



POHL PARTNERS  
REAL ESTATE | DEVELOPMENT | INVESTMENT

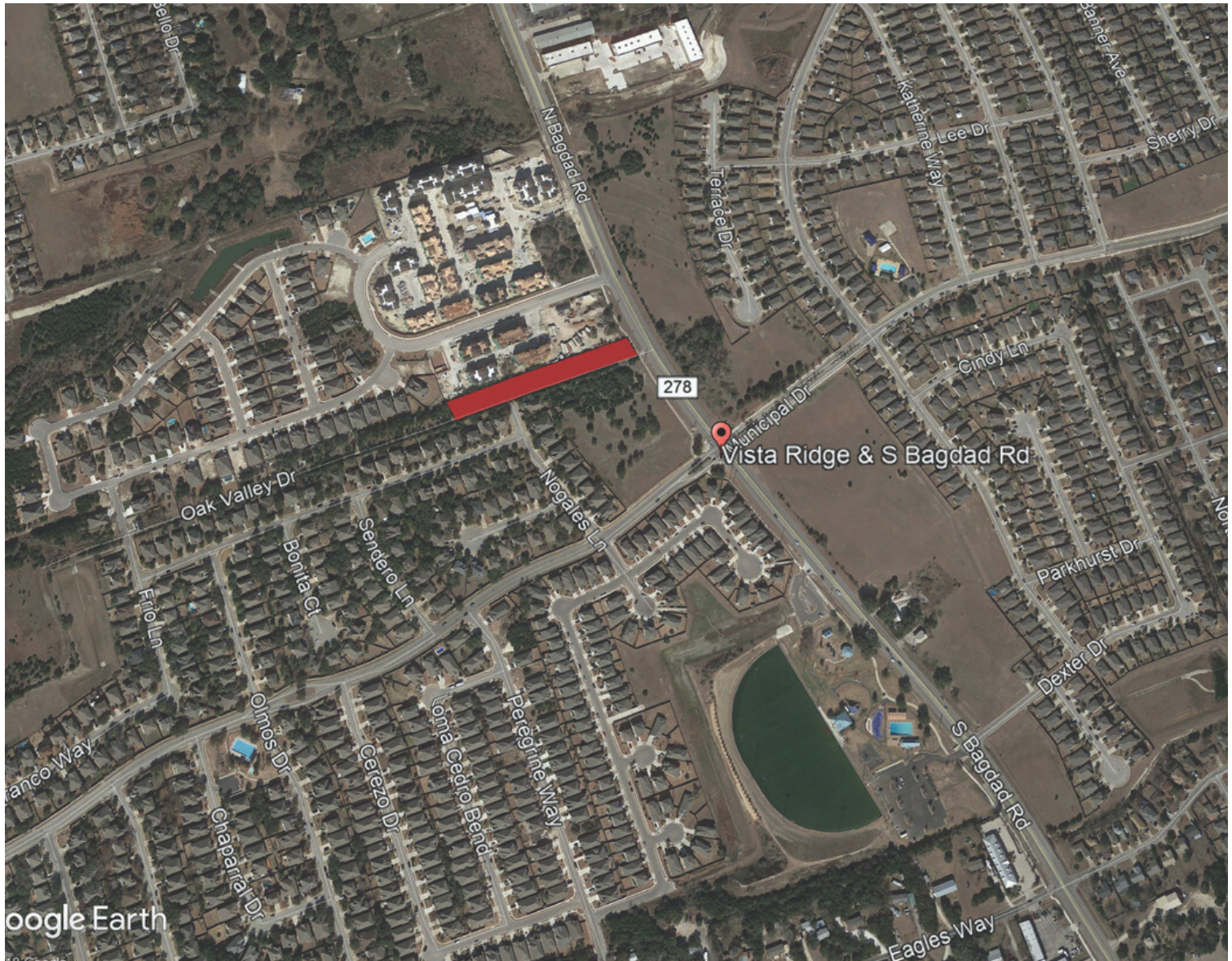
# Gilpin on Bagdad

Bagdad Rd just north of Vista Ridge  
Leander, TX

1.73 Acres

Purchase price available upon request

- Located in the Leander ETJ - no zoning



Pohl Partners, Inc.  
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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
2020 population	19,747	565,135	103,209
Average HH Income	\$105,517	\$110,017	\$110,694
Traffic Count (2018)	8,000 per day		





