upon Request

Located on highly desirable Lakeline Blvd in
major growth corridor in Leander, TX



POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756

512.335.5577 www.pohljensen.com

Demographics

	1 MILE	3 MILE	5 MILE
2020 population	3,639	42,986	93,210
Average HH Income	\$110,667	\$112,201	\$93,626

Gilpin

Near the intersection of 2243 and Lakeline Blvd
Leander, TX

+/- 146.6 Acres



POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756

512.335.5577 www.pohljensen.com

Gilpin

Near the intersection of 2243 and Lakeline Blvd
Leander, TX



+/- 146.6 Acres

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	4,308		51,028		109,399	
2020 Estimate	3,639		42,986		93,210	
2010 Census	1,897		20,195		53,824	
Growth 2020 - 2025	18.38%		18.71%		17.37%	
Growth 2010 - 2020	91.83%		112.85%		73.18%	
2020 Population by Hispanic Origin	1,142		11,782		23,009	
2020 Population	3,639		42,986		93,210	
White	3,060	84.09%	37,057	86.21%	80,528	86.39%
Black	272	7.47%	2,211	5.14%	4,825	5.18%
Am. Indian & Alaskan	40	1.10%	459	1.07%	921	0.99%
Asian	136	3.74%	1,813	4.22%	3,817	4.10%
Hawaiian & Pacific Island	9	0.25%	76	0.18%	148	0.16%
Other	122	3.35%	1,369	3.18%	2,972	3.19%
U.S. Armed Forces	37		300		392	
Households						
2025 Projection	1,344		16,828		36,667	
2020 Estimate	1,139		14,219		31,369	
2010 Census	584		6,552		18,023	
Growth 2020 - 2025	18.00%		18.35%		16.89%	
Growth 2010 - 2020	95.03%		117.02%		74.05%	
Owner Occupied	982	86.22%	12,022	84.55%	25,798	82.24%
Renter Occupied	157	13.78%	2,197	15.45%	5,571	17.76%
2020 Households by HH Income						
Income: <\$25,000	34	2.99%	535	3.76%	1,765	5.63%
Income: \$25,000 - \$50,000	165	14.49%	1,941	13.65%	4,297	13.70%
Income: \$50,000 - \$75,000	178	15.63%	2,504	17.61%	5,395	17.20%
Income: \$75,000 - \$100,000	212	18.61%	2,682	18.86%	5,674	18.09%
Income: \$100,000 - \$125,000	208	18.26%	2,134	15.01%	4,476	14.27%
Income: \$125,000 - \$150,000	129	11.33%	1,576	11.08%	3,638	11.60%
Income: \$150,000 - \$200,000	136	11.94%	1,581	11.12%	3,392	10.81%
Income: \$200,000+	77	6.76%	1,266	8.90%	2,732	8.71%
2020 Avg Household Income	\$110,667		\$112,201		\$110,258	
2020 Med Household Income	\$97,700		\$94,849		\$93,626	

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756

512.335.5577 www.pohljensen.com

Gilpin

Near the intersection of 2243 and Lakeline Blvd
Leander, TX

+/- 146.6 Acres



I-2243 & Lakeline Blvd, Leander, TX 78641

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Apple Springs Dr	Apple Springs Cir	0.11 SE	2018	373	MPSI	.44
2 Sunny Brook Dr	Southcreek Dr	0.02 NW	2018	501	MPSI	.70
3 Deer Creek Ln	Southcreek Dr	0.02 SE	2018	1,353	MPSI	.93

Copyrighted report licensed to Pohl Partners - 1115627.

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756

512.335.5577 www.pohljensen.com



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 <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9011091 <small>License No.</small>	Bpohl@pohlbrown.com <small>Email</small>	512-335-5577 <small>Phone</small>
William B. Pohl <small>Designated Broker of Firm</small>	160729 <small>License No.</small>	Bpohl@pohlbrown.com <small>Email</small>	512-335-5577 <small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date