



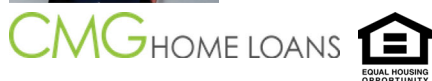
8.27-ACRE LIVE/WORK RANCH 1% LENDER CREDIT AVAILABLE

1133 FM 20
Cedar Creek TX 78612
3 Beds / 2.5 Baths / 2436 SF
MLS 9856498

\$825,000



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The Commute



Average commute
to work takes

35
MINUTES



Driving Solo

77%



Public Trans

0%



Carpool

10%



Motorcycle

1%



Walking

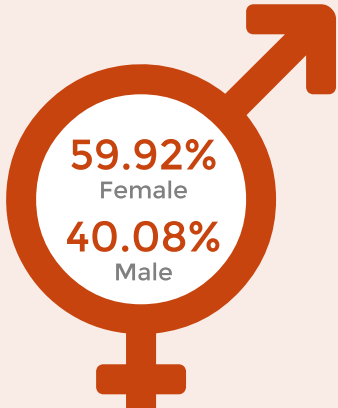
2%



Bicycle

0%

People



Median Age: **32**

Married People: **60%**

Average Household Size: **5.98**

Households w/Children: **143%**

Population of Area: **9,229**



Cost of Living



Overall Cost of Living
Compared to National Average

94%



Education

97%



Entertainment

94%



Food/Beverages

93%



Healthcare

91%



Home

96%



Utilities

92%

Schools

CEDAR CREEK MIDDLE

7th grade - 8th grade

CEDAR CREEK INT

5th grade - 6th grade

CEDAR CREEK EL

prekindergarten - 4th grade

BLUEBONNET EL

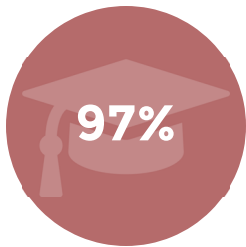
prekindergarten - 4th grade

There are additional schools nearby within **10** miles.

Data is derived from many original sources including but not limited to public records, the census bureau, and local municipalities/school districts. Data is deemed accurate but not warranted.

COST OF LIVING

IN YOUR NEIGHBORHOOD



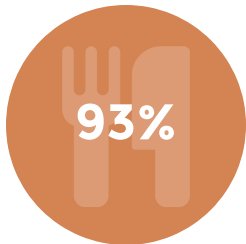
Education

The costs associated with books, supplies, college, high school, elementary school and preschool tuition.



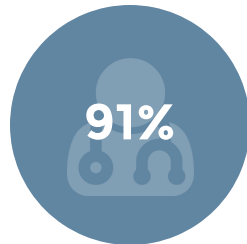
Entertainment

The costs associated with fees and admissions to clubs, movies and sporting events, television services, musical instruments, recreation and exercise equipment, and hobbies.



Food/Beverages

The costs associated with food at home, food away from home, restaurants, catered affairs, non-alcoholic and alcoholic beverages.



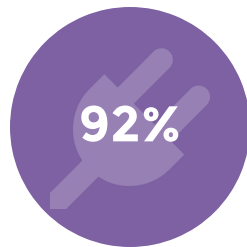
Healthcare

The costs associated with health care including: health insurance, medicare payments, medical services, prescription and non-prescription drugs and medical supplies.



Household Operations

Childcare and preschools. Also includes other household expenses like: housekeeping services and supplies, lawn care services, home security, pest control, appliance repair and rental as well as other household products and postage.



