



STONE HILL TOWN CENTER PHASE I

Pads & Retail Space Available for Lease in Austin Area's Top 5 Largest Shopping Center

SWC of SH 130 & SH 45 | Pflugerville, Texas

Josh Friedlander | Kevin Sims | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

STONE HILL TOWN CENTER PHASE I

PROJECT HIGHLIGHTS

PFLUGERVILLE, TEXAS



111K
CURRENT
POPULATION IN
3-MILE RADIUS



\$112K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



MORE THAN
55,000
VPD ON
SH 130

**MAJOR
CENTER
ANCHORS**



TARGET



CINEMARK[®]



ROSS
DRESS FOR LESS[®]

at home
The Home Décor Superstore

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18%
SALES TAX
GROWTH
(U.S. CENSUS 2019)



ROUND ROCK-
PFLUGERVILLE RANKED
AMONG **FASTEST-GROWING**
CITIES IN AMERICA (U-HAUL
MIGRATION REPORT 2019)

PFLUGERVILLE NAMED
AMONG **“AMERICA’S BEST**
PLACES TO LIVE” (MONEY
MAGAZINE 2017)

25-ACRE, \$21 M TYPHOON
TEXAS WATERPARK
ADJACENT TO CENTER
(RE-OPENED JUNE 2020)

TOLL 130 EXPANSION
TO 3 MAIN LANES (BOTH
DIRECTIONS) UNDERWAY



STONE HILL TOWN CENTER PHASE I

MAJOR DEVELOPMENT GROWTH

120-ACRE MIXED-USED DEVELOPMENT PROJECT (NORTHPOINTE) IS BEING PROPOSED ALONG THE EAST SIDE OF FM 685, SOUTH OF THE WATER PARK
IDI LOGISTICS BUILDING OUT THEIR SITE AT NEW MEISTER LANE AND SCHULTZ LANE

RECENTLY COMPLETED **650,000-SF** LIVING SPACES DISTRIBUTION CENTER AT SWC OF SH 45 AND N. HEATHERWILDE BOULEVARD

PROJECT CHARM, **3.8M-SF** LOGISTICS FACILITY UNDER CONSTRUCTION ON PECAN BETWEEN FM 685 AND SH 130 (3Q 2021, MIN 1,000+ JOBS)

400-ACRE LAKESIDE MEADOWS MASTER-PLANNED DEVELOPMENT UNDERWAY (SOUTH OF LAKE PFLUGERVILLE)

258-UNIT PFLUGERVILLE FARMS APARTMENTS UNDER PERMIT REVIEW (SW CORNER OF PFLUGER FARM LN. AND TOWN CENTER DR.)

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PROPERTIES®

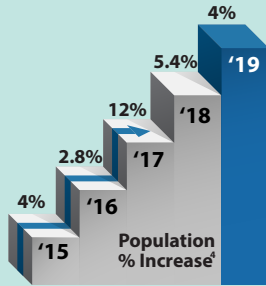


By the Numbers

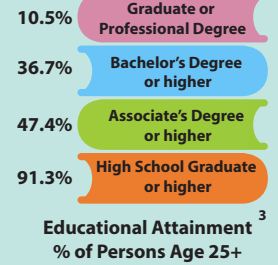
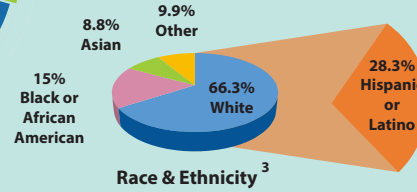
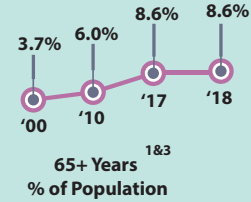
2019 Community Profile

71,024⁴

Total Population Est.
(Estimate for end of 2019)



26.5 %³
Under 18



PEOPLE

HOUSEHOLDS & HOUSING

ECONOMY

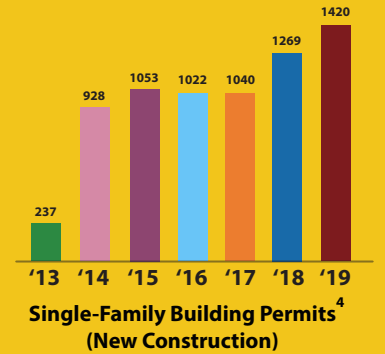
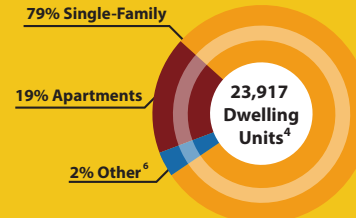
\$88,232³

Median Household Income



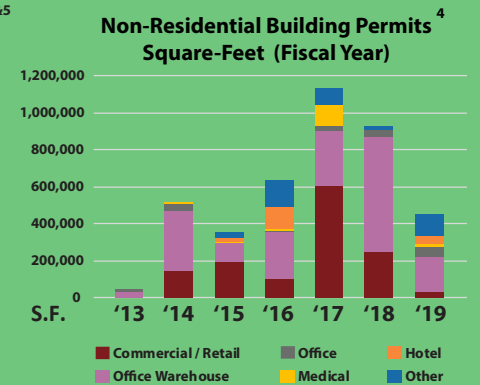
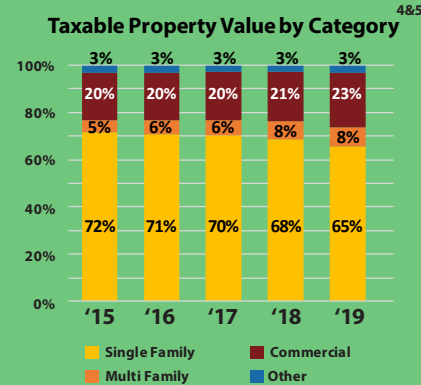
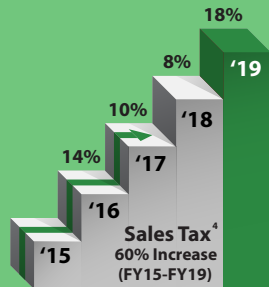
\$234,300²

