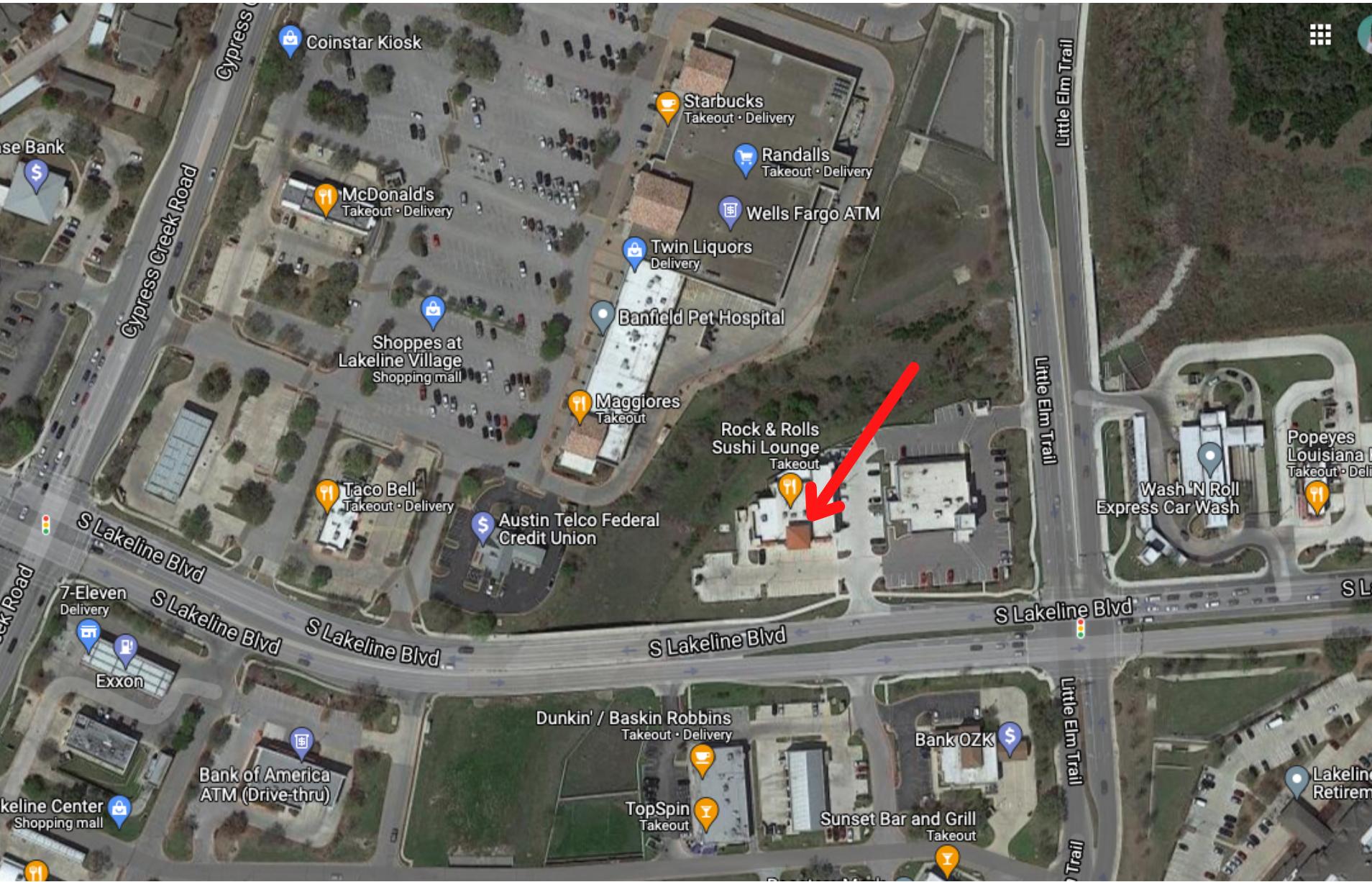
