



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

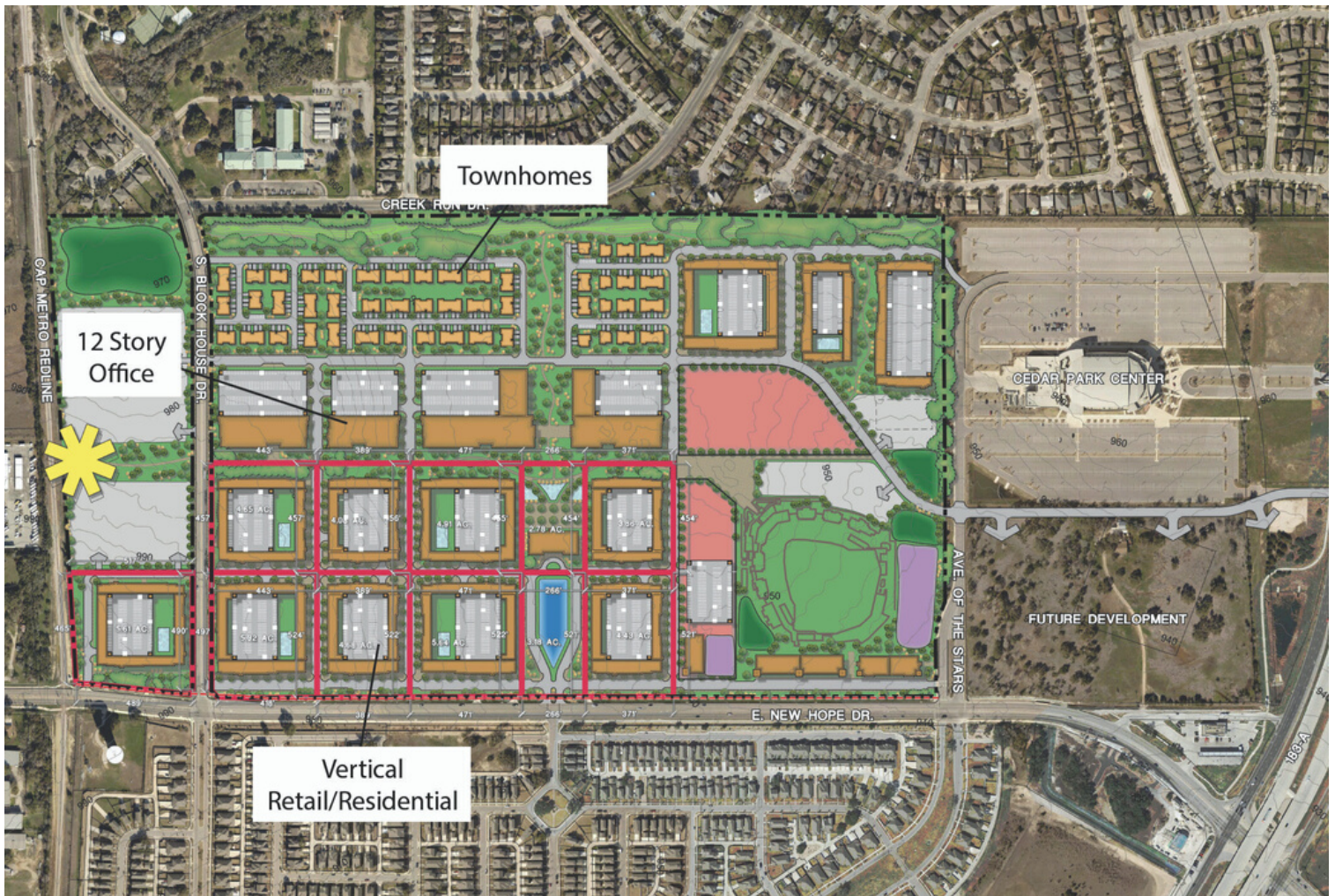
Dooley Tract

Located off corner of New Hope Dr & 183 A
Cedar Park, TX

+/- 150 ACRES

Pricing Available Upon Request

- Contiguous to HEB Event Center
- Located in the main entertainment district of Cedar Park
- Highly visible and accessible to 183 A with high traffic counts



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	7,189	92,070	185,494
Average HH Income	\$112,487	\$113,996	\$120,264
Traffic Count	29,000 vehicles per day		



