



**POHL PARTNERS**  
REAL ESTATE | DEVELOPMENT | INVESTMENT

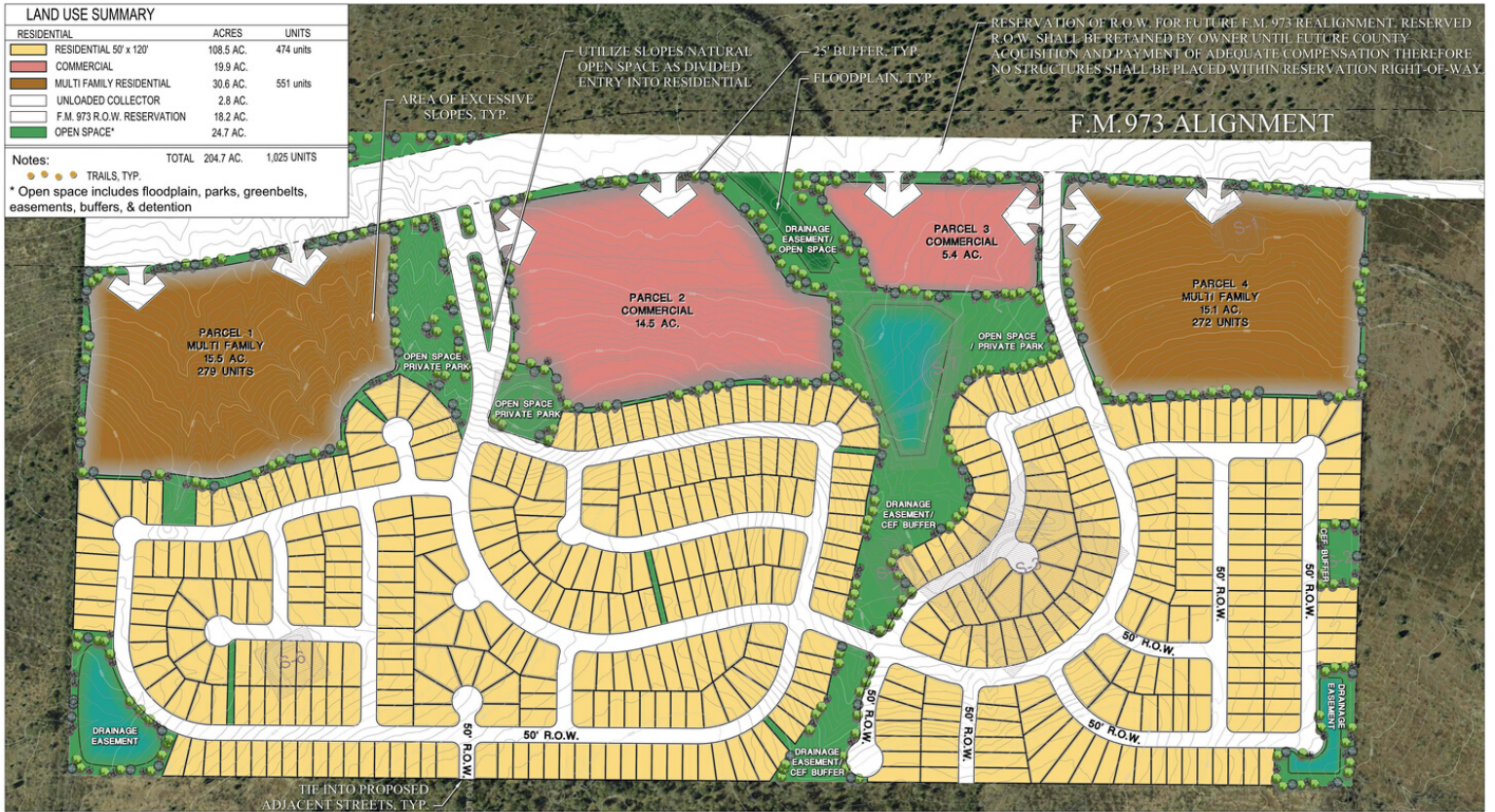
# Wolf Manor Residential

Blake Manor Rd east of FM 973 and  
Toll 130, Manor, TX

+/- 200 Acres

Pricing available upon request

- Located in the ETJ of Manor
- Close to Toll 130
- New alignment of 973 is along property edge



SEC Planning, LLC  
Land Planning + Landscape Architecture + Community Branding  
AUSTIN, TEXAS  
1101.061302  
www.secplanning.com + info@secplanning.com

