

# Tylerville

NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX

**+/- 12.55 Acres**



Pricing available upon request

- *Pad sites available*
- *Limited build to suite opportunities available*

- Across the street from the new St. David's Hospital and the Northline Project
- Fronts Oak Creek Subdivision with 446 homes
- Conventional District zoning
- Utilities to site



## POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756  
512.335.5577 www.pohljensen.com

## Demographics

	1 MILE	3 MILE	5 MILE
2020 population	3,160	41,502	90,880
Median HH Income	\$87,713	\$105,191	\$114,199
Traffic Count	22,000 vehicles per day (2018)		



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NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX



+/- 12.55 Acres

Tylerville North:



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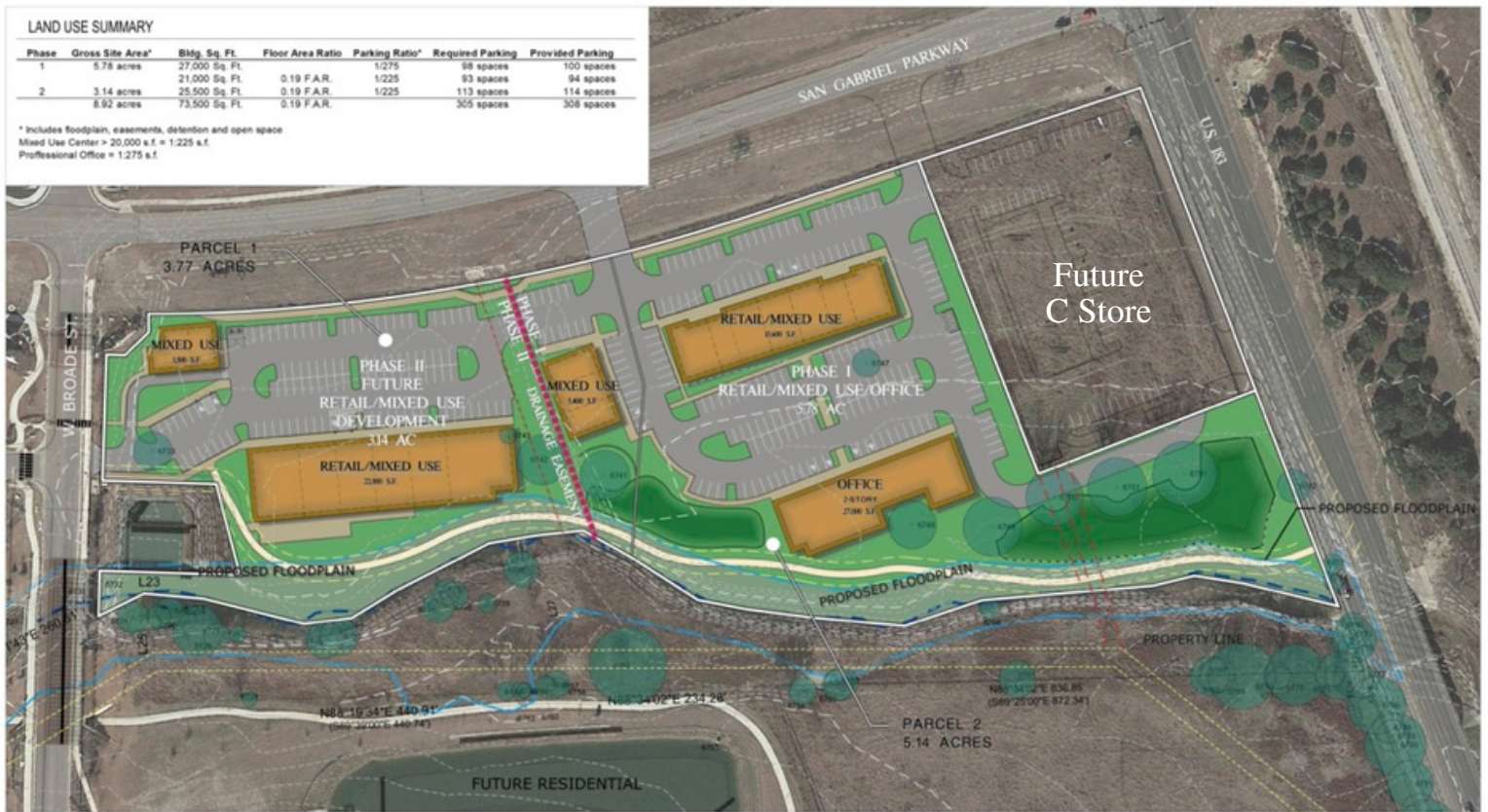
# Tylerville

