

Becky, Ltd. - Office

Little Elm & Lakeline,
Cedar Park, TX



- Located in desirable Cedar Park
- High population and income area
- Dense commercial area
- Pedestrian friendly area
- Great visibility and easy access

Office Space For Lease



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REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125
512.335.5577 www.pohljensen.com

Demographics

	1 MILE	3 MILE	5 MILE
2019 population	14,148	80,232	190,871
Average HH Income	\$108,055	\$116,322	\$117,991
Traffic Count	31,000 vehicles per day (2018)		

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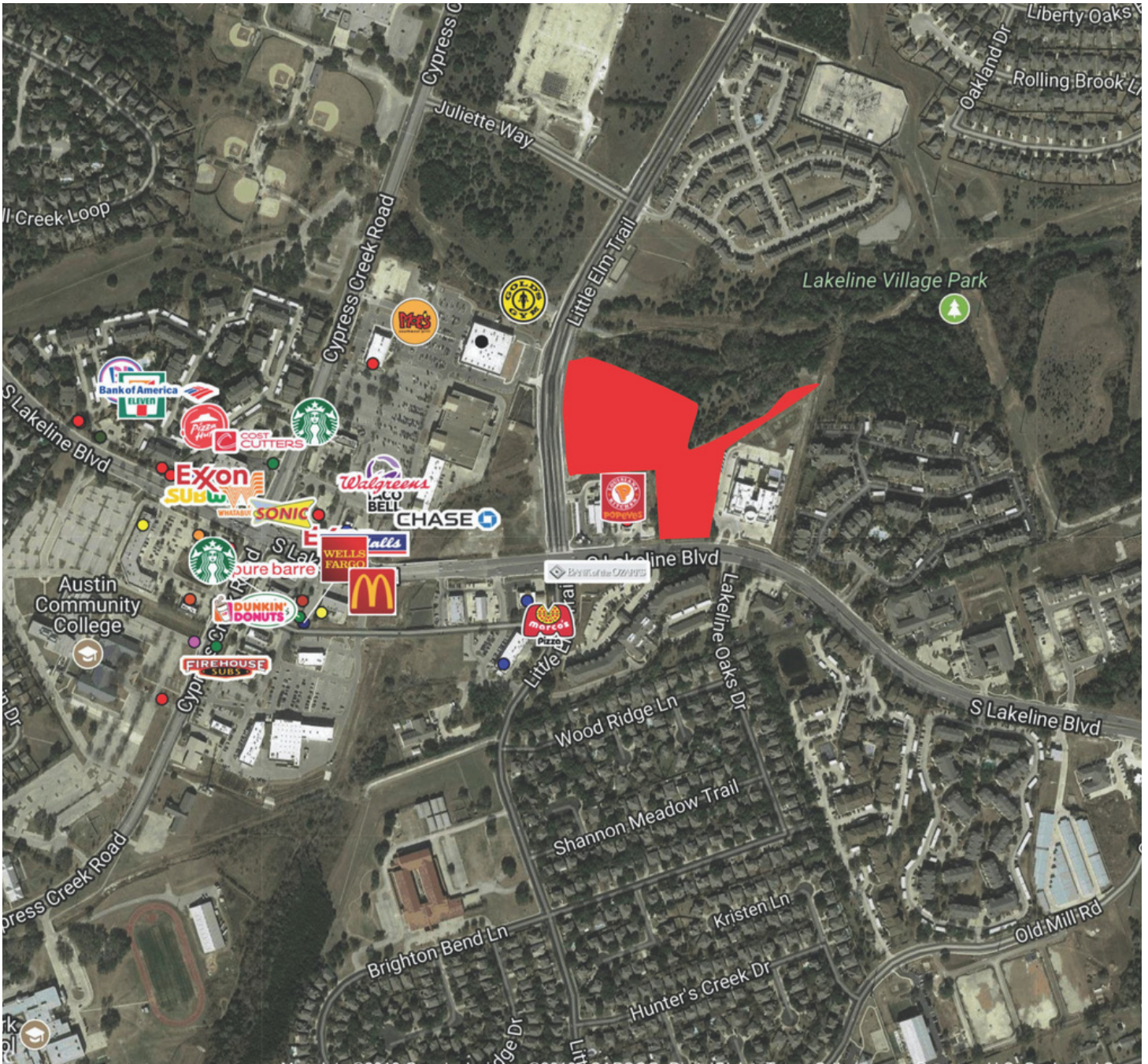
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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	16,541		91,731		217,996	
2019 Estimate	14,148		80,232		190,871	
2010 Census	9,904		65,168		151,662	
Growth 2019 - 2024	16.91%		14.33%		14.21%	
Growth 2010 - 2019	42.85%		23.12%		25.85%	
2019 Population by Hispanic Origin	2,330		14,272		34,260	
2019 Population	14,148		80,232		190,871	
White	11,582	81.86%	65,490	81.63%	151,094	79.16%
Black	635	4.49%	3,620	4.51%	9,397	4.92%
Am. Indian & Alaskan	77	0.54%	506	0.63%	1,277	0.67%
Asian	1,395	9.86%	8,157	10.17%	22,848	11.97%
Hawaiian & Pacific Island	18	0.13%	110	0.14%	254	0.13%
Other	441	3.12%	2,350	2.93%	6,001	3.14%
U.S. Armed Forces	7		113		257	
Households						
2024 Projection	6,134		33,640		80,879	
2019 Estimate	5,273		29,589		71,295	
2010 Census	3,688		24,404		57,978	
Growth 2019 - 2024	16.33%		13.69%		13.44%	
Growth 2010 - 2019	42.98%		21.25%		22.97%	
Owner Occupied	3,532	66.98%	19,934	67.37%	44,927	63.02%
Renter Occupied	1,741	33.02%	9,655	32.63%	26,368	36.98%
2019 Households by HH Income	5,275		29,589		71,297	
Income: <\$25,000	430	8.15%	2,362	7.98%	5,377	7.54%
Income: \$25,000 - \$50,000	882	16.72%	4,560	15.41%	11,247	15.77%
Income: \$50,000 - \$75,000	991	18.79%	4,826	16.31%	11,193	15.70%
Income: \$75,000 - \$100,000	700	13.27%	3,714	12.55%	9,574	13.43%
Income: \$100,000 - \$125,000	625	11.85%	3,836	12.96%	8,876	12.45%
Income: \$125,000 - \$150,000	558	10.58%	3,120	10.54%	7,240	10.15%
Income: \$150,000 - \$200,000	578	10.96%	3,515	11.88%	8,408	11.79%
Income: \$200,000+	511	9.69%	3,656	12.36%	9,382	13.16%
2019 Avg Household Income	\$108,055		\$116,322		\$117,993	
2019 Med Household Income	\$86,946		\$95,506		\$95,449	

