

Devine Center  
S Lakeline Blvd  
Cedar Park, TX 78613



**FOR LEASE**



- Great location and visibility
- 12,981 total square feet
- Drive through possible on both end caps
- Pricing upon request

**POHLJENSEN**

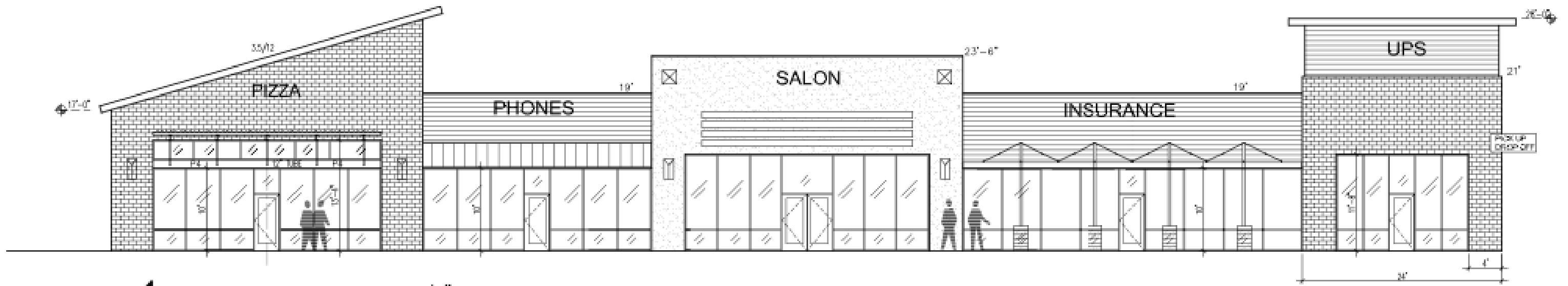
REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125. [www.pohljensen.com](http://www.pohljensen.com)

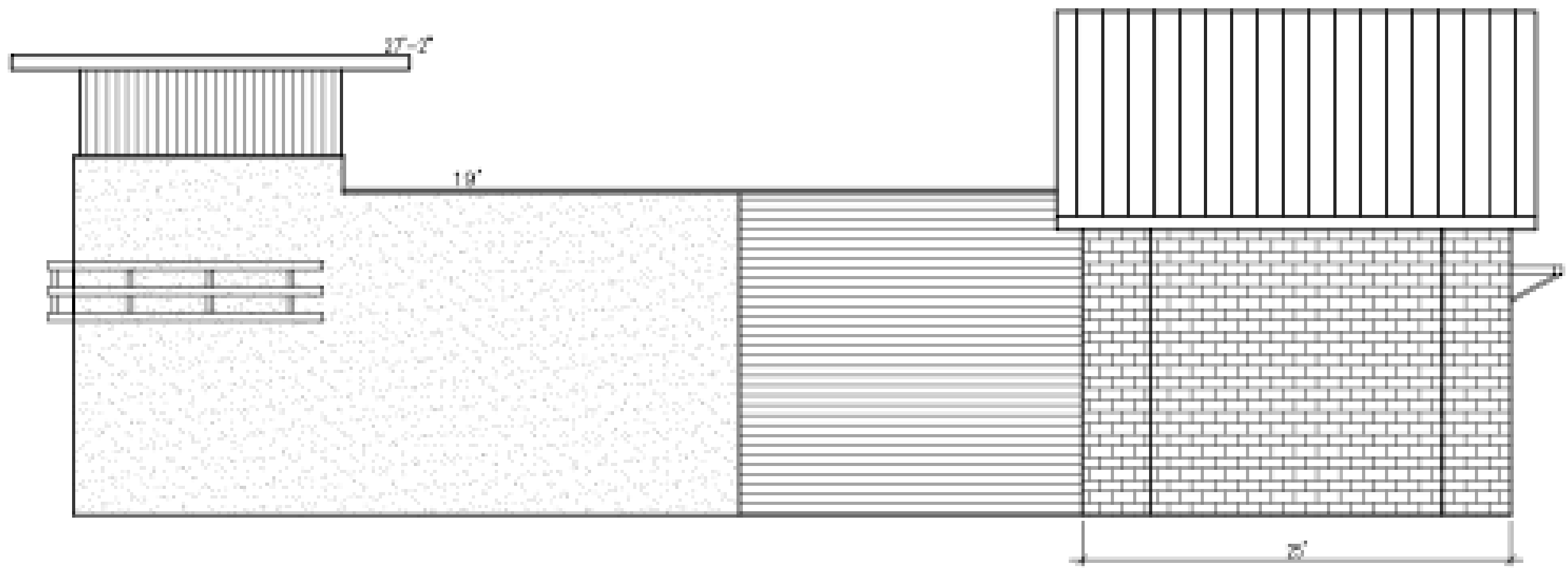
Anne Lee (C) 224-427-0925 (O) 512-335-5577 [Anne@pohljensen.com](mailto:Anne@pohljensen.com)

