



POHL PARTNERS
REAL ESTATE | DEVELOPMENT | INVESTMENT

Melisa

2841 Woodall Dr, at the intersection of
New Hope and Woodall, Cedar Park, TX

10.6 Acres

Pricing available upon request

- Zoned General Retail/Office
- Water and wastewater on Woodall



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlparkers.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

Demographics

	1 MILE	3 MILE	5 MILE
2020 population	6,953	62,419	150,891
Average HH Income	\$118,586	\$121,153	\$115,646
Traffic Count	20,000 vehicles per day		

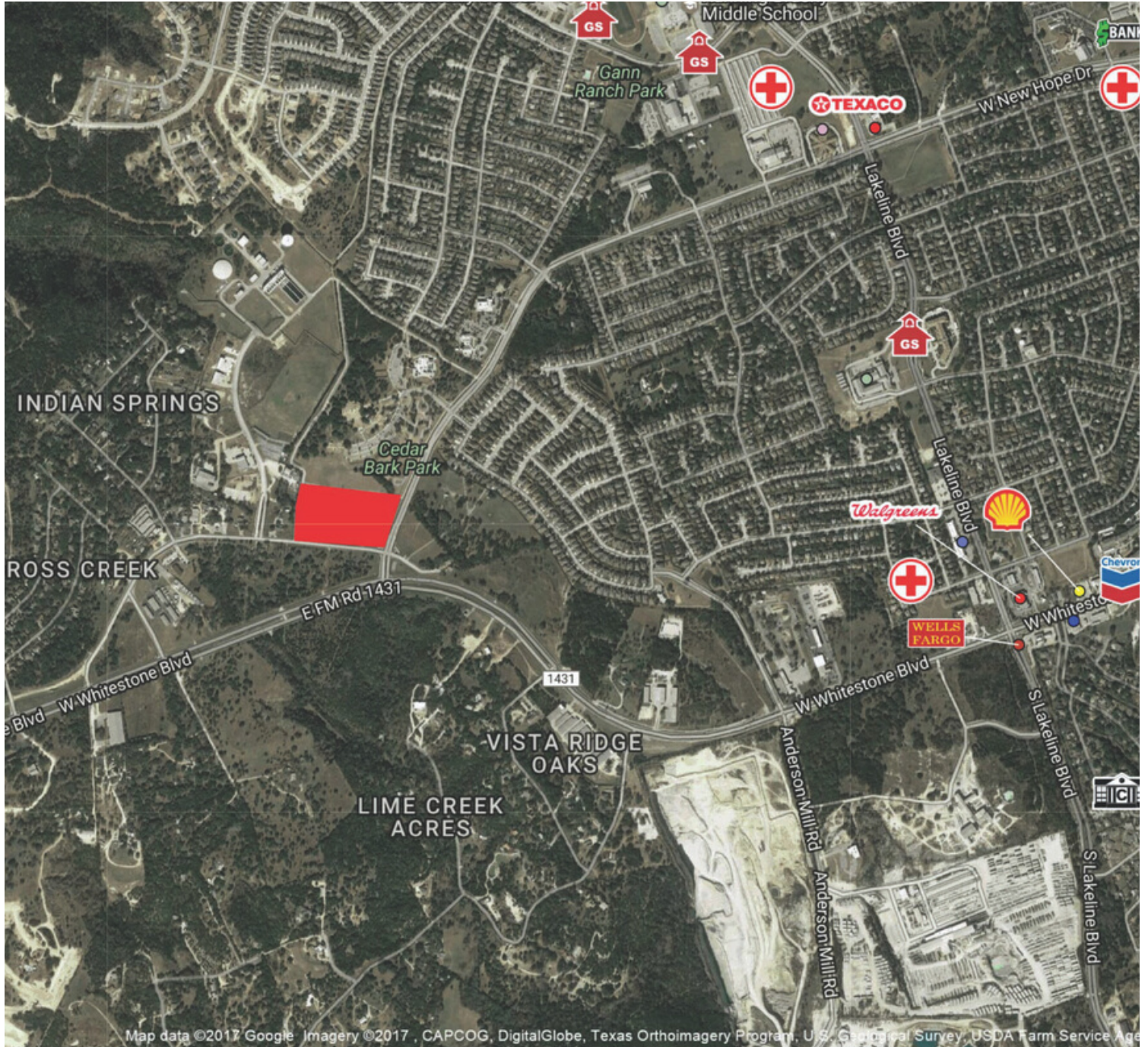


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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	8,101	72,426	175,224
2020 Estimate	6,953	62,419	150,891
2010 Census	4,409	41,042	98,530
Growth 2020 - 2025	16.51%	16.03%	16.13%
Growth 2010 - 2020	57.70%	52.09%	53.14%
2020 Population by Hispanic Origin	1,321	13,326	32,781
2020 Population	6,953	62,419	150,891
White	5,801 83.43%	53,695 86.02%	127,308 84.37%
Black	464 6.67%	2,866 4.59%	7,174 4.75%
Am. Indian & Alaskan	43 0.62%	509 0.82%	1,190 0.79%
Asian	421 6.05%	3,328 5.33%	10,275 6.81%
Hawaiian & Pacific Island	7 0.10%	84 0.13%	231 0.15%
Other	218 3.14%	1,935 3.10%	4,713 3.12%
U.S. Armed Forces	3	69	421
Households			
2025 Projection	2,545	24,544	60,267
2020 Estimate	2,197	21,262	52,149
2010 Census	1,407	14,115	34,273
Growth 2020 - 2025	15.84%	15.44%	15.57%
Growth 2010 - 2020	56.15%	50.63%	52.16%
Owner Occupied	1,879 85.53%	17,170 80.75%	40,119 76.93%
Renter Occupied	318 14.47%	4,092 19.25%	12,031 23.07%
2020 Households by HH Income	2,197	21,262	52,150
Income: <\$25,000	98 4.46%	1,305 6.14%	3,096 5.94%
Income: \$25,000 - \$50,000	323 14.70%	2,519 11.85%	6,944 13.32%
