

# Multiple Pads/Build to Suit Available 183 North

US 183 North Leander, Texas 78641 Between Blockhouse Dr. and County Glen



Multiple pads to built on 183 North between Blockhouse Creek Drive and County Glen. Varying Sizes and configurations available.

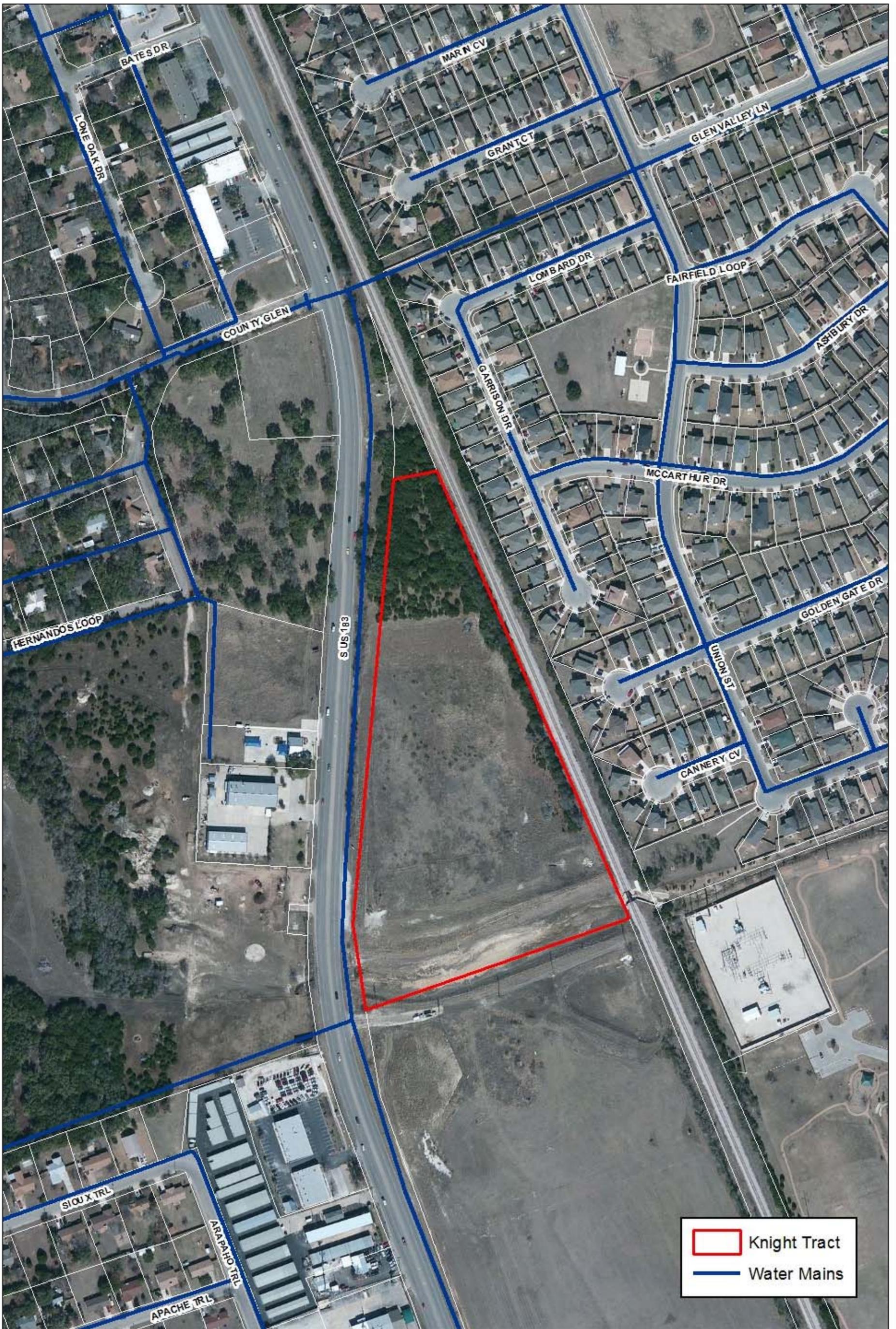
<p><b>ROAD FRONTAGE: US 183 North</b></p> <p><b>SIZE: Varying Sizes</b></p> <p><b>ZONING: TBD</b></p>	<p><b>UTILITIES: Electric, Water and Wastewater available to each site.</b></p> <p><b>PRICE: \$6.00 psf for Frontage Lots. \$4.00 psf for flag lots.</b></p>
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## CONTACT

