Tylerville

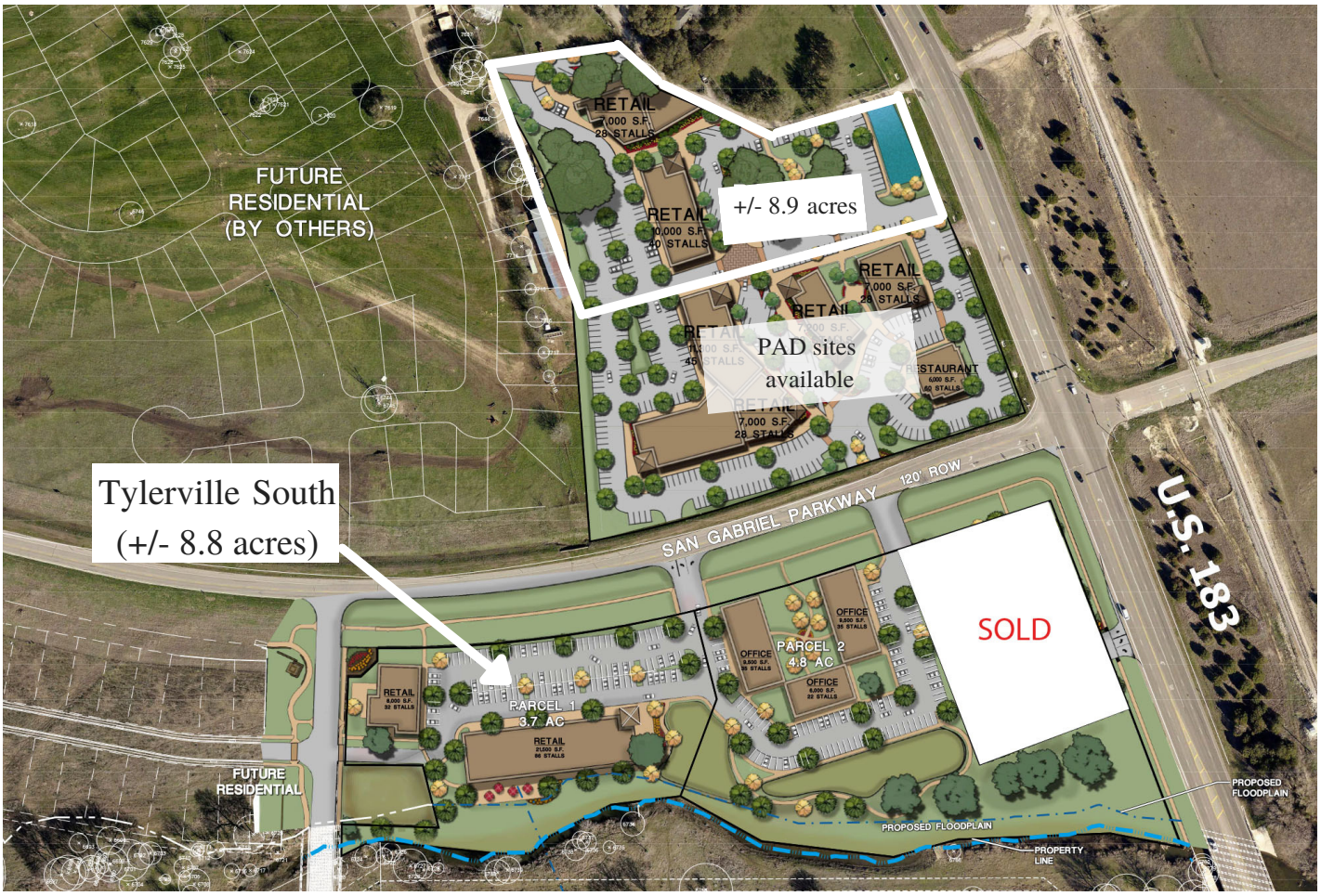
NW & SW corners of 183 & San Gabriel Pkwy Leander, TX

+/- 18 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
- Utlities 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)		

