

# Bell Property

East side of Ronald Reagan Blvd south of Caballo Ranch Cedar Park, TX

5.17 Acres

#### Purchase:

Retail Land - \$12 sq ft Office Land - \$6 sq ft

#### Lease:

Retail - \$32 end cap + NNN \$28 inline + NNN

Office - \$32 + NNN

- Zoned as general retail
- Frontage on Ronald Reagan
- 1/4 mile south of upscale single family neighborhood



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

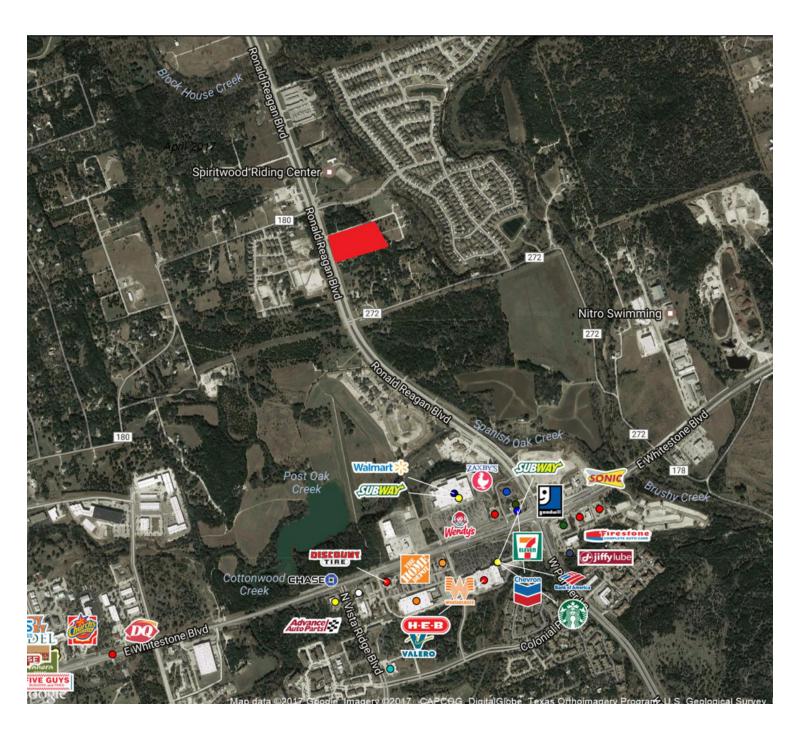
Demographics			
	1 MILE	3 MILE	5 MILE
2017 population	1,326	50,804	161,191
Average HH Income	\$143,268	\$114,682	\$109,384
Traffic Count	20,000 vehicles per day		



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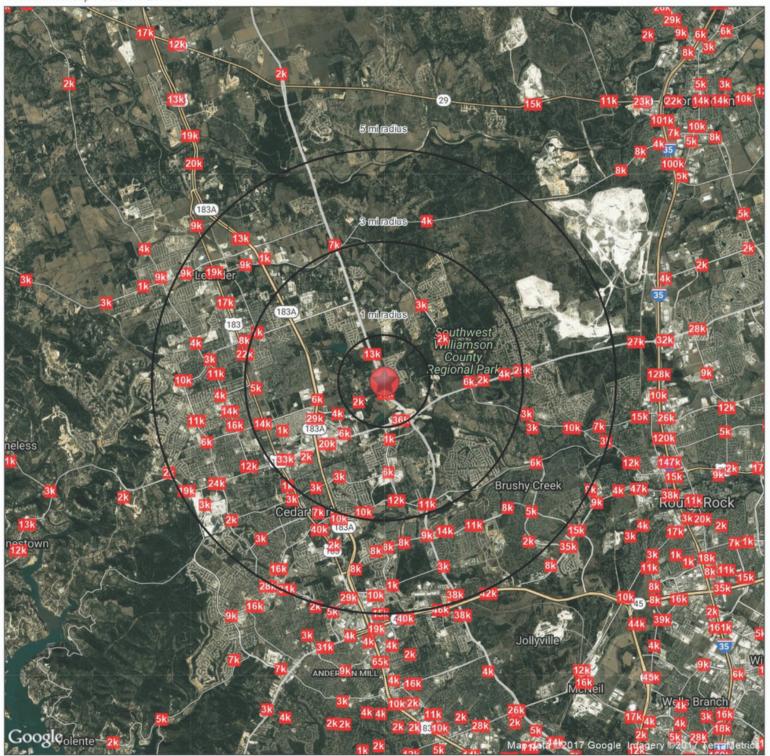