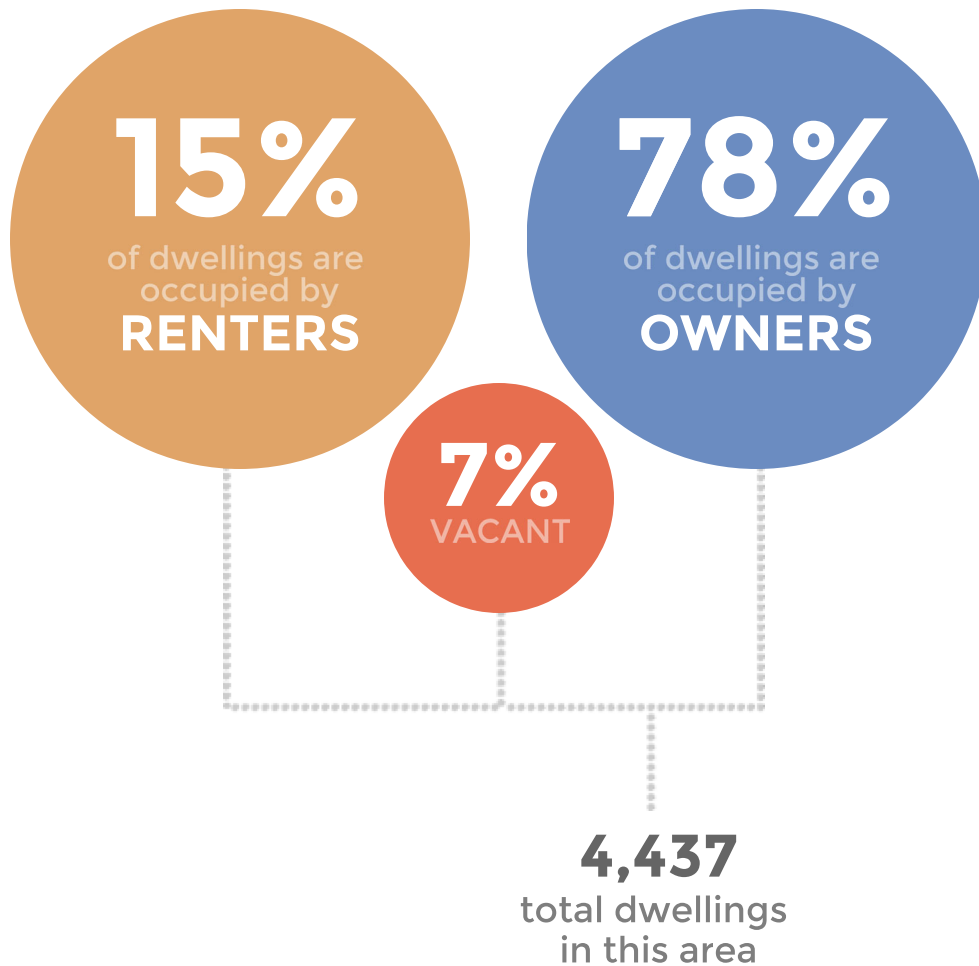
Utilities

The costs associated with utilities, fuels and public services including: natural gas, electricity, fuel oil, telephone services, water and sewerage, trash and garbage collection and septic tank cleaning.



RENT VS. OWN

IN YOUR NEIGHBORHOOD



Did you know that the concentration of renters in a neighborhood can impact property values?

Generally, a low concentration of renters and a higher percentage of owners is best for rising values.



SCHOOLS

IN YOUR NEIGHBORHOOD



7-8

CEDAR CREEK MIDDLE

1,039
STUDENTS
ENROLLED

19
STUDENTS
PER TEACHER

520
STUDENTS
PER GRADE

Distance from Address: 5.23 Miles

5-6

CEDAR CREEK INT

943
STUDENTS
ENROLLED

20
STUDENTS
PER TEACHER

472
STUDENTS
PER GRADE

Distance from Address: 5.39 Miles

PK-4

CEDAR CREEK EL

953
STUDENTS
ENROLLED

19
STUDENTS
PER TEACHER

136
STUDENTS
PER GRADE

Distance from Address: 5.79 Miles

PK-4

BLUEBONNET EL

755
STUDENTS
ENROLLED

15
STUDENTS
PER TEACHER

108
STUDENTS
PER GRADE

Distance from Address: 6.11 Miles