

# Becky, Ltd. - Lot F



Little Elm & Lakeline,  
Cedar Park, TX

**+/- 7 Acres available for sale**  
**Retail/Restaurant space for lease**

*Please inquire for pricing*

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



| Demographics      | 1 MILE                         | 3 MILE    | 5 MILE    |
|-------------------|--------------------------------|-----------|-----------|
| 2019 population   | 14,148                         | 80,232    | 190,871   |
| Average HH Income | \$108,055                      | \$116,322 | \$117,991 |
| Traffic Count     | 31,000 vehicles per day (2018) |           |           |

**POHLJENSEN**

REAL ESTATE | DEVELOPMENT | INVESTMENT

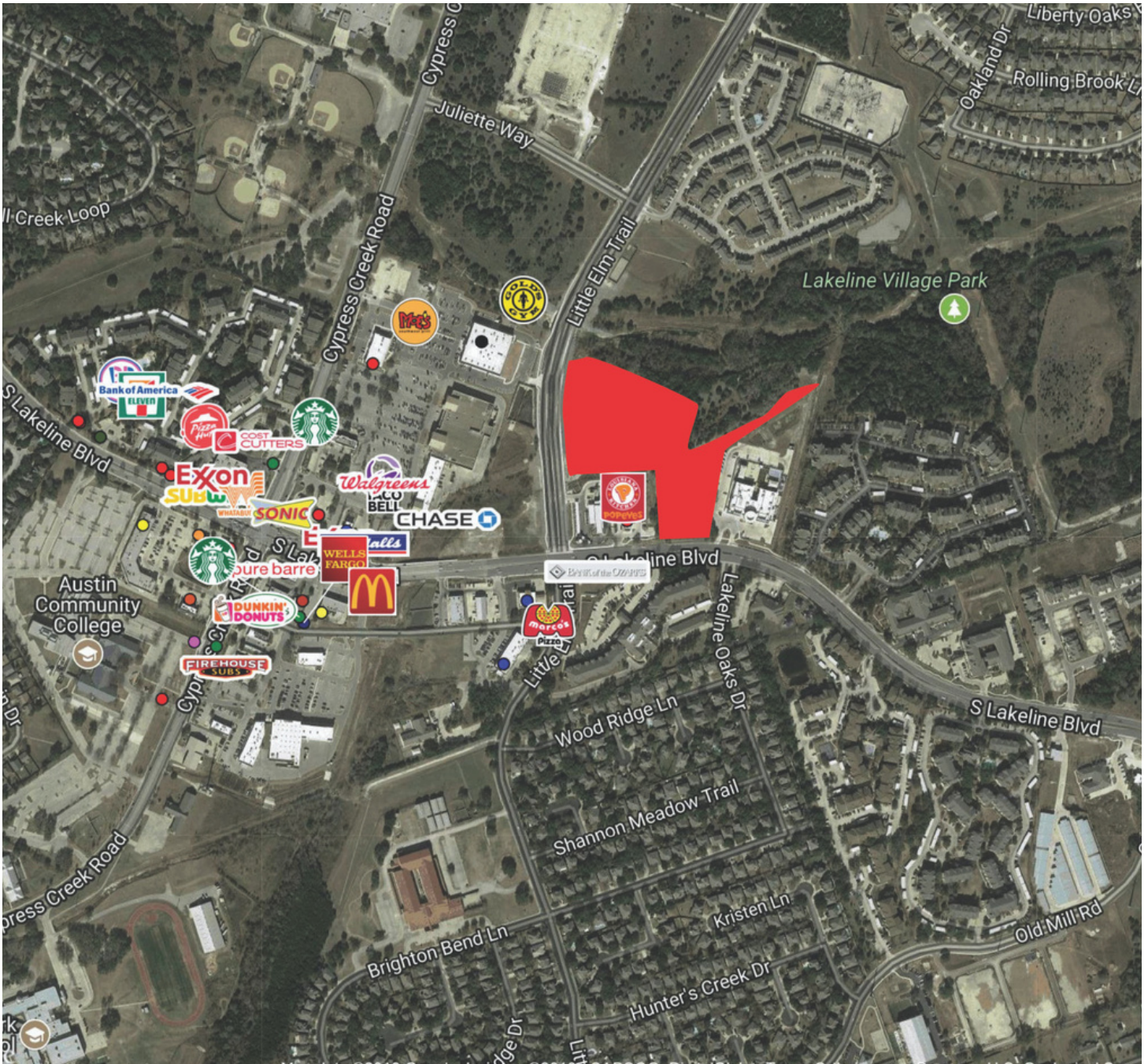
10800 Pecan Park Blvd, Ste. 125  
512.335.5577 www.pohljensen.com



# Becky, Ltd. - Lot F

Little Elm and Lakeline,  
Cedar Park, TX

+/- 7 Acres available for sale  
Retail/Restaurant space for lease



**POHLJENSEN**

REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125    512.335.5577    [www.pohljensen.com](http://www.pohljensen.com)

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.



