

# Wolf Manor Retail

FM 973 across from Manor ISD Stadium

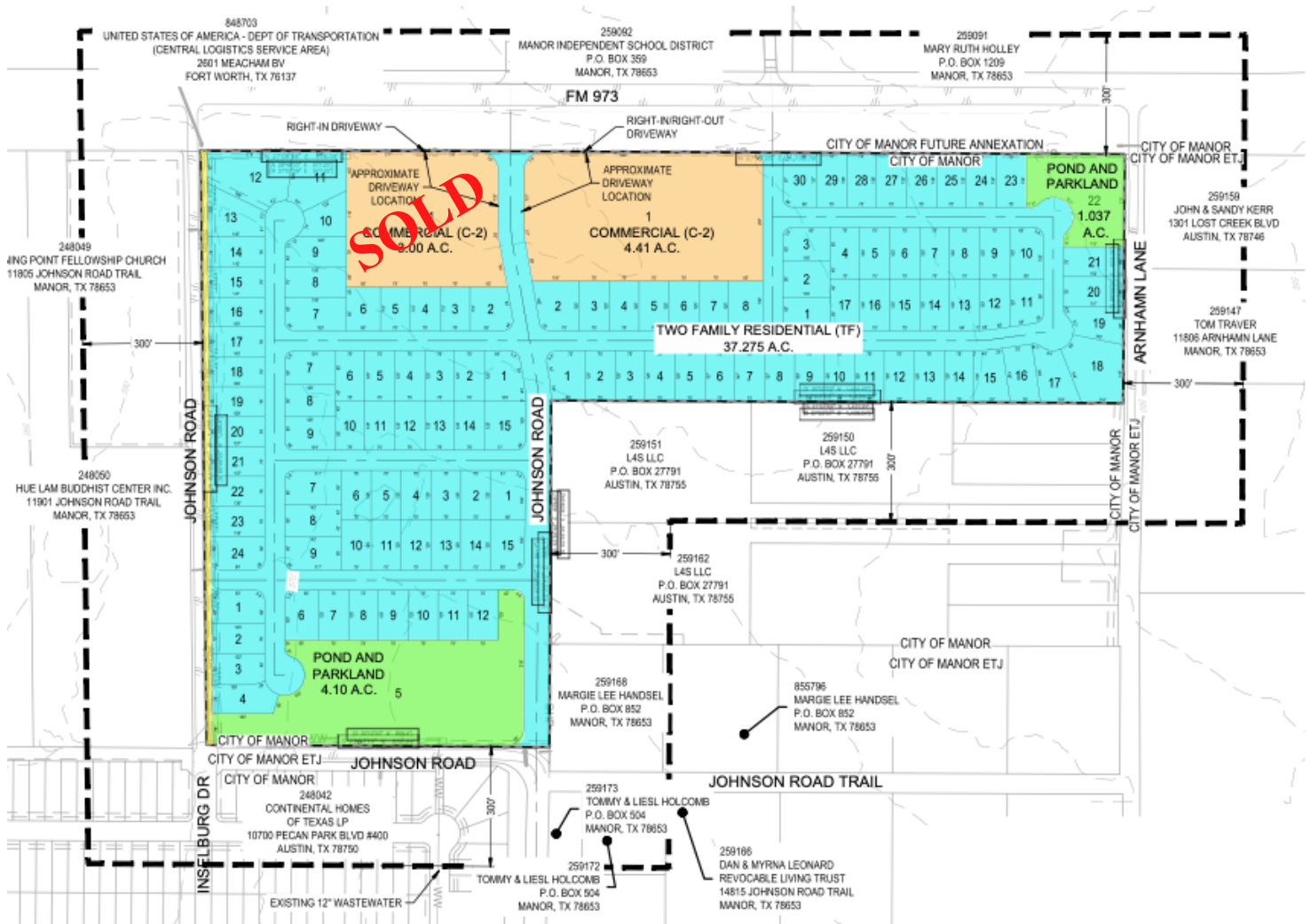
Manor, TX

+/- 4.41 Acres



Pricing available upon request

- Located in the ETJ, no zoning required
- Gateway to 1,000 home DR Horton subdivision
- Across from Manor Senior High