Income: \$50,000 - \$75,000	181 8.24%	2,962 13.93%	8,550 16.40%
Income: \$75,000 - \$100,000	485 22.08%	3,664 17.23%	8,185 15.70%
Income: \$100,000 - \$125,000	454 20.66%	2,911 13.69%	7,741 14.84%
Income: \$125,000 - \$150,000	220 10.01%	2,672 12.57%	5,833 11.19%
Income: \$150,000 - \$200,000	170 7.74%	2,625 12.35%	6,274 12.03%
Income: \$200,000+	266 12.11%	2,604 12.25%	5,527 10.60%
2020 Avg Household Income	\$118,586	\$121,153	\$115,646
2020 Med Household Income	\$100,633	\$101,554	\$97,861

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FM 1431, Cedar Park, TX 78613

Building Type: Land
Class: -
RBA: -
Typical Floor: -
Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -

LAND USE SUMMARY

Category	Area
Land	10.60
Water	0.00
Other	0.00
Total	10.60

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Indian Chief Dr	Wagon Way	0.02 NW	2018	817	MPSI	.39
2 Vista Oaks Dr	W Whitestone Blvd	0.04 NE	2018	67	MPSI	.44
3 W Whitestone Blvd	Wire Rd	0.05 SE	2018	20,624	MPSI	.59
4 Wire Rd	W Whitestone Blvd	0.08 N	2018	595	MPSI	.69
5 Buck Run	Fawnvalley Dr	0.02 N	2018	698	MPSI	.72
6 Lime Creek Rd		0.00	2018	9,615	MPSI	.89

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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 Partners, Inc Licensed Broker /Broker Firm Name or Primary Assumed Business Name	160729 License No.	bpohl@pohlbrown.com Email	512-335-5577 Phone
William B Pohl Designated Broker of Firm	160729 License No.	bpohl@pohlbrown.com Email	512-335-5577 Phone
William B Pohl Licensed Supervisor of Sales Agent/ Associate	160729 License No.	bpohl@pohlbrown.com Email	512-335-5577 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date