

Becky, Ltd

Cypress Creek Rd and Juliette Way

Cedar Park, TX

Multiple Parcels Available



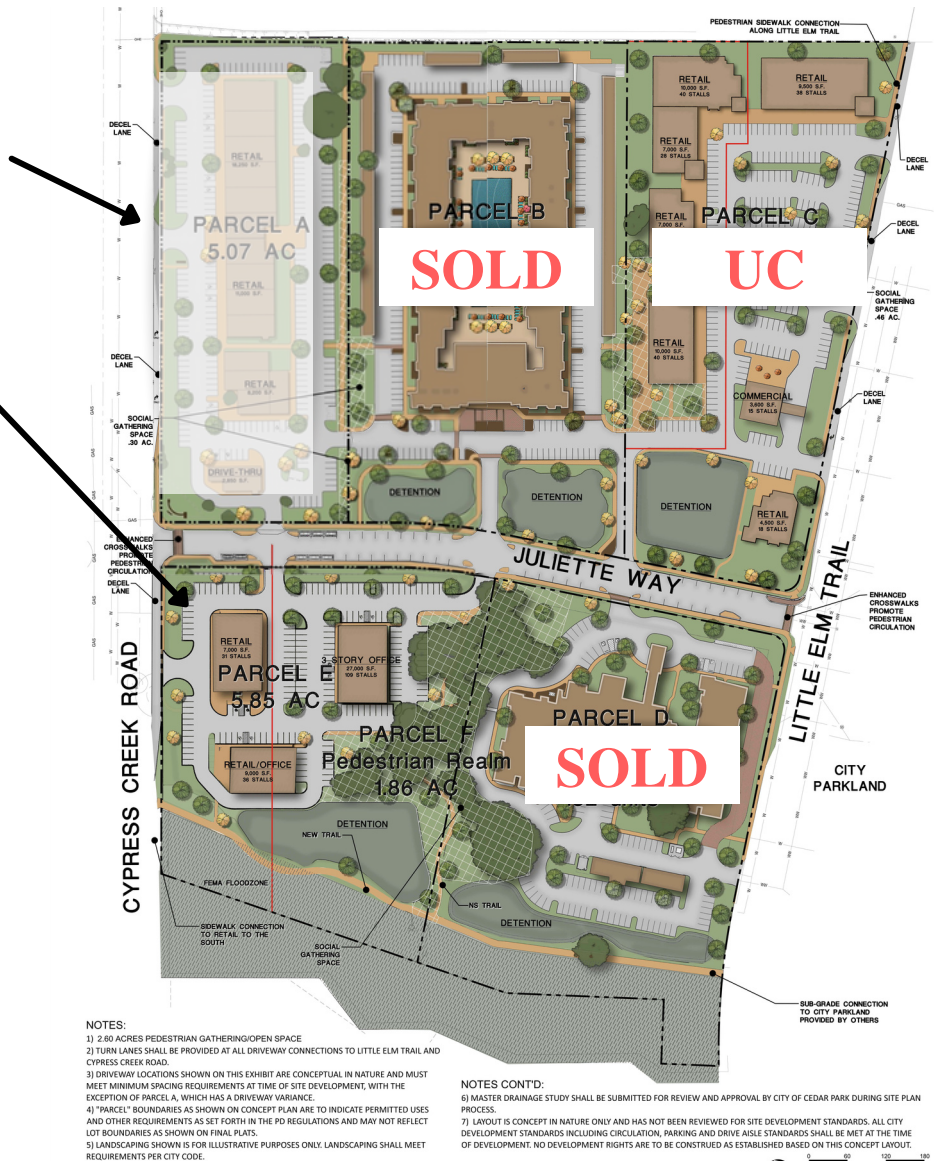
Pricing available upon request

Parcel A: 5.07 acres - *For Lease*

Parcel C: 6.81 acres - UC

Parcel E: 5.85 acres - *For Lease*

- Located in desirable Cedar Park
- High population and income area
- Dense commercial area
- Pedestrian friendly area
- Great visibility and easy access



SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
512.249.7600
www.secplanning.com • info@secplanning.com

EXHIBIT B-1
CONCEPT PLAN
JULIETTE WAY
PLANNED DEVELOPMENT

Scale: 1" = 60'
North Date: January 3, 2018
SHEET FILE: P:\100075\POLK\Growth\PLANNING\Site Planning\Concept to Realization.sdw only.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.

