POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

Oak Creek Plaza
Building I

35,141 sf

US 183, south of San Gabriel PKWY Leander, TX. Williamson County

- Build to suit office and retail available
- Roof top patio (6,840 sf)
- Adjacent to 446 home single family neighborhood and "to be developed" townhome project
- Across from light rail station and ACC campus
- Near St. David's medical center
- Across from Northline project

Phase I Building Design

Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
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	7,919	50,526	100,808
Average HH Income	$95,303	$107,961	$113,659
Traffic Count	30,000 vehicles per day (2018)		

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Pricing available upon request

- Across from light rail station and ACC campus
- Build To Suit available
- Adjacent to 446 home single family neighborhood and "to be developed" townhome project
- Conventional district zoning
- Utilities to site

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Demographics

	1 MILE	3 MILE	5 MILE
2020 population	7,919	50,526	100,808
Average HH Income	$95,303	$107,961	$113,659
Traffic Count	16,000 vehicles per day (2018)		

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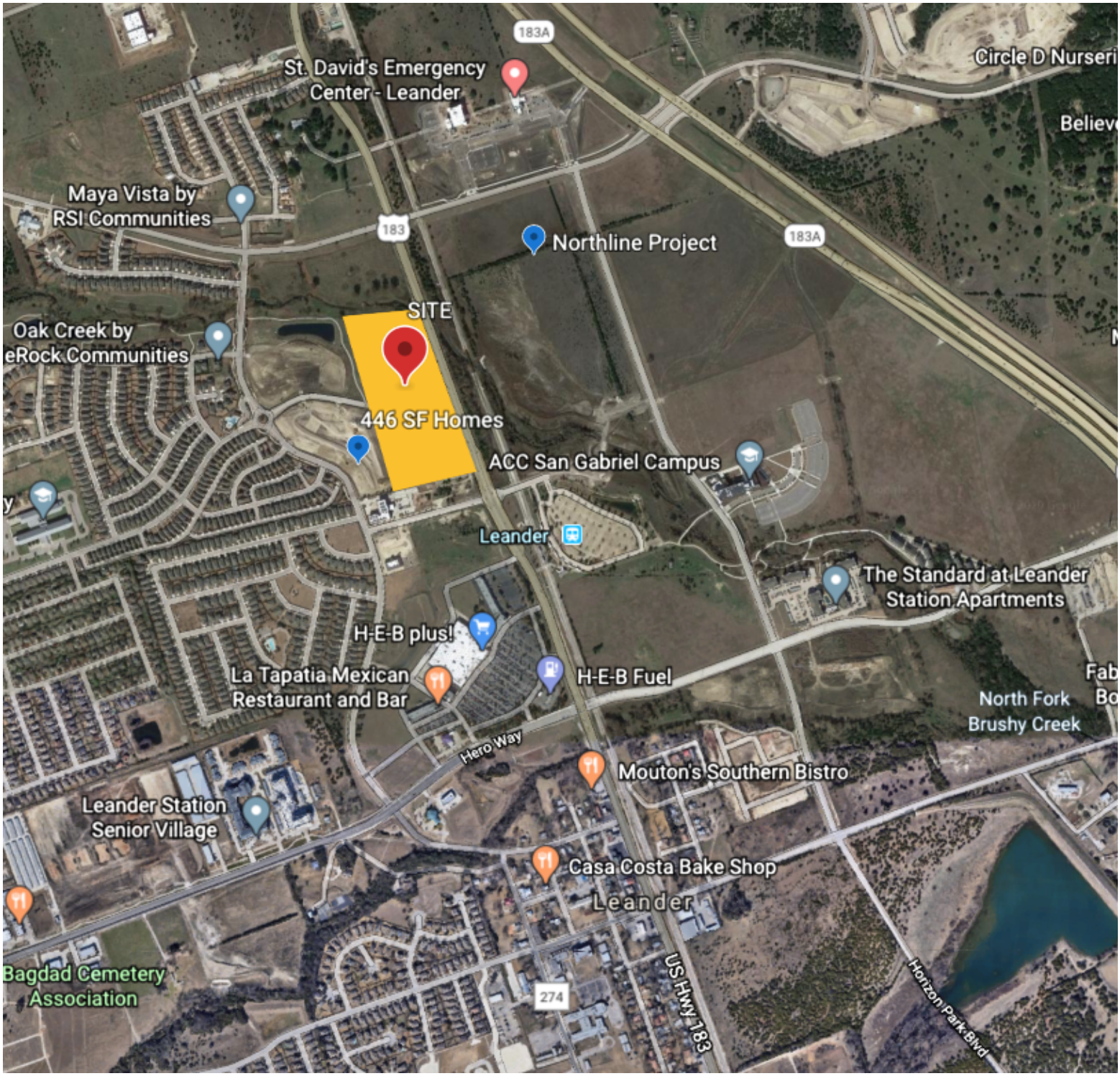

