

Bagdad Retail Sites

Bagdad Rd b/w RR 1431 and New Hope Dr,
Cedar Park, TX

2.76 Acres



Pricing available upon request

- Zoned Local Retail
- Entrance to single and multi family development
- 24" water line on Bagdad Rd;
wastewater line west side of Bagdad Rd



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REAL ESTATE | DEVELOPMENT | INVESTMENT

10800 Pecan Park Blvd, Ste. 125

512.335.5577 www.pohljensen.com

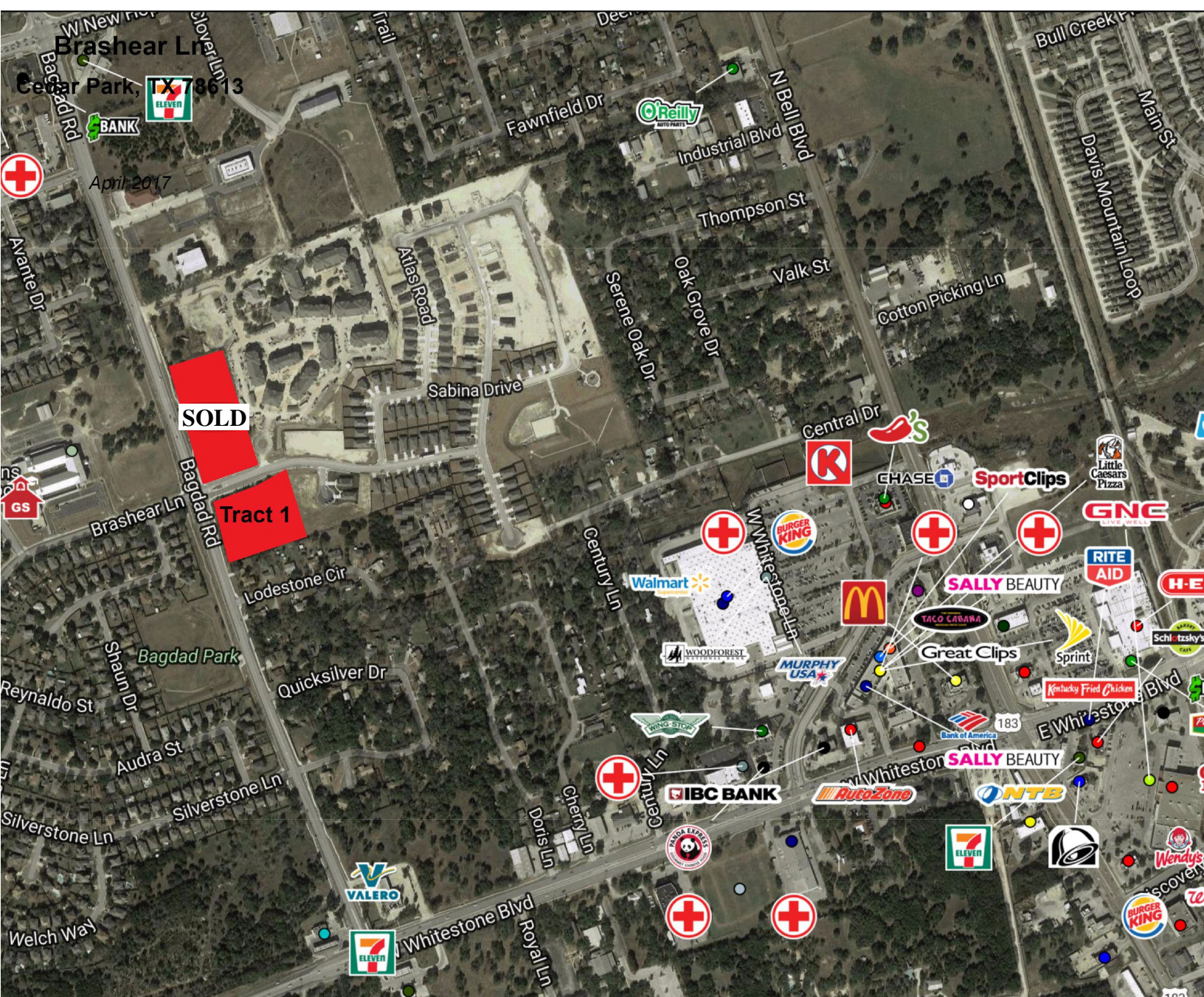
Demographics

	1 MILE	3 MILE	5 MILE
2019 population	12,606	95,502	163,139
Average HH Income	\$90,503	\$107,299	\$111,837
Traffic Count (2018)	20,000 vehicles per day		

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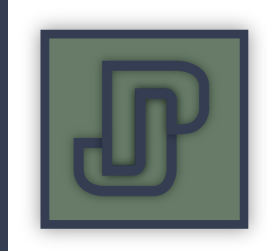
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Demographics

