

OTI Lakeline Retail



Lakeline Blvd west of Ridgeline

+/- 7.5 Acres

Pricing available upon request

- Zoned retail in front -residential in back
- High traffic and population count
- Desirable location
- Utilities close to site



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REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125

512.335.5577 www.pohljensen.com

Demographics

	1 MILE	3 MILE	5 MILE
2020 population	10,368	90,827	192,800
Average HH Income	\$87,088	\$116,494	\$121,959
Traffic Count	30,000 vehicles per day		

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Demographics

+/- 7.5 Acres

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	12,187		102,508		217,157	
2020 Estimate	10,386		90,827		192,800	
2010 Census	6,355		78,560		162,123	
Growth 2020 - 2025	17.34%		12.86%		12.63%	
Growth 2010 - 2020	63.43%		15.61%		18.92%	
2020 Population by Hispanic Origin	1,840		16,046		33,273	
2020 Population	10,386		90,827		192,800	
White	8,598	82.78%	71,315	78.52%	147,714	76.62%
Black	469	4.52%	4,468	4.92%	9,343	4.85%
Am. Indian & Alaskan	58	0.56%	602	0.66%	1,206	0.63%
Asian	945	9.10%	11,502	12.66%	28,267	14.66%
Hawaiian & Pacific Island	14	0.13%	132	0.15%	258	0.13%
Other	303	2.92%	2,808	3.09%	6,014	3.12%
U.S. Armed Forces	0		147		248	
Households						
2025 Projection	5,078		39,485		82,739	
2020 Estimate	4,339		35,171		73,963	
2010 Census	2,592		30,842		63,477	
Growth 2020 - 2025	17.03%		12.27%		11.87%	
Growth 2010 - 2020	67.40%		14.04%		16.52%	
Owner Occupied	2,356	54.30%	21,231	60.37%	44,775	60.54%
Renter Occupied	1,983	45.70%	13,941	39.64%	29,188	39.46%
2020 Households by HH Income	4,339		35,171		73,964	
Income: <\$25,000	351	8.09%	2,352	6.69%	4,756	6.43%
Income: \$25,000 - \$50,000	992	22.86%	5,487	15.60%	10,856	14.68%
Income: \$50,000 - \$75,000	958	22.08%	6,213	17.67%	12,078	16.33%
Income: \$75,000 - \$100,000	544	12.54%	4,276	12.16%	9,223	12.47%
Income: \$100,000 - \$125,000	666	15.35%	4,626	13.15%	9,757	13.19%
Income: \$125,000 - \$150,000	447	10.30%	3,366	9.57%	6,943	9.39%
Income: \$150,000 - \$200,000	196	4.52%	4,646	13.21%	10,144	13.71%
Income: \$200,000+	185	4.26%	4,205	11.96%	10,207	13.80%
2020 Avg Household Income	\$87,088		\$116,494		\$121,959	
2020 Med Household Income	\$71,818		\$95,658		\$100,177	

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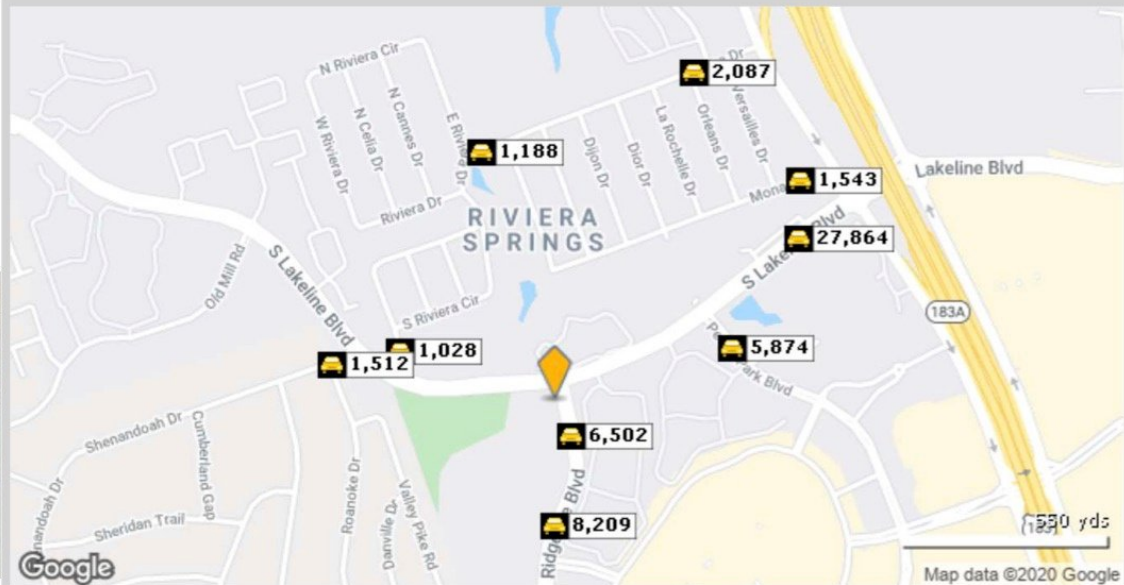
Traffic Counts

+/- 7.5 Acres

OTI Lakeline Retail

Lakeline & Ridgeline, 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	Ridgeline Blvd	Rockstop Blvd	0.20 S	2018	6,502	MPSI	.06
2	Ridgeline Blvd	Rockstop Blvd	0.06 S	2018	8,209	MPSI	.19
3	Riviera Dr W	W Riviera Dr	0.03 N	2014	663	MPSI	.25
4	Riviera Dr W	S Lakeline Blvd	0.04 S	2018	1,028	MPSI	.25
5	Pecan Park Blvd	Stonestop Blvd	0.15 SE	2018	5,874	MPSI	.29
6	Shenandoah Dr	Roanoke Dr	0.00 SW	2018	1,512	MPSI	.34
7	Riviera Dr	Riviera Dr E	0.02 SW	2018	1,188	MPSI	.40
8	S Lakeline Blvd	S Bell Blvd	0.10 NE	2018	27,864	MPSI	.46
9	Monaco Dr	Versailles Dr	0.04 SW	2018	1,543	MPSI	.51
10	Riviera Dr	Orleans Dr	0.01 SW	2018	2,087	MPSI	.55

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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.

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