# Becky, Ltd. - Lot F



## Demographics

**+/- 7 Acres available for sale**  
**Retail/Restaurant space for lease**

| Radius                                    | 1 Mile    |        | 3 Mile    |        | 5 Mile    |        |
|---|-----------|--------|-----------|--------|-----------|--------|
| <b>Population</b>                         |           |        |           |        |           |        |
| 2024 Projection                           | 16,541    |        | 91,731    |        | 217,996   |        |
| 2019 Estimate                             | 14,148    |        | 80,232    |        | 190,871   |        |
| 2010 Census                               | 9,904     |        | 65,168    |        | 151,662   |        |
| Growth 2019 - 2024                        | 16.91%    |        | 14.33%    |        | 14.21%    |        |
| Growth 2010 - 2019                        | 42.85%    |        | 23.12%    |        | 25.85%    |        |
| <b>2019 Population by Hispanic Origin</b> | 2,330     |        | 14,272    |        | 34,260    |        |
| <b>2019 Population</b>                    | 14,148    |        | 80,232    |        | 190,871   |        |
| White                                     | 11,582    | 81.86% | 65,490    | 81.63% | 151,094   | 79.16% |
| Black                                     | 635       | 4.49%  | 3,620     | 4.51%  | 9,397     | 4.92%  |
| Am. Indian & Alaskan                      | 77        | 0.54%  | 506       | 0.63%  | 1,277     | 0.67%  |
| Asian                                     | 1,395     | 9.86%  | 8,157     | 10.17% | 22,848    | 11.97% |
| Hawaiian & Pacific Island                 | 18        | 0.13%  | 110       | 0.14%  | 254       | 0.13%  |
| Other                                     | 441       | 3.12%  | 2,350     | 2.93%  | 6,001     | 3.14%  |
| U.S. Armed Forces                         | 7         |        | 113       |        | 257       |        |
| <b>Households</b>                         |           |        |           |        |           |        |
| 2024 Projection                           | 6,134     |        | 33,640    |        | 80,879    |        |
| 2019 Estimate                             | 5,273     |        | 29,589    |        | 71,295    |        |
| 2010 Census                               | 3,688     |        | 24,404    |        | 57,978    |        |
| Growth 2019 - 2024                        | 16.33%    |        | 13.69%    |        | 13.44%    |        |
| Growth 2010 - 2019                        | 42.98%    |        | 21.25%    |        | 22.97%    |        |
| Owner Occupied                            | 3,532     | 66.98% | 19,934    | 67.37% | 44,927    | 63.02% |
| Renter Occupied                           | 1,741     | 33.02% | 9,655     | 32.63% | 26,368    | 36.98% |
| <b>2019 Households by HH Income</b>       | 5,275     |        | 29,589    |        | 71,297    |        |
| Income: <\$25,000                         | 430       | 8.15%  | 2,362     | 7.98%  | 5,377     | 7.54%  |
| Income: \$25,000 - \$50,000               | 882       | 16.72% | 4,560     | 15.41% | 11,247    | 15.77% |
| Income: \$50,000 - \$75,000               | 991       | 18.79% | 4,826     | 16.31% | 11,193    | 15.70% |
| Income: \$75,000 - \$100,000              | 700       | 13.27% | 3,714     | 12.55% | 9,574     | 13.43% |
| Income: \$100,000 - \$125,000             | 625       | 11.85% | 3,836     | 12.96% | 8,876     | 12.45% |
| Income: \$125,000 - \$150,000             | 558       | 10.58% | 3,120     | 10.54% | 7,240     | 10.15% |
| Income: \$150,000 - \$200,000             | 578       | 10.96% | 3,515     | 11.88% | 8,408     | 11.79% |
| Income: \$200,000+                        | 511       | 9.69%  | 3,656     | 12.36% | 9,382     | 13.16% |
| <b>2019 Avg Household Income</b>          | \$108,055 |        | \$116,322 |        | \$117,993 |        |
| <b>2019 Med Household Income</b>          | \$86,946  |        | \$95,506  |        | \$95,449  |        |

