

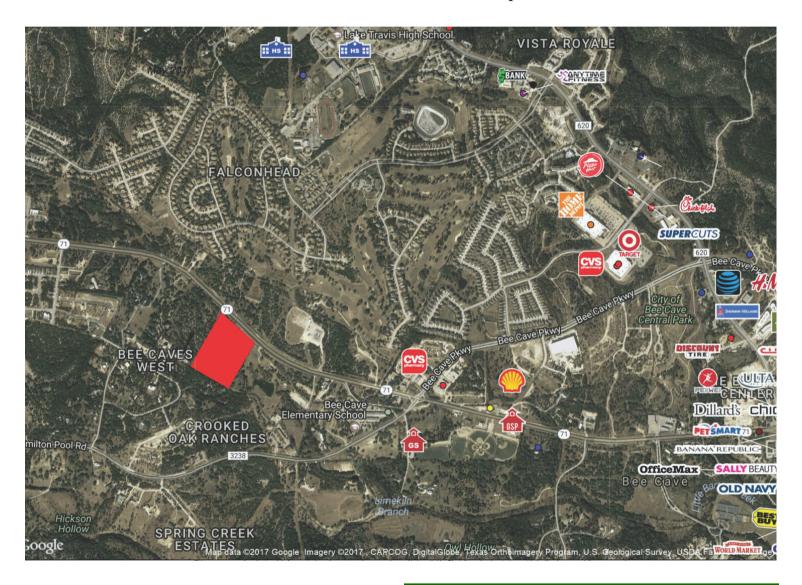
HWY 71 Acreage

Hwy 71 north of intersection at Hamilton Pool Rd and RR 620, Bee Cave, TX

18.95 Acres

1.5 Acres PAD Retail/Rest. \$750,000 18.95 Acres \$2,300,000

- Frontage on Hwy 71
- High income area
- Water line along back boundary
- 40% impervious cover



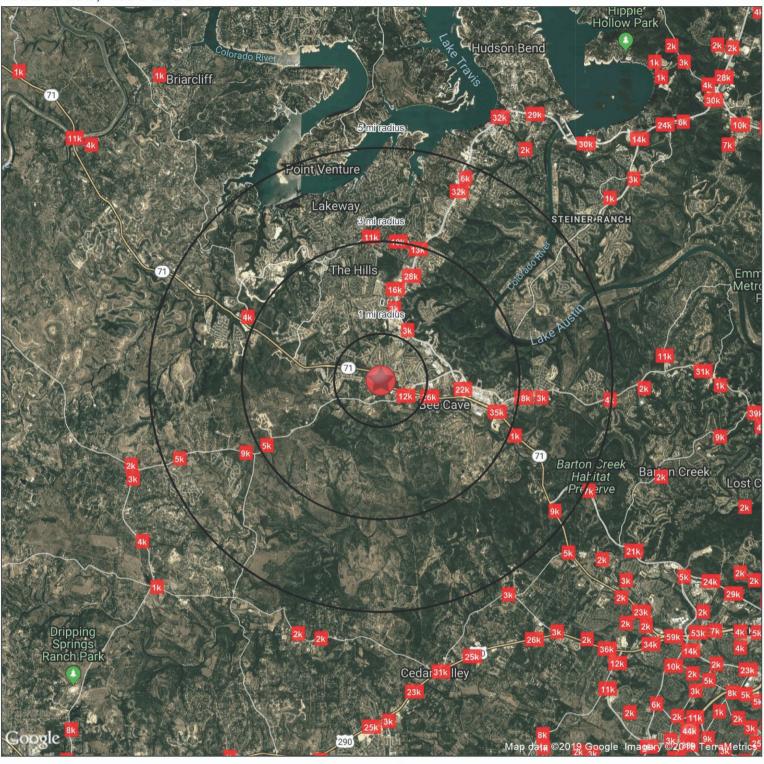
Traffic Count

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
2018 population	1,645	16,736	45,111
Average HH Income	\$158,036	\$154,805	\$165,924

26,000 (vehicles per day)

Hwy 71Bee Cave, TX 78738



Demographics			
	1 mi radius	3 mi radius	5 mi radius
Population	1,645	16,736	45,111
Households	632	6,774	17,836
Population Median Age	42.0	42.6	42.0
5 Yr Pop Growth (Total%)	12.8%	9.1%	8.8%

Contact Information					
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Phone	512.335.5577				
Prepared By					
Prepared For					

FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.3135/-97.9752

Lat/Lor	1: 30.3135/-97.9752			RF1_
Hwy T	71 Cave, TX 78738	1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population 2023 Projected Population 2010 Census Population 2000 Census Population Projected Annual Growth 2018 to 2023 Historical Annual Growth 2000 to 2018	1,645 1,856 1,414 143 2.6% 58.3%	18,261 10,903 4,711 1.8%	45,111 49,061 30,077 16,603 1.8% 9.5%
HOUSEHOLDS	2018 Estimated Households 2023 Projected Households 2010 Census Households 2000 Census Households Projected Annual Growth 2018 to 2023 Historical Annual Growth 2000 to 2018	632 697 512 55 2.0% 58.0%	7,465 4,181 1,737 2.0%	17,836 19,673 11,485 6,186 2.1% 10.5% 12.7%
AGE	2018 Est. Population Under 10 Years 2018 Est. Population 10 to 19 Years 2018 Est. Population 20 to 29 Years 2018 Est. Population 30 to 44 Years 2018 Est. Population 45 to 59 Years 2018 Est. Population 60 to 74 Years 2018 Est. Population 75 Years or Over 2018 Est. Median Age	11.8% 12.6% 7.6% 21.5% 23.4% 18.0% 5.3% 42.0	12.7% 6.6% 21.4% 23.2% 18.7% 5.4%	12.7% Feligible 12.7% 12.9% 12.8% 22.8% 22.9% 17.6% 5.0% 42.0
MARITAL STATUS & GENDER	2018 Est. Male Population 2018 Est. Female Population 2018 Est. Never Married 2018 Est. Now Married 2018 Est. Separated or Divorced 2018 Est. Widowed	50.4% 49.6% 19.5% 64.9% 12.8% 2.8%	49.8% 18.0% 67.9% 9.9%	50.1% 49.9% 17.9% 67.7% 9.8% 4.6% 30.1%
INCOME	2018 Est. HH Income \$200,000 or More 2018 Est. HH Income \$150,000 to \$199,999 2018 Est. HH Income \$100,000 to \$149,999 2018 Est. HH Income \$75,000 to \$99,999 2018 Est. HH Income \$50,000 to \$74,999 2018 Est. HH Income \$35,000 to \$49,999 2018 Est. HH Income \$25,000 to \$34,999 2018 Est. HH Income \$15,000 to \$24,999 2018 Est. HH Income \$15,000 to \$24,999 2018 Est. HH Income Under \$15,000 2018 Est. Average Household Income 2018 Est. Median Household Income 2018 Est. Per Capita Income	24.3% 15.2% 13.2% 9.4% 15.0% 4.5% 6.3% 6.1% 5.8% \$156,036 \$110,981 \$59,970	13.3% 17.0% 9.3% 11.1% 6.8% 4.5% 4.3% 4.6% \$154,805 \$126,941	30.1% 13.2% 17.7% 10.2% 10.7% 6.8% 3.1% 4.2% 4.1% \$165,924 \$131,392 \$65,614
	2018 Est. Total Businesses 2018 Est. Total Employees	32 265		2,254 17,825

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Hwy	71	A mai ma alima	0i di	For income
Bee (Cave, TX 78738	1 mi radius	3 mi radius	5 mi radius
	2018 Est. White	86.9%	87.4%	86.9%
RACE	2018 Est. Black	2.1%	2.0%	
	2018 Est. Asian or Pacific Islander	3.3%		5.5%
₩2	2018 Est. American Indian or Alaska Native	0.5%		0.4%
	2018 Est. Other Races	7.3%	5.8%	1 9
<u> </u>	2018 Est. Hispanic Population	292	2,567	6,134
HISPANIC	2018 Est. Hispanic Population	17.8%	15.3%	13.6%
<u>S</u>	2023 Proj. Hispanic Population	17.9%	15.8%	14.1%
エ	2010 Hispanic Population	10.7%	9.4%	6,134 13.6% 14.1% 9.8% 32,589 1.0% 1.4% 12.2%
	2018 Est. Adult Population (25 Years or Over)	1,199	12,188	32,589
EDUCATION (Adults 25 or Older)	2018 Est. Elementary (Grade Level 0 to 8)	1.1%		1.0%
	2018 Est. Some High School (Grade Level 9 to 11)	1.1%	1.0%	1.4%
AT o	2018 Est. High School Graduate	14.8%	12.2%	
1000	2018 Est. Some College	17.4%		1 =
日業	2018 Est. Associate Degree Only	5.0%		5.7%
₹	2018 Est. Bachelor Degree Only	36.7%		39.6%
	2018 Est. Graduate Degree	23.9%	22.9%	9
<u>ত</u>	2018 Est. Total Housing Units	642	6,981	18,808 73.3%
HOUSING	2018 Est. Owner-Occupied	53.8%	66.6%	73.3%
00	2018 Est. Renter-Occupied	44.7%	30.5%	21.6%
Ĭ	2018 Est. Vacant Housing	1.5%	3.0%	5.2%
A R	2010 Homes Built 2005 or later	48.7%	16.0%	9.9% 50.0% 31.1% 19.1% 9.6%
HOMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	81.5%	62.2%	50.0%
B√	2010 Homes Built 1990 to 1999	30.3%	33.8%	31.1%
ᆸ	2010 Homes Built 1980 to 1989	10.0%	17.0%	19.1%
	2010 Homes Built 1970 to 1979	4.4%	4.5%	9.6%
S	2010 Homes Built 1960 to 1969	1.8%		2.6%
	2010 Homes Built 1950 to 1959	0.3%	0.7%	1.2%
Ĭ	2010 Homes Built Before 1949	12.4%	3.2%	
	2010 Home Value \$1,000,000 or More	2.2%		4.4%
	2010 Home Value \$500,000 to \$999,999	86.0%		38.0%
	2010 Home Value \$400,000 to \$499,999	50.4%		
တ	2010 Home Value \$300,000 to \$399,999	47.6%		28.8%
J.	2010 Home Value \$200,000 to \$299,999	26.8%		24.6%
HOME VALUES	2010 Home Value \$150,000 to \$199,999	3.0%		7.4%
	2010 Home Value \$100,000 to \$149,999	3.6%		3.0%
NO L	2010 Home Value \$50,000 to \$99,999	2.6%		
	2010 Home Value \$25,000 to \$49,999	0.9%		1.1%
	2010 Home Value Under \$25,000	2.7%		
	2010 Median Home Value	\$454,874		\$410,944
	2010 Median Rent	\$2,604	\$1,387	\$1,314

