

# TSSD III

SW Corner of US 183 & Cypress Creek Rd, Cedar Park, TX



## Available 8.42 ACRES

Purchase Price: Available upon request  
Lease Rates: 'To Be Built' Retail Center  
- \$26 - \$32 sq ft + NNN

- Located in desirable Cedar Park, TX
- High population and income area
- Frontage on highly traveled Hwy 183 and Cypress Creek
- High visibility and easy access



Conceptual retail elevations

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REAL ESTATE | DEVELOPMENT | INVESTMENT

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

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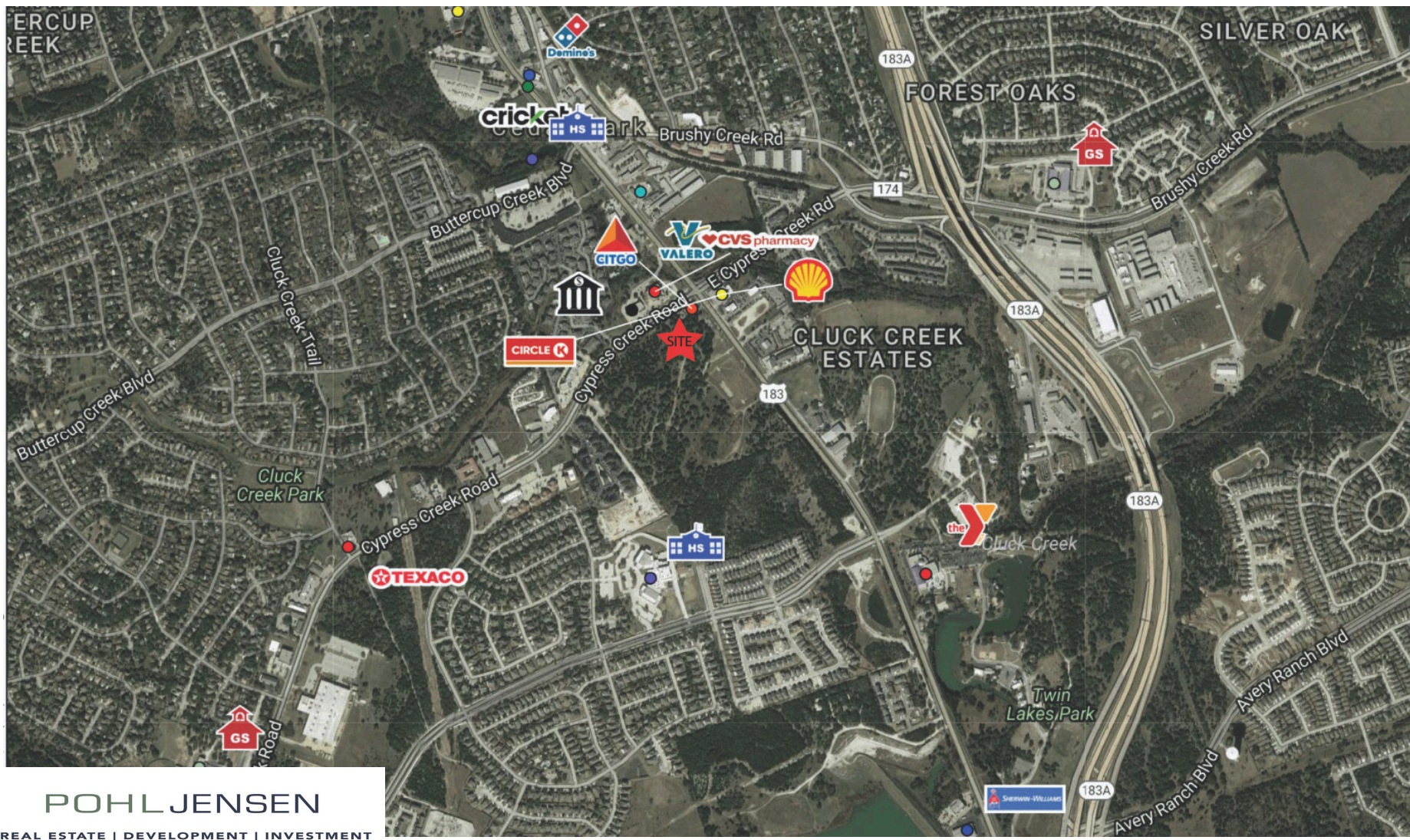
Demographics	1 MILE	3 MILE	5 MILE
2020 population	12,856	87,950	206,164
Average HH Income	\$112,216	\$114,593	\$120,590
Traffic Count	50,000 vehicles per day		