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10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756

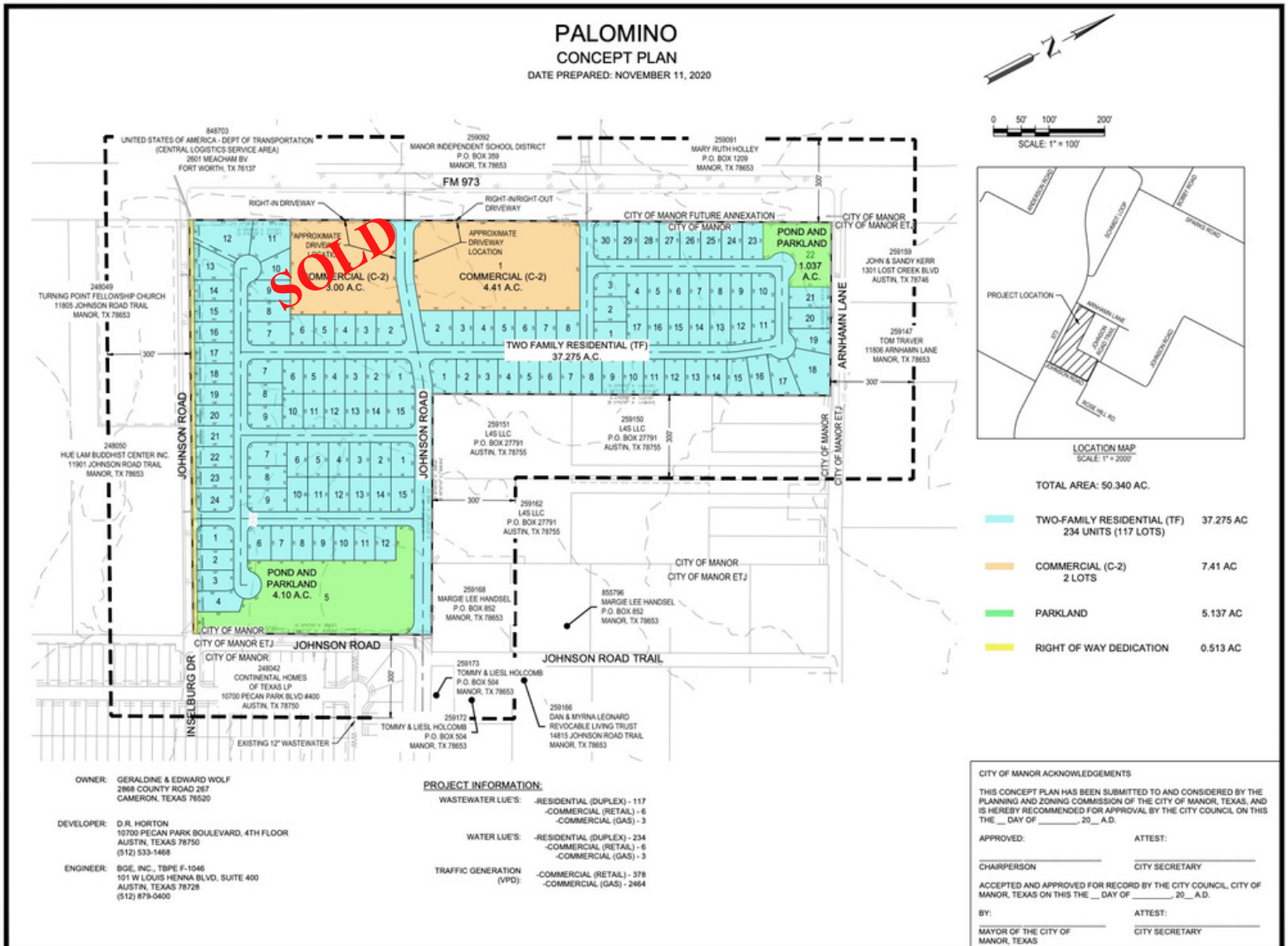
512.335.5577 www.pohljensen.com

## Demographics

|                   | 1 MILE                   | 3 MILE   | 5 MILE   |
|-------------------|--------------------------|----------|----------|
| 2020 population   | 1,088                    | 12,893   | 21,354   |
| Average HH Income | \$66,050                 | \$83,299 | \$82,233 |
| Traffic Count     | 4,957 (vehicles per day) |          |          |