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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	23,562		76,850		121,328	
2020 Estimate	19,747		65,135		103,209	
2010 Census	9,089		35,286		59,076	
Growth 2020 - 2025	19.32%		17.99%		17.56%	
Growth 2010 - 2020	117.26%		84.59%		74.71%	
2020 Population by Hispanic Origin	6,035		17,036		24,967	
2020 Population	19,747		65,135		103,209	
White	16,803	85.09%	55,976	85.94%	89,327	86.55%
Black	1,211	6.13%	3,534	5.43%	5,203	5.04%
Am. Indian & Alaskan	238	1.21%	655	1.01%	999	0.97%
Asian	817	4.14%	2,728	4.19%	4,277	4.14%
Hawaiian & Pacific Island	42	0.21%	109	0.17%	169	0.16%
Other	635	3.22%	2,135	3.28%	3,233	3.13%
U.S. Armed Forces	155		339		419	
Households						
2025 Projection	7,675		25,295		40,834	
2020 Estimate	6,449		21,507		34,883	
2010 Census	2,896		11,437		19,926	
Growth 2020 - 2025	19.01%		17.61%		17.06%	
Growth 2010 - 2020	122.69%		88.05%		75.06%	
Owner Occupied	5,448	84.48%	17,791	82.72%	28,535	81.80%
Renter Occupied	1,001	15.52%	3,716	17.28%	6,347	18.20%
2020 Households by HH Income	6,449		21,506		34,882	
Income: <\$25,000	187	2.90%	1,021	4.75%	2,013	5.77%
Income: \$25,000 - \$50,000	916	14.20%	2,999	13.94%	4,632	13.28%
Income: \$50,000 - \$75,000	1,356	21.03%	3,900	18.13%	5,915	16.96%
Income: \$75,000 - \$100,000	1,205	18.69%	3,867	17.98%	6,249	17.91%
Income: \$100,000 - \$125,000	1,031	15.99%	3,071	14.28%	5,167	14.81%
Income: \$125,000 - \$150,000	680	10.54%	2,521	11.72%	4,033	11.56%
Income: \$150,000 - \$200,000	659	10.22%	2,313	10.76%	3,829	10.98%
Income: \$200,000+	415	6.44%	1,814	8.43%	3,044	8.73%
2020 Avg Household Income	\$105,517		\$110,017		\$110,694	
2020 Med Household Income	\$90,881		\$93,314		\$94,526	

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# Gilpin on Bagdad

Bagdad Rd just north of Vista Ridge  
Leander, TX

1.73 Acres

## Gilpin On Bagdad Rd, Leander, TX 78641

Building Type: **Land**

Class: -

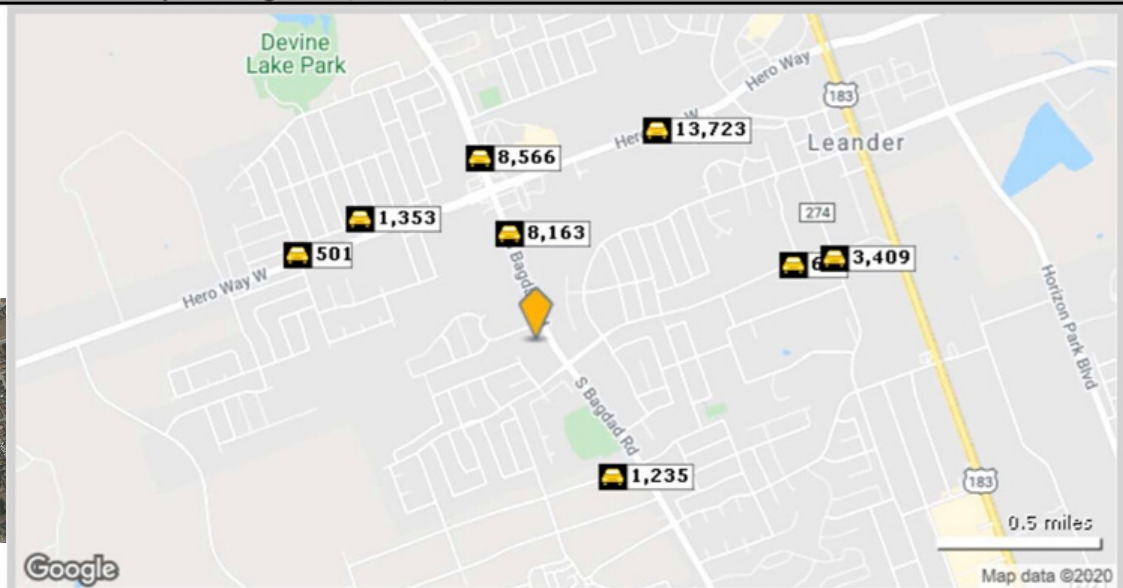
RBA: -

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	N Bagdad Rd	W Broade St	0.14 NW	2018	8,163	MPSI	.35
2	Eagles Way	S Bagdad Rd	0.09 NE	2018	1,235	MPSI	.48
3	Bagdad Rd	N Creek Blvd	0.12 NW	2014	8,358	MPSI	.60
4	Bagdad Rd	Northcreek Dr	0.12 NW	2018	8,566	MPSI	.60
5	Deercreek Ln	Southcreek Dr	0.02 SE	2018	1,353	MPSI	.67
6	Old 2243 W	W Broade St	0.32 SW	2018	13,723	MPSI	.77
7	Sunny Brook Dr	Southcreek Dr	0.02 NW	2018	501	MPSI	.79
8	Municipal Dr	S West Dr	0.13 NE	2018	614	MPSI	.84
9	S West Dr	Municipal Dr	0.04 N	2018	3,409	MPSI	.97

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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:
  - 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.

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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/Tenant/Seller/Landlord Initials

Date