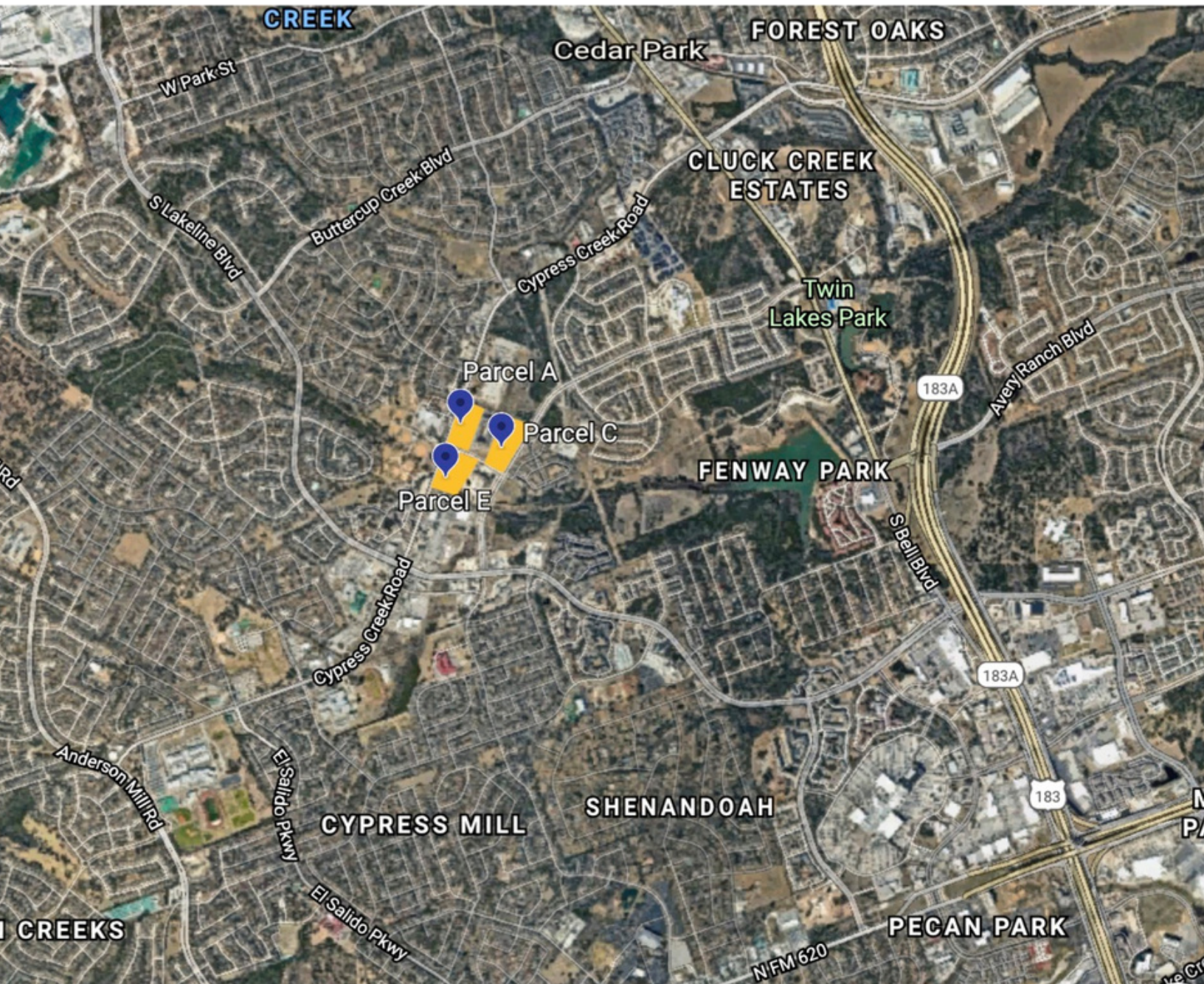
Demographics

POHLJENSEN
REAL ESTATE | DEVELOPMENT | INVESTMENT

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

	1 MILE	3 MILE	5 MILE
2019 population	15,368	81,993	188,858
Average HH Income	\$111,263	\$117,368	\$120,499
Traffic Count	31,000 vehicles per day (2018)		

Multiple Parcels Available



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.



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	17,983		93,582		214,463	
2019 Estimate	15,368		81,993		188,858	
2010 Census	9,789		65,097		152,041	
Growth 2019 - 2024	17.02%		14.13%		13.56%	
Growth 2010 - 2019	56.99%		25.96%		24.22%	
2019 Population by Hispanic Origin	2,786		15,177		34,626	
2019 Population	15,368		81,993		188,858	
White	12,289	79.96%	66,717	81.37%	148,390	78.57%
Black	740	4.82%	3,739	4.56%	9,362	4.96%
Am. Indian & Alaskan	88	0.57%	517	0.63%	1,243	0.66%
Asian	1,698	11.05%	8,442	10.30%	23,556	12.47%
Hawaiian & Pacific Island	22	0.14%	115	0.14%	265	0.14%
Other	530	3.45%	2,463	3.00%	6,042	3.20%
U.S. Armed Forces	11		116		258	
Households						
2024 Projection	6,621		34,289		79,416	
2019 Estimate	5,689		30,193		70,382	
2010 Census	3,674		24,212		57,827	
Growth 2019 - 2024	16.38%		13.57%		12.84%	
Growth 2010 - 2019	54.84%		24.70%		21.71%	
Owner Occupied	3,650	64.16%	20,573	68.14%	44,908	63.81%
Renter Occupied	2,039	35.84%	9,620	31.86%	25,474	36.19%
2019 Households by HH Income	5,688		30,192		70,380	
