

RR 620 Retail Sites

3213 & 3217 RR 620 Austin, TX

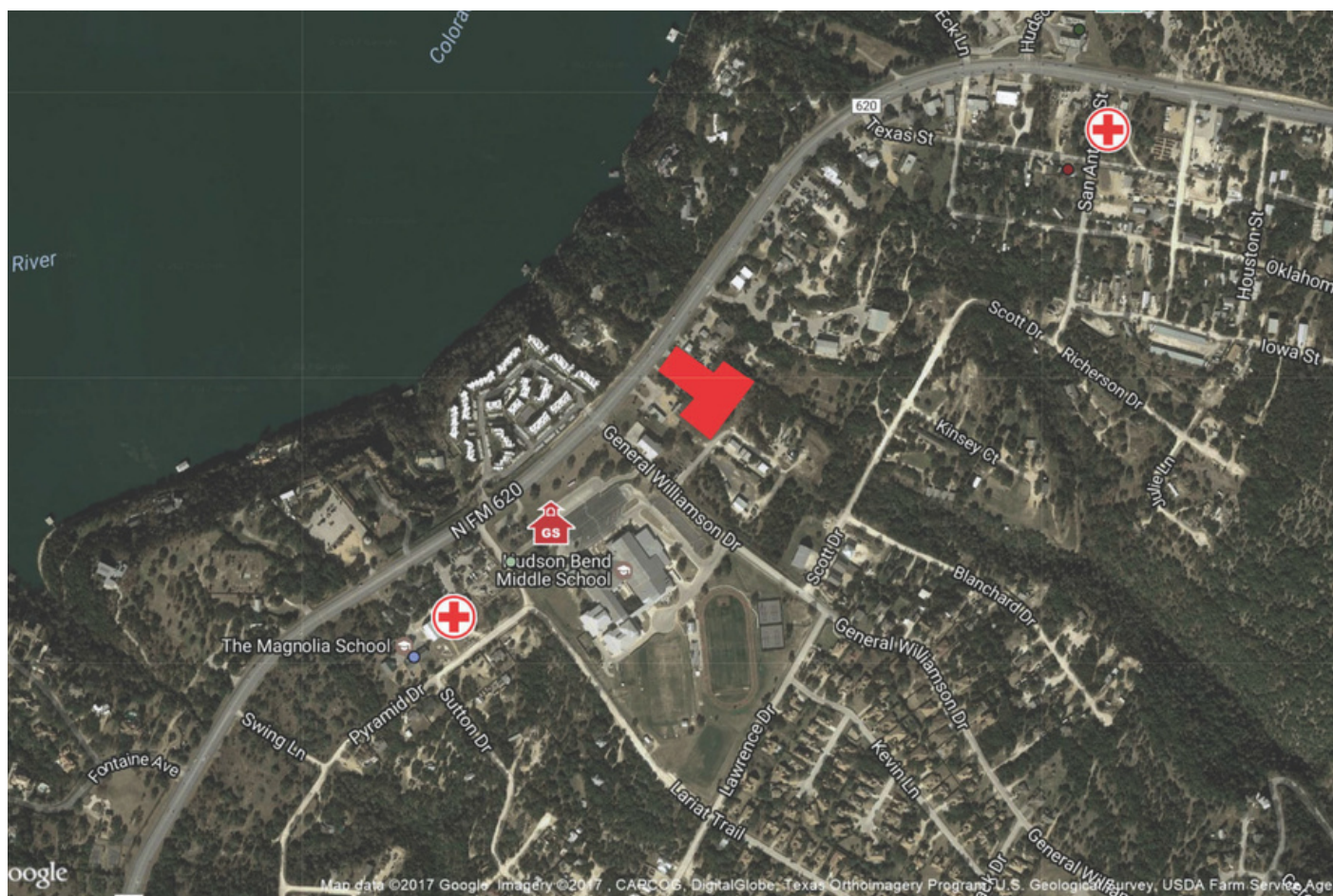


+/- 2.481 acres

+/- 2.481 contiguous acres w/ bldgs along frontage plus .3411 acre single lot

Pricing: Available upon request

- No zoning - within Travis County
- High traffic count
- Frontage on RR 620
- Travis Co WCID #17 - 8" water line along RR 620 across the street; no sewer



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10800 Pecan Park Blvd, Ste. 125
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Demographics

	1 MILE	3 MILE	5 MILE
2020 population	2,234	20,047	50,313
Average HH Income	\$152,085	\$162,942	\$168,754
Traffic Count	27,000 vehicles per day (2016)		

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,391		21,314		53,976	
2020 Estimate	2,234		20,047		50,313	
2010 Census	1,942		18,327		42,910	
Growth 2020 - 2025	7.03%		6.32%		7.28%	
Growth 2010 - 2020	15.04%		9.39%		17.25%	
2020 Population by Hispanic Origin	613		3,018		5,933	
2020 Population	2,234		20,047		50,313	
White	2,084	93.29%	18,043	90.00%	45,137	89.71%
Black	24	1.07%	227	1.13%	692	1.38%
Am. Indian & Alaskan	18	0.81%	106	0.53%	231	0.46%
Asian	65	2.91%	1,214	6.06%	3,159	6.28%
Hawaiian & Pacific Island	2	0.09%	16	0.08%	26	0.05%
Other	39	1.75%	441	2.20%	1,068	2.12%
U.S. Armed Forces	0		16		49	
Households						
2025 Projection	956		8,015		20,513	
2020 Estimate	893		7,544		19,129	
2010 Census	770		6,893		16,276	
Growth 2020 - 2025	7.05%		6.24%		7.24%	
Growth 2010 - 2020	15.97%		9.44%		17.53%	
Owner Occupied	699	78.28%	6,104	80.91%	15,348	80.23%
Renter Occupied	195	21.84%	1,440	19.09%	3,781	19.77%
2020 Households by HH Income						
Income: <\$25,000	87	9.73%	524	6.95%	1,185	6.19%
Income: \$25,000 - \$50,000	141	15.77%	727	9.64%	1,672	8.74%
Income: \$50,000 - \$75,000	109	12.19%	804	10.66%	1,831	9.57%
Income: \$75,000 - \$100,000	51	5.70%	573	7.60%	1,618	8.46%
Income: \$100,000 - \$125,000	100	11.19%	898	11.90%	2,097	10.96%
Income: \$125,000 - \$150,000	38	4.25%	701	9.29%	1,738	9.09%
Income: \$150,000 - \$200,000	89	9.96%	978	12.96%	2,753	14.39%
Income: \$200,000+	279	31.21%	2,339	31.00%	6,236	32.60%
2020 Avg Household Income	\$152,085		\$162,942		\$168,754	
2020 Med Household Income	\$114,749		\$133,773		\$141,714	

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Parcel 5

3213-3217 Ranch Road 620, Austin, TX 78734

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 General Williamson Dr	FM 620	0.03 NW	2018	3,433	MPSI	.07
2 FM 620	Texas St	0.11 NE	2018	27,860	MPSI	.20
3 Eck Ln	FM 620	0.04 SE	2018	1,068	MPSI	.43
4 Hudson Bend Rd	Conejo Dr	0.08 NE	2018	8,059	MPSI	.47
5 General Williamson Dr	Geronimo Trl	0.08 SE	2018	1,080	MPSI	.84
6 FM 620	Highland Dr	0.03 W	2018	28,573	MPSI	.86
7 Highland Dr	Lago Vista Dr	0.12 S	2018	406	MPSI	.93

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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 <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>
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date