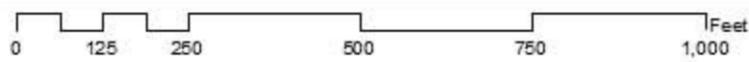
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 Knight Real Estate Corporation  
 307 E. 2nd Street  
 Austin, Texas 78701  
 Ph (512) 472-1800 x 11  
 Fax (512) 472-1999  
 Email: jamesknight@knightrealestate.com  
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	Knight Tract
	Water Mains



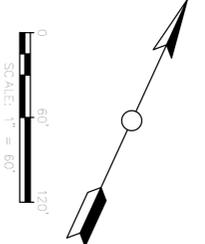
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**EXHIBIT "C"**  
**CONCEPTUAL SITE**  
**LAYOUT**  
**&**  
**LAND USE PLAN**



- NOTES:
- 1) MONUMENT SIGNS WILL INCLUDE MASONRY BASE WITH MATERIALS SELECTED FROM PALETTE.
  - 2) BASE ZONING FOR ALL LOTS IS GENERAL COMMERCIAL (GC).
  - 3) STREET TREES MAY BE PLANTED BETWEEN THE FRONT PROPERTY LINE & THE 20' PARKING SETBACK SHOWN.
  - 4) EXHIBIT C DOES NOT APPROVE THE REMOVAL OF TREES AND THE MONUMENT SIGN LOCATIONS ARE NOT APPROVED.

REV. NO.	DATE	REVISION DESCRIPTION

**Binkley & Bartfield, Inc.**  
 Consulting engineers  
 Texas Registration Number F-257  
 3901 S. TAMAR BLVD. #430, AUSTIN, TEXAS 78704 www.binkleybartfield.com

EXHIBIT C  
 KNIGHT PROPERTY

CASE: SP-2016-XXXXC	SHEET
DATE: XXXX	1
DESIGNED BY: AJ	OF 3
REVIEWED BY: NS	

THIS PLAN IS CONCEPTUAL. ALL APPLICABLE CITY ORDINANCES SHALL APPLY UNLESS OTHERWISE NOTED IN THE PUD NOTES.

REMAINDER OF 48.34 AC. SUSAN L. WISE DOC. 201600713 (DESCRIBED IN DOC. 9917501)

4.010 SQUARE FEET DOCKING FACILITY (DESCRIBED IN DOC. 9917501) (C.A. 1718.14) (C.A. 1718.15) (C.A. 1718.16) (C.A. 1718.17) (C.A. 1718.18)



# Demographic and Income Profile

Mary Johns Tract  
 2271 US 183, Leander, Texas, 78641  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.54904  
 Longitude: -97.84060

Summary	Census 2010	2015	2020
Population	11,992	12,501	13,448
Households	3,894	4,090	4,426
Families	3,151	3,291	3,546
Average Household Size	3.08	3.05	3.04
Owner Occupied Housing Units	3,146	3,239	3,481
Renter Occupied Housing Units	748	852	945
Median Age	32.5	33.8	34.0
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.47%	1.52%	0.75%
Households	1.59%	1.54%	0.77%
Families	1.50%	1.49%	0.69%
Owner HHs	1.45%	1.47%	0.70%
Median Household Income	1.46%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	161	3.9%	145	3.3%
\$15,000 - \$24,999	189	4.6%	138	3.1%
\$25,000 - \$34,999	183	4.5%	162	3.7%
\$35,000 - \$49,999	388	9.5%	374	8.5%
\$50,000 - \$74,999	1,060	25.9%	1,001	22.6%
\$75,000 - \$99,999	936	22.9%	1,081	24.4%
\$100,000 - \$149,999	804	19.7%	1,032	23.3%
\$150,000 - \$199,999	225	5.5%	317	7.2%
\$200,000+	144	3.5%	175	4.0%
Median Household Income	\$76,142		\$81,869	
Average Household Income	\$86,351		\$95,454	
Per Capita Income	\$28,256		\$31,430	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,021	8.5%	990	7.9%	1,065	7.9%
5 - 9	1,181	9.8%	1,036	8.3%	1,053	7.8%
10 - 14	1,181	9.8%	1,153	9.2%	1,152	8.6%
15 - 19	905	7.5%	1,003	8.0%	1,066	7.9%
20 - 24	497	4.1%	801	6.4%	772	5.7%
25 - 34	1,726	14.4%	1,464	11.7%	1,805	13.4%
35 - 44	2,163	18.0%	2,171	17.4%	2,180	16.2%
45 - 54	1,646	13.7%	1,792	14.3%	1,771	13.2%
55 - 64	1,019	8.5%	1,220	9.8%	1,409	10.5%
65 - 74	402	3.4%	603	4.8%	825	6.1%
75 - 84	197	1.6%	206	1.6%	268	2.0%
85+	54	0.5%	64	0.5%	79	0.6%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,836	82.0%	10,022	80.2%	10,497	78.1%
Black Alone	554	4.6%	620	5.0%	728	5.4%
American Indian Alone	72	0.6%	77	0.6%	86	0.6%
Asian Alone	233	1.9%	296	2.4%	382	2.8%
Pacific Islander Alone	8	0.1%	9	0.1%	11	0.1%
Some Other Race Alone	876	7.3%	988	7.9%	1,127	8.4%
Two or More Races	412	3.4%	489	3.9%	617	4.6%
Hispanic Origin (Any Race)	2,913	24.3%	3,250	26.0%	3,682	27.4%