NW & SW corners of 183 & San Gabriel  
Pkwy Leander, TX

+/- 12.55 Acres



## Tylerville South:



**SEC Planning, LLC**  
Land Planning • Landscape Architecture • Community Branding  
AUSTIN, TEXAS  
www.secplanning.com • info@secplanning.com

CONCEPT A  
**TYLERVILLE SOUTH COMMERCIAL**  
LEANDER, TEXAS

Scale: 1" = 100'  
North Date: November 06, 2020

SHEET FILE: T118888-P04/C:\p\p\118888\Site Planning\Tylerville South November 2020\Tylerville South Concept.dwg  
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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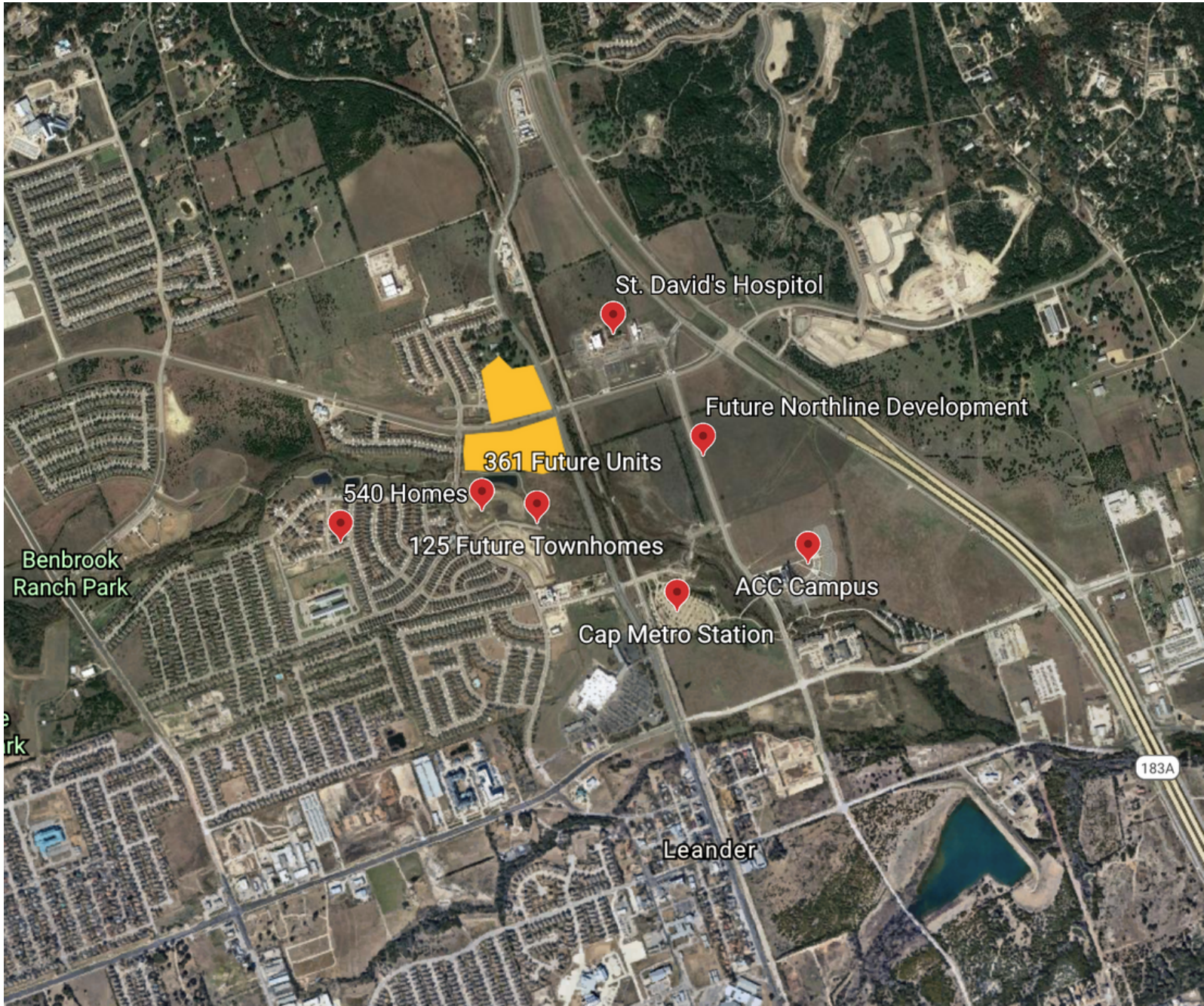