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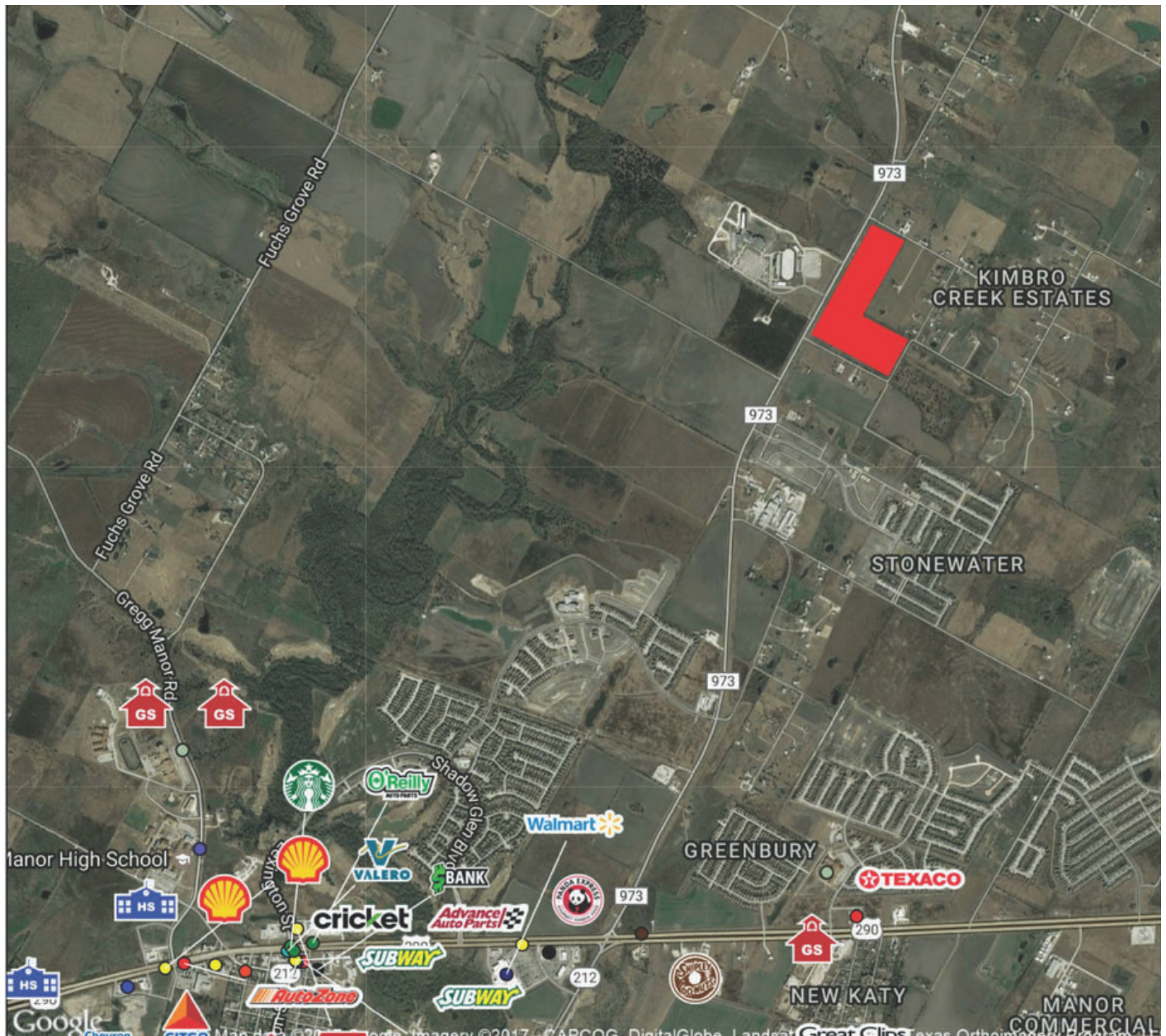