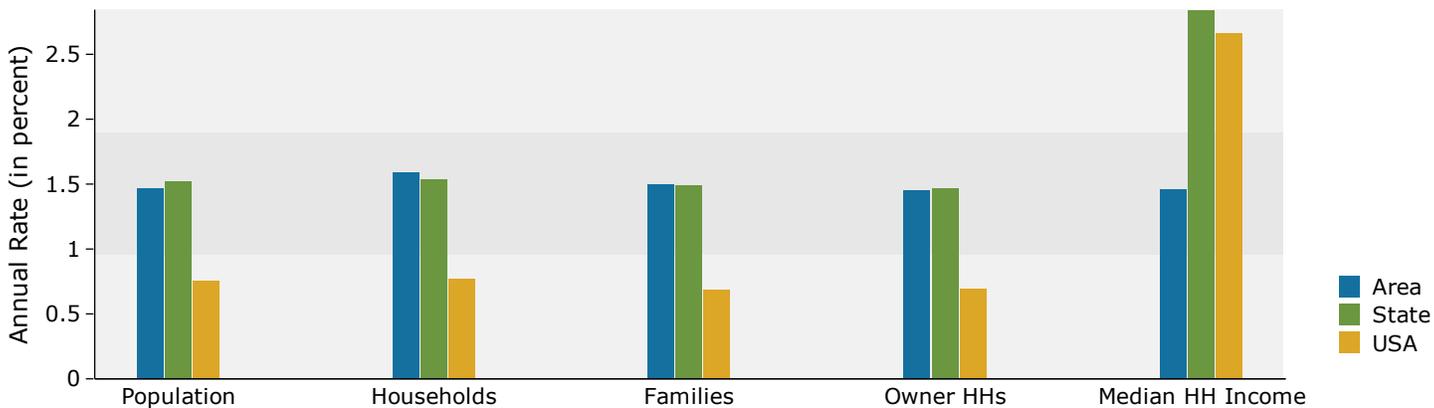
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