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	9,524		60,198		118,941	
2020 Estimate	7,919		50,526		100,808	
2010 Census	3,071		23,878		54,937	
Growth 2020 - 2025	20.27%		19.14%		17.99%	
Growth 2010 - 2020	157.86%		111.60%		83.50%	
2020 Population by Hispanic Origin	2,303		13,757		23,939	
2020 Population	7,919		50,526		100,808	
White	6,625	83.66%	43,943	86.97%	87,460	86.76%
Black	506	6.39%	2,535	5.02%	5,078	5.04%
Am. Indian & Alaskan	98	1.24%	526	1.04%	956	0.95%
Asian	429	5.42%	1,864	3.69%	4,069	4.04%
Hawaiian & Pacific Island	21	0.27%	87	0.17%	154	0.15%
Other	240	3.03%	1,571	3.11%	3,092	3.07%
U.S. Armed Forces	104		324		410	
Households						
2025 Projection	3,084		20,018		39,829	
2020 Estimate	2,570		16,845		33,885	
2010 Census	970		7,756		18,325	
Growth 2020 - 2025	20.00%		18.84%		17.54%	
Growth 2010 - 2020	164.95%		117.19%		84.91%	
Owner Occupied	2,009	78.17%	14,199	84.29%	28,163	83.11%
Renter Occupied	561	21.83%	2,646	15.71%	5,722	16.89%
2020 Households by HH Income	2,570		16,845		33,885	
Income: <$25,000	81	3.15%	643	3.82%	1,826	5.39%
Income: $25,000 - $50,000	311	12.10%	2,468	14.65%	4,468	13.19%
Income: $50,000 - $75,000	551	21.44%	3,194	18.96%	5,614	16.57%
Income: $75,000 - $100,000	645	25.10%	3,125	18.55%	5,970	17.62%
Income: $100,000 - $125,000	463	18.02%	2,480	14.72%	4,825	14.24%
Income: $125,000 - $150,000	206	8.02%	1,765	10.48%	3,908	11.53%
Income: $150,000 - $200,000	262	10.19%	1,917	11.38%	4,036	11.91%
Income: $200,000+	51	1.98%	1,253	7.44%	3,238	9.56%
2020 Avg Household Income	$95,303		$107,961		$113,659	
2020 Med Household Income	$88,255		$91,939		$96,082	

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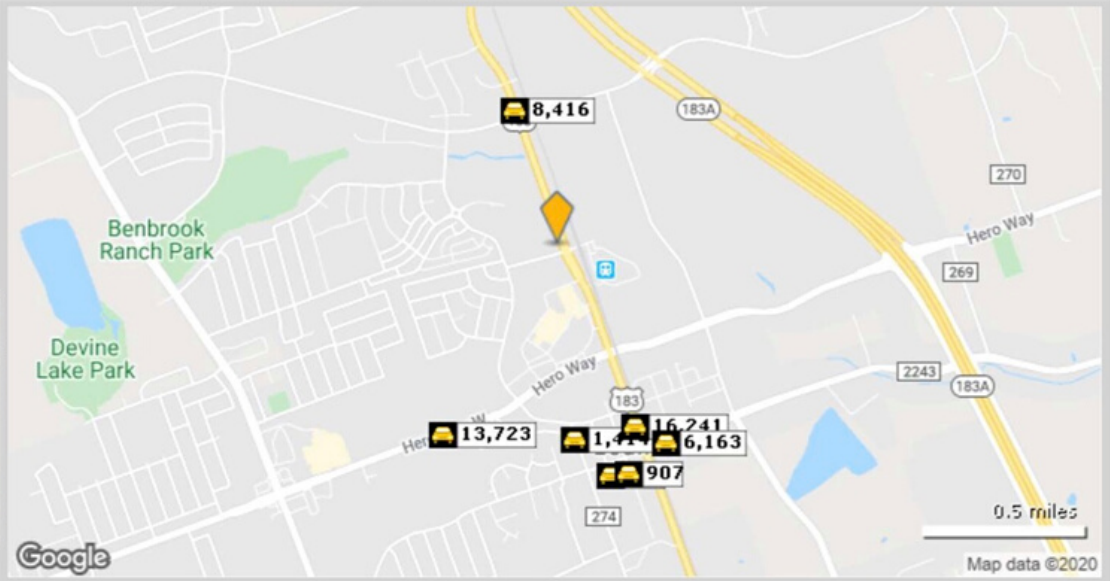
Building I

35,141 sf

US 183, south of San Gabriel PKWY Leander, TX. Williamson County

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**
Total Available: **66,647 SF**
% Leased: **0%**
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 183	San Gabriel Pkwy	0.03 S	2018	8,416	MPSI	.45
2	N West Dr	W Broade St	0.03 NW	2018	1,414	MPSI	.60
3	N US Hwy 183	W Willis St	0.01 S	2014	14,633	MPSI	.62
4	US Hwy 183	W Willis St	0.01 S	2018	16,241	MPSI	.62
5	Old 2243 W	W Broade St	0.32 SW	2018	13,723	MPSI	.68
6	E South St	N Gabriel St	0.02 NE	2014	8,943	MPSI	.70
7	E South St	FM 2243	0.02 NE	2018	6,163	MPSI	.70
8	Bagdad St	W South St	0.03 NW	2018	795	MPSI	.73
9	S Brushy St	Atkin St	0.02 SE	2018	907	MPSI	.74

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11-2-2015

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.

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.

Pohl Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
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 _____