



pohlpartners, inc.

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		

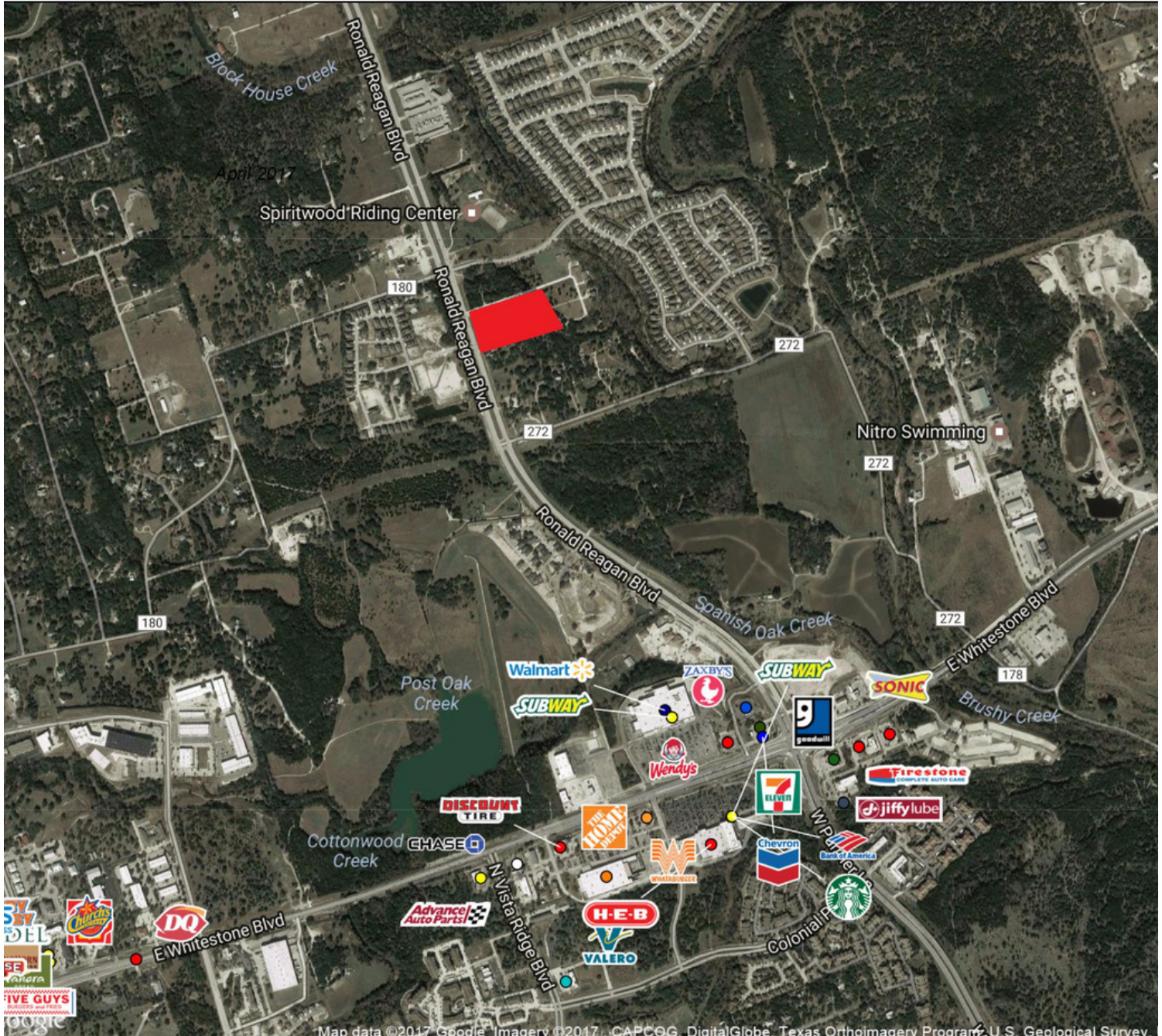


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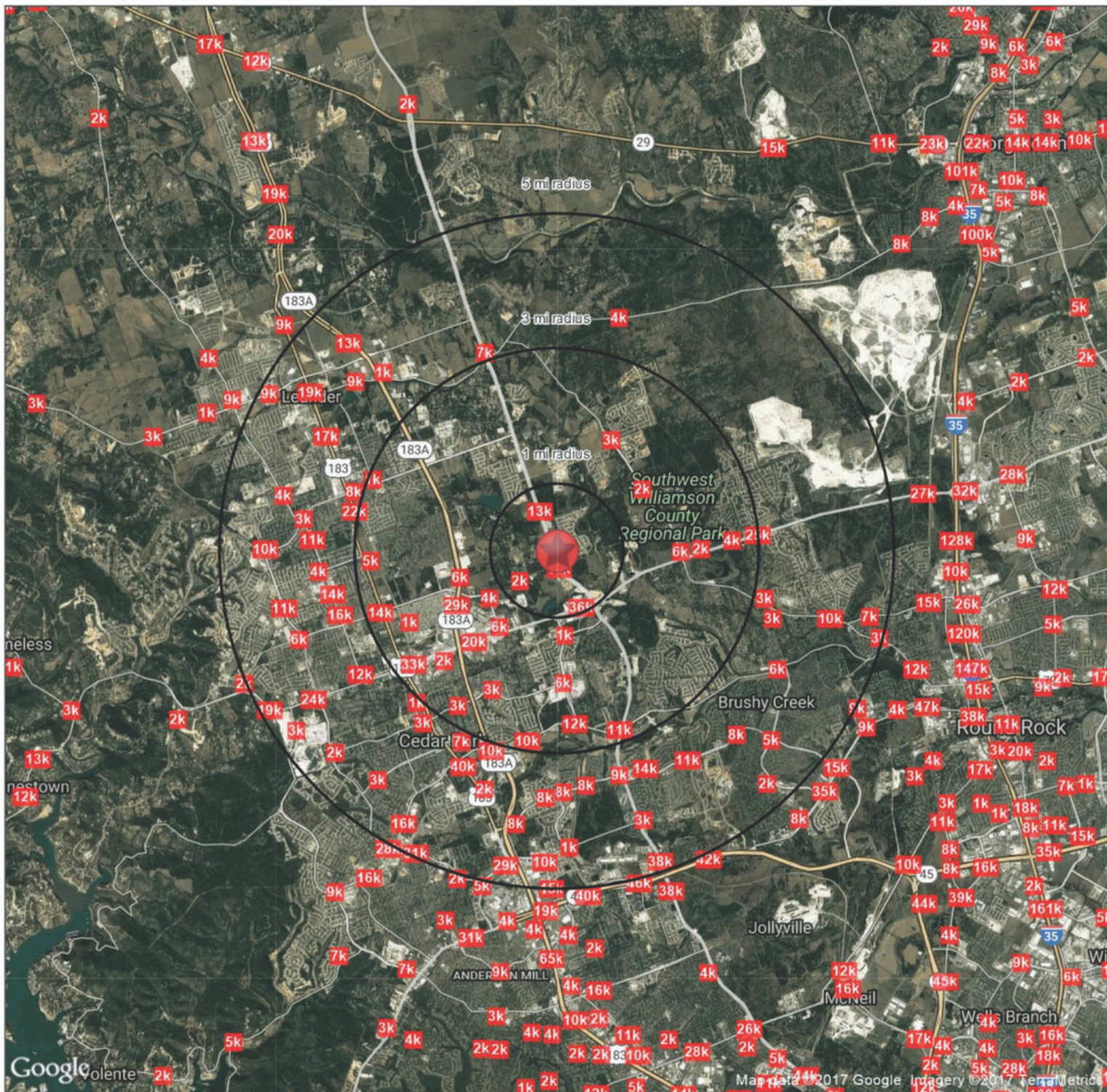
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BELL PROPERTY

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

RF1

Bell Property

Leander, TX 78641

1 mi radius 3 mi radius 5 mi radius

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POPULATION	2017 Estimated Population	1,320	50,501	160,053
	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%
HOUSEHOLDS	2017 Estimated Households	455	16,452	53,133
	2022 Projected Households	513	18,594	60,042
	2010 Census Households	144	12,071	42,335
	2000 Census Households	70	4,012	18,679
	Projected Annual Growth 2017 to 2022	2.5%	2.6%	2.6%
	Historical Annual Growth 2000 to 2017	32.3%	18.2%	10.9%
AGE	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%	11.4%
	2017 Est. Population 30 to 44 Years	21.6%	25.9%	25.8%