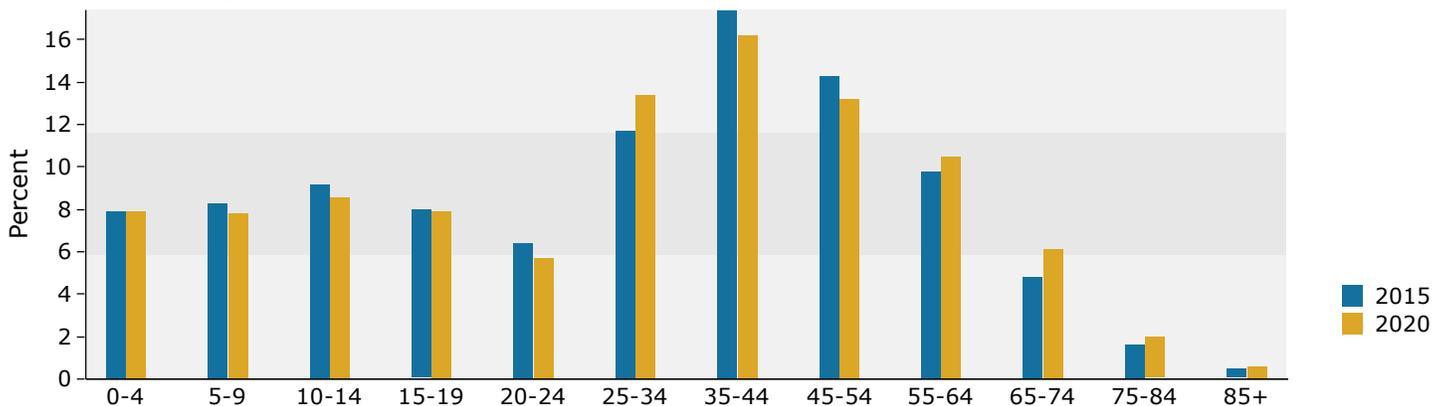
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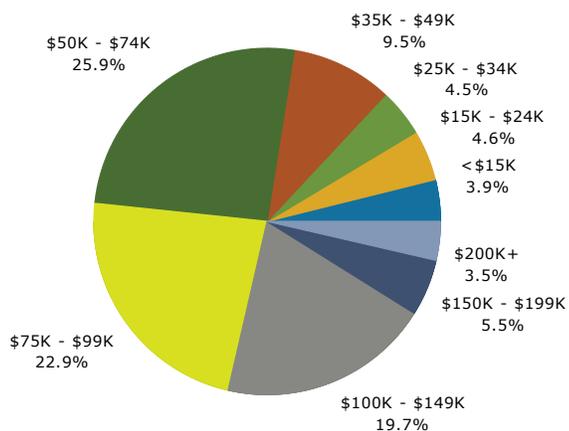
## Trends 2015-2020



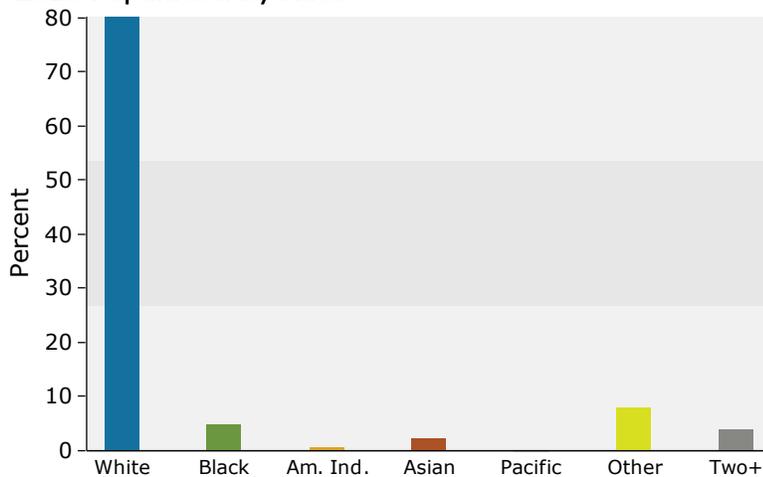
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 26.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



# Demographic and Income Profile

Mary Johns Tract  
 2271 US 183, Leander, Texas, 78641  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.54904  
 Longitude: -97.84060

Summary	Census 2010	2015	2020
Population	49,687	57,982	67,870
Households	16,676	19,533	22,975
Families	13,055	15,210	17,832
Average Household Size	2.97	2.96	2.95
Owner Occupied Housing Units	13,217	15,190	17,843
Renter Occupied Housing Units	3,459	4,343	5,132
Median Age	32.6	33.8	33.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	3.20%	1.52%	0.75%
Households	3.30%	1.54%	0.77%
Families	3.23%	1.49%	0.69%
Owner HHs	3.27%	1.47%	0.70%
Median Household Income	1.87%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	805	4.1%	765	3.3%
\$15,000 - \$24,999	744	3.8%	562	2.4%
\$25,000 - \$34,999	962	4.9%	880	3.8%
\$35,000 - \$49,999	2,151	11.0%	2,227	9.7%
\$50,000 - \$74,999	4,294	22.0%	4,428	19.3%
\$75,000 - \$99,999	3,923	20.1%	4,804	20.9%
\$100,000 - \$149,999	4,229	21.7%	5,788	25.2%
\$150,000 - \$199,999	1,572	8.0%	2,382	10.4%
\$200,000+	852	4.4%	1,139	5.0%
Median Household Income	\$78,802		\$86,470	
Average Household Income	\$91,526		\$101,798	
Per Capita Income	\$30,985		\$34,635	