**POHLJENSEN**

REAL ESTATE | DEVELOPMENT | INVESTMENT

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

# Becky, Ltd. - Lot F

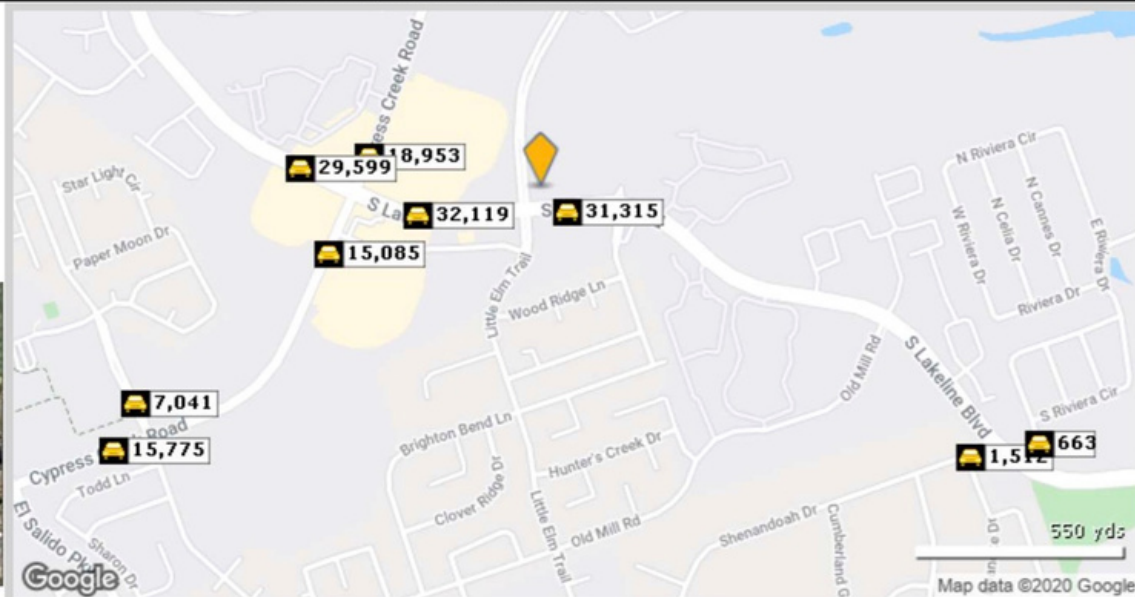


**+/- 7 Acres available for sale**  
**Retail/Restaurant space for lease**

## Traffic Counts

Little Elm Trail & Lakeli Blvd, 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 S Lakeline Blvd  | Lakeline Oaks Dr | 0.08 E         | 2014       | 28,857           | MPSI        | .06                     |
| 2 S Lakeline Blvd  | Little Elm Trl   | 0.06 W         | 2018       | 31,315           | MPSI        | .06                     |
| 3 S Lakeline Blvd  | Cypress Creek Rd | 0.10 W         | 2018       | 32,119           | MPSI        | .19                     |
| 4 Cypress Creek Rd | S Lakeline Blvd  | 0.06 S         | 2018       | 18,953           | MPSI        | .26                     |
| 5 Cypress Creek Rd | S Lakeline Blvd  | 0.10 NE        | 2018       | 15,085           | MPSI        | .33                     |
| 6 S Lakeline Blvd  | Cypress Creek Rd | 0.09 SE        | 2018       | 29,599           | MPSI        | .36                     |
| 7 Sunchase Blvd    | Cypress Creek Rd | 0.06 SE        | 2018       | 7,041            | MPSI        | .69                     |
| 8 Cypress Creek Rd | Sunchase Blvd    | 0.06 E         | 2018       | 15,775           | MPSI        | .76                     |
| 9 Shenandoah Dr    | Roanoke Dr       | 0.00 SW        | 2018       | 1,512            | MPSI        | .77                     |
| 10 Riviera Dr W    | W Riviera Dr     | 0.03 N         | 2014       | 663              | MPSI        | .85                     |

## POHLJENSEN

REAL ESTATE | DEVELOPMENT | INVESTMENT

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









# 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