



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

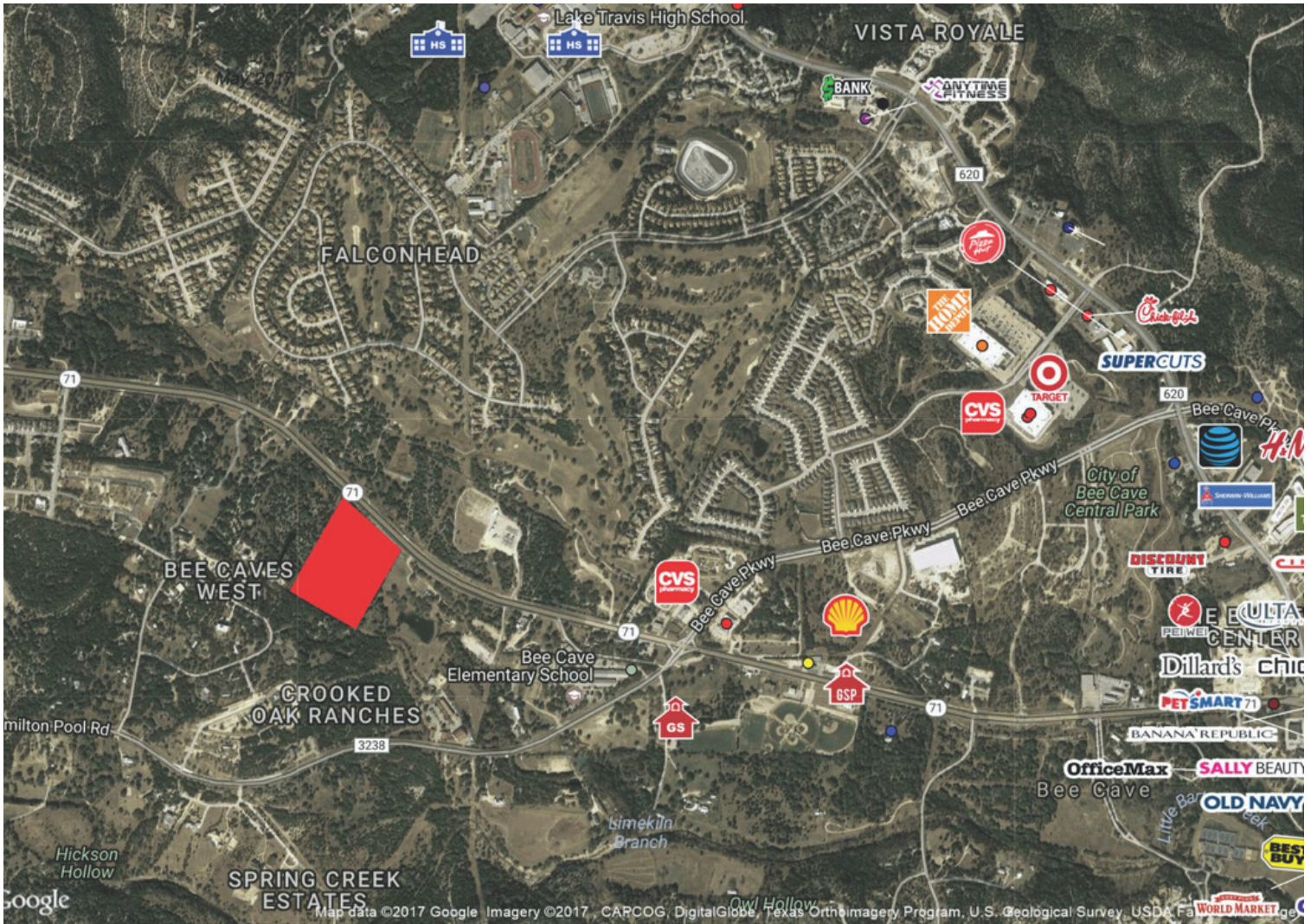
HWY 71 Acreage

Hwy 71 north of intersection at Hamilton
Pool Rd and RR 620, Bee Cave, TX

18.95 Acres

1.5 Acres PAD Retail/Rest. \$750,000
18.95 Acres \$2,300,000

- Frontage on Hwy 71
- High income area
- Water line along back boundary
- 40% impervious cover



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
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	2,262	17,501	44,128
Average HH Income	\$156,095	\$169,693	\$175,090
Traffic Count (2018)	24,000 (vehicles per day)		



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,827		19,453		48,238	
2020 Estimate	2,464		17,501		44,128	
2010 Census	931		10,602		31,917	
Growth 2020 - 2025	14.73%		11.15%		9.31%	
Growth 2010 - 2020	164.66%		65.07%		38.26%	
2020 Population by Hispanic Origin	261		1,760		4,320	
2020 Population	2,464		17,501		44,128	
White	2,145	87.05%	15,547	88.83%	39,604	89.75%
Black	30	1.22%	221	1.26%	499	1.13%
Am. Indian & Alaskan	11	0.45%	86	0.49%	189	0.43%
Asian	203	8.24%	1,232	7.04%	2,873	6.51%
Hawaiian & Pacific Island	1	0.04%	4	0.02%	17	0.04%
Other	74	3.00%	411	2.35%	946	2.14%
U.S. Armed Forces	0		11		34	
Households						
2025 Projection	1,044		7,613		18,463	
2020 Estimate	911		6,842		16,883	
2010 Census	345		4,061		12,073	
Growth 2020 - 2025	14.60%		11.27%		9.36%	
Growth 2010 - 2020	164.06%		68.48%		39.84%	
Owner Occupied	601	65.97%	5,053	73.85%	13,296	78.75%
Renter Occupied	310	34.03%	1,789	26.15%	3,587	21.25%
2020 Households by HH Income	914		6,841		16,882	
Income: <\$25,000	77	8.42%	426	6.23%	893	5.29%
Income: \$25,000 - \$50,000	86	9.41%	669	9.78%	1,372	8.13%
Income: \$50,000 - \$75,000	108	11.82%	620	9.06%	1,540	9.12%
Income: \$75,000 - \$100,000	58	6.35%	454	6.64%	1,354	8.02%
Income: \$100,000 - \$125,000	88	9.63%	655	9.57%	1,634	9.68%
Income: \$125,000 - \$150,000	90	9.85%	682	9.97%	1,666	9.87%
Income: \$150,000 - \$200,000	164	17.94%	1,120	16.37%	2,600	15.40%
Income: \$200,000+	243	26.59%	2,215	32.38%	5,823	34.49%
2020 Avg Household Income	\$156,095		\$169,693		\$175,090	
2020 Med Household Income	\$136,111		\$146,865		\$149,729	

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Hwy 71 north of intersection at Hamilton
Pool Rd and RR 620, Bee Cave, TX

18.95 Acres

Land
 14931 W Tx-71 Hwy, Austin, TX 78738

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 W Hwy 71	Old Burnet Rd S	0.10 W	2018	24,288	MPSI	.51
2 Hamilton Pool Rd	Twin Acres Dr	0.04 NE	2018	12,984	MPSI	.61

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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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Pohl Partners, Inc., William B Pohl (Designated Broker of Firm), William B Pohl (Licensed Supervisor of Sales Agent/Associate), and Sales Agent/Associate's Name.

Buyer/Tenant/Seller/Landlord Initials Date