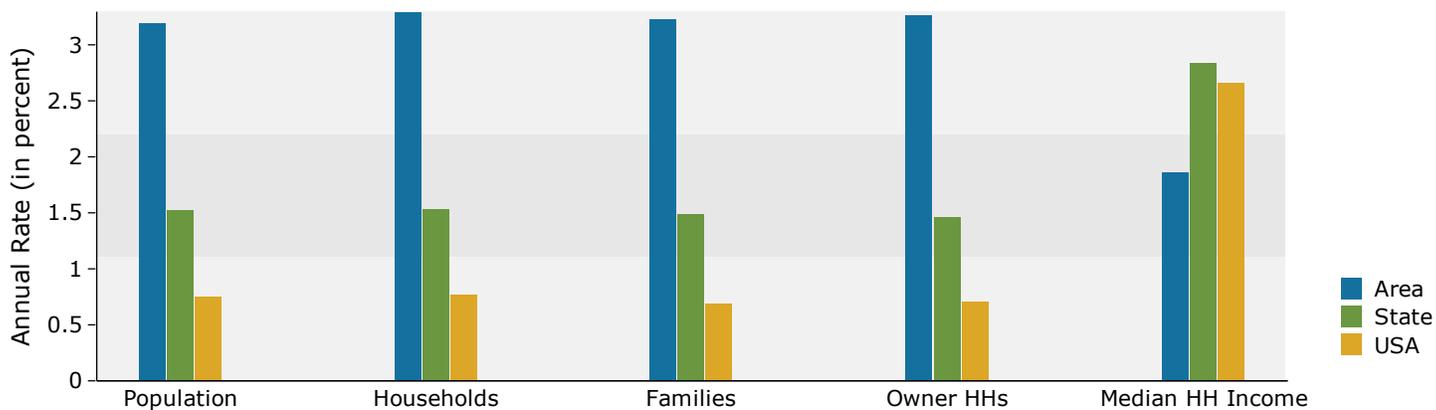
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,347	8.7%	4,803	8.3%	5,586	8.2%
5 - 9	4,790	9.6%	4,971	8.6%	5,703	8.4%
10 - 14	4,507	9.1%	5,232	9.0%	5,853	8.6%
15 - 19	3,617	7.3%	4,226	7.3%	5,108	7.5%
20 - 24	2,089	4.2%	3,522	6.1%	3,667	5.4%
25 - 34	7,573	15.2%	7,261	12.5%	9,677	14.3%
35 - 44	9,166	18.4%	10,223	17.6%	11,207	16.5%
45 - 54	6,595	13.3%	8,280	14.3%	9,200	13.6%
55 - 64	3,950	7.9%	5,287	9.1%	6,404	9.4%
65 - 74	1,794	3.6%	2,741	4.7%	3,690	5.4%
75 - 84	907	1.8%	1,028	1.8%	1,320	1.9%
85+	352	0.7%	410	0.7%	457	0.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,534	81.6%	46,141	79.6%	52,491	77.3%
Black Alone	2,252	4.5%	2,822	4.9%	3,576	5.3%
American Indian Alone	301	0.6%	375	0.6%	465	0.7%
Asian Alone	1,125	2.3%	1,649	2.8%	2,343	3.5%
Pacific Islander Alone	50	0.1%	66	0.1%	87	0.1%
Some Other Race Alone	3,653	7.4%	4,577	7.9%	5,698	8.4%
Two or More Races	1,771	3.6%	2,352	4.1%	3,209	4.7%
Hispanic Origin (Any Race)	11,458	23.1%	14,248	24.6%	17,609	25.9%