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| Radius                                    | 1 Mile     | 3 Mile       | 5 Mile        |
|---|------------|--------------|---------------|
| <b>Population</b>                         |            |              |               |
| 2025 Projection                           | 1,264      | 14,311       | 23,664        |
| 2020 Estimate                             | 1,088      | 12,893       | 21,354        |
| 2010 Census                               | 312        | 7,939        | 13,397        |
| Growth 2020 - 2025                        | 16.18%     | 11.00%       | 10.82%        |
| Growth 2010 - 2020                        | 248.72%    | 62.40%       | 59.39%        |
| <b>2020 Population by Hispanic Origin</b> | 549        | 5,739        | 9,601         |
| <b>2020 Population</b>                    | 1,088      | 12,893       | 21,354        |
| White                                     | 839 77.11% | 8,877 68.85% | 15,111 70.76% |
| Black                                     | 162 14.89% | 3,011 23.35% | 4,667 21.86%  |
| Am. Indian & Alaskan                      | 15 1.38%   | 205 1.59%    | 298 1.40%     |
| Asian                                     | 24 2.21%   | 336 2.61%    | 573 2.68%     |
| Hawaiian & Pacific Island                 | 2 0.18%    | 31 0.24%     | 40 0.19%      |
| Other                                     | 46 4.23%   | 433 3.36%    | 666 3.12%     |
| U.S. Armed Forces                         | 0          | 1            | 58            |
| <b>Households</b>                         |            |              |               |
| 2025 Projection                           | 439        | 4,910        | 8,070         |
| 2020 Estimate                             | 376        | 4,392        | 7,237         |
| 2010 Census                               | 95         | 2,468        | 4,190         |
| Growth 2020 - 2025                        | 16.76%     | 11.79%       | 11.51%        |
| Growth 2010 - 2020                        | 295.79%    | 77.96%       | 72.72%        |
| Owner Occupied                            | 327 86.97% | 3,687 83.95% | 6,015 83.11%  |
| Renter Occupied                           | 49 13.03%  | 705 16.05%   | 1,222 16.89%  |
| <b>2020 Households by HH Income</b>       | 377        | 4,392        | 7,237         |
| Income: <\$25,000                         | 86 22.81%  | 701 15.96%   | 935 12.92%    |
| Income: \$25,000 - \$50,000               | 57 15.12%  | 768 17.49%   | 1,425 19.69%  |
| Income: \$50,000 - \$75,000               | 76 20.16%  | 843 19.19%   | 1,580 21.83%  |
| Income: \$75,000 - \$100,000              | 70 18.57%  | 759 17.28%   | 1,300 17.96%  |
| Income: \$100,000 - \$125,000             | 85 22.55%  | 698 15.89%   | 1,012 13.98%  |
| Income: \$125,000 - \$150,000             | 1 0.27%    | 221 5.03%    | 350 4.84%     |
| Income: \$150,000 - \$200,000             | 1 0.27%    | 205 4.67%    | 343 4.74%     |
| Income: \$200,000+                        | 1 0.27%    | 197 4.49%    | 292 4.03%     |
| <b>2020 Avg Household Income</b>          | \$66,050   | \$83,299     | \$82,233      |
| <b>2020 Med Household Income</b>          | \$66,973   | \$71,795     | \$70,196      |