	2017 Est. Population 45 to 59 Years	20.7%	18.5%	19.2%
	2017 Est. Population 60 to 74 Years	14.6%	9.8%	9.4%
	2017 Est. Population 75 Years or Over	4.5%	3.0%	3.1%
	2017 Est. Median Age	37.8	33.6	34.0
MARITAL STATUS & GENDER	2017 Est. Male Population	49.4%	49.3%	49.2%
	2017 Est. Female Population	50.6%	50.7%	50.8%
	2017 Est. Never Married	23.5%	27.1%	27.4%
	2017 Est. Now Married	61.7%	58.5%	56.4%
	2017 Est. Separated or Divorced	10.7%	11.4%	13.0%
	2017 Est. Widowed	4.0%	3.0%	3.3%
INCOME	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%	23.1%
	2017 Est. HH Income \$75,000 to \$99,999	18.1%	16.0%	15.9%
	2017 Est. HH Income \$50,000 to \$74,999	11.2%	16.2%	17.2%
	2017 Est. HH Income \$35,000 to \$49,999	3.5%	8.7%	9.5%
	2017 Est. HH Income \$25,000 to \$34,999	2.8%	4.5%	4.9%
	2017 Est. HH Income \$15,000 to \$24,999	3.8%	2.8%	3.6%
	2017 Est. HH Income Under \$15,000	3.9%	2.5%	2.6%
	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	3,481
2017 Est. Total Employees	513	13,414	31,266	