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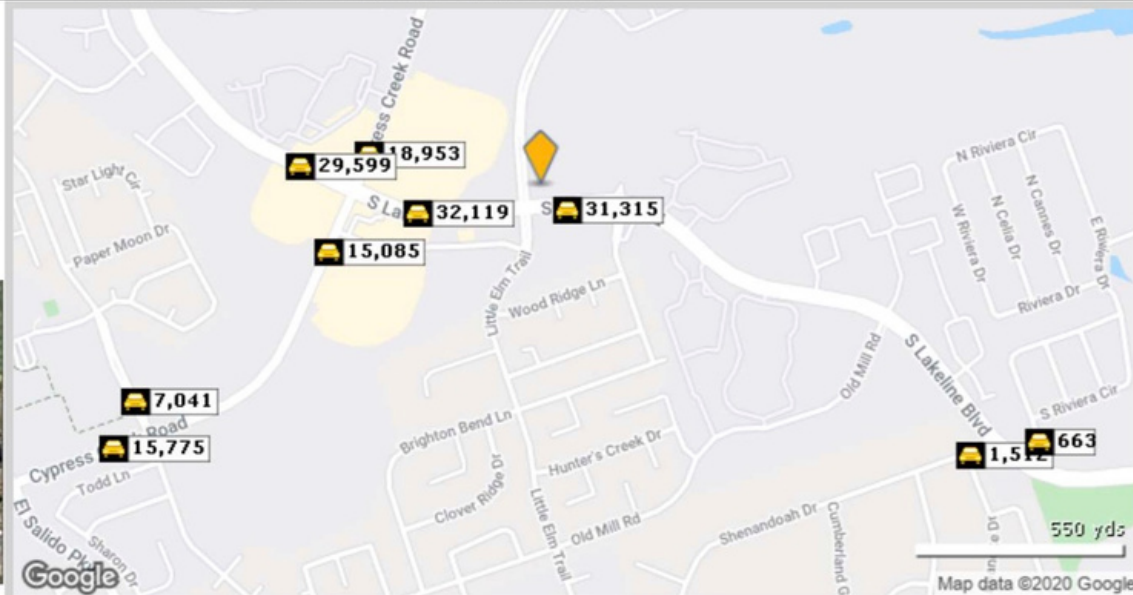
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Traffic Counts

Little Elm Trail & Lakeli Blvd, Cedar Park, TX 78613

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 S Lakeline Blvd	Lakeline Oaks Dr	0.08 E	2014	28,857	MPSI	.06
2 S Lakeline Blvd	Little Elm Trl	0.06 W	2018	31,315	MPSI	.06
3 S Lakeline Blvd	Cypress Creek Rd	0.10 W	2018	32,119	MPSI	.19
4 Cypress Creek Rd	S Lakeline Blvd	0.06 S	2018	18,953	MPSI	.26
5 Cypress Creek Rd	S Lakeline Blvd	0.10 NE	2018	15,085	MPSI	.33
6 S Lakeline Blvd	Cypress Creek Rd	0.09 SE	2018	29,599	MPSI	.36
7 Sunchase Blvd	Cypress Creek Rd	0.06 SE	2018	7,041	MPSI	.69
8 Cypress Creek Rd	Sunchase Blvd	0.06 E	2018	15,775	MPSI	.76
9 Shenandoah Dr	Roanoke Dr	0.00 SW	2018	1,512	MPSI	.77
10 Riviera Dr W	W Riviera Dr	0.03 N	2014	663	MPSI	.85

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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