# Devine Center

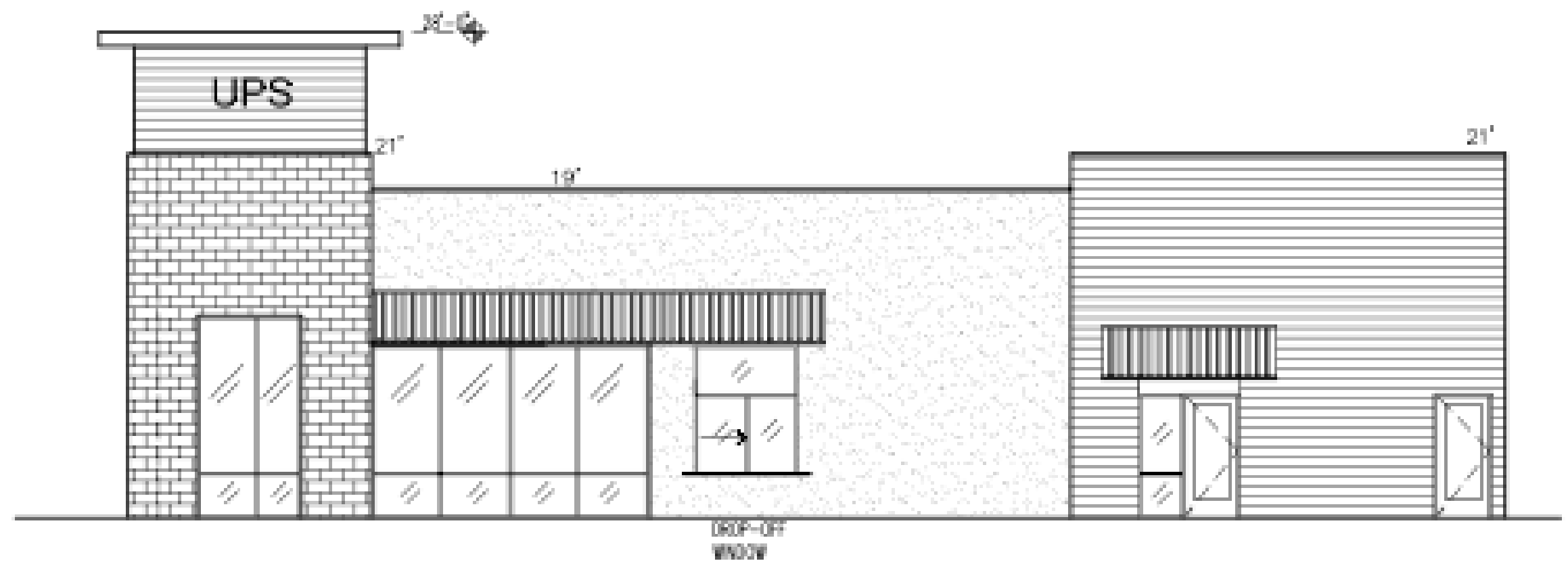
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**1** SOUTH ELEVATION  
FACING LAKELINE BLVD. 1/8"