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The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject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



# Tylerville



## Demographics

+/- 12.55 Acres

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,820	49,566	107,355
2020 Estimate	3,160	41,502	90,880
2010 Census	1,073	18,766	48,672
Growth 2020 - 2025	20.89%	19.43%	18.13%
Growth 2010 - 2020	194.50%	121.16%	86.72%
<b>2020 Population by Hispanic Origin</b>	866	11,533	21,801
<b>2020 Population</b>	3,160	41,502	90,880
White	2,758 87.28%	35,990 86.72%	79,036 86.97%
Black	140 4.43%	2,142 5.16%	4,481 4.93%
Am. Indian & Alaskan	41 1.30%	458 1.10%	885 0.97%
Asian	133 4.21%	1,551 3.74%	3,550 3.91%
Hawaiian & Pacific Island	10 0.32%	77 0.19%	141 0.16%
Other	79 2.50%	1,284 3.09%	2,788 3.07%
U.S. Armed Forces	36	301	409
<b>Households</b>			
2025 Projection	1,276	16,531	35,816
2020 Estimate	1,058	13,880	30,425
2010 Census	344	6,135	16,090
Growth 2020 - 2025	20.60%	19.10%	17.72%
Growth 2010 - 2020	207.56%	126.24%	89.09%
Owner Occupied	830 78.45%	11,644 83.89%	25,449 83.65%
Renter Occupied	228 21.55%	2,236 16.11%	4,977 16.36%
<b>2020 Households by HH Income</b>	1,058	13,881	30,424
Income: <\$25,000	41 3.88%	532 3.83%	1,625 5.34%
Income: \$25,000 - \$50,000	156 14.74%	2,094 15.09%	3,966 13.04%
Income: \$50,000 - \$75,000	183 17.30%	2,668 19.22%	5,180 17.03%
Income: \$75,000 - \$100,000	293 27.69%	2,588 18.64%	5,284 17.37%
Income: \$100,000 - \$125,000	159 15.03%	2,160 15.56%	4,172 13.71%
Income: \$125,000 - \$150,000	50 4.73%	1,397 10.06%	3,535 11.62%
Income: \$150,000 - \$200,000	126 11.91%	1,550 11.17%	3,694 12.14%
Income: \$200,000+	50 4.73%	892 6.43%	2,968 9.76%
<b>2020 Avg Household Income</b>	\$99,467	\$105,191	\$114,199
<b>2020 Med Household Income</b>	\$87,713	\$90,905	\$96,011

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# Tylerville



## Traffic Counts

+/- 12.55 Acres

**Tylerville**  
**San Gabriel @ US HWY 183, Leander, TX 78641**

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

Image Coming Soon

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> US Hwy 183	San Gabriel Pkwy	0.03 S	2018	8,416	MPSI	.14
<b>2</b> N US Hwy 183	W Willis St	0.01 S	2014	14,633	MPSI	.99
<b>3</b> US Hwy 183	W Willis St	0.01 S	2018	16,241	MPSI	.99

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10800 Pecan Park Blvd, Ste. 125, Austin, TX 78756    512.335.5577    www.pohljensen.com