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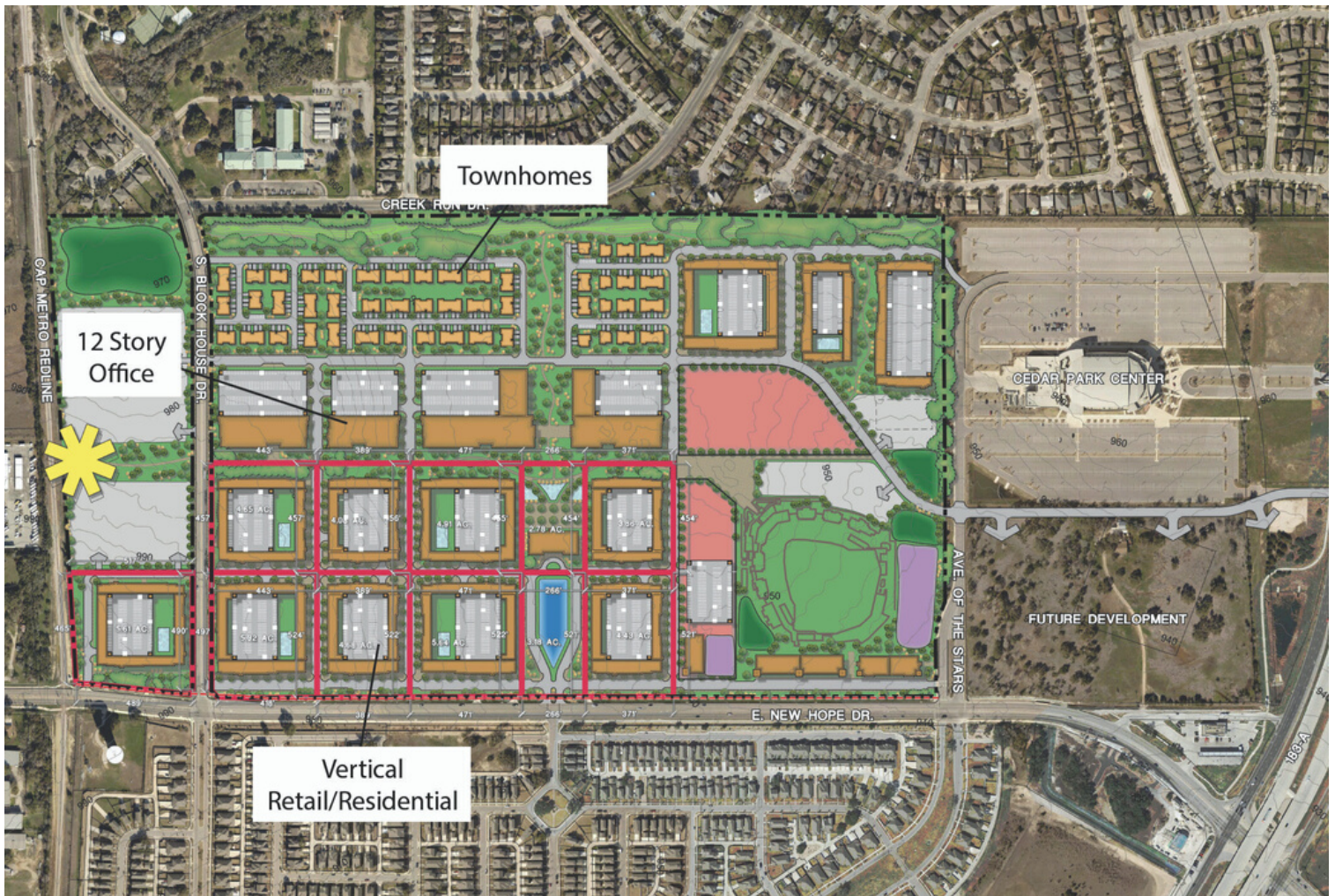
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Demographics

	1 MILE	3 MILE	5 MILE
2018 population	6,865	80,707	164,439
Average HH Income	\$116,752	\$99,442	\$107,948
Traffic Count	29,000 vehicles per day		

