



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

# Shops at New Hope

New Hope Dr & Bagdad Rd  
Cedar Park, TX

Multiple Parcels  
Available

*Purchase:* Pricing available upon request

Parcel 1: +/- 2.2 acres

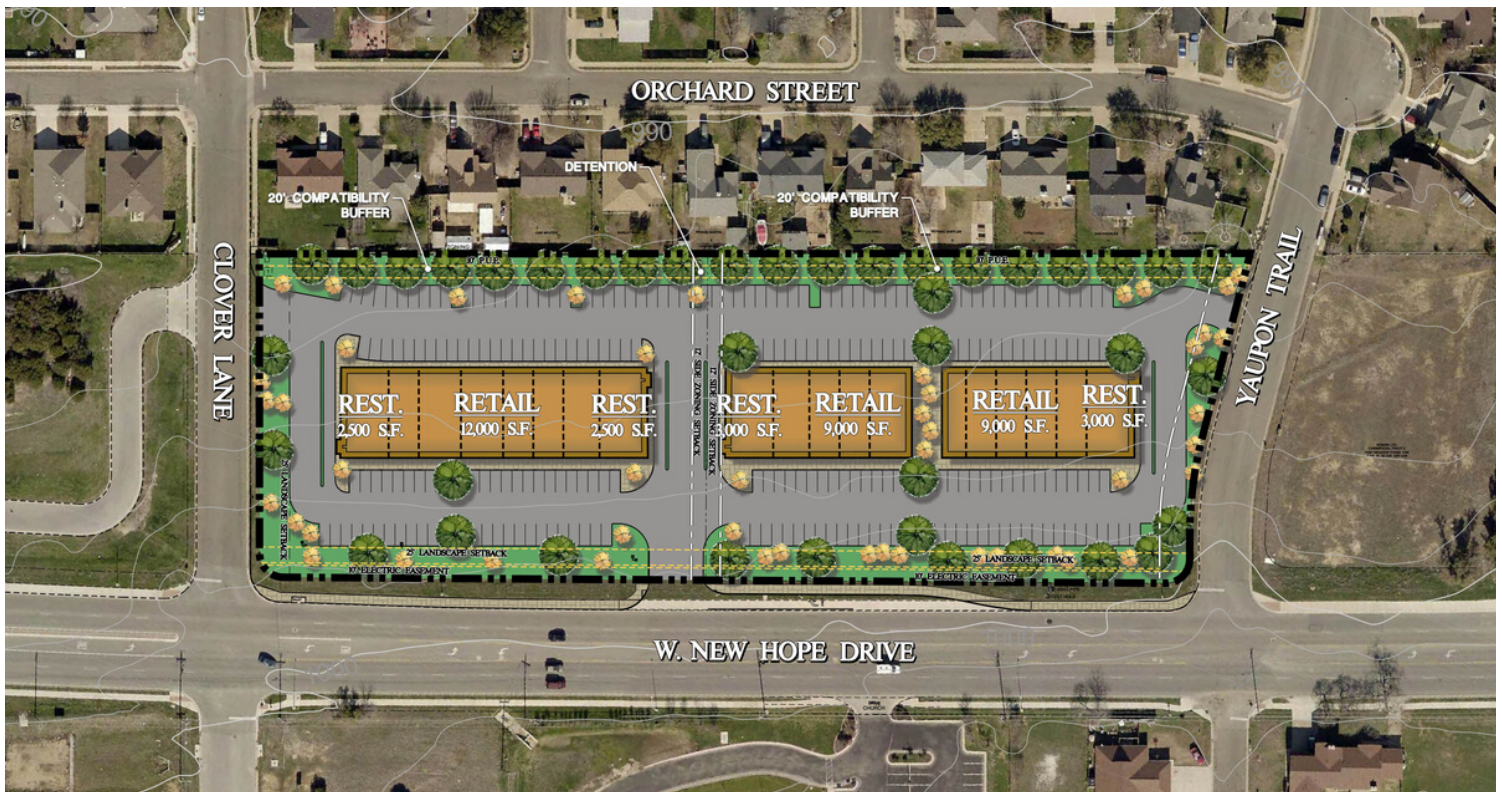
Parcel 2A: 2.29 acres

Parcel 2B: +/- 2.6 acres

*Lease:* 'to be built' retail center on 2B:

\$26 to \$32 per sq ft + NNN

- Approved site development permit and building permit for gas station on 2A
- High visibility and easy access
- Four lanes of New Hope complete from 1431 and Toll 183 A
- Zoned General Retail
- 12" water line on New Hope and 6" wastewater line on Clover Ln



Pohl Partners, Inc.  
10800 Pecan Park Blvd, Ste. 125  
O 512.335.5577  
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www.pohlparters.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	14,668	94,837	169,567
Average HH Income	\$91,480	\$113,762	\$117,422
Traffic Count	14,000 (vehicles per day)		



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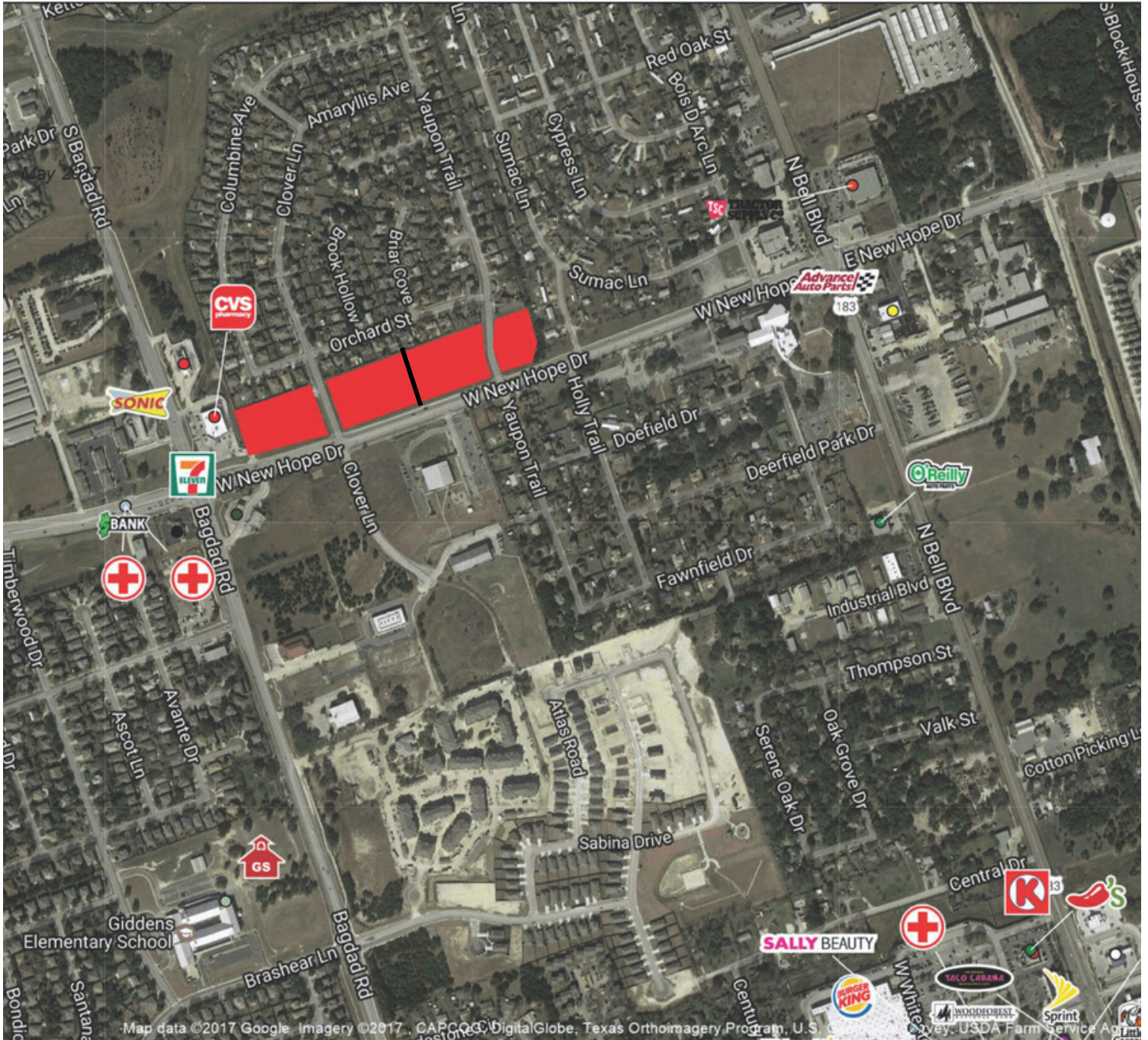