Income: <\$25,000	352	6.19%	2,047	6.78%	4,669	6.63%
Income: \$25,000 - \$50,000	908	15.96%	4,242	14.05%	10,258	14.58%
Income: \$50,000 - \$75,000	1,041	18.30%	5,064	16.77%	11,369	16.15%
Income: \$75,000 - \$100,000	682	11.99%	3,812	12.63%	8,999	12.79%
Income: \$100,000 - \$125,000	784	13.78%	4,386	14.53%	9,456	13.44%
Income: \$125,000 - \$150,000	559	9.83%	3,117	10.32%	7,001	9.95%
Income: \$150,000 - \$200,000	873	15.35%	4,029	13.34%	9,331	13.26%
Income: \$200,000+	489	8.60%	3,495	11.58%	9,297	13.21%
2019 Avg Household Income	\$111,263		\$117,368		\$120,499	
2019 Med Household Income	\$94,904		\$99,546		\$99,707	

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Traffic Counts

Traffic Count Report

Becky Lots A & E							
Cypress Creek Rd & US Cyp Rd, Cedar Park, TX 78613							
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 Cypress Creek Rd	S Lakeline Blvd	0.06 S	2018	18,953	MPSI	.32	
2 S Lakeline Blvd	Lakeline Oaks Dr	0.08 E	2014	28,857	MPSI	.34	
3 S Lakeline Blvd	Little Elm Trl	0.06 W	2018	31,315	MPSI	.34	
4 S Lakeline Blvd	Cypress Creek Rd	0.10 W	2018	32,119	MPSI	.36	
5 S Lakeline Blvd	Cypress Creek Rd	0.09 SE	2018	29,599	MPSI	.41	
6 Cypress Creek Rd	S Lakeline Blvd	0.10 NE	2018	15,085	MPSI	.47	
7 Brook Meadow Trl	Buttercup Creek Blvd	0.05 NW	2018	511	MPSI	.83	
8 Sunchase Blvd	Cypress Creek Rd	0.06 SE	2018	7,041	MPSI	.84	
9 Penny Ln	Sunny Ln	0.02 S	2018	80	MPSI	.86	
10 Buttercup Creek Blvd	Cactus Flower Dr	0.03 NE	2018	4,642	MPSI	.89	