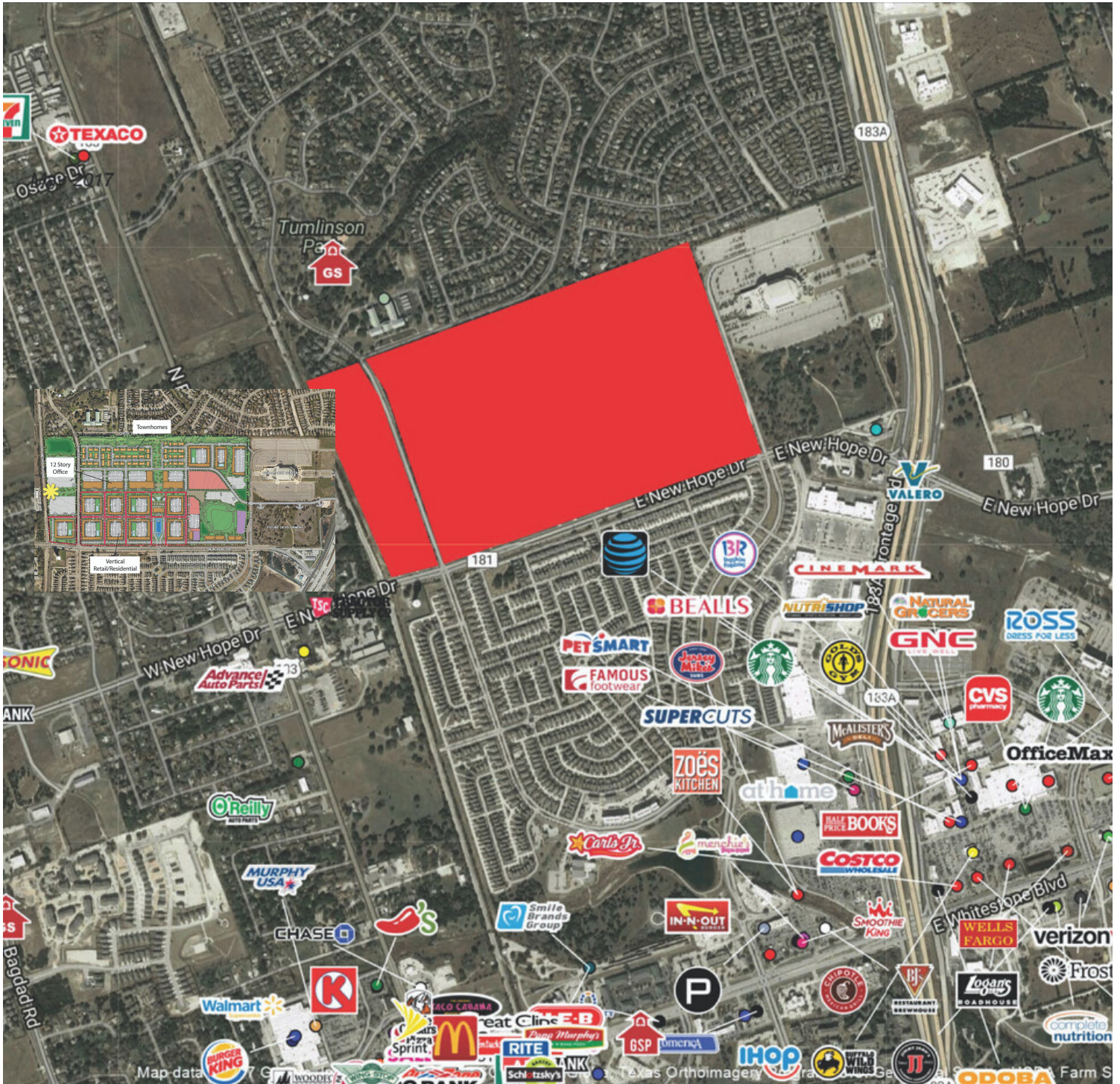


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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	8,298	108,031	216,598
2020 Estimate	7,189	92,070	185,494
2010 Census	5,452	56,226	117,868
Growth 2020 - 2025	15.43%	17.34%	16.77%
Growth 2010 - 2020	31.86%	63.75%	57.37%
2020 Population by Hispanic Origin	1,352	20,749	38,571
2020 Population	7,189	92,070	185,494
White	6,235 86.73%	78,186 84.92%	152,221 82.06%
Black	323 4.49%	4,546 4.94%	8,993 4.85%
Am. Indian & Alaskan	101 1.40%	732 0.80%	1,344 0.72%
Asian	292 4.06%	5,522 6.00%	16,914 9.12%
Hawaiian & Pacific Island	9 0.13%	128 0.14%	301 0.16%
Other	227 3.16%	2,956 3.21%	5,721 3.08%
U.S. Armed Forces	38	180	488
Households			
2025 Projection	2,990	36,780	74,850
2020 Estimate	2,600	31,509	64,395
2010 Census	1,941	19,426	41,020
Growth 2020 - 2025	15.00%	16.73%	16.24%
Growth 2010 - 2020	33.95%	62.20%	56.98%
Owner Occupied	2,234 85.92%	24,088 76.45%	48,067 74.64%
Renter Occupied	366 14.08%	7,421 23.55%	16,328 25.36%
2020 Households by HH Income			
Income: <\$25,000	190 7.31%	2,023 6.42%	3,507 5.45%
Income: \$25,000 - \$50,000	293 11.27%	4,130 13.11%	8,241 12.80%
Income: \$50,000 - \$75,000	337 12.97%	4,884 15.50%	10,152 15.76%
Income: \$75,000 - \$100,000	535 20.58%	5,314 16.87%	9,385 14.57%