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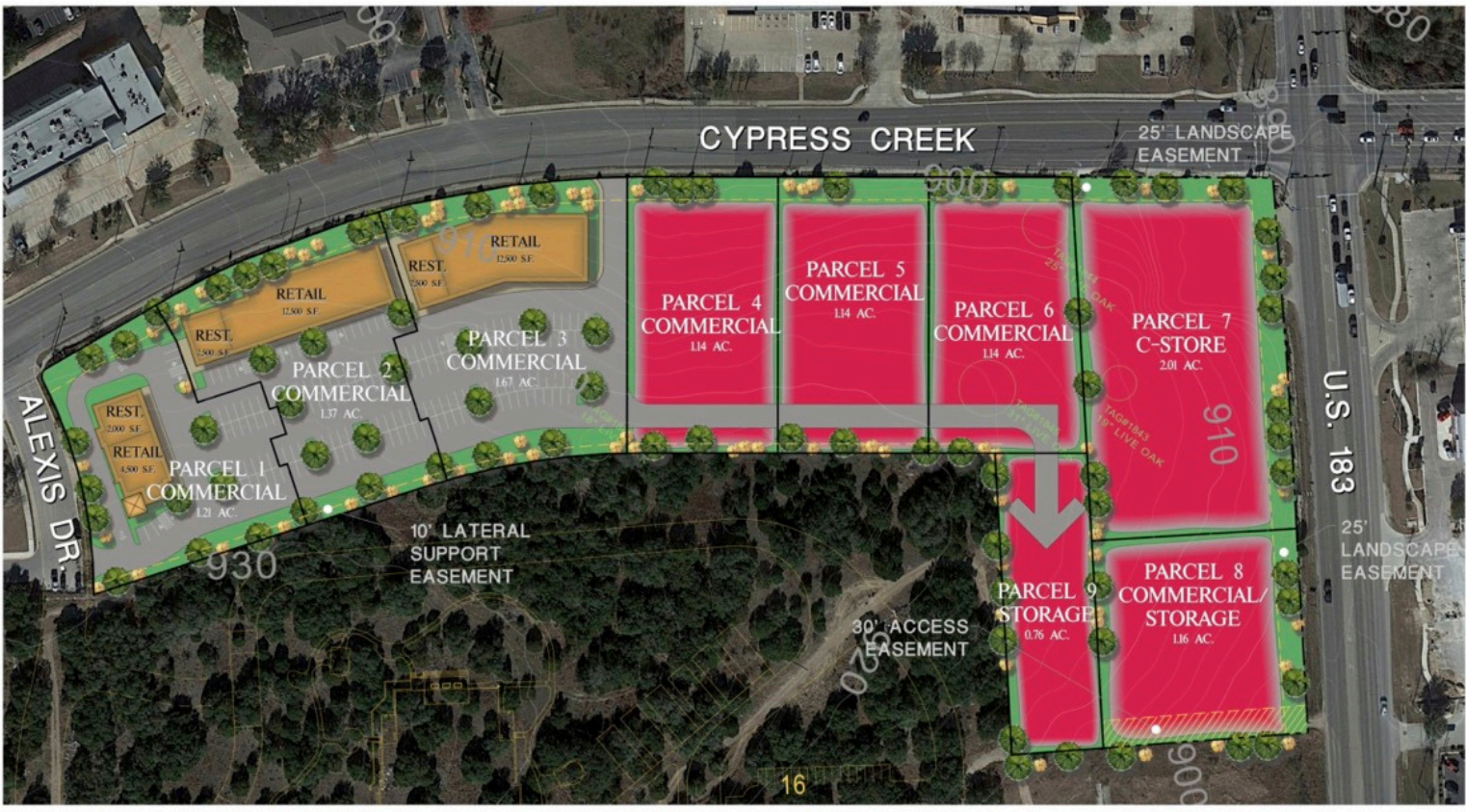
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**SEC Planning, LLC**  
 Land Planning • Landscape Architecture • Community Branding  
 AUSTIN, TEXAS  
 512.206.7888  
 www.secplanning.com • info@secplanning.com