LOTTING A  
WOLF TRACT  
MANOR, TEXAS

Scale: 1" = 300'  
North  
Date: May 9, 2019

SHEET FILE: T:\190053\POHL\CAD\SEC PLANNING\Lotting A.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Pohl Partners, Inc.  
10800 Pecan Park Blvd, Ste. 125  
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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
2020 population	3,296	16,988	29,682
Traffic Count	6,500 VPD on Blake Manor Rd 30,000 VPD on Toll 130		

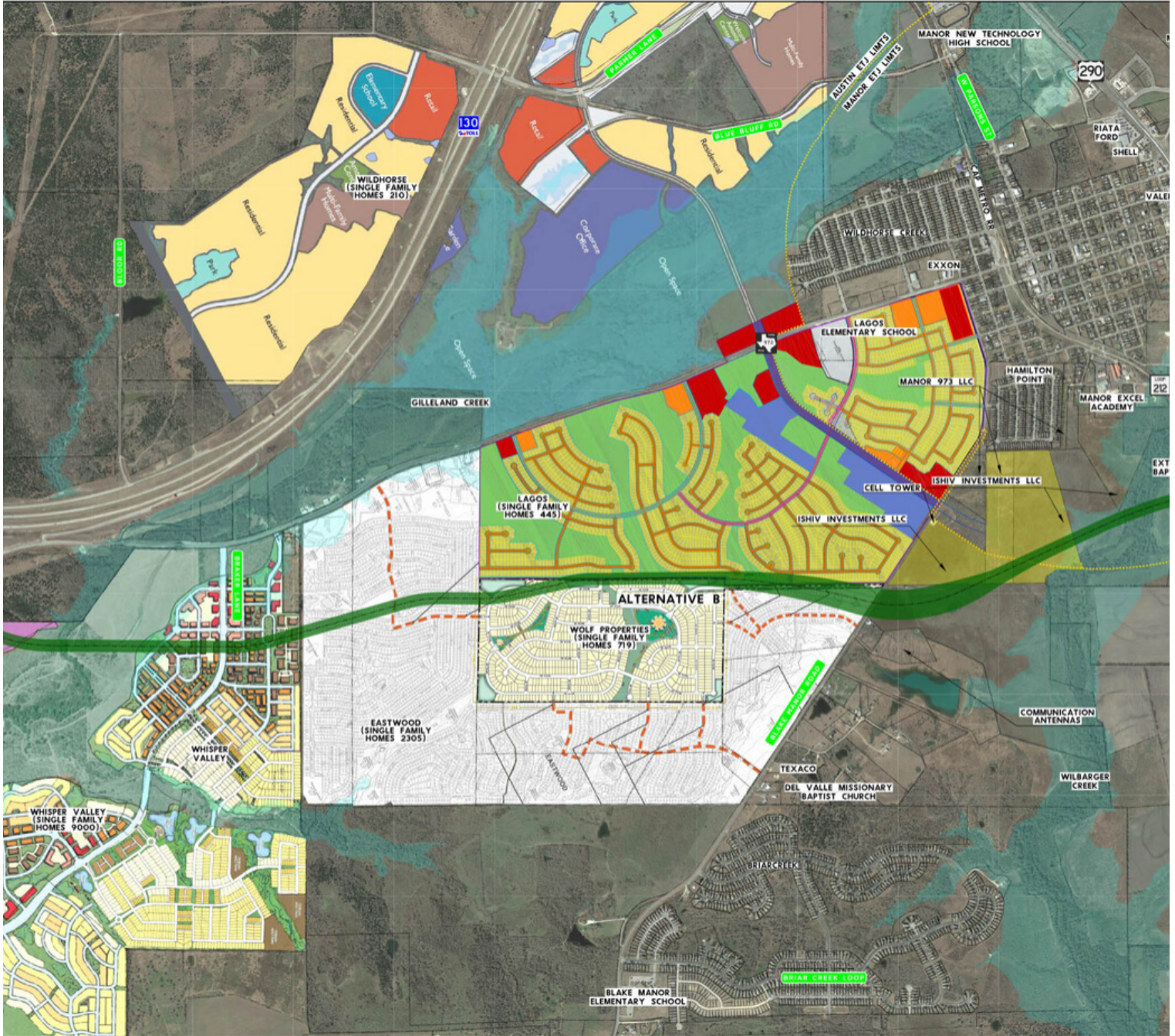


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## Demographics

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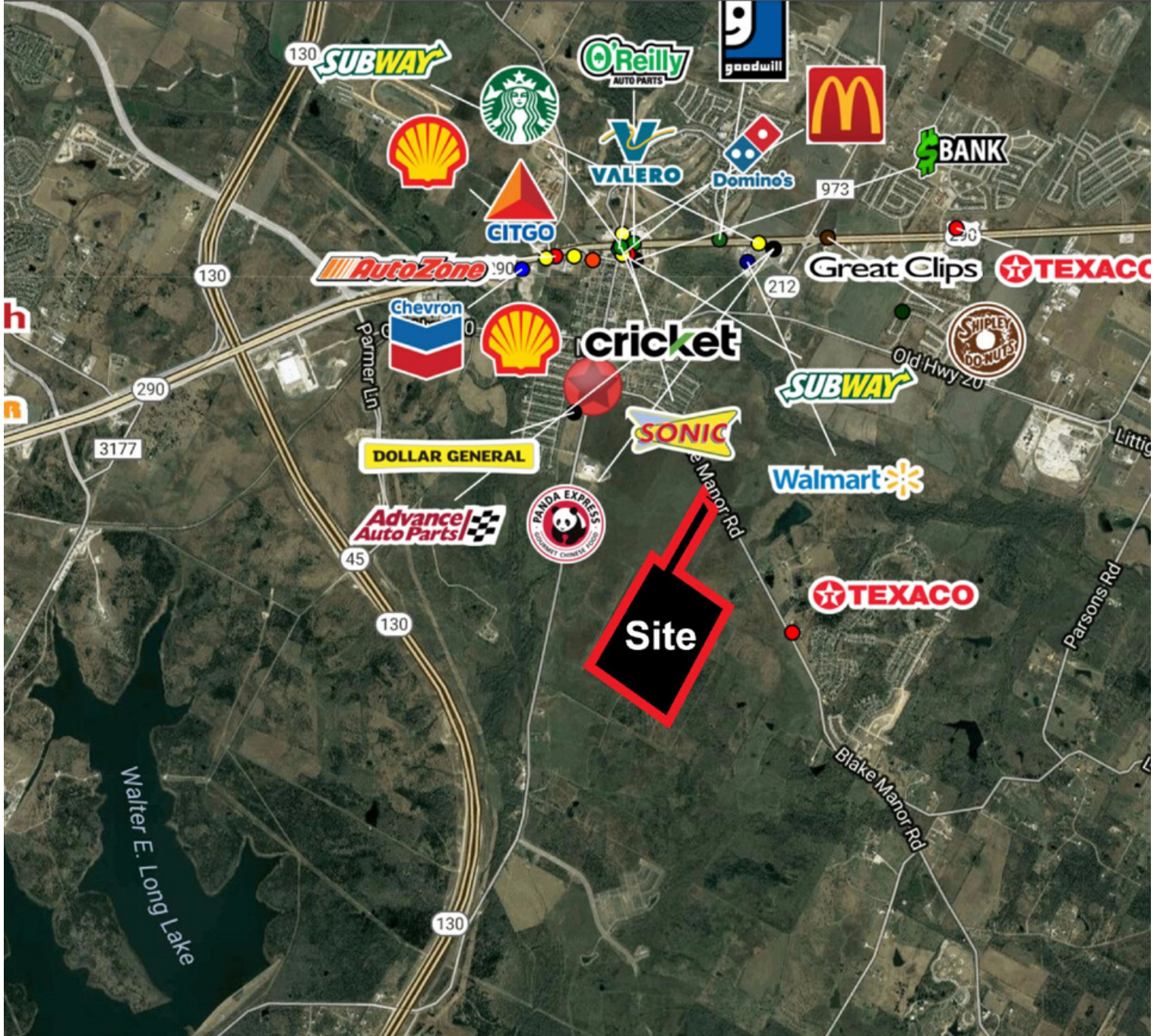