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# **BELL PROPERTY**

Leander, TX 78641



Demographics			
	1 mi radius	3 mi radius	5 mi radius
Population	1,326	50,804	161,191
Households	457	16,537	53,576
Population Median Age	37.8	33.6	34.0
5 Yr Pop Growth (Total%)	19.2%	19.6%	19.8%

# **Contact Information**

Name Bill Pohl

Email

Phone 512.335.5577

Prepared By

Prepared For

# **FULL PROFILE**

#### 2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5459/-97.7913

LavLoi	1: 30.5459/-97.7913			RF1
Bell F	Property			
Lean	der, TX 78641	1 mi radius	3 mi radius	5 mi radius
	2017 Estimated Population	1,320	50,501	160,053
POPULATION	2022 Projected Population	1,573	60,429	191,778
	2010 Census Population	420	34,840	122,198
	2000 Census Population	212	11,931	56,775
	Projected Annual Growth 2017 to 2022	3.8%	3.9%	4.0%
	Historical Annual Growth 2000 to 2017	30.7%	19.0%	10.7%
s	2017 Estimated Households	455	16,452	53,133
ноиѕеногрѕ	2022 Projected Households	513	18,594	60,042
皇	2010 Census Households	144	12,071	42,335
JSE	2000 Census Households	70	4,012	18,679
δ	Projected Annual Growth 2017 to 2022	2.5%	2.6%	2.6%
_	Historical Annual Growth 2000 to 2017	32.3%	18.2%	10.9%
	2017 Est. Population Under 10 Years	13.4%	15.8%	15.5%
	2017 Est. Population 10 to 19 Years	14.3%	15.3%	15.5%
	2017 Est. Population 20 to 29 Years	10.9%	11.8%	11.49
AGE	2017 Est. Population 30 to 44 Years	21.6%	25.9%	25.8%
A	2017 Est. Population 45 to 59 Years	20.7%	18.5%	19.29
	2017 Est. Population 60 to 74 Years	14.6%	9.8%	9.49
	2017 Est. Population 75 Years or Over	4.5%	3.0%	3.19
	2017 Est. Median Age	37.8	33.6	34.0
S	2017 Est. Male Population	49.4%	49.3%	49.2%
MARITAL STATUS & GENDER	2017 Est. Female Population	50.6%	50.7%	50.8%
ST.	2017 Est. Never Married	23.5%	27.1%	27.49
A.F.	2017 Est. Now Married	61.7%	58.5%	56.4%
E.S	2017 Est. Separated or Divorced	10.7%	11.4%	13.0%
MA	2017 Est. Widowed	4.0%	3.0%	3.3%
	2017 Est. HH Income \$200,000 or More	17.2%	11.8%	10.8%
	2017 Est. HH Income \$150,000 to \$199,999	15.7%	12.9%	12.4%
	2017 Est. HH Income \$100,000 to \$149,999	23.7%	24.4%	23.19
	2017 Est. HH Income \$75,000 to \$99,999	18.1%	16.0%	23.19 15.99
ш	2017 Est. HH Income \$50,000 to \$74,999	11.2%	16.2%	17.29
M	2017 Est. HH Income \$35,000 to \$49,999	3.5%	8.7%	9.5%
INCOME	2017 Est. HH Income \$25,000 to \$34,999	2.8%	4.5%	4.99
	2017 Est. HH Income \$15,000 to \$24,999	3.8%	2.8%	3.69
	2017 Est. HH Income Under \$15,000	3.9%	2.5%	2.69
	2017 Est. Average Household Income	\$143,268	\$114,682	\$109,384
	2017 Est. Median Household Income	\$114,139	\$101,433	\$97,384
	2017 Est. Per Capita Income	\$49,404	\$37,363	\$36,318
	2017 Est. Total Businesses	51	1,391	3,48
	2017 Est. Total Employees	513	13,414	31,266

