

# 245 LEHMAN RD

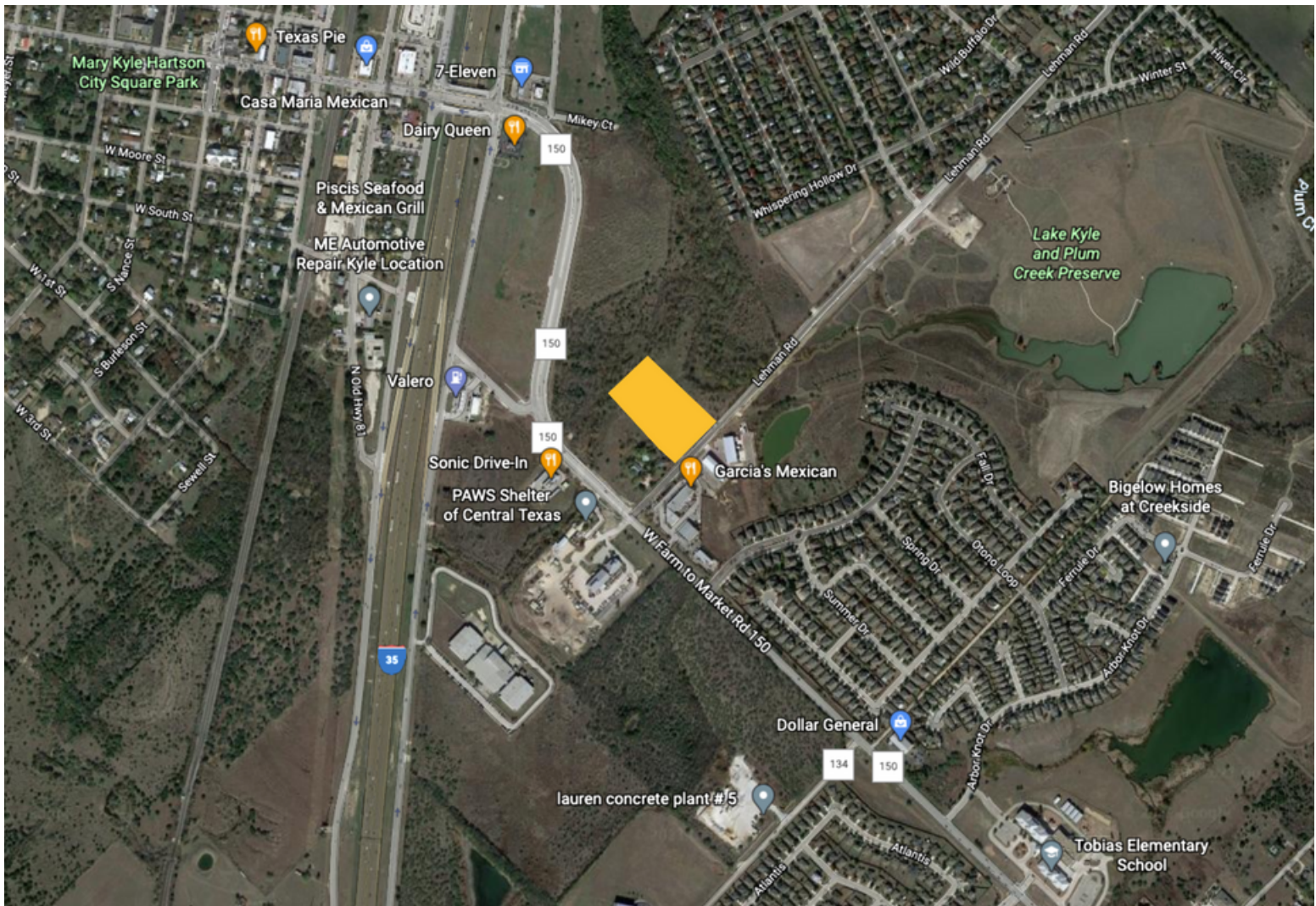
Kyle, Texas

5 Acres



Purchase price available upon request.

- Easy access to all utilities
- High growth area
- Flood plain along rear of tract



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10800 Pecan Park Blvd, Ste. 125  
512.335.5577 www.pohljensen.com

## Demographics

	1 MILE	3 MILE	5 MILE
2020 population (est)	1,607	8,348	18,211
Median HH Income	\$93,677	\$88,506	\$98,371

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Kyle, Texas

5 Acres



Ideal location for:

- Storage
- Retail
- Restaurant



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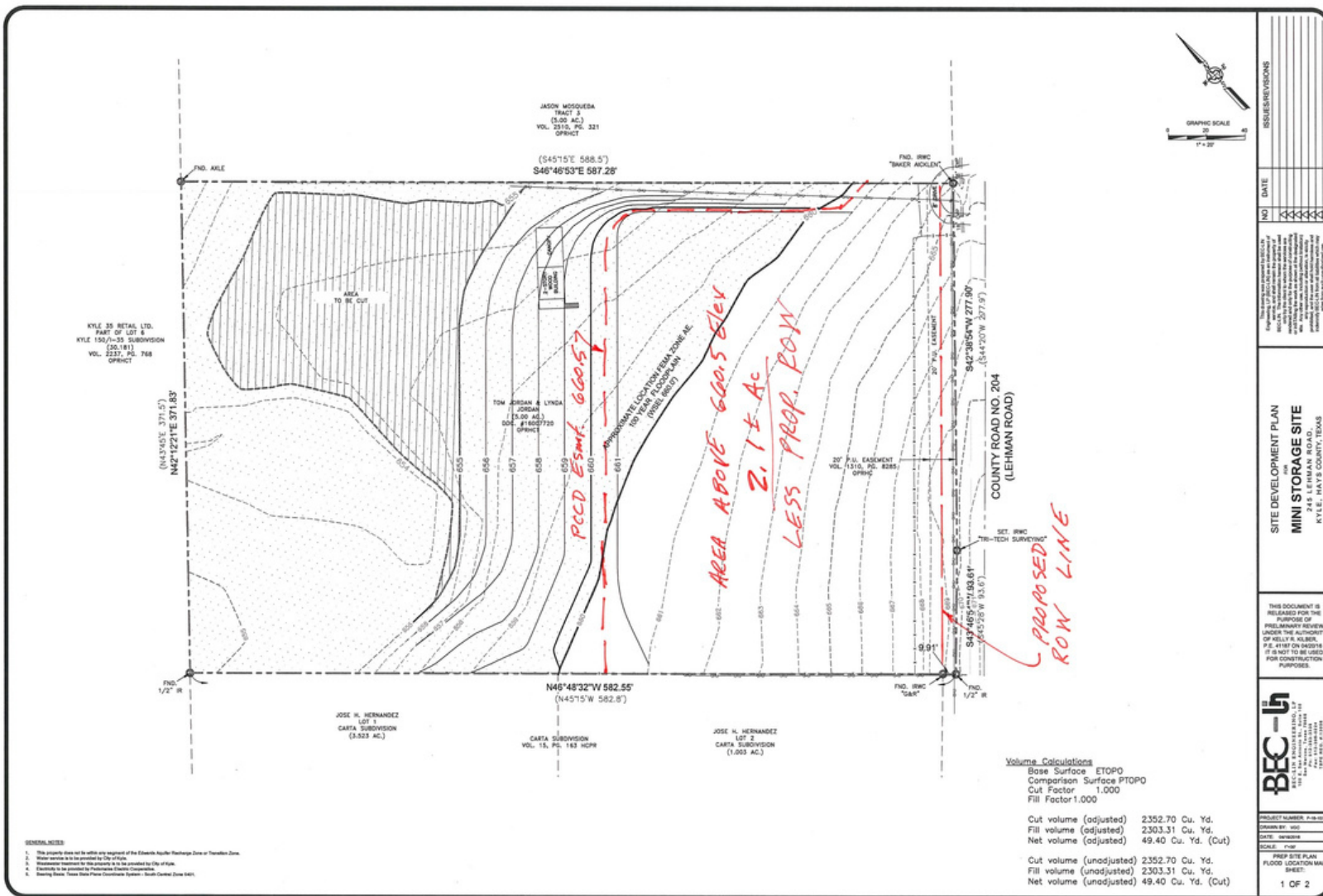
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Kyle, Texas