**2** WEST ELEVATION 1/8"



**3** EAST ELEVATION 1/8"

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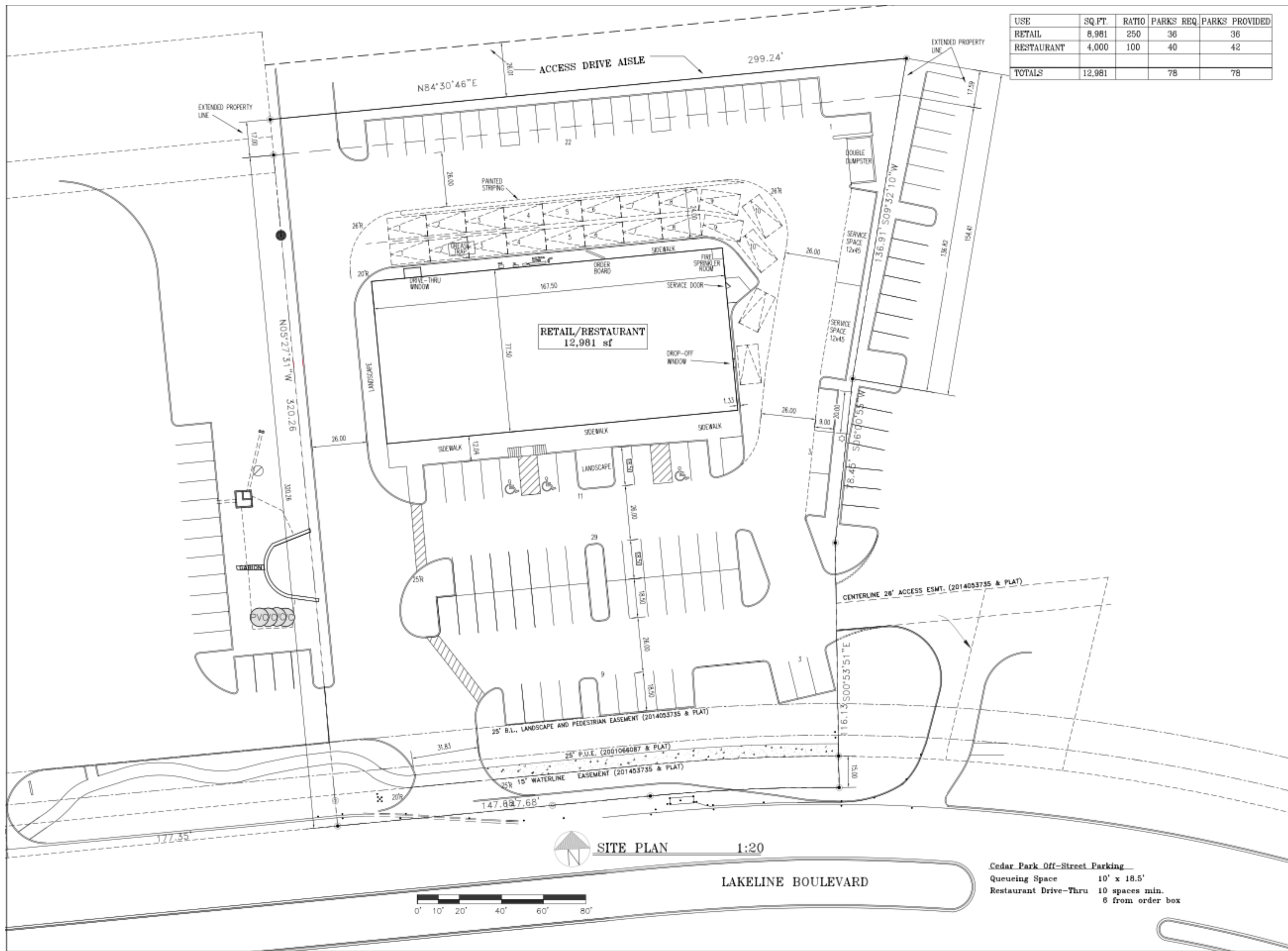
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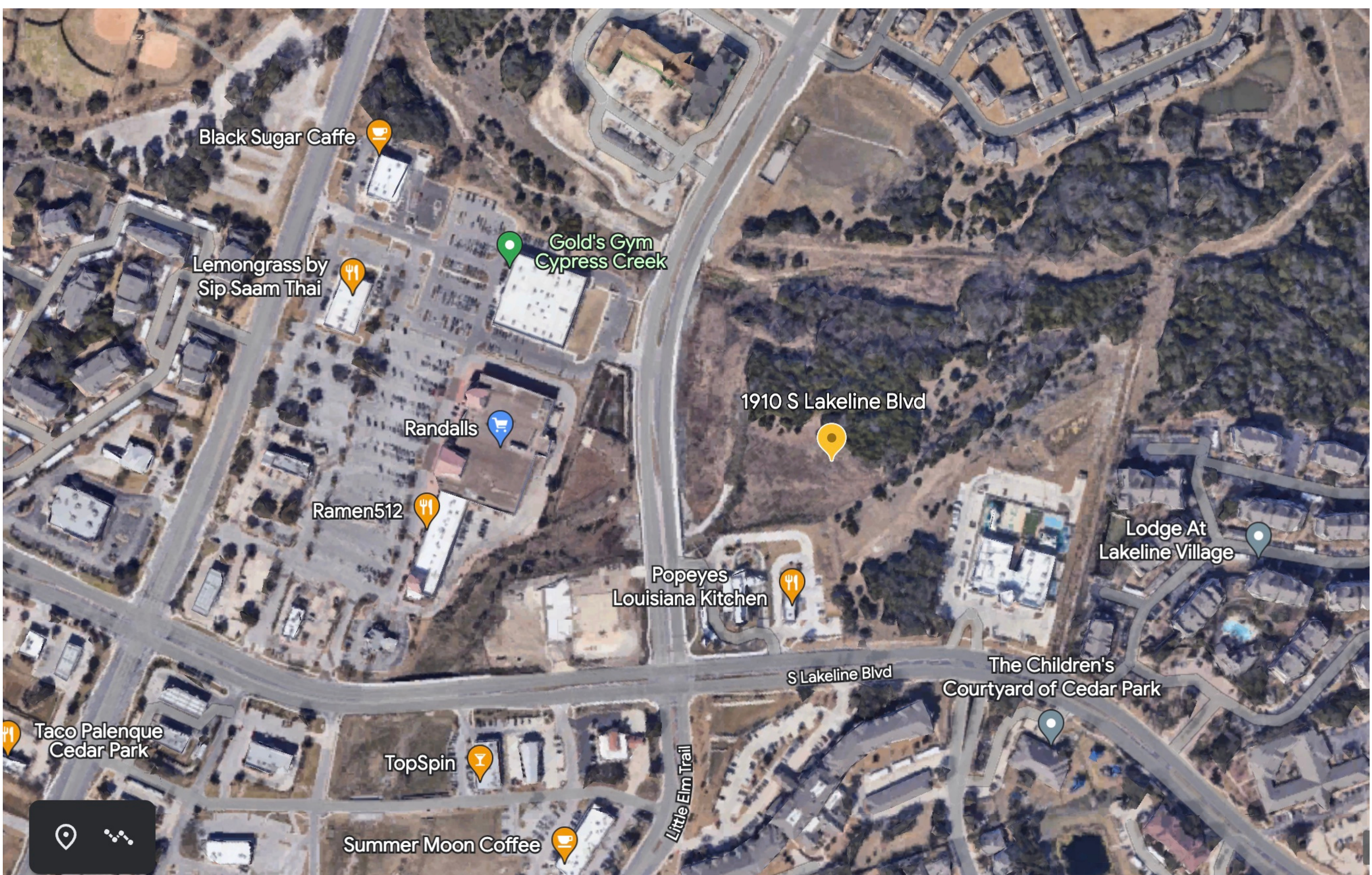
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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	15,778		97,977		205,783	
2019 Estimate	13,658		85,348		179,937	
2010 Census	11,281		68,527		148,590	
Growth 2019 - 2024	15.52%		14.80%		14.36%	
Growth 2010 - 2019	21.07%		24.55%		21.10%	
<b>2019 Population by Hispanic Origin</b>	2,137		14,791		31,503	
<b>2019 Population</b>	13,658		85,348		179,937	
White	10,968	80.30%	69,796	81.78%	142,545	79.22%
Black	597	4.37%	3,811	4.47%	8,639	4.80%
Am. Indian & Alaskan	65	0.48%	511	0.60%	1,146	0.64%
Asian	1,562	11.44%	8,628	10.11%	21,769	12.10%
Hawaiian & Pacific Island	16	0.12%	128	0.15%	251	0.14%
Other	450	3.29%	2,474	2.90%	5,586	3.10%
U.S. Armed Forces	4		147		255	
<b>Households</b>						
2024 Projection	5,519		35,949		75,917	
2019 Estimate	4,819		31,471		66,840	