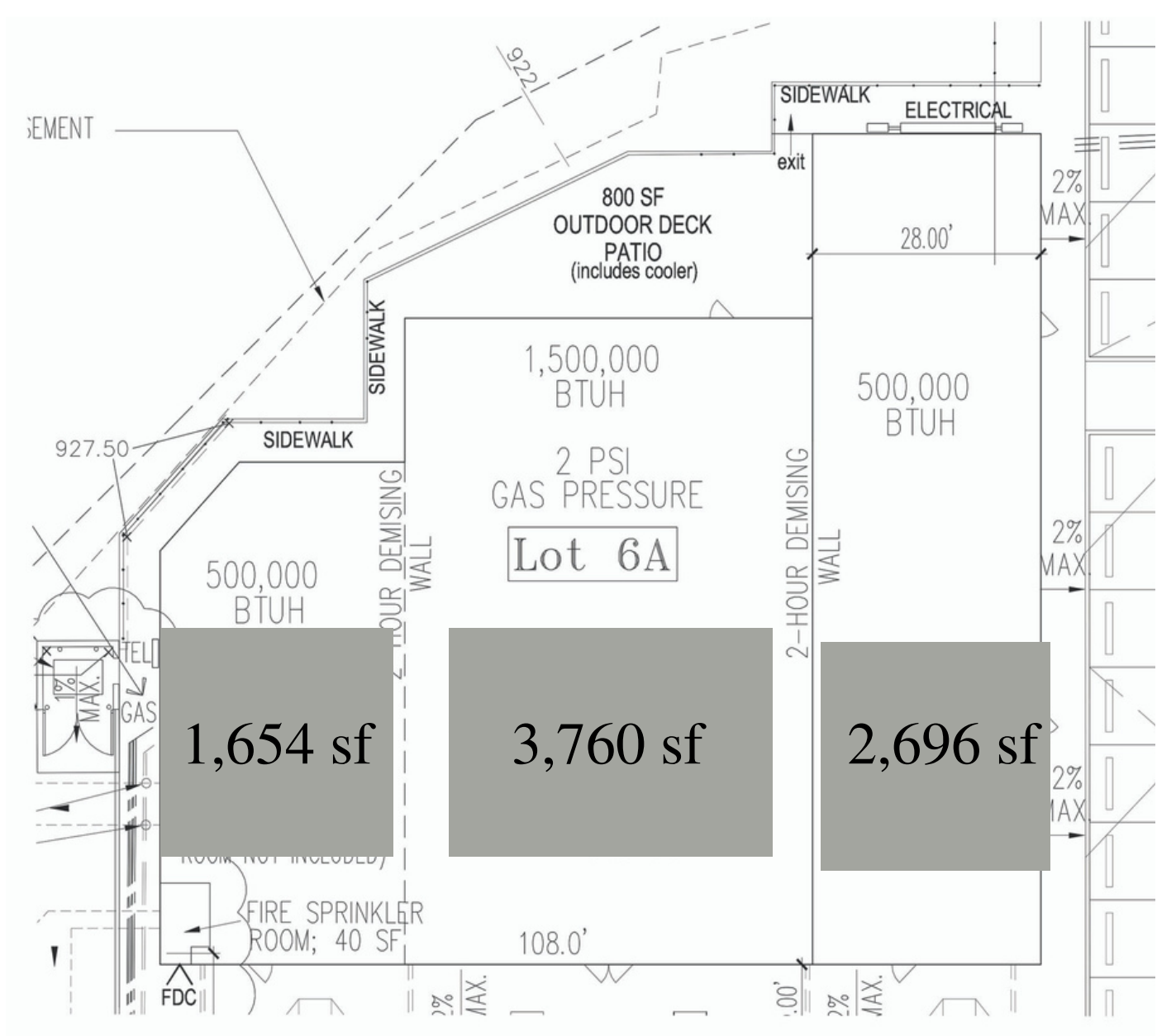