5 Acres



Approximately 2.1 usable acres along the frontage of CR 204



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# 245 LEHMAN RD

Kyle, Texas

## Demographics

5 Acres



### 245 Lehman Rd, Kyle, TX 78640

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	10,671	56,320	82,710
2020 Estimate	8,941	46,947	69,136
2010 Census	5,853	28,205	43,384
Growth 2020 - 2025	19.35%	19.97%	19.63%
Growth 2010 - 2020	52.76%	66.45%	59.36%
<b>2020 Population by Hispanic Origin</b>	4,784	23,592	37,277
<b>2020 Population</b>	8,941	46,947	69,136
White	7,737 86.53%	41,361 88.10%	61,364 88.76%
Black	721 8.06%	3,017 6.43%	4,092 5.92%
Am. Indian & Alaskan	142 1.59%	621 1.32%	976 1.41%
Asian	113 1.26%	701 1.49%	983 1.42%
Hawaiian & Pacific Island	18 0.20%	68 0.14%	98 0.14%
Other	209 2.34%	1,179 2.51%	1,623 2.35%
U.S. Armed Forces	31	144	160
<b>Households</b>			
2025 Projection	3,448	18,900	27,049
2020 Estimate	2,870	15,658	22,468
2010 Census	1,756	8,827	13,253
Growth 2020 - 2025	20.14%	20.71%	20.39%
Growth 2010 - 2020	63.44%	77.39%	69.53%
Owner Occupied	2,379 82.89%	12,412 79.27%	17,545 78.09%
Renter Occupied	491 17.11%	3,246 20.73%	4,922 21.91%
<b>2020 Households by HH Income</b>	2,871	15,658	22,467
Income: <\$25,000	278 9.68%	1,298 8.29%	2,431 10.82%
Income: \$25,000 - \$50,000	598 20.83%	2,887 18.44%	4,353 19.38%
Income: \$50,000 - \$75,000	611 21.28%	3,692 23.58%	5,038 22.42%
Income: \$75,000 - \$100,000	679 23.65%	3,199 20.43%	4,385 19.52%
Income: \$100,000 - \$125,000	313 10.90%	1,800 11.50%	2,486 11.07%
Income: \$125,000 - \$150,000	138 4.81%	836 5.34%	1,263 5.62%
Income: \$150,000 - \$200,000	108 3.76%	969 6.19%	1,336 5.95%
Income: \$200,000+	146 5.09%	977 6.24%	1,175 5.23%
<b>2020 Avg Household Income</b>	\$83,993	\$90,892	\$86,238
<b>2020 Med Household Income</b>	\$72,760	\$74,652	\$71,719



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Kyle, Texas


Traffic Counts

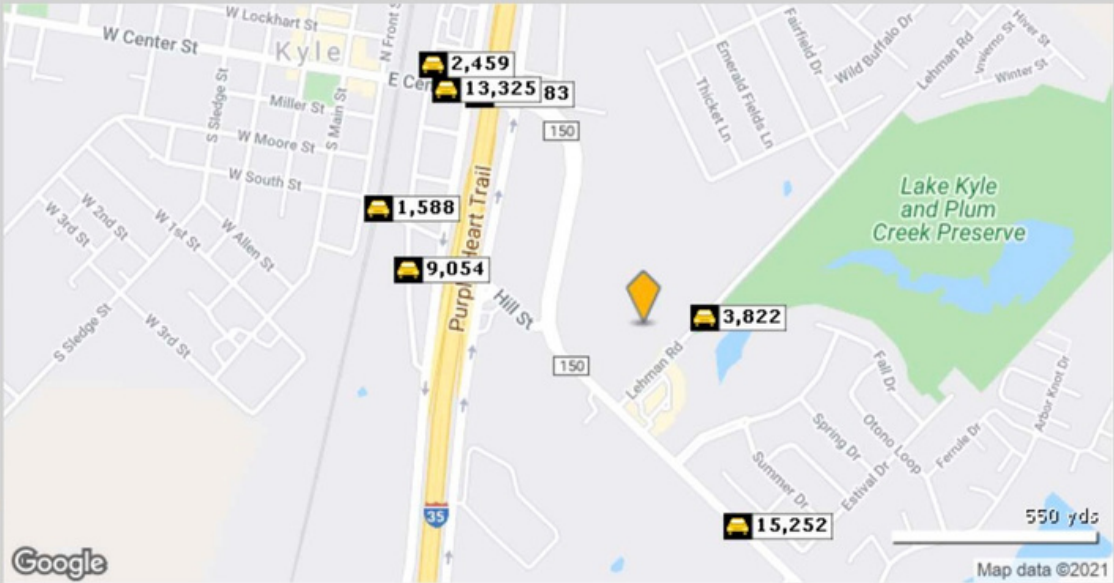
5 Acres



**245 Lehman Rd, Kyle, TX 78640**

**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
<b>1</b> Lehman Rd	FM 150	0.20 SW	2018	3,822	MPSI	.10
<b>2</b> FM 150	Old Post Rd	0.12 SE	2014	11,839	MPSI	.34
<b>3</b> E FM 150		0.00	2018	15,252	MPSI	.34
<b>4</b> Business Interstate Highway 35 J		0.00	2020	5,928	MPSI	.37
<b>5</b> S Old Highway 81		0.00	2018	9,054	MPSI	.37
<b>6</b> E Center St	I- 35	0.02 E	2013	12,776	AADT	.44
<b>7</b> E Center St	I- 35	0.02 E	2020	12,383	MPSI	.44
<b>8</b> W South St	E South St	0.00 SE	2018	1,588	MPSI	.45
<b>9</b> East Center Street	S Old Highway 81	0.03 W	2020	13,325	MPSI	.48
<b>10</b> Business Interstate Highway 35 J		0.00	2020	2,459	MPSI	.52



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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.

<b>Pohl Jensen, LLC</b>	<b>9011091</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William B. Pohl</b>	<b>160729</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Designated Broker of Firm	License No.	Email	Phone
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