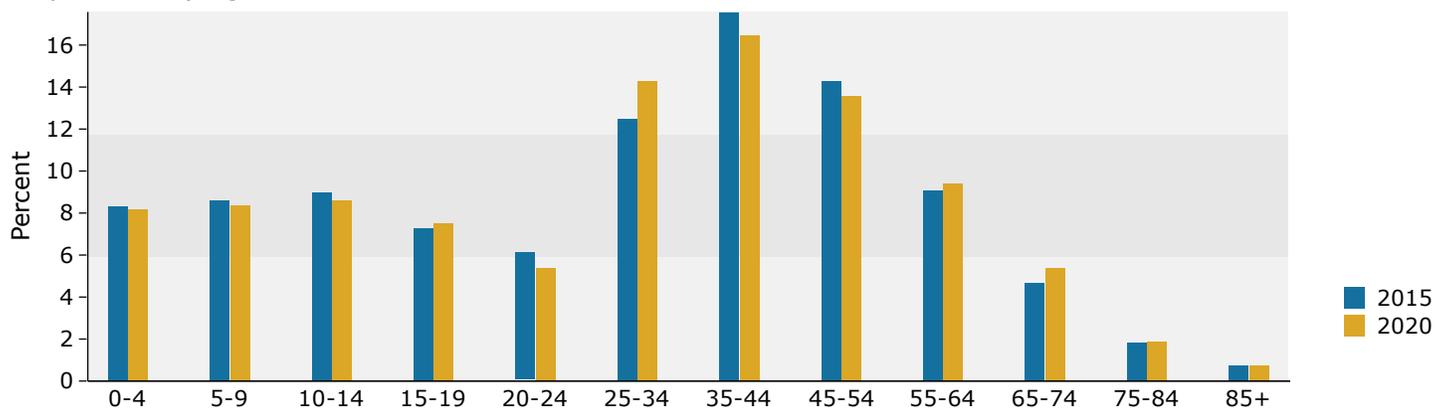
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