2.76 Acres

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	14,729		112,723		190,620	
2019 Estimate	12,606		95,502		163,139	
2010 Census	9,204		61,105		112,459	
Growth 2019 - 2024	16.84%		18.03%		16.85%	
Growth 2010 - 2019	36.96%		56.29%		45.07%	
2019 Population by Hispanic Origin	3,291		21,435		34,279	
2019 Population	12,606		95,502		163,139	
White	10,773	85.46%	81,842	85.70%	136,818	83.87%
Black	758	6.01%	4,257	4.46%	7,426	4.55%
Am. Indian & Alaskan	105	0.83%	667	0.70%	1,117	0.68%
Asian	560	4.44%	5,654	5.92%	12,599	7.72%
Hawaiian & Pacific Island	17	0.13%	141	0.15%	249	0.15%
Other	393	3.12%	2,940	3.08%	4,931	3.02%
U.S. Armed Forces	3		286		573	
Households						
2024 Projection	4,928		38,068		66,186	
2019 Estimate	4,251		32,443		56,944	
2010 Census	3,196		21,073		39,646	
Growth 2019 - 2024	15.93%		17.34%		16.23%	
Growth 2010 - 2019	33.01%		53.96%		43.63%	
Owner Occupied	3,140	73.86%	24,540	75.64%	41,394	72.69%
Renter Occupied	1,111	26.14%	7,903	24.36%	15,551	27.31%
2019 Households by HH Income	4,251		32,443		56,943	
Income: <\$25,000	306	7.20%	2,033	6.27%	3,570	6.27%
Income: \$25,000 - \$50,000	683	16.07%	4,842	14.92%	8,247	14.48%
Income: \$50,000 - \$75,000	944	22.21%	5,580	17.20%	10,097	17.73%
Income: \$75,000 - \$100,000	888	20.89%	5,277	16.27%	7,978	14.01%
Income: \$100,000 - \$125,000	544	12.80%	5,218	16.08%	9,296	16.33%
Income: \$125,000 - \$150,000	479	11.27%	3,825	11.79%	6,488	11.39%
Income: \$150,000 - \$200,000	258	6.07%	2,995	9.23%	5,567	9.78%
Income: \$200,000+	149	3.51%	2,673	8.24%	5,700	10.01%
2019 Avg Household Income	\$90,503		\$107,299		\$111,837	
2019 Med Household Income	\$80,419		\$92,843		\$95,548	

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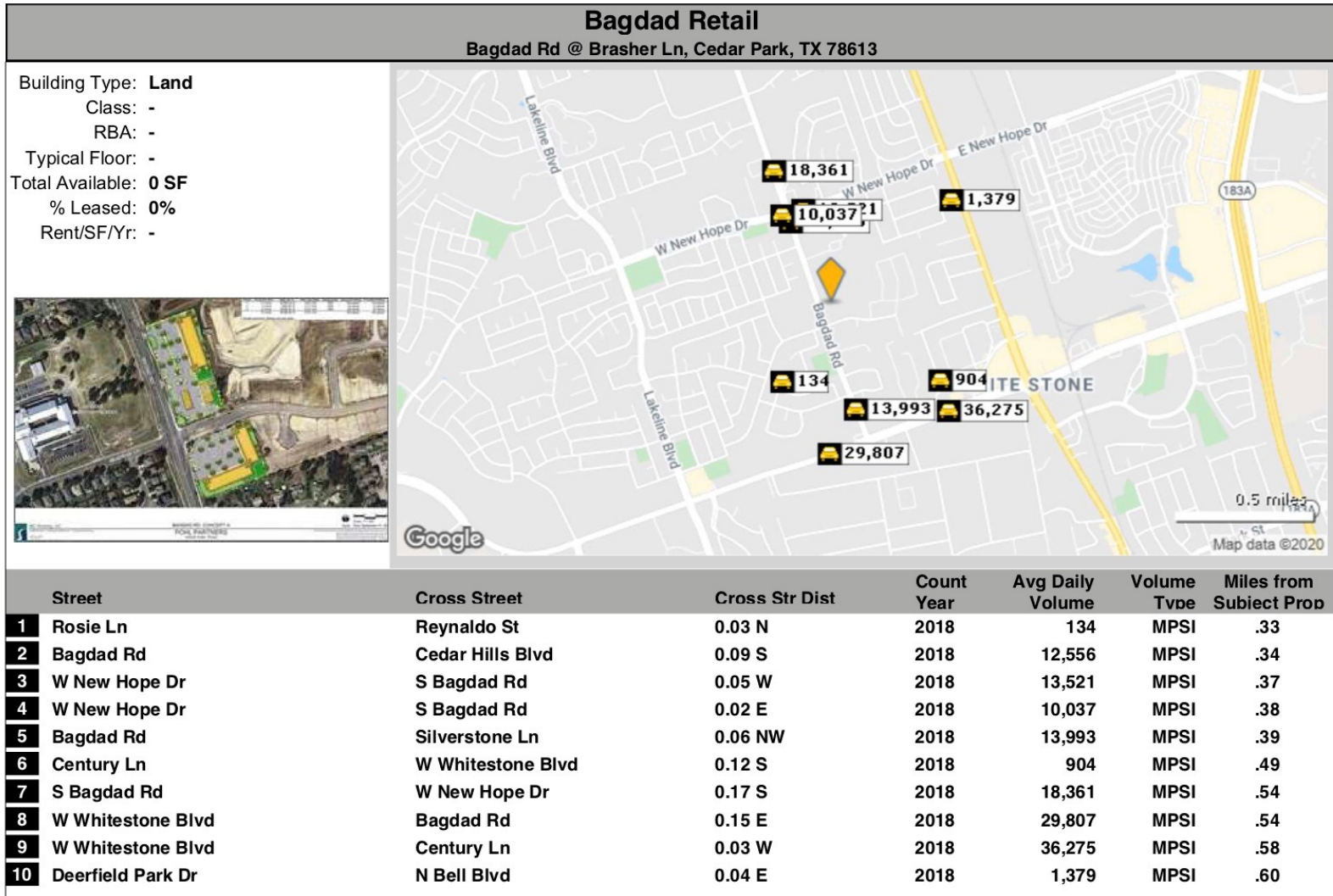
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Traffic Counts

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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.

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