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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	17,086		110,878		197,873	
2020 Estimate	14,668		94,837		169,567	
2010 Census	9,929		59,973		106,533	
Growth 2020 - 2025	16.48%		16.91%		16.69%	
Growth 2010 - 2020	47.73%		58.13%		59.17%	
<b>2020 Population by Hispanic Origin</b>	4,254		21,567		36,342	
<b>2020 Population</b>	14,668		94,837		169,567	
White	12,408	84.59%	80,754	85.15%	141,024	83.17%
Black	939	6.40%	4,572	4.82%	8,257	4.87%
Am. Indian & Alaskan	154	1.05%	776	0.82%	1,286	0.76%
Asian	672	4.58%	5,567	5.87%	13,415	7.91%
Hawaiian & Pacific Island	20	0.14%	140	0.15%	264	0.16%
Other	476	3.25%	3,028	3.19%	5,321	3.14%
U.S. Armed Forces	11		196		473	
<b>Households</b>						
2025 Projection	5,859		37,604		68,585	
2020 Estimate	5,056		32,336		59,041	
2010 Census	3,452		20,673		37,234	
Growth 2020 - 2025	15.88%		16.29%		16.17%	
Growth 2010 - 2020	46.47%		56.42%		58.57%	
Owner Occupied	3,627	71.74%	25,218	77.99%	43,996	74.52%
Renter Occupied	1,430	28.28%	7,119	22.02%	15,045	25.48%
<b>2020 Households by HH Income</b>						
Income: <\$25,000	469	9.27%	1,988	6.15%	3,385	5.73%
Income: \$25,000 - \$50,000	764	15.10%	4,279	13.23%	7,739	13.11%
Income: \$50,000 - \$75,000	1,025	20.26%	5,095	15.76%	9,733	16.48%
Income: \$75,000 - \$100,000	1,095	21.65%	5,472	16.92%	8,854	15.00%
Income: \$100,000 - \$125,000	570	11.27%	4,748	14.68%	8,652	14.65%
Income: \$125,000 - \$150,000	580	11.47%	3,778	11.68%	6,626	11.22%
Income: \$150,000 - \$200,000	352	6.96%	3,814	11.79%	7,566	12.81%
Income: \$200,000+	203	4.01%	3,163	9.78%	6,488	10.99%
<b>2020 Avg Household Income</b>	\$91,480		\$113,762		\$117,422	
<b>2020 Med Household Income</b>	\$81,187		\$96,959		\$99,464	

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### Shops at New Hope

New Hope Dr & Bagdad Rd, 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
<b>1</b> W New Hope Dr	S Bagdad Rd	0.05 W	2018	13,521	MPSI	.15
<b>2</b> Bagdad Rd	Cedar Hills Blvd	0.09 S	2018	12,556	MPSI	.21
<b>3</b> W New Hope Dr	S Bagdad Rd	0.02 E	2018	10,037	MPSI	.23
<b>4</b> S Bagdad Rd	W New Hope Dr	0.17 S	2018	18,361	MPSI	.26
<b>5</b> W New Hope Dr	Bois D Arc Ln	0.03 W	2018	14,415	MPSI	.37
<b>6</b> Deerfield Park Dr	N Bell Blvd	0.04 E	2018	1,379	MPSI	.41
<b>7</b> N Bell Blvd	Red Oak St	0.11 NW	2018	28,011	MPSI	.42
<b>8</b> Red Oak St	Poplar Ln	0.01 W	2018	1,045	MPSI	.44
<b>9</b> E New Hope Dr	N Bell Blvd	0.03 W	2014	15,368	MPSI	.45
<b>10</b> E New Hope Dr	Co Rd 181	0.28 E	2018	13,913	MPSI	.45

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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 Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
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/Tenant/Seller/Landlord Initials

Date