2010 Census	4,110		25,560		56,525	
Growth 2019 - 2024	14.53%		14.23%		13.58%	
Growth 2010 - 2019	17.25%		23.13%		18.25%	
Owner Occupied	3,481	72.23%	20,879	66.34%	42,522	63.62%
Renter Occupied	1,337	27.74%	10,593	33.66%	24,318	36.38%
<b>2019 Households by HH Income</b>	4,820		31,471		66,839	
Income: <\$25,000	386	8.01%	2,325	7.39%	4,569	6.84%
Income: \$25,000 - \$50,000	667	13.84%	4,564	14.50%	9,885	14.79%
Income: \$50,000 - \$75,000	801	16.62%	5,294	16.82%	11,060	16.55%
Income: \$75,000 - \$100,000	506	10.50%	3,810	12.11%	9,137	13.67%
Income: \$100,000 - \$125,000	654	13.57%	5,176	16.45%	9,878	14.78%
Income: \$125,000 - \$150,000	617	12.80%	3,344	10.63%	6,966	10.42%
Income: \$150,000 - \$200,000	548	11.37%	3,274	10.40%	7,299	10.92%
Income: \$200,000+	641	13.30%	3,684	11.71%	8,045	12.04%
<b>2019 Avg Household Income</b>	\$119,753		\$115,143		\$116,143	
<b>2019 Med Household Income</b>	\$101,911		\$98,309		\$96,630	

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

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

\_\_\_\_\_  
Date