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HERMAN CRICHTON R.P.L.S.
CRICHTON & ASSOCIATES, INC.
LAND SURVEYORS
(512) 244-3395

ENGINEER:
ANDREW EVANS, P.E.
2650 VIA FORTUNA
BLDG. 1, SUITE 300
AUSTIN, TEXAS 78746
(512) 646-2237

INVESTIGATED
TREE LIST

TAG NO.	DESCRIPTION
64	35" LIVE OAK
65	16" LIVE OAK
170	12" LIVE OAK
171	12" LIVE OAK
172	12" LIVE OAK
173	12" LIVE OAK
174	12" LIVE OAK
175	12" LIVE OAK
176	12" LIVE OAK
177	12" LIVE OAK
178	12" LIVE OAK
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296	12" LIVE OAK
297	12" LIVE OAK
298	12" LIVE OAK
299	12" LIVE OAK
300	12" LIVE OAK

FIELD NOTES

FIELD NOTES FOR 5.8576 ACRES OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 237.34 ACRE TRACT CONVEYED TO BECKY, LTD. IN VOLUME 2730, PAGE 100, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 5.8576 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the east R.O.W. of Cypress Creek Road, being the northwest corner of Lot B, Shops at Lakeline Village, Section 2, Amended Lots 1-5, a subdivision recorded in Document No. 2014080779, Official Public Records, Williamson County, Texas, for the southwest corner of this tract and the POINT OF BEGINNING:

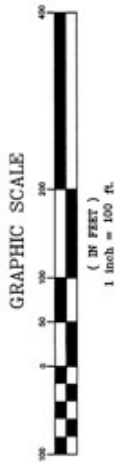
THENCE N18°01'21"E with the east R.O.W. of Cypress Creek Road a distance of 476.31 feet to an iron rod found, being the intersection of the South R.O.W. of Juliette Way as dedicated by said Doc No. 2004088883 for the Northeast corner of this tract;

THENCE with the south R.O.W. of Juliette Way the following two (2) courses;