CONCEPT F  
**TSSD-III**  
 Cedar Park, Texas

North  
 Scale: 1" = 100'  
 Date: May 6, 2024

SHEET FILE: R:\172587-POHL-CedarPark\PLANNING\Site Planning\Concept F.mxd  
 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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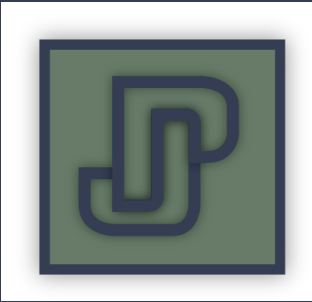
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## Demographics

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	15,074		101,323		235,619	
2020 Estimate	12,856		87,950		206,184	
2010 Census	7,955		65,380		160,550	
Growth 2020 - 2025	17.25%		15.21%		14.28%	
Growth 2010 - 2020	61.61%		34.52%		28.42%	
<b>2020 Population by Hispanic Origin</b>	2,886		16,881		38,502	
<b>2020 Population</b>	12,856		87,950		206,184	
White	10,327	80.33%	71,064	80.80%	163,156	79.13%
Black	645	5.02%	4,149	4.72%	10,072	4.88%
Am. Indian & Alaskan	56	0.44%	545	0.62%	1,404	0.68%
Asian	1,314	10.22%	9,366	10.65%	24,796	12.03%
Hawaiian & Pacific Island	23	0.18%	127	0.14%	287	0.14%
Other	491	3.82%	2,700	3.07%	6,469	3.14%
U.S. Armed Forces	21		145		317	
<b>Households</b>						
2025 Projection	5,391		37,114		85,926	
2020 Estimate	4,638		32,387		75,663	
2010 Census	3,032		24,342		60,035	
Growth 2020 - 2025	16.24%		14.60%		13.56%	
Growth 2010 - 2020	52.97%		33.05%		26.03%	
Owner Occupied	2,795	60.26%	21,638	66.81%	50,626	66.91%
Renter Occupied	1,843	39.74%	10,749	33.19%	25,037	33.09%
<b>2020 Households by HH Income</b>	4,638		32,388		75,664	
Income: <\$25,000	322	6.94%	2,143	6.62%	4,784	6.32%
Income: \$25,000 - \$50,000	829	17.87%	4,549	14.05%	10,554	13.95%
Income: \$50,000 - \$75,000	694	14.96%	5,595	17.27%	12,238	16.17%
Income: \$75,000 - \$100,000	561	12.10%	4,365	13.48%	10,088	13.33%
Income: \$100,000 - \$125,000	690	14.88%	4,718	14.57%	10,250	13.55%
Income: \$125,000 - \$150,000	372	8.02%	3,448	10.65%	7,883	10.42%
Income: \$150,000 - \$200,000	730	15.74%	4,206	12.99%	10,180	13.45%
Income: \$200,000+	440	9.49%	3,364	10.39%	9,687	12.80%
<b>2020 Avg Household Income</b>	\$112,218		\$114,593		\$120,590	
<b>2020 Med Household Income</b>	\$96,122		\$97,376		\$100,410	