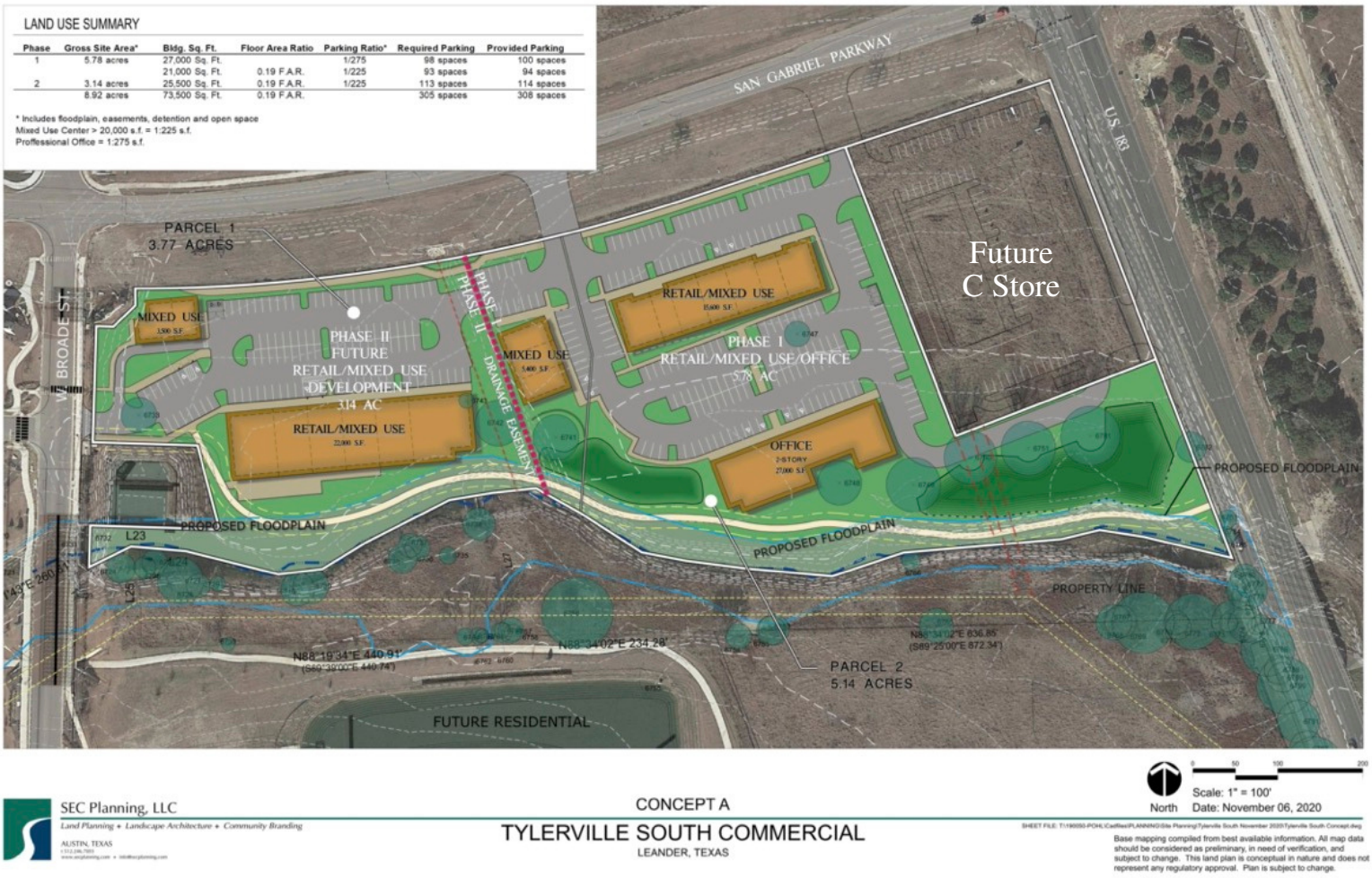
The information contained herein was obtained from sources deemed reliable; however, Pohl Jensen, LLC makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale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

Tylerville

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

+/- 18 Acres

Tylerville South:



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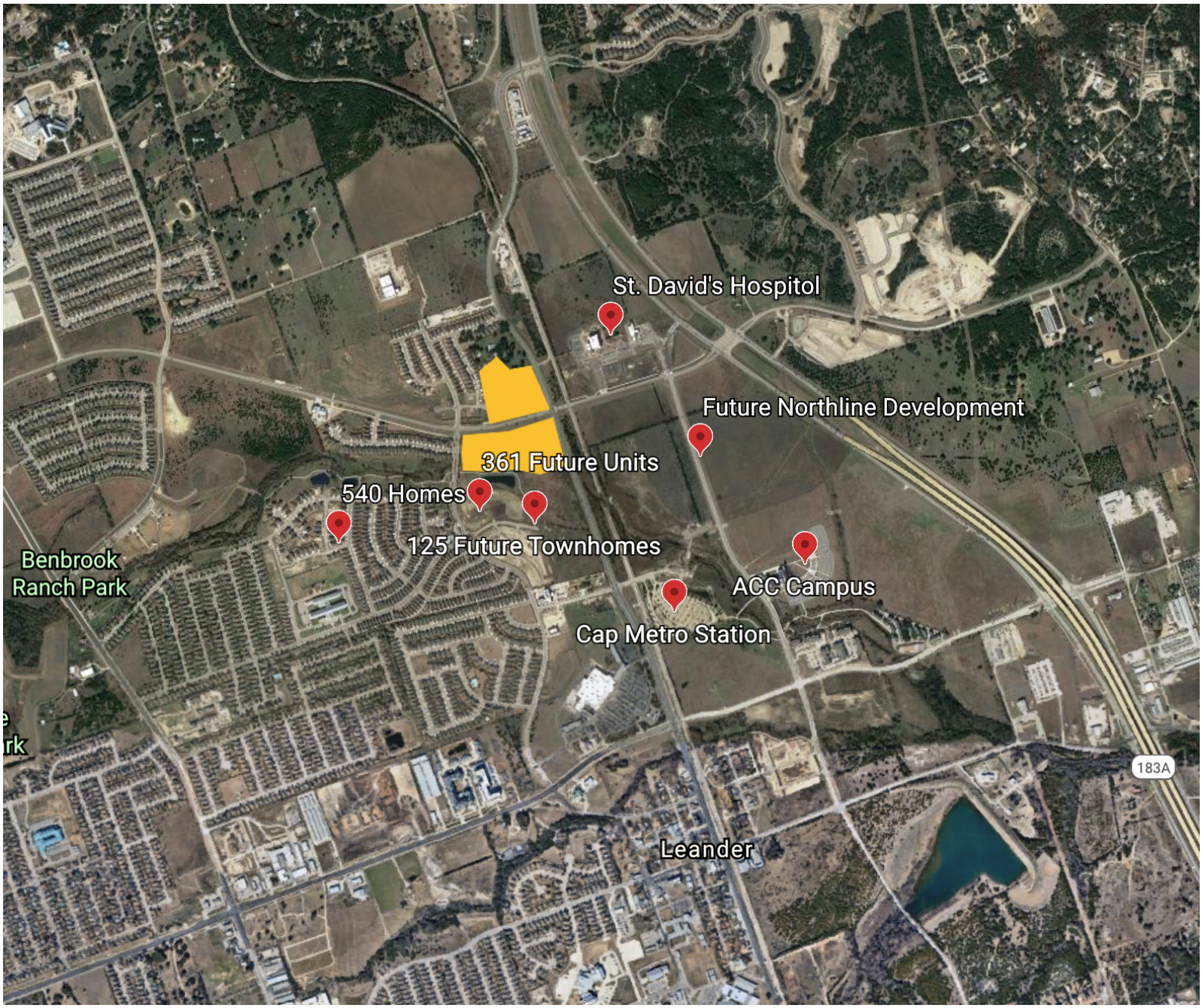
Tylerville

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

+/- 18 Acres



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Tylerville

Demographics

+/- 18 Acres

Radius	1 Mile		3 Mile		5 Mile	
Population						
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%	
2020 Population by Hispanic Origin	866		11,533		21,801	
2020 Population	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	
Households						
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%
2020 Households by HH Income	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%
2020 Avg Household Income	$99,467		$105,191		$114,199	
2020 Med Household Income	$87,713		$90,905		$96,011	

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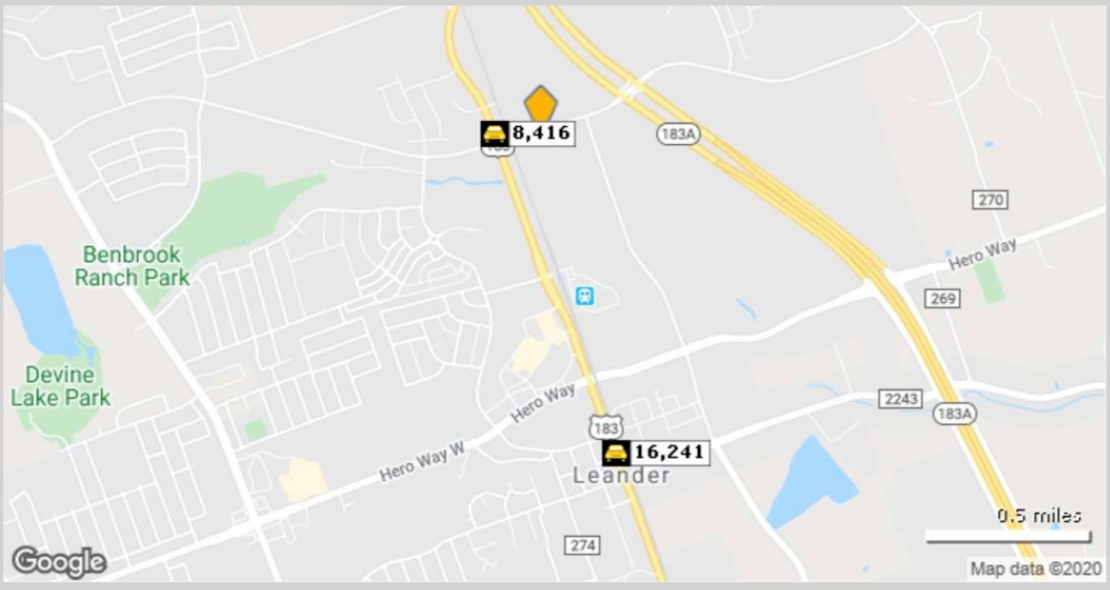
Tylerville