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Lat/Lor	1: 30.5459/-97.7913			RF1
Bell F	Property	4	0	
Lean	der, TX 78641	1 mi radius	3 mi radius	5 mi radius
	2017 Est. White	77.4%	76.4%	75.0%
w	2017 Est. Black	10.5%	7.6%	6.3%
RACE	2017 Est. Asian or Pacific Islander	5.9%	7.4%	9.5%
"	2017 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
	2017 Est. Other Races	5.8%	8.2%	8.7%
ಲ	2017 Est. Hispanic Population	201	10,227	32,743
HISPANIC	2017 Est. Hispanic Population	15.2%	20.3%	20.5%
RS .	2022 Proj. Hispanic Population	16.1%	21.3%	
I	2010 Hispanic Population	15.9%	17.6%	17.6%
	2017 Est. Adult Population (25 Years or Over)	887	31,955	101,381
<u></u>	2017 Est. Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.8%
88	2017 Est. Some High School (Grade Level 9 to 11)	2.4%	2.7%	2.8%
ATI P	2017 Est. High School Graduate	23.4%	16.9%	16.9%
25.55	2017 Est. Some College	20.8%	21.7%	22.3%
EDUCATION (Adults 25 or Older)	2017 Est. Associate Degree Only	10.5%	7.9%	8.9%
₹	2017 Est. Bachelor Degree Only	31.4%	33.9%	
	2017 Est. Graduate Degree	10.5%	15.6%	15.4%
<u>o</u>	2017 Est. Total Housing Units	466	16,711	54,025
HOUSING	2017 Est. Owner-Occupied	90.5%	76.4%	70.2%
8	2017 Est. Renter-Occupied	7.2%	22.1%	28.1%
I	2017 Est. Vacant Housing	2.3%	1.6%	1.7%
Ä	2010 Homes Built 2005 or later	9.7%	5.7%	5.2%
HOMES BUILT BY YEAR	2010 Homes Built 2000 to 2004	40.2%	54.3%	47.3%
≿	2010 Homes Built 1990 to 1999	24.5%	26.4%	30.9%
15	2010 Homes Built 1980 to 1989	15.2%	13.9%	15.5%
I ≌	2010 Homes Built 1970 to 1979	13.8%	6.4%	7.3%
S	2010 Homes Built 1960 to 1969	0.6%	1.2%	1.2%
N N	2010 Homes Built 1950 to 1959	3.3%	0.9%	0.7%
Ĭ	2010 Homes Built Before 1949	0.7%	1.1%	1.6%
	2010 Home Value \$1,000,000 or More	0.9%	0.4%	0.2%
	2010 Home Value \$500,000 to \$999,999	22.0%	7.5%	6.1%
	2010 Home Value \$400,000 to \$499,999	22.8%	10.6%	8.0%
HOME VALUES	2010 Home Value \$300,000 to \$399,999	36.7%	26.8%	22.4%
	2010 Home Value \$200,000 to \$299,999	25.1%	50.3%	43.7%
	2010 Home Value \$150,000 to \$199,999	20.4%	27.5%	24.0%
	2010 Home Value \$100,000 to \$149,999	9.1%	11.4%	
	2010 Home Value \$50,000 to \$99,999	1.1%	2.5%	
	2010 Home Value \$25,000 to \$49,999	1.1%	1.0%	0.8%
	2010 Home Value Under \$25,000	1.0%	1.4%	
	2010 Median Home Value	\$276,740		The same of the sa
	2010 Median Rent	\$824	\$1,072	\$1,087

