

Cedar Park, Texas

Prime Retail

The Shops at New Hope

Space Available – 1500 Sq. Ft. to 40,000 Sq. Ft. of Retail

\$22 NNN and up - \$20 Finish out



Pohl, Brown & Associates, Inc.

Amy Reid

areid@pohlbrown.com

512-335-5577 (office)

512-983-8130 (cell)

LOT 1
HIGH MEADOW, SEC. 3
1.7766 AC.
PKG = 26
RQD PKG: 25

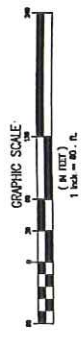
LOT 1
HIGH MEADOW, SEC. 2
2.6742 AC.
PKG = 98
RQD PKG: 76

COMMERCIAL TRACT 2
HIGH MEADOWS, PHASE 4, SEC. 1
5.7793 AC.
PKG = 185
RQD PKG: 160

COMMERCIAL TRACT 1
HIGH MEADOWS, PHASE 4, SEC. 1
1.5449 AC.
PKG = 29
RQD PKG: 29



NOTES:
1. BUILD-OUT WAY FOR VARIAN DRIVE IS ASSUMED TO BE 30'.
2. DRIVEWAY, SIDEWALK AND PARKING LOT ARE TO BE BUILT WITHIN LOT 1, HIGH MEADOWS, SEC. 2 AND LOT 1, HIGH MEADOWS, SEC. 1.



ROMAIN TRACT RETAIL CENTER

BAGDAD ROAD & WEST NEW HOPE DRIVE
CEDAR PARK, TEXAS

Consulting Engineers and Inspectors
ATS
AT&T World Communications, Inc.
Austin, Texas 78768
TEL: 512.346.4000
FAX: 512.346.4001
REG. PROFESSIONAL ENGINEERS AND SURVEYORS
STATE OF TEXAS
MAY BE REPRODUCED IN ANY FORM, BY ANY MEANS, WITHOUT WRITTEN PERMISSION.

COMPARISON DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

The Shops at New Hope

North side of New Hope Rd between 183 & Bagdad

May 2008



POHL, BROWN & ASSOCIATES, INC.
(512) 335-5577

RComp1

30.53133/-97.8418		1.00 mi radius	3.00 mi radius	5.00 mi radius	Percent Change % Δ	Comparison Site Index
POPULATION	2006 Estimated Population	9,473	44,218	71,782	-59.9%	40
	2011 Projected Population	11,436	54,920	88,780	-59.3%	41
	2000 Census Population	7,065	31,317	51,021	-61.1%	39
	1990 Census Population	2,220	12,094	20,760	-53.2%	47
	Historical Annual Growth 1990 to 2006	20.4%	16.6%	15.4%	-17.0%	83
	Projected Annual Growth 2006 to 2011	4.1%	4.8%	4.7%	+5.4%	105
	2006 Median Age	28.4	30.4	31.3	+6.6%	107
HOUSEHOLDS	2006 Estimated Households	2,982	14,303	23,532	-58.7%	41
	2011 Projected Households	3,600	17,821	29,129	-58.1%	42
	2000 Census Households	2,265	10,264	17,023	-59.9%	40
	1990 Census Households	704	3,904	6,881	-51.4%	49
	Historical Annual Growth 1990 to 2006	20.2%	16.6%	15.1%	-18.0%	82
	Projected Annual Growth 2006 to 2011	4.1%	4.9%	4.8%	+5.0%	105
ESTIMATED RACE	2006 White	86.7%	88.5%	88.1%	+0.6%	101
	2006 Black or African American	4.1%	3.2%	3.2%	-12.4%	88
	2006 Asian & Pacific Islander	2.1%	2.4%	3.1%	+41.1%	141
	2006 American Indian & Native Alaskan	0.2%	0.3%	0.2%	-0.4%	100
	2006 Other Races	7.0%	5.8%	5.4%	-15.6%	84
	2006 Hispanic	22.3%	17.7%	16.2%	-18.8%	81
INCOME	2006 Average Household Income	\$ 67,844	\$ 76,761	\$ 83,722	+15.8%	116
	2006 Median Household Income	\$ 65,669	\$ 71,927	\$ 76,589	+11.3%	111
	2006 Per Capita Income	\$ 21,403	\$ 25,121	\$ 27,638	+18.8%	119
EDUCATION (AGE 25+)	2006 Elementary	2.7%	2.3%	2.1%	-16.8%	83
	2006 Some High School	4.1%	3.2%	2.9%	-18.8%	81
	2006 High School Graduate	22.0%	17.3%	16.1%	-18.2%	82
	2006 Some College	23.8%	26.2%	24.3%	-2.6%	97
	2006 Associates Degree Only	12.1%	11.4%	11.2%	-4.8%	95
	2006 Bachelors Degree Only	27.3%	29.7%	31.7%	+11.1%	111
	2006 Graduate Degree	8.0%	9.9%	11.7%	+30.6%	131
BUSINESS	Number of Businesses	203	1,166	2,120	-48.8%	51
	Total Number of Employees	1,256	7,788	15,755	-40.4%	60
	Employee Population per Business	6.2	6.7	7.4	+15.4%	115
	Residential Population per Business	46.8	37.9	33.9	-20.0%	80

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before 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.



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TREC No. OP-K

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Pohl Brown & Associates 13809 Research Blvd., Ste. 1000, Austin TX 78750

Phone: 512-789-5087

Fax:

Laura Ivy Schultz

info .zfx

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