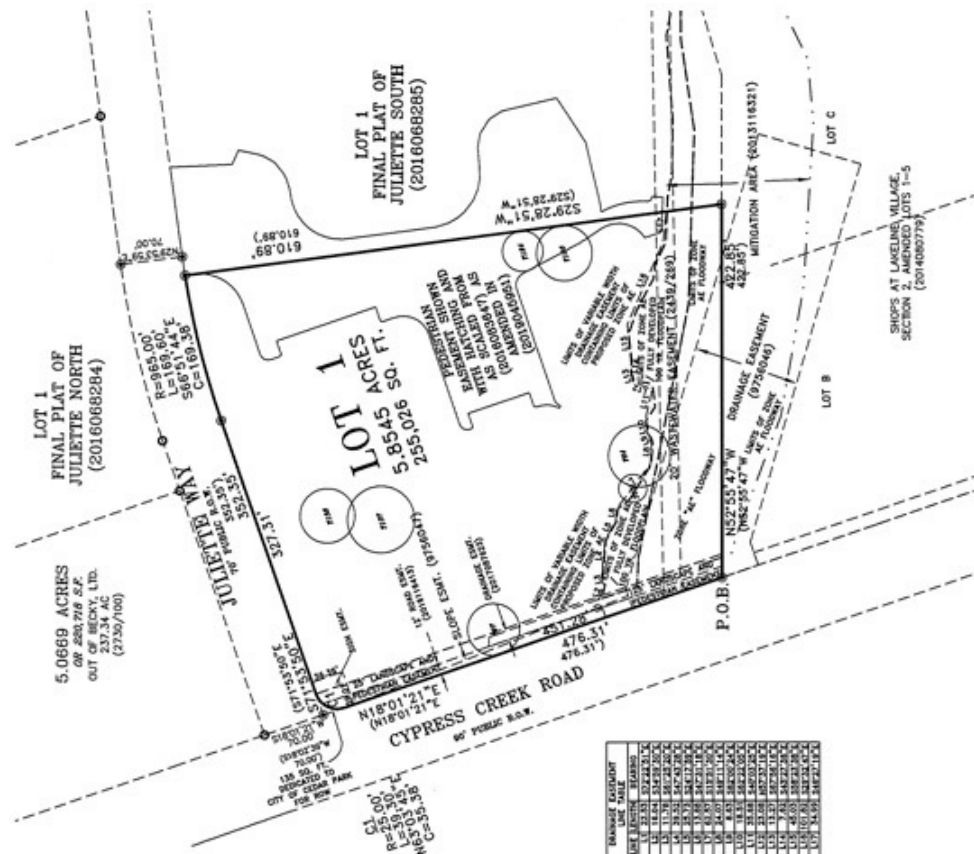
- 1) S71°53'50"E, a distance of 352.35 feet to a 1/2" iron rod found;
- 2) With a curve to the right whose elements are R=965.00 feet L=169.60 feet whose chord bears S66°51'44"E, 169.38 feet to 1/2" iron rod found at the Northwest corner of Lot 1, Final Plat of Juliette South, a subdivision recorded in Doc. No. 2016068285, Official Public Records of Williamson County, Texas for the Northeast corner of this tract;

THENCE S29°28'51"W with the west line of said Lot 610.89 feet to a 1/2" iron rod found in the north line of Lot C, of said Shops at Lakeline Village, Section 2, Amended Lots 1-5, being the southwest corner of said Lot 1, for the southeast corner of this tract;

THENCE N52°55'47"W with the North line of said Shops at Lakeline Village Section 2, Amended Lots 1-5, 422.85 feet to the POINT OF BEGINNING and containing 5.8576 acres more or less.