Income: \$100,000 - \$125,000	320 12.31%	4,647 14.75%	9,410 14.61%
Income: \$125,000 - \$150,000	393 15.12%	3,665 11.63%	7,371 11.45%
Income: \$150,000 - \$200,000	313 12.04%	3,723 11.82%	8,859 13.76%
Income: \$200,000+	218 8.39%	3,123 9.91%	7,471 11.60%
2020 Avg Household Income	\$112,487	\$113,996	\$120,264
2020 Med Household Income	\$97,406	\$97,193	\$102,426

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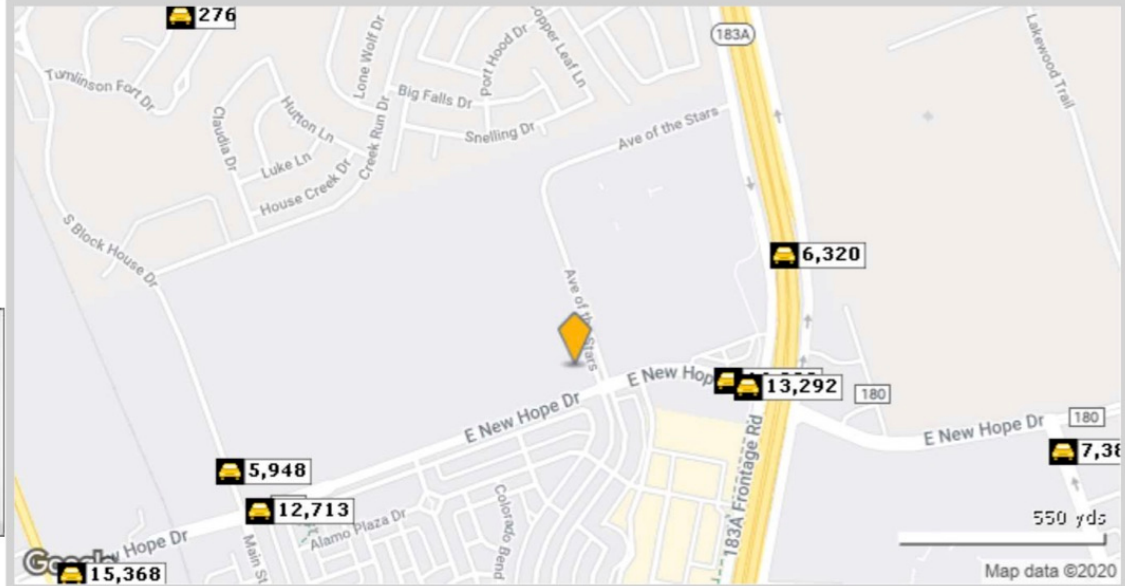
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250 CR 181, Cedar Park, TX 78613

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
1 E New Hope Dr	Hwy 183A Svc Rd	0.05 SE	2018	16,999	MPSI	.24
2 E New Hope Dr	183A Toll Rd	0.05 SE	2014	13,292	MPSI	.27
3 183A Toll Rd	Co Rd 181	0.11 S	2014	6,656	MPSI	.37
4 US Hwy 183A	E New Hope Dr	0.23 S	2018	6,320	MPSI	.37
5 Co Rd 181	Discovery Blvd	0.58 E	2014	13,118	MPSI	.53
6 Co Rd 181	E New Hope Dr	0.02 W	2018	12,713	MPSI	.53
7 S Block House Dr	Creek Run Dr	0.33 NW	2018	5,948	MPSI	.55
8 Cottonwood Creek Trl	Co Rd 180	0.05 NW	2018	7,380	MPSI	.77
9 Chandler Branch Dr	Tumlinson Fort Dr	0.04 NE	2018	276	MPSI	.82
10 E New Hope Dr	N Bell Blvd	0.03 W	2014	15,368	MPSI	.84

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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
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