ENGINEER: LANDVEY CONSULTING, LLC  
 5308 HIGHWAY 290 WEST, STE. 150  
 AUSTIN, TX 78753  
 (512) 872-6696

OWNER: WATERSTONE TYLERVILLE LP,  
 10800 PECAN PARK BLVD, #STE 125  
 AUSTIN, TX 78750-1224

SURVEYOR: CRICHTON & ASSOCIATES, INC.  
 6448 EAST HIGHWAY 290, STE. 8105  
 AUSTIN, TX 78723  
 (512) 244-3393

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS  
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERSTONE TYLERVILLE, LP, BEING THE OWNER OF 9.2045 ACRES OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, BEING A PORTION OF A 107.928 ACRE TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN DCC, NO. 2004063370, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 9.2045 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS  
 TILBERVILLE NORTHWEST

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC USE, OR, WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WATERSTONE TYLERVILLE LP  
 BY: ITS GENERAL PARTNER

STATE OF TEXAS  
 COUNTY OF WILLIAMSON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY COUNTY CLERK OF WILLIAMSON COUNTY.

SID SOKOL, CHAIRMAN  
 PLANNING AND ZONING COMMISSION  
 CITY OF LEANDER, TEXAS

SUBMITTAL DATE: \_\_\_\_\_  
 DATE: SEPT. 22, 2020  
 JOB NO. 14\_253\_9.204AC  
 SHEET 2 OF 3

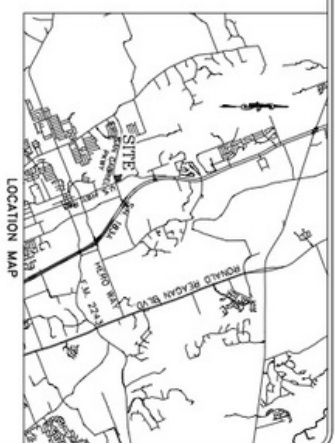
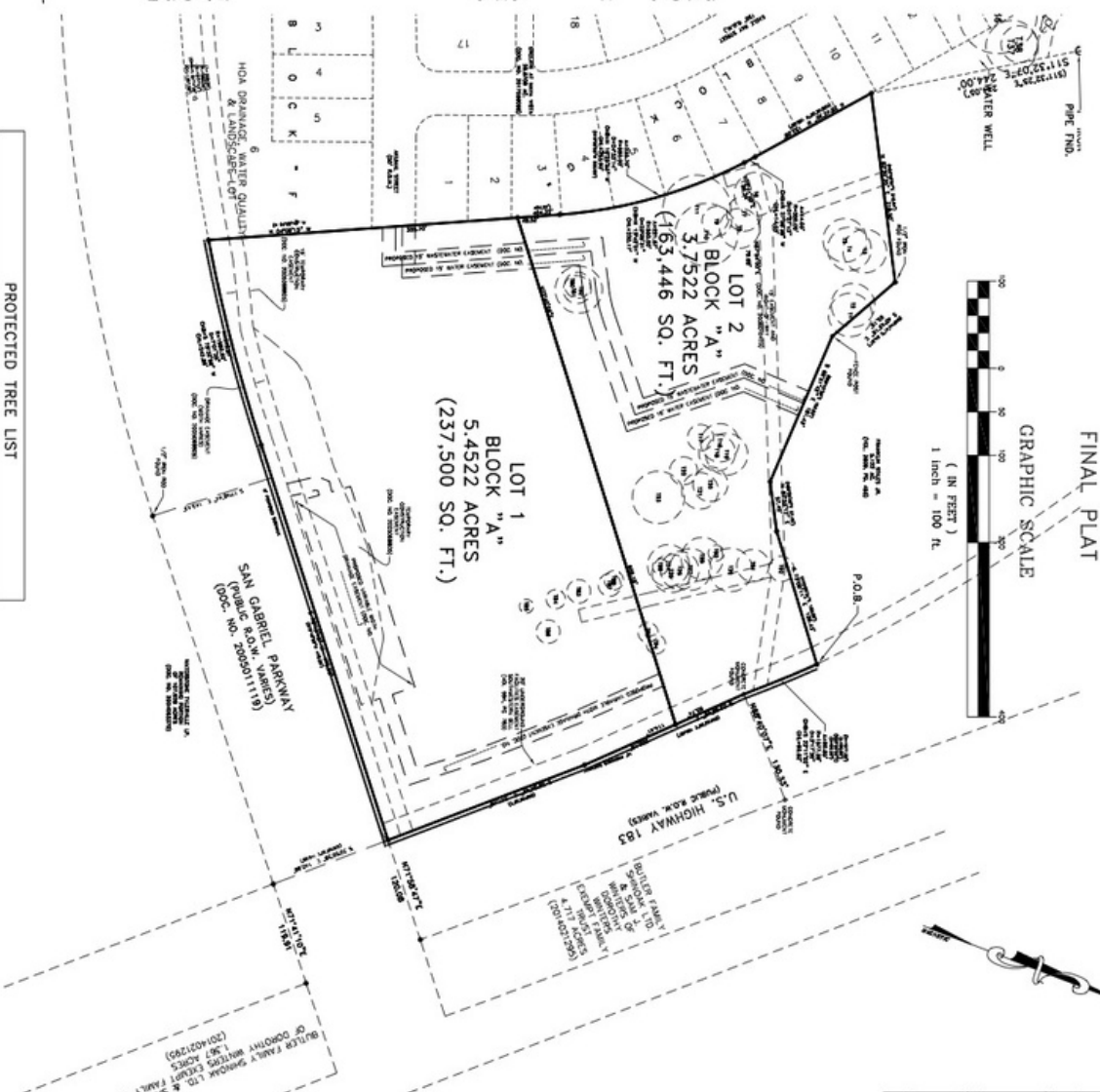
# TYLERVILLE NORTHWEST