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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,750	18,734	32,879
2020 Estimate	3,296	16,988	29,682
2010 Census	1,447	11,243	18,717
Growth 2020 - 2025	13.77%	10.28%	10.77%
Growth 2010 - 2020	127.78%	51.10%	58.58%
<b>2020 Population by Hispanic Origin</b>	<b>1,831</b>	<b>8,013</b>	<b>13,406</b>
<b>2020 Population</b>	<b>3,296</b>	<b>16,988</b>	<b>29,682</b>
White	2,337 70.90%	11,707 68.91%	19,985 67.33%
Black	816 24.76%	4,121 24.26%	6,978 23.51%
Am. Indian & Alaskan	28 0.85%	248 1.46%	405 1.36%
Asian	49 1.49%	385 2.27%	1,356 4.57%
Hawaiian & Pacific Island	3 0.09%	31 0.18%	46 0.15%
Other	63 1.91%	495 2.91%	913 3.08%
U.S. Armed Forces	51	51	51
<b>Households</b>			
2025 Projection	1,299	6,356	10,786
2020 Estimate	1,134	5,724	9,698
2010 Census	440	3,488	5,793
Growth 2020 - 2025	14.55%	11.04%	11.22%
Growth 2010 - 2020	157.73%	64.11%	67.41%
Owner Occupied	898 79.19%	4,717 82.41%	7,594 78.30%
Renter Occupied	236 20.81%	1,007 17.59%	2,104 21.70%
<b>2020 Households by HH Income</b>	<b>1,134</b>	<b>5,722</b>	<b>9,698</b>
Income: <\$25,000	95 8.38%	721 12.60%	1,310 13.51%
Income: \$25,000 - \$50,000	245 21.60%	1,231 21.51%	1,966 20.27%
Income: \$50,000 - \$75,000	287 25.31%	1,275 22.28%	1,960 20.21%
Income: \$75,000 - \$100,000	238 20.99%	949 16.59%	1,468 15.14%
Income: \$100,000 - \$125,000	142 12.52%	752 13.14%	1,299 13.39%
Income: \$125,000 - \$150,000	33 2.91%	285 4.98%	674 6.95%
Income: \$150,000 - \$200,000	52 4.59%	275 4.81%	477 4.92%
Income: \$200,000+	42 3.70%	234 4.09%	544 5.61%
<b>2020 Avg Household Income</b>	<b>\$80,922</b>	<b>\$81,591</b>	<b>\$86,420</b>
<b>2020 Med Household Income</b>	<b>\$70,108</b>	<b>\$68,361</b>	<b>\$70,050</b>

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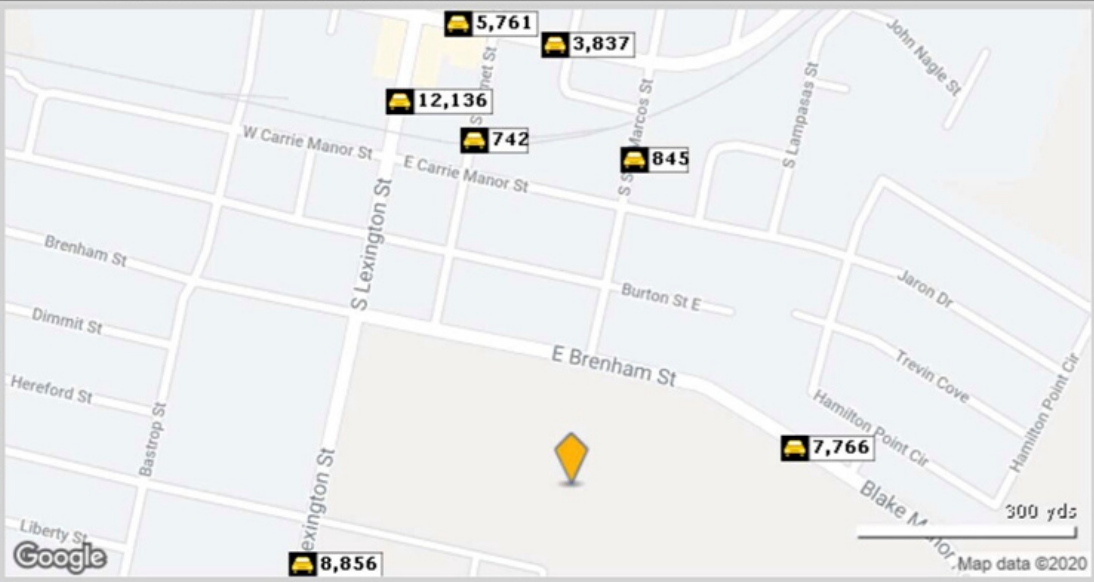
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Toll 130, Manor, TX

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**Wolf Manor**  
 Blake Manor Rd & FM 973, Manor, TX 78653

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
<b>1</b> Blake Manor Rd	Hamilton Pt	0.05 SE	2018	7,766	MPSI	.18
<b>2</b> Lexington St	E Boyce St	0.51 N	2014	7,872	MPSI	.22
<b>3</b> Lexington St	Lapoynor St	0.03 N	2018	8,856	MPSI	.22
<b>4</b> S San Marcos St	Jesse St	0.02 N	2018	845	MPSI	.26
<b>5</b> S Burnet St	E Carrie Manor St	0.03 S	2018	742	MPSI	.29
<b>6</b> S Lexington St	E Carrie Manor St	0.05 S	2014	9,454	MPSI	.33
<b>7</b> S Lexington St	W Carrie Manor St	0.05 S	2018	12,136	MPSI	.33
<b>8</b> E Parsons St	la Grange St	0.01 E	2018	3,820	MPSI	.35
<b>9</b> E Parsons St	S la Grange St	0.01 E	2014	3,837	MPSI	.35
<b>10</b> E Parsons St	S Burnet St	0.03 E	2018	5,761	MPSI	.38

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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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date