Lakeline Rock Plaza

1850 S Lakeline Blvd
Cedar Park, TX 78613



FOR SALE 8,110 SF RETAIL CENTER



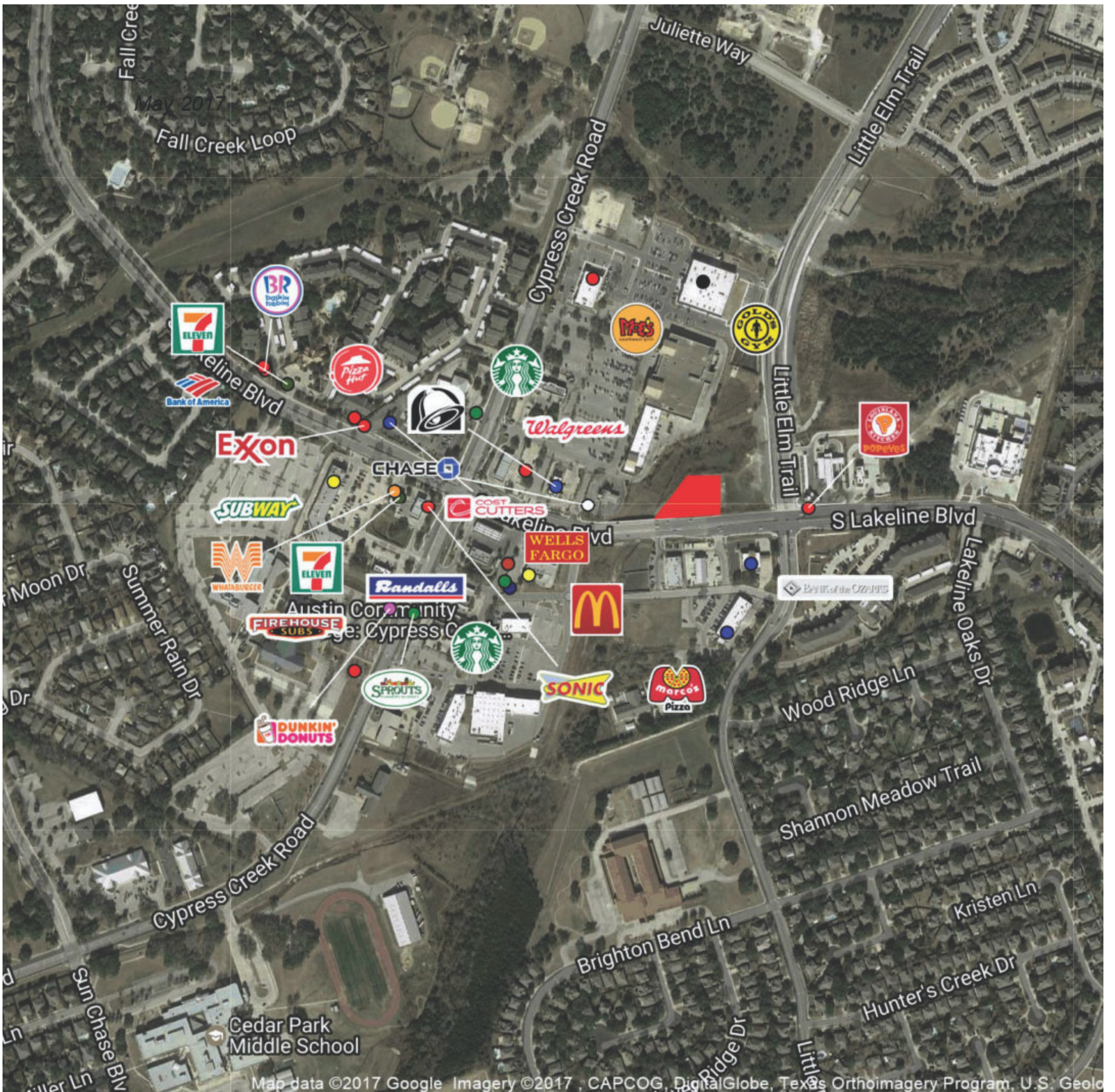
POHLJENSEN
REAL ESTATE | DEVELOPMENT | INVESTMENT
10800 Pecan Park Blvd, Ste. 125
512.335.5577
www.pohljensen.com