Traffic Counts +/- 18 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: **-**



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

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ENGINEER: LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, STE. 150
AUSTIN, TX 78735
(512) 872-6696

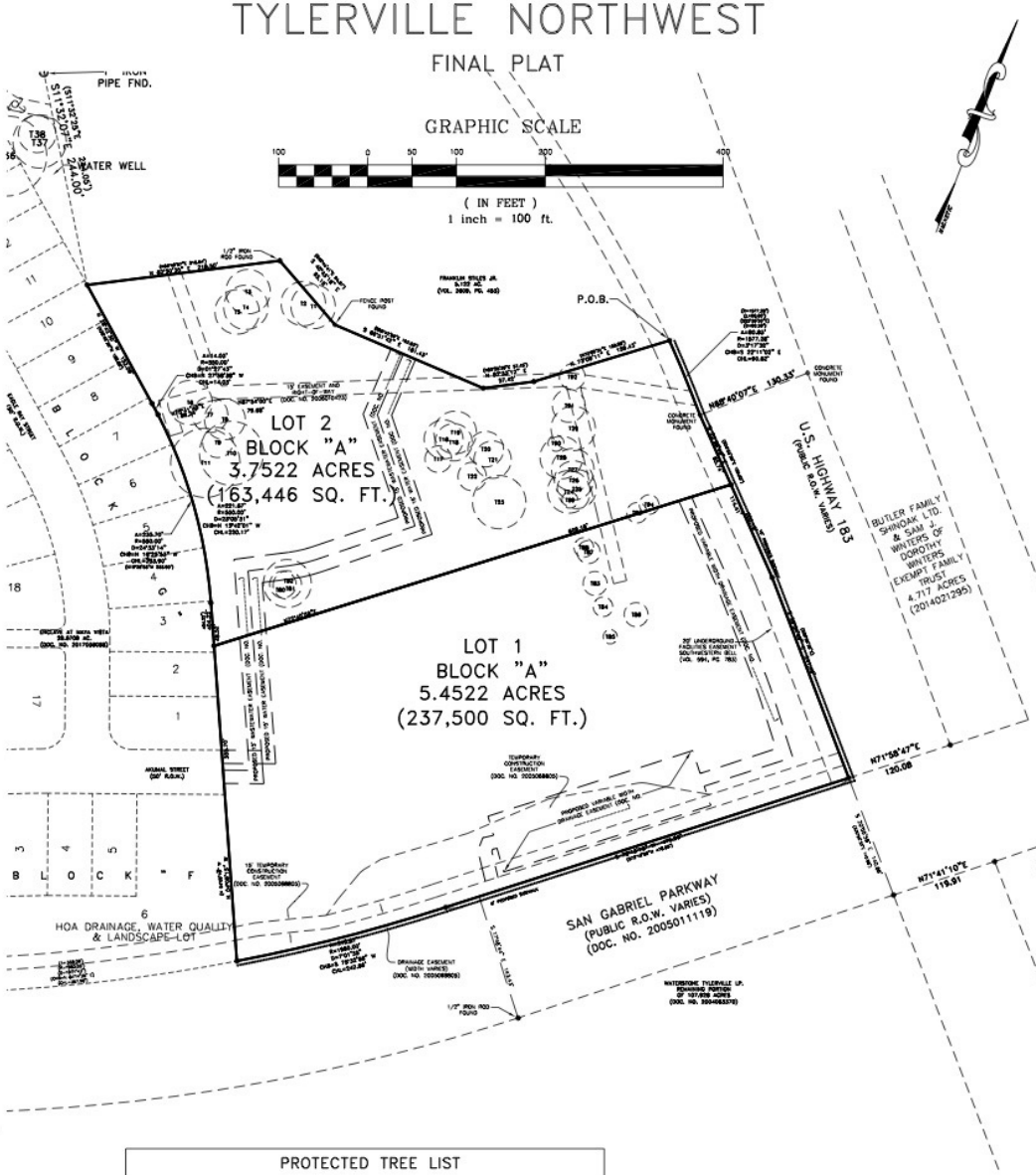
OWNER: WATERSTONE TYLERVILLE LP.
10800 PECAN PARK BLVD. #STE 125
AUSTIN, TX 78750-1224