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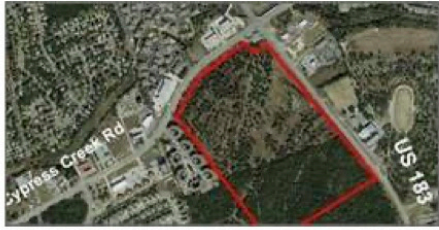
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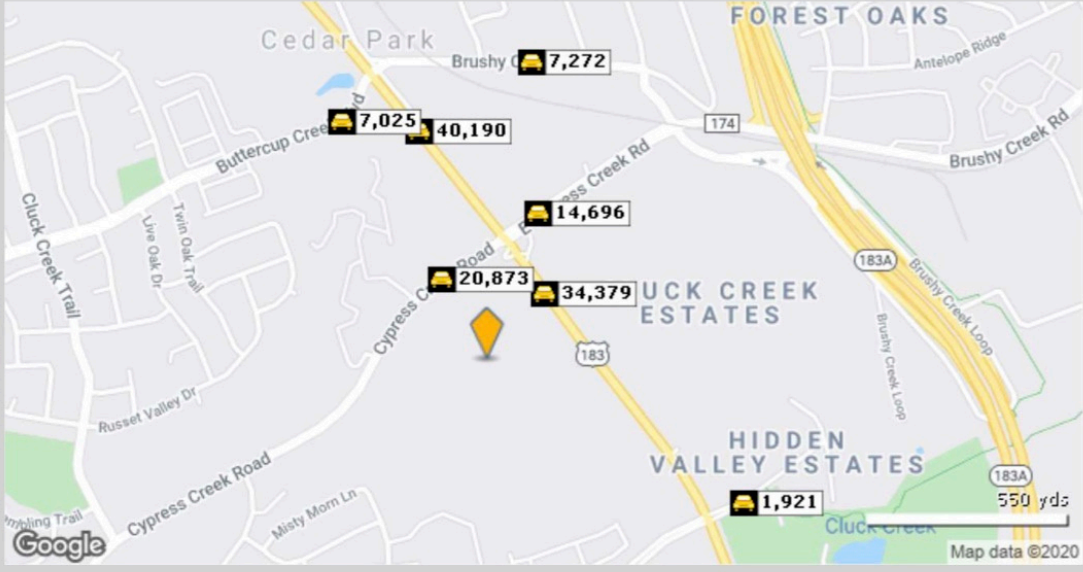


## Traffic Counts

**TS-SD III**  
**US 183, 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
<b>1</b>	S Bell Blvd	Cypress Creek Rd	0.11 NW	2018	34,466	MPSI	.15
<b>2</b>	S Bell Blvd	Brushy Creek Rd	0.45 NW	2014	34,379	MPSI	.15
<b>3</b>	Cypress Creek Rd	E Cypress Creek Rd	0.12 NE	2014	18,155	MPSI	.15
<b>4</b>	Cypress Creek Rd	S Bell Blvd	0.12 NE	2018	20,873	MPSI	.15
<b>5</b>	E Cypress Creek Rd	Cypress Creek Rd	0.07 SW	2014	13,954	MPSI	.25
<b>6</b>	E Cypress Creek Rd	Brushy Creek Rd	0.26 NE	2018	14,696	MPSI	.25
<b>7</b>	S Bell Blvd	Brushy Creek Rd	0.12 NW	2018	40,190	MPSI	.38
<b>8</b>	Buttercup Creek Blvd	S Bell Blvd	0.10 NE	2018	7,025	MPSI	.45
<b>9</b>	Kent Ln	S Bell Blvd	0.06 SW	2018	1,921	MPSI	.47
<b>10</b>	Brushy Creek Rd	S Blue Rdg Pkwy	0.08 W	2018	7,272	MPSI	.49

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# 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 _____