- LEGEND
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - NAIL FOUND
 - RECORD INFORMATION
 - PROTECTED TREE



LINE	BEARING	DISTANCE	AREA
1	N18°01'21"E	476.31	1.00
2	S71°53'50"E	352.35	1.00
3	S29°28'51"W	610.89	1.00
4	N52°55'47"W	422.85	1.00
5	N18°01'21"E	476.31	1.00
6	S71°53'50"E	352.35	1.00
7	S29°28'51"W	610.89	1.00
8	N52°55'47"W	422.85	1.00
9	N18°01'21"E	476.31	1.00
10	S71°53'50"E	352.35	1.00
11	S29°28'51"W	610.89	1.00
12	N52°55'47"W	422.85	1.00
13	N18°01'21"E	476.31	1.00
14	S71°53'50"E	352.35	1.00
15	S29°28'51"W	610.89	1.00
16	N52°55'47"W	422.85	1.00
17	N18°01'21"E	476.31	1.00
18	S71°53'50"E	352.35	1.00
19	S29°28'51"W	610.89	1.00
20	N52°55'47"W	422.85	1.00
21	N18°01'21"E	476.31	1.00
22	S71°53'50"E	352.35	1.00
23	S29°28'51"W	610.89	1.00
24	N52°55'47"W	422.85	1.00
25	N18°01'21"E	476.31	1.00
26	S71°53'50"E	352.35	1.00
27	S29°28'51"W	610.89	1.00
28	N52°55'47"W	422.85	1.00
29	N18°01'21"E	476.31	1.00
30	S71°53'50"E	352.35	1.00
31	S29°28'51"W	610.89	1.00
32	N52°55'47"W	422.85	1.00
33	N18°01'21"E	476.31	1.00
34	S71°53'50"E	352.35	1.00
35	S29°28'51"W	610.89	1.00
36	N52°55'47"W	422.85	1.00
37	N18°01'21"E	476.31	1.00
38	S71°53'50"E	352.35	1.00
39	S29°28'51"W	610.89	1.00
40	N52°55'47"W	422.85	1.00
41	N18°01'21"E	476.31	1.00
42	S71°53'50"E	352.35	1.00
43	S29°28'51"W	610.89	1.00
44	N52°55'47"W	422.85	1.00
45	N18°01'21"E	476.31	1.00
46	S71°53'50"E	352.35	1.00
47	S29°28'51"W	610.89	1.00
48	N52°55'47"W	422.85	1.00
49	N18°01'21"E	476.31	1.00
50	S71°53'50"E	352.35	1.00
51	S29°28'51"W	610.89	1.00
52	N52°55'47"W	422.85	1.00
53	N18°01'21"E	476.31	1.00
54	S71°53'50"E	352.35	1.00
55	S29°28'51"W	610.89	1.00
56	N52°55'47"W	422.85	1.00
57	N18°01'21"E	476.31	1.00
58	S71°53'50"E	352.35	1.00
59	S29°28'51"W	610.89	1.00
60	N52°55'47"W	422.85	1.00
61	N18°01'21"E	476.31	1.00
62	S71°53'50"E	352.35	1.00
63	S29°28'51"W	610.89	1.00
64	N52°55'47"W	422.85	1.00
65	N18°01'21"E	476.31	1.00
66	S71°53'50"E	352.35	1.00
67	S29°28'51"W	610.89	1.00
68	N52°55'47"W	422.85	1.00
69	N18°01'21"E	476.31	1.00
70	S71°53'50"E	352.35	1.00
71	S29°28'51"W	610.89	1.00
72	N52°55'47"W	422.85	1.00
73	N18°01'21"E	476.31	1.00
74	S71°53'50"E	352.35	1.00
75	S29°28'51"W	610.89	1.00
76	N52°55'47"W	422.85	1.00
77	N18°01'21"E	476.31	1.00
78	S71°53'50"E	352.35	1.00
79	S29°28'51"W	610.89	1.00
80	N52°55'47"W	422.85	1.00
81	N18°01'21"E	476.31	1.00
82	S71°53'50"E	352.35	1.00
83	S29°28'51"W	610.89	1.00
84	N52°55'47"W	422.85	1.00
85	N18°01'21"E	476.31	1.00
86	S71°53'50"E	352.35	1.00
87	S29°28'51"W	610.89	1.00
88	N52°55'47"W	422.85	1.00
89	N18°01'21"E	476.31	1.00
90	S71°53'50"E	352.35	1.00
91	S29°28'51"W	610.89	1.00
92	N52°55'47"W	422.85	1.00
93	N18°01'21"E	476.31	1.00
94	S71°53'50"E	352.35	1.00
95	S29°28'51"W	610.89	1.00
96	N52°55'47"W	422.85	1.00
97	N18°01'21"E	476.31	1.00
98	S71°53'50"E	352.35	1.00
99	S29°28'51"W	610.89	1.00
100	N52°55'47"W	422.85	1.00

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, ANDREW EVANS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY IS IN THE EDWARDS ACQUET CONTRIBUTING ZONE AND A PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE "AE" PER FEMA FIRM NO. 48491C 0605 E. PREPARED FOR WILLIAMSON COUNTY, DATED 9-28-08, REVISED 4-14-18 TO REFLECT LOHR NO. 13-06-2834P AND REVISED TO REFLECT UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT (STUDY BY AECOM, AUGUST, 2017) THIS MAP WILL BE SUBJECT TO A FUTURE LOHR NOT YET IN EXISTENCE.

DATE:

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES THE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE SAME IS A TRUE AND CORRECT SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND IN NOVEMBER, 2017.

HERMAN CRICHTON, R.P.L.S. 4046
JOB # 13_14_3C

DATE:



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:
 - 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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9011091 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
_____ 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