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RACE	2017 Est. White	77.4%	76.4%	75.0%
	2017 Est. Black	10.5%	7.6%	6.3%
	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%
HISPANIC	2017 Est. Hispanic Population	201	10,227	32,743
	2017 Est. Hispanic Population	15.2%	20.3%	20.5%
	2022 Proj. Hispanic Population	16.1%	21.3%	21.5%
	2010 Hispanic Population	15.9%	17.6%	17.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	887	31,955	101,381
	2017 Est. Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.8%
	2017 Est. Some High School (Grade Level 9 to 11)	2.4%	2.7%	2.8%
	2017 Est. High School Graduate	23.4%	16.9%	16.9%
	2017 Est. Some College	20.8%	21.7%	22.3%
	2017 Est. Associate Degree Only	10.5%	7.9%	8.9%
	2017 Est. Bachelor Degree Only	31.4%	33.9%	31.9%
	2017 Est. Graduate Degree	10.5%	15.6%	15.4%
HOUSING	2017 Est. Total Housing Units	466	16,711	54,025
	2017 Est. Owner-Occupied	90.5%	76.4%	70.2%
	2017 Est. Renter-Occupied	7.2%	22.1%	28.1%
	2017 Est. Vacant Housing	2.3%	1.6%	1.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	9.7%	5.7%	5.2%
	2010 Homes Built 2000 to 2004	40.2%	54.3%	47.3%
	2010 Homes Built 1990 to 1999	24.5%	26.4%	30.9%
	2010 Homes Built 1980 to 1989	15.2%	13.9%	15.5%
	2010 Homes Built 1970 to 1979	13.8%	6.4%	7.3%
	2010 Homes Built 1960 to 1969	0.6%	1.2%	1.2%
	2010 Homes Built 1950 to 1959	3.3%	0.9%	0.7%
	2010 Homes Built Before 1949	0.7%	1.1%	1.6%
HOME VALUES	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%
	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%	10.3%
	2010 Home Value \$50,000 to \$99,999	1.1%	2.5%	2.4%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.0%	0.8%
	2010 Home Value Under \$25,000	1.0%	1.4%	0.9%
	2010 Median Home Value	\$276,740	\$237,730	\$243,734
	2010 Median Rent	\$824	\$1,072	\$1,087

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	1,028	37,592	119,246
	2017 Est. Civilian Employed	61.5%	71.4%	71.0%
	2017 Est. Civilian Unemployed	2.1%	2.5%	2.5%
	2017 Est. in Armed Forces	-	0.3%	0.2%
	2017 Est. not in Labor Force	36.4%	25.9%	26.3%
	2017 Labor Force Males	48.6%	48.2%	48.3%
	2017 Labor Force Females	51.4%	51.8%	51.7%
OCCUPATION	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%
	2010 Service	11.7%	12.3%	11.5%
	2010 Sales, Office	20.3%	25.3%	25.3%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.9%	4.9%	6.0%
	2010 Production, Transport, Material Moving	3.0%	5.4%	5.2%
	2010 White Collar Workers	78.3%	77.3%	77.3%
	2010 Blue Collar Workers	21.7%	22.7%	22.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.4%	81.2%	80.6%
	2010 Drive to Work in Carpool	3.9%	7.4%	7.1%
	2010 Travel to Work by Public Transportation	0.4%	0.9%	1.6%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.4%	1.0%	1.2%
	2010 Other Means	0.3%	0.6%	0.5%
	2010 Work at Home	8.5%	8.9%	8.9%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	11.6%	18.1%	19.0%
	2010 Travel to Work in 15 to 29 Minutes	42.2%	39.7%	38.0%
	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	25.9
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$41.7 M	\$1.28 B	\$3.97 B
	2017 Est. Apparel	\$1.48 M	\$45.3 M	\$141 M
	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	\$143 M
	2017 Est. Health Care, Insurance	\$3.40 M	\$105 M	\$328 M
	2017 Est. Household Operations, Shelter, Utilities	\$12.9 M	\$394 M	\$1.23 B
	2017 Est. Miscellaneous Expenses	\$580 K	\$18.0 M	\$56.3 M
	2017 Est. Personal Care	\$535 K	\$16.5 M	\$51.3 M
	2017 Est. Transportation	\$7.58 M	\$237 M	\$739 M

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