

Hogan Tract

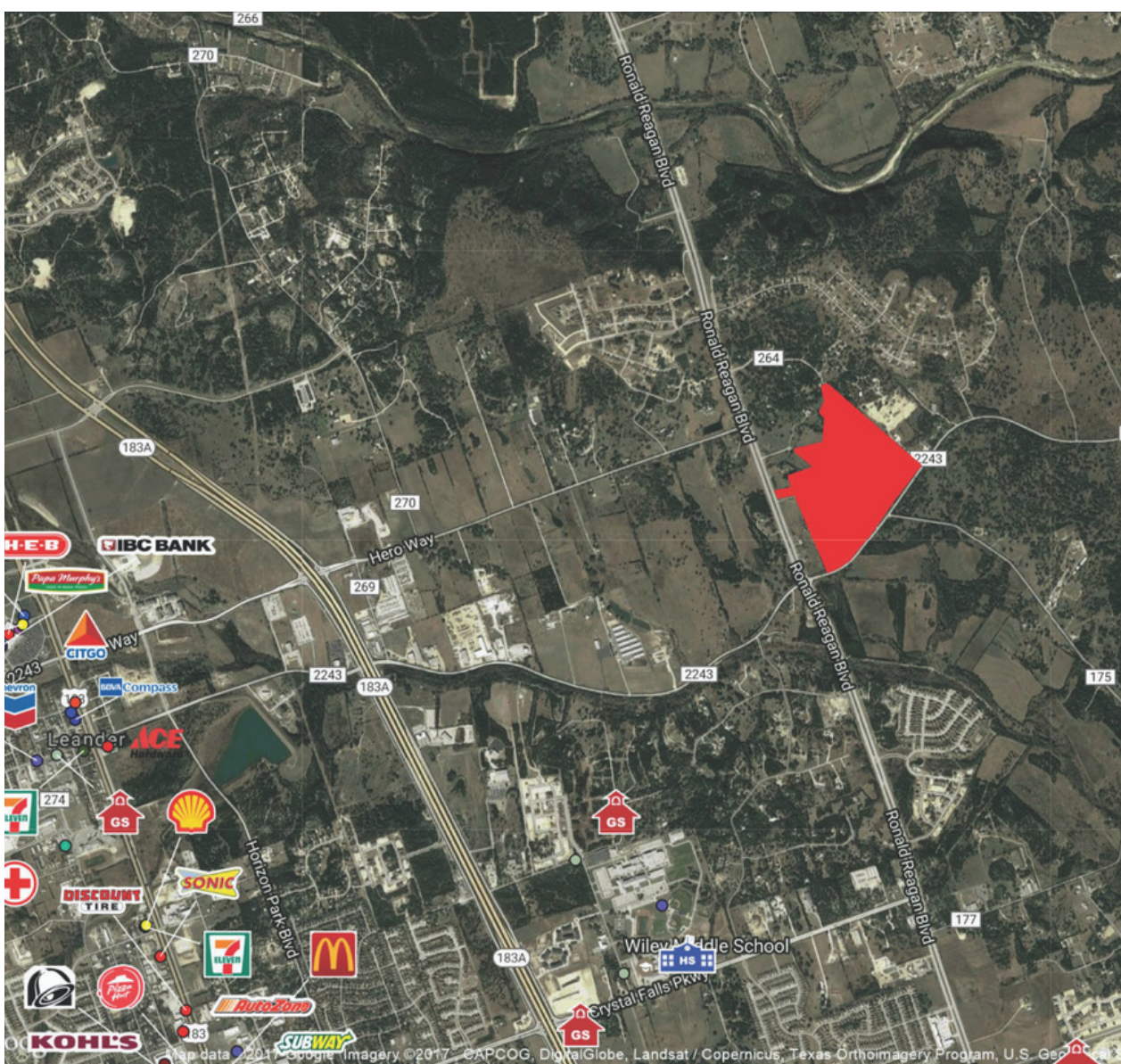
7650 RR 2243, off corner at Ronald Reagan
Leander, TX



105 Acres

Pricing available upon request

- 18" wastewater and 24" water line on Ronald Reagan
- Single Family rural zoning



POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

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

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105 Acres



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	1,383		26,305		123,541	
2020 Estimate	1,145		21,962		104,318	
2010 Census	400		9,354		55,130	
Growth 2020 - 2025	20.79%		19.78%		18.43%	
Growth 2010 - 2020	186.25%		134.79%		89.22%	
2020 Population by Hispanic Origin	216		3,634		23,848	
2020 Population	1,145		21,962		104,318	
White	1,102	96.24%	19,745	89.91%	89,589	85.88%
Black	2	0.17%	783	3.57%	5,187	4.97%
Am. Indian & Alaskan	9	0.79%	162	0.74%	909	0.87%
Asian	14	1.22%	709	3.23%	5,406	5.18%
Hawaiian & Pacific Island	3	0.26%	29	0.13%	168	0.16%
Other	14	1.22%	533	2.43%	3,059	2.93%
U.S. Armed Forces	0		28		405	
Households						
2025 Projection	492		8,842		41,387	
2020 Estimate	409		7,402		35,076	
2010 Census	140		3,090		18,384	
Growth 2020 - 2025	20.29%		19.45%		17.99%	
Growth 2010 - 2020	192.14%		139.55%		90.80%	
Owner Occupied	332	81.17%	6,540	88.35%	28,856	82.27%
Renter Occupied	76	18.58%	862	11.65%	6,220	17.73%
2020 Households by HH Income	409		7,402		35,077	
Income: <\$25,000	14	3.42%	317	4.28%	1,727	4.92%
Income: \$25,000 - \$50,000	67	16.38%	760	10.27%	4,378	12.48%
Income: \$50,000 - \$75,000	51	12.47%	1,041	14.06%	5,574	15.89%
Income: \$75,000 - \$100,000	77	18.83%	990	13.37%	5,799	16.53%
Income: \$100,000 - \$125,000	46	11.25%	1,056	14.27%	4,863	13.86%
Income: \$125,000 - \$150,000	25	6.11%	915	12.36%	4,005	11.42%
Income: \$150,000 - \$200,000	64	15.65%	1,313	17.74%	5,053	14.41%
Income: \$200,000+	65	15.89%	1,010	13.64%	3,678	10.49%
2020 Avg Household Income	\$127,774		\$131,173		\$118,618	
2020 Med Household Income	\$98,538		\$114,038		\$100,311	

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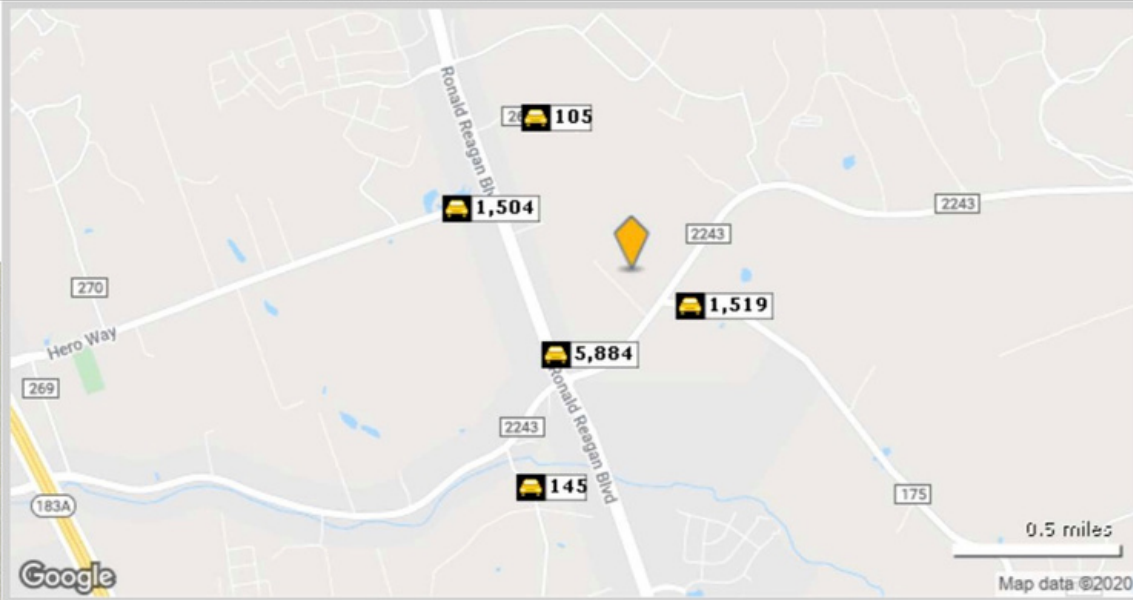
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Leander, TX

105 Acres



7650 RR 2243, Leander, TX 78641

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 Co Rd 175	FM 2243	0.09 W	2018	1,519	MPSI	.21
2 Ronald W Reagan Blvd	FM 2243	0.08 S	2018	5,884	MPSI	.34
3 Co Rd 264	Ronald W Reagan Blvd	0.19 W	2018	105	MPSI	.55
4 Co Rd 269	Ronald W Reagan Blvd	0.11 NE	2018	1,504	MPSI	.57
5 Ridgmar Rd	FM 2243	0.14 NW	2018	145	MPSI	.72

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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 Jensen, LLC	9011091	Bpohl@pohlbrown.com	512-335-5577
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William B. Pohl	160729	Bpohl@pohlbrown.com	512-335-5577
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