Demographics

	3 MILE	5 MILE	10 MILE
2023 population -est.	77,000	180,656	524,900
Median HH Income	\$109,517	\$106,902	\$99,022
Traffic Count - 2022	30,303 vehicles per day		

Lakeline Rock Plaza

1850 S Lakeline Blvd
Cedar Park, TX 78613



POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125

512.335.5577

www.pohljensen.com

Lakeline Rock Plaza

1850 S Lakeline Blvd
Cedar Park, TX 78613



Demographic Summary Report

1850 Little Elm Trl, Cedar Park, TX 78613						
Building Type: General Retail		Total Available: 0 SF				
Secondary: Storefront Retail/Office		% Leased: 100%				
GLA: 6,923 SF		Rent/SF/Yr: -				
Year Built: 2019						
Radius	3 Mile		5 Mile		10 Mile	
Population						
2028 Projection	83,642		195,787		563,881	
2023 Estimate	77,000		180,656		524,900	
2010 Census	64,511		149,926		414,783	
Growth 2023 - 2028	8.63%		8.38%		7.43%	
Growth 2010 - 2023	19.36%		20.50%		26.55%	
2023 Population by Hispanic Origin	14,271		33,929		105,846	
2023 Population	77,000		180,656		524,900	
White	59,259	76.96%	134,687	74.55%	404,268	77.02%
Black	3,915	5.08%	10,017	5.54%	30,778	5.86%
Am. Indian & Alaskan	475	0.62%	1,213	0.67%	3,969	0.76%
Asian	10,636	13.81%	28,065	15.54%	68,420	13.03%
Hawaiian & Pacific Island	124	0.16%	277	0.15%	777	0.15%
Other	2,591	3.36%	6,396	3.54%	16,688	3.18%
U.S. Armed Forces	36		71		476	
Households						
2028 Projection	31,974		75,908		229,721	
2023 Estimate	29,301		69,812		213,880	
2010 Census	24,147		57,375		167,540	
Growth 2023 - 2028	9.12%		8.73%		7.41%	
Growth 2010 - 2023	21.34%		21.68%		27.66%	
Owner Occupied	19,765	67.46%	44,216	63.34%	127,933	59.82%
Renter Occupied	9,535	32.54%	25,596	36.66%	85,947	40.18%
2023 Households by HH Income	29,301		69,812		213,880	
Income: <\$25,000	2,068	7.06%	4,375	6.27%	16,306	7.62%
Income: \$25,000 - \$50,000	3,807	12.99%	9,890	14.17%	30,995	14.49%
Income: \$50,000 - \$75,000	4,125	14.08%	10,485	15.02%	34,830	16.28%
Income: \$75,000 - \$100,000	3,018	10.30%	7,564	10.83%	25,818	12.07%
Income: \$100,000 - \$125,000	4,288	14.63%	9,388	13.45%	25,354	11.85%
Income: \$125,000 - \$150,000	2,566	8.76%	6,694	9.59%	19,998	9.35%
Income: \$150,000 - \$200,000	5,629	19.21%	11,713	16.78%	29,537	13.81%
Income: \$200,000+	3,800	12.97%	9,703	13.90%	31,042	14.51%
2023 Avg Household Income	\$126,175		\$125,973		\$122,638	
2023 Med Household Income	\$109,517		\$106,902		\$99,022	

POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125

512.335.5577

www.pohljensen.com