## FINAL PLAT

### GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.



**SURVEYOR'S CERTIFICATION:**  
 I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING. I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS AND AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE DATE OF THE SURVEY IS 20170722. THE DATE OF THIS INSTRUMENT IS 20170722. THE DATE OF THE SURVEY IS 20170722. THE DATE OF THIS INSTRUMENT IS 20170722. THE DATE OF THE SURVEY IS 20170722. THE DATE OF THIS INSTRUMENT IS 20170722.

TEXAS REGISTRATION NO. 40148  
 CRICHTON & ASSOCIATES, INC.  
 6448 EAST HIGHWAY 290  
 SUITE 8105  
 AUSTIN, TEXAS 78723  
 (512) 244-3393  
 CRICHTON@CRICHTONANDASSOCIATES.COM  
 JOB NO. 14\_253

THE STATE OF TEXAS &  
 COUNTY OF WILLIAMSON &  
 I, JUDITH WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT IS LOCATED IN ZONE \_\_\_\_\_ AREAS OUTSIDE THE 500-FEET FLOOD PANEL AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP EFFECTIVE SEPTEMBER 28, 2008.

JUDITH WILLIAMS, P.E. NO. 90356  
 LANDVEY CONSULTING, LLC  
 5308 HWY 290 WEST, STE. 150  
 AUSTIN, TX 78753  
 (512) 872-6696

### PROTECTED TREE LIST

TAG #	DESCRIPTION	TAG #	DESCRIPTION
11	(H) 25" LIVE OAK	127	(H) 24" LIVE OAK
12	(H) 25" LIVE OAK	128	(H) 24" LIVE OAK
13	(H) 25" LIVE OAK	129	(H) 24" LIVE OAK
14	(H) 25" LIVE OAK	130	(H) 24" LIVE OAK
15	(H) 25" LIVE OAK	131	(H) 21" LIVE OAK
16	(H) 25" LIVE OAK	132	(H) 21" LIVE OAK
17	(H) 25" LIVE OAK	133	(H) 24" LIVE OAK
18	(H) 25" LIVE OAK	134	(H) 24" LIVE OAK
19	(H) 25" LIVE OAK	135	(H) 24" LIVE OAK
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98	(H) 25" LIVE OAK	214	(H) 24" LIVE OAK
99	(H) 25" LIVE OAK	215	(H) 24" LIVE OAK
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101	(H) 25" LIVE OAK	217	(H) 24" LIVE OAK
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**LEGEND**  
 1/2" IRON PIN FOUND  
 1/2" IRON PIN SET (AS NOTED)  
 CALCULATED POINT  
 10' SODWALK LOCATION  
 UNLESS CALLED OUT OTHERWISE  
 RECORD INFORMATION

STATE OF TEXAS  
 COUNTY OF WILLIAMSON:  
 I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE LAST DATE WRITTEN ABOVE.

NAME: NANCY E. RISTER  
 COUNTY CLERK WILLIAMSON COUNTY, TEXAS





# 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