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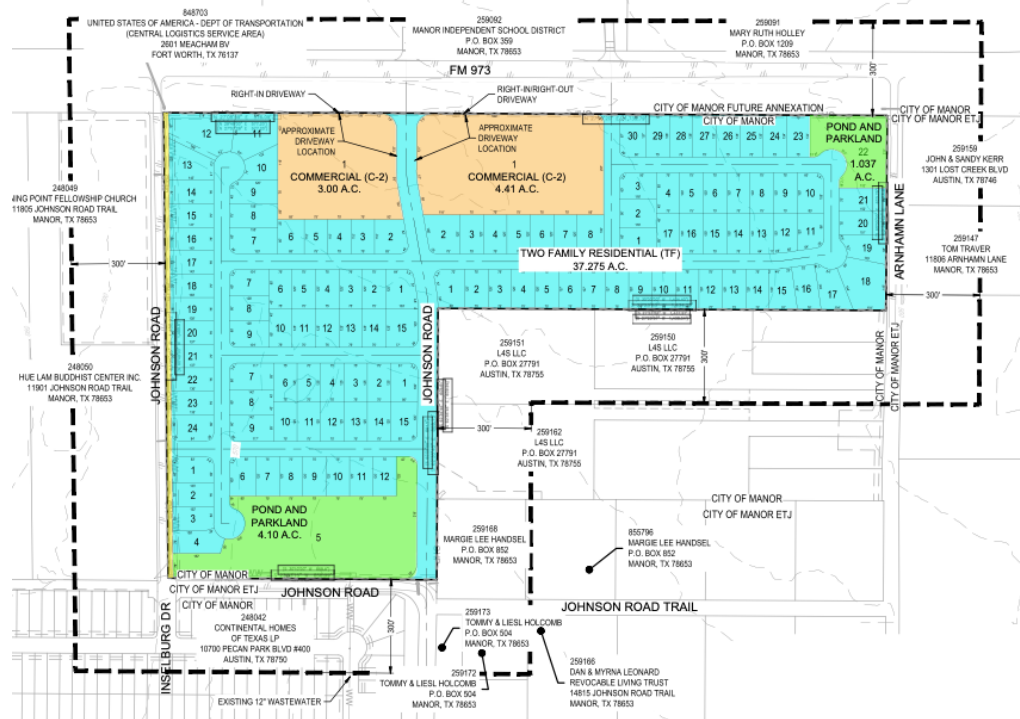


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| Collection Street    | Cross Street       | Traffic Vol | Year | Distance |
|----------------------|--------------------|-------------|------|----------|
| Schmidt Loop         | FM 973 SW          | 4,957       | 2018 | 0.55 mi  |
| Gregg Ln             | FM 973 SE          | 1,629       | 2018 | 1.03 mi  |
| Tower Rd             | Suncrest Rd NW     | 522         | 2018 | 1.09 mi  |
| Schmidt Ln           | FM 973 SE          | 1,429       | 2018 | 1.12 mi  |
| Bois D Arc Ln        | Johnson Rd NE      | 1,108       | 2018 | 1.35 mi  |
| Fuchs Grove Rd       | Gregg Ln SW        | 1,314       | 2018 | 1.77 mi  |
| New Sweden Church Rd | FM 973 NW          | 621         | 2018 | 1.90 mi  |
| Cameron Rd           | Schmidt Ln NE      | 1,387       | 2018 | 1.98 mi  |
| Cameron Rd           | Fuchs Grove Rd SE  | 2,118       | 2018 | 2.03 mi  |
| Bois D Arc Ln        | Kimbrow West Rd NE | 252         | 2018 | 2.06 mi  |



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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:
  - that the owner will accept a price less than the written asking price;
  - 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.

|  |                               |                                     |                              |
|--|-------------------------------|-------------------------------------|------------------------------|
| <b>Pohl Jensen, LLC</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>9011091</b><br>License No. | <b>Bpohl@pohlbrown.com</b><br>Email | <b>512-335-5577</b><br>Phone |
| <b>William B. Pohl</b><br>Designated Broker of Firm  | <b>160729</b><br>License No.  | <b>Bpohl@pohlbrown.com</b><br>Email | <b>512-335-5577</b><br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate  | _____<br>License No.          | _____<br>Email                      | _____<br>Phone               |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No.          | _____<br>Email                      | _____<br>Phone               |

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

\_\_\_\_\_  
Date