SURVEYOR: CRICHTON & ASSOCIATES, INC.
6448 EAST HIGHWAY 290, STE. B105
AUSTIN, TX 78723
(512) 244-3395

LOT TABLE
NO OF LOTS: 2
LAND USE: COMMERCIAL
ZONING: CD - CONVENTIONAL SECTOR
PERIMETER BLOCK LENGTH: 4,585.0 FEET

TYLERVILLE NORTHWEST

FINAL PLAT



LOCATION MAP

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 OUT 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 DOC. 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

TYLERVILLE 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,

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

ELLEN PIZALATE, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

SUBMITTAL DATE: _____
DATE: SEPT. 22, 2020
JOB NO. 14_263_9.204AC
SHEET 2 OF 3

SURVEYOR'S CERITIFICATION:

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT G.F. NUMBER: 201701728, DATED: JUNE 16, 2017, WHICH AFFECT THIS SUBDIVISION ARE SHOWN AND OR NOTED.

_____
TEXAS REGISTRATION NO. 4046
CRICHTON AND ASSOCIATES, INC.
TBPLS FIRM NO. 101727-00
6448 EAST HIGHWAY 290
SUITE B105
AUSTIN, TEXAS 78723
(512) 244-3395
ORDERS@CRICHTONANDASSOCIATES.COM
JOB NO. 14_263

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JUDD T. WILLMANN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PROPERTY IS LOCATED IN ZONE "X" AREAS OUTSIDE THE 500-YR. FLOOD PLAIN AS SHOWN ON THE FLOODPLAIN INSURANCE RATE MAP PANEL NO. 48491C 0455 E, FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 28, 2008.

_____ DATE:
JUDD T. WILLMANN, PE NO. 90356
LANDDEV CONSULTING, LLC.
5508 HWY 290 WEST, STE. 150
AUSTIN, TEXAS 78735
(512) 872-6696

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.

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

PROTECTED TREE LIST

TAG #	DESCRIPTION	TAG #	DESCRIPTION
T1	(H) 25" LIVE OAK	T27	(H) 24" LIVE OAK
T2	(H) 25" LIVE OAK	T28	(H) 24" LIVE OAK
T3	(H) 21" LIVE OAK	T29	(H) 25" LIVE OAK
T4	(H) 22" LIVE OAK	T80	(M) 10", 10" HACKBERRY
T5	(H) 24" LIVE OAK	T81	(M) 12", 8" HACKBERRY
T6	(H) 25" LIVE OAK	T82	(M)(H) 21", 12" HACKBERRY
T7	(H) 20" LIVE OAK	T83	(M) 10", 7" HACKBERRY
T8	(H) 23" LIVE OAK	T84	11" HACKBERRY
T9	17" LIVE OAK	T85	8" HACKBERRY
T10	(H) 36" LIVE OAK	T86	(M) 9", 9" MESQUITE
T11	(H) 39" LIVE OAK	T87	13" HACKBERRY
T16	(H) 22" LIVE OAK	T88	11" HACKBERRY
T17	15" LIVE OAK	T89	9" HACKBERRY
T18	(H) 21" LIVE OAK	T90	9" HACKBERRY
T19	(H) 24" LIVE OAK	T91	(M)(H) 14", 9" HACKBERRY
T20	(H) 20" LIVE OAK	T92	(M) 10", 9" HACKBERRY
T21	(H) 21" LIVE OAK	T93	(M) 8", 7" HACKBERRY
T22	16" LIVE OAK	T94	(M) 8", 6" LIVE OAK
T23	(H) 23" LIVE OAK		
T24	(H) 24" LIVE OAK	(C)	= CLUSTER OF TREES
T25	(H) 22" LIVE OAK	(H)	= HERITAGE TREE
T26	(H) 22" LIVE OAK	(M)	= MULTIPLE TRUNK TREE

LEGEND

- ◉ 1/2" IRON PIN FOUND
- ○ 1/2" IRON PIN SET (AS NOTED)
- △ CALCULATED POINT
- . . . . 10' SIDEWALK LOCATION UNLESS CALLED OUT OTHERWISE
- ( ) RECORD INFORMATION

11-2-2015

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.

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	9011091	Bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____