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Hwy	71	1 mi radius	3 mi radius	5 mi radius
Bee (Cave, TX 78738	i illi iadius	3 IIII Tadius	5 IIII Tadius
	2018 Est. Labor Population Age 16 Years or Over	1,322	13,338	35,498
一世	2018 Est. Civilian Employed	64.9%	62.8%	35,498 63.7%
×	2018 Est. Civilian Unemployed	2.4%	1.7%	1.6%
LABOR FORCE	2018 Est. in Armed Forces	0.3%	0.1%	0.1%
	2018 Est. not in Labor Force	32.4%	35.4%	34.6%
₹	2018 Labor Force Males	50.1%		49.6%
	2018 Labor Force Females	49.9%	50.2%	49.6% 50.4% 20,890
	2010 Occupation: Population Age 16 Years or Over	1,881	8,712	20,890
	2010 Mgmt, Business, & Financial Operations	25.9%	33.0%	32.7% 28.5%
7	2010 Professional, Related	28.2%	26.9%	
힏	2010 Service	7.9%		9.1%
OCCUPATION	2010 Sales, Office	32.7%	24.4%	22.1%
l D	2010 Farming, Fishing, Forestry	-	-	- -
00	2010 Construction, Extraction, Maintenance	4.6%		4.7%
	2010 Production, Transport, Material Moving	0.7%		2.9%
	2010 White Collar Workers	86.8%		83.3%
	2010 Blue Collar Workers	13.2%	15.7%	9.1% 22.1% 4.7% 2.9% 83.3% 16.7%
z	2010 Drive to Work Alone	67.7%	66.9%	68.4%
₽ ∪	2010 Drive to Work in Carpool	3.6%	4.9%	6.2%
Į Š Š	2010 Travel to Work by Public Transportation	0.1%	0.5%	0.5%
ρ×	2010 Drive to Work on Motorcycle	0.1%		0.4%
	2010 Walk or Bicycle to Work	1.3%		1.1%
TRANSPORTATION TO WORK	2010 Other Means	1.3%		1.1%
<u> </u>	2010 Work at Home	26.0%	25.5%	1.1% 22.4%
Æ	2010 Travel to Work in 14 Minutes or Less	19.8%	17.0%	16.6% 23.4%
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	28.8%	22.3%	
旦	2010 Travel to Work in 30 to 59 Minutes	35.0%	40.1%	39.2% 7.0%
RA)	2010 Travel to Work in 60 Minutes or More	4.6%		
F	2010 Average Travel Time to Work	25.9	30.5	30.0
	2018 Est. Total Household Expenditure	\$61.4 M	\$657 M	\$1.83 B \$65.2 M
Щ	2018 Est. Apparel	\$2.19 M	\$23.4 M	\$65.2 M
ΙË	2018 Est. Contributions, Gifts	\$5.22 M	\$56.9 M	\$160 M
EXPENDITURE	2018 Est. Education, Reading	\$2.94 M	\$32.0 M	\$89.7 M
	2018 Est. Entertainment	\$3.50 M		\$105 M
	2018 Est. Food, Beverages, Tobacco	\$8.81 M		\$259 M
H	2018 Est. Furnishings, Equipment	\$2.21 M		
CONSUMER	2018 Est. Health Care, Insurance	\$5.01 M		
SNS	2018 Est. Household Operations, Shelter, Utilities	\$19.0 M		\$565 M
8	2018 Est. Miscellaneous Expenses	\$850 K		\$25.1 M
	2018 Est. Personal Care	\$785 K		\$23.3 M
	2018 Est. Transportation	\$10.9 M	\$116 M	\$322 M



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landid	ord Initials Date	