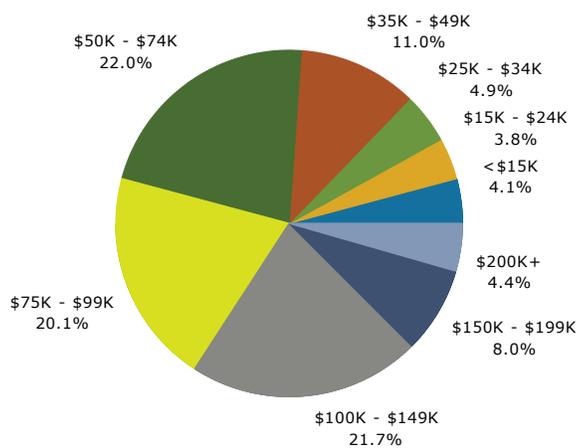
## Trends 2015-2020



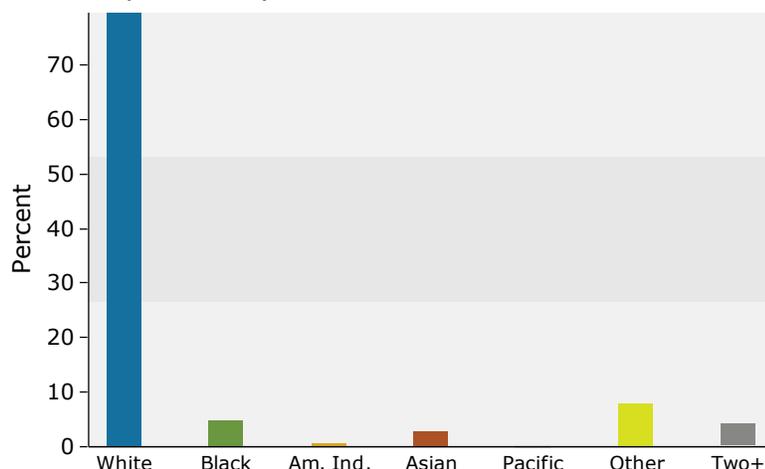
## Population by Age



## 2015 Household Income



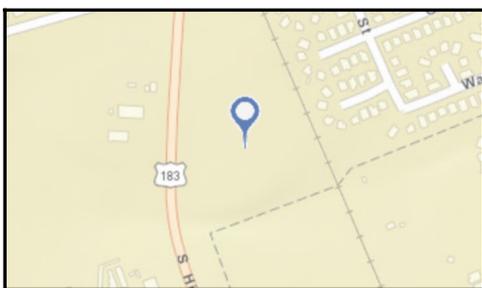
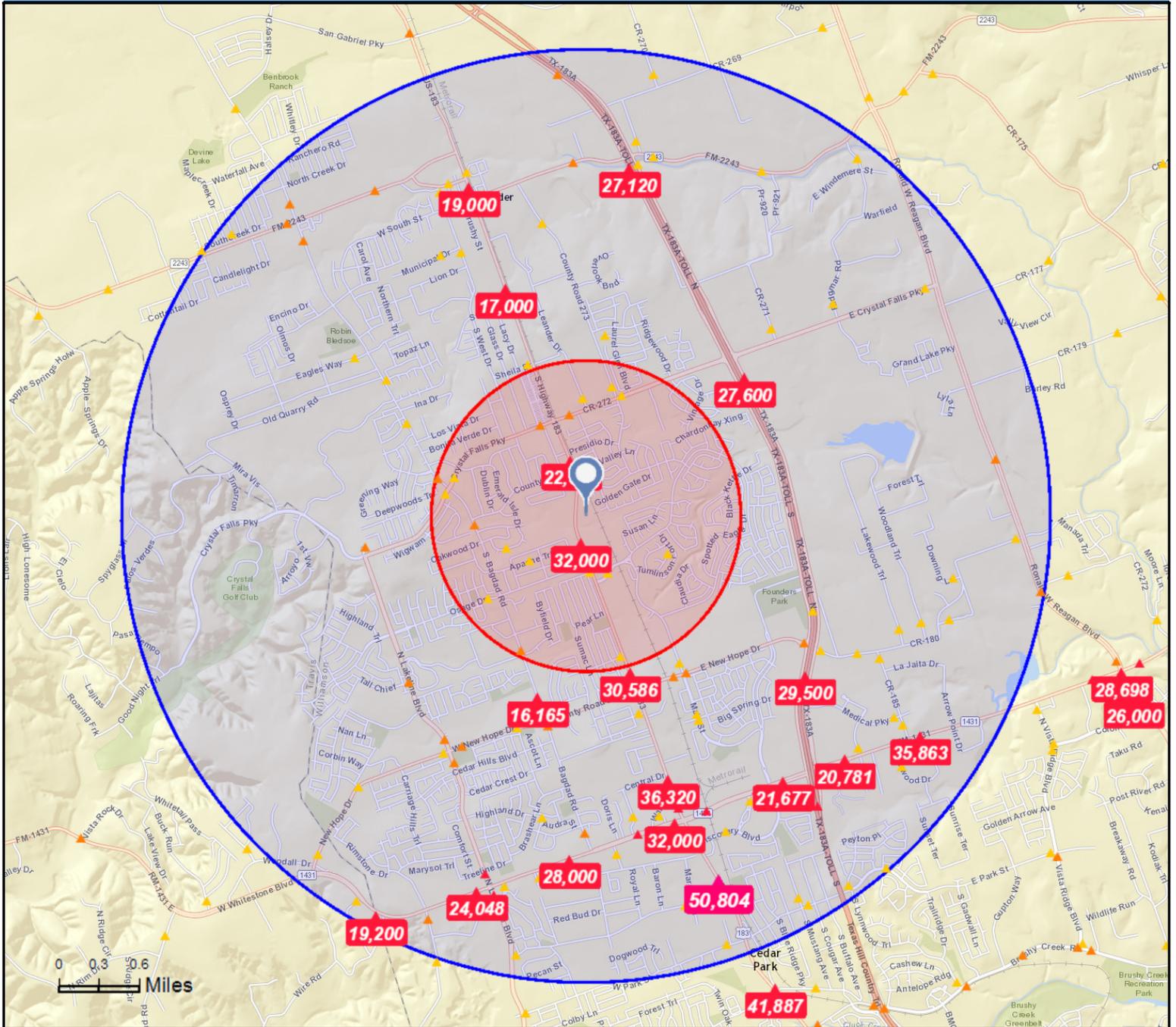
## 2015 Population by Race



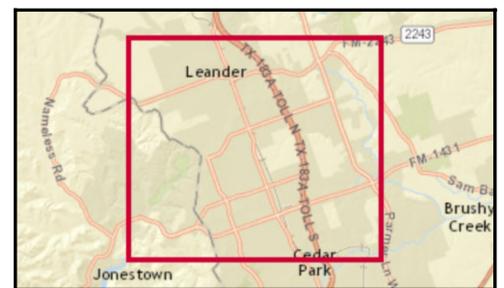
2015 Percent Hispanic Origin: 24.6%

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

February 29, 2016

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



1/1/96

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Phone: (512)472-180

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