## **FULL PROFILE**

### 2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.5459/-97.7913					
Bell Property					
bell Property			3 mi radius	5 mi radius	
Leander, TX 78641					
	2017 Est. Labor Population Age 16 Years or Over	1,028	37,592	119,246	
l w	2017 Est. Civilian Employed	61.5%	71.4%	71.0%	
1 %	2017 Est. Civilian Unemployed	2.1%	2.5%	2.5%	
LABOR FORCE	2017 Est. in Armed Forces	-	0.3%	0.2%	
l ö	2017 Est. not in Labor Force	36.4%	25.9%	26.3%	
3	2017 Labor Force Males	48.6%	48.2%	48.3%	
	2017 Labor Force Females	51.4%	51.8%	51.7%	
	2010 Occupation: Population Age 16 Years or Over	306	26,612	84,600	
	2010 Mgmt, Business, & Financial Operations	28.9%	22.6%	21.3%	
_	2010 Professional, Related	29.2%	29.4%	30.7%	
٥	2010 Service	11.7%	12.3%	11.5%	
OCCUPATION	2010 Sales, Office	20.3%	25.3%	25.3%	
3	2010 Farming, Fishing, Forestry	-	0.1%		
Ö	2010 Construction, Extraction, Maintenance	6.9%			
	2010 Production, Transport, Material Moving	3.0%		9	
	2010 White Collar Workers	78.3%		7	
	2010 Blue Collar Workers	21.7%	22.7%	22.7%	
-	2010 Drive to Work Alone	86.4%	81.2%	80.6%	
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	3.9%			
ΕX	2010 Travel to Work by Public Transportation	0.4%	0.9%	9	
88	2010 Drive to Work on Motorcycle	0.1%	0.1%		
80	2010 Walk or Bicycle to Work	0.4%	1.0%	1.2%	
§	2010 Other Means	0.3%	0.6%	0.5%	
I E	2010 Work at Home	8.5%	8.9%	8.9%	
ш	2010 Travel to Work in 14 Minutes or Less	11.6%	18.1%	19.0%	
TRAVEL TIME	2010 Travel to Work in 15 to 29 Minutes	42.2%	39.7%	38.0%	
旦	2010 Travel to Work in 30 to 59 Minutes	42.3%	37.9%	37.1%	
₹	2010 Travel to Work in 60 Minutes or More	5.7%	8.2%	9.0%	
=	2010 Average Travel Time to Work	28.2	26.2	1	
	2017 Est. Total Household Expenditure	\$41.7 M	\$1.28 B	\$3.97 B	
Щ	2017 Est. Apparel	\$1.48 M	\$45.3 M	\$141 M	
CONSUMER EXPENDITURE	2017 Est. Contributions, Gifts	\$3.39 M	\$97.7 M	\$301 M	
	2017 Est. Education, Reading	\$1.94 M	\$56.9 M	\$175 M	
	2017 Est. Entertainment	\$2.39 M	\$72.9 M	\$227 M	
	2017 Est. Food, Beverages, Tobacco	\$6.02 M	\$188 M	\$586 M	
	2017 Est. Furnishings, Equipment	\$1.53 M	\$46.0 M		
N N	2017 Est. Health Care, Insurance	\$3.40 M	\$105 M	\$328 M	
NSI	2017 Est. Household Operations, Shelter, Utilities	\$12.9 M		A STATE OF THE PARTY OF THE PAR	
8	2017 Est. Miscellaneous Expenses	\$580 K			
	2017 Est. Personal Care	\$535 K		The second secon	
	2017 Est. Transportation	\$7.58 M	\$237 M	\$739 M	



# **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:
  - 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	160729	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
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	ant/Seller/Landid	ord Initials Date	