Median Home Value



\$1,577,259⁴

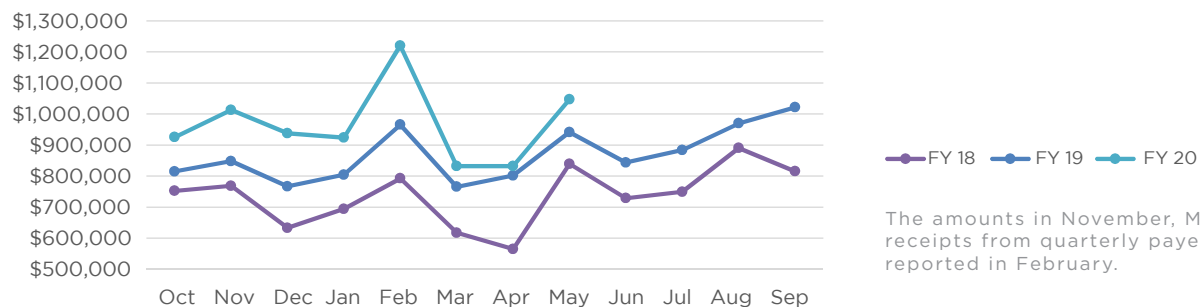
2019 Sales Tax Growth



1. U.S. Census
 2. U.S. Census, American Community Survey 2017, 1-Year Estimates
 3. U.S. Census, American Community Survey 2014-2018, 5-Year Estimates
 4. City of Pflugerville
 5. Ad Valorem Tax Value = Taxable Appraised Value of Real and Personal Property
 6. Other housing types includes condominium, duplex, triplex, four-plex, and manufactured housing

SALES TAX REPORT

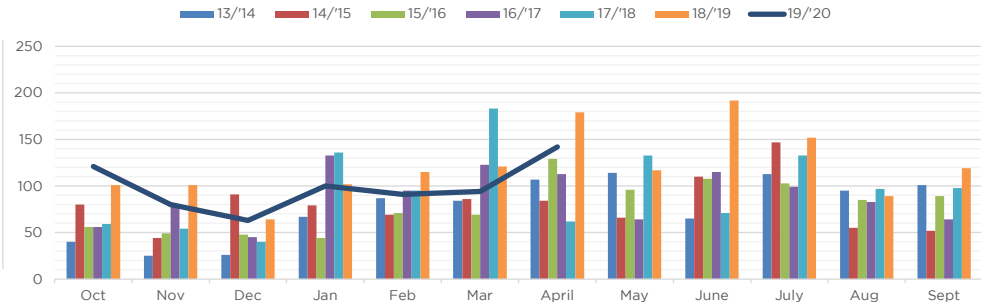
SALES TAX COLLECTIONS BY MONTH



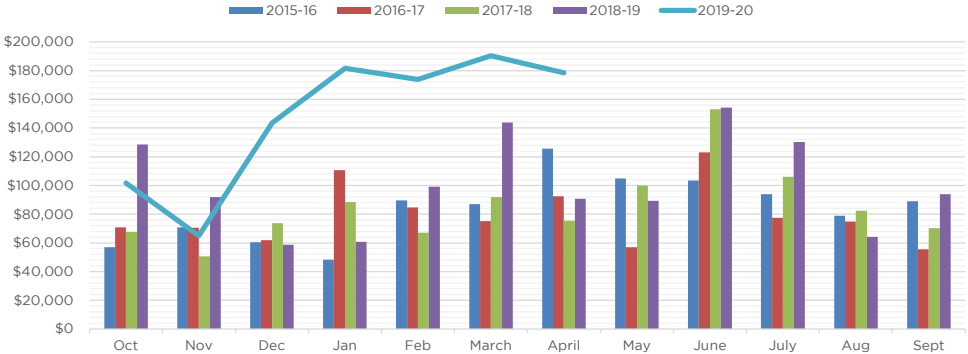
The amounts in November, May, and August reflect receipts from quarterly payers. Annual payers are reported in February.

MONTH	FISCAL YEAR 2018		FISCAL YEAR 2019		FISCAL YEAR 2020		FY19 TO 20 % CHANGE BY MONTH
	CUMULATIVE % OF TOTAL ACTUAL	MONTHLY REVENUE	CUMULATIVE % OF TOTAL ACTUAL	MONTHLY REVENUE	CUMULATIVE % OF TOTAL BUDGET	MONTHLY REVENUE	
OCTOBER (August Sales)	9%	\$ 752,414	9%	\$ 815,076	8%	\$ 925,322	13.5%
NOVEMBER (September Sales)	17%	\$ 768,354	16%	\$ 847,710	17%	\$ 1,012,876	19.5%
DECEMBER (October Sales)	24%	\$ 633,363	23%	\$ 766,684	26%	\$ 938,176	22.4%
JANUARY (November Sales)	32%	\$ 694,438	31%	\$ 804,218	34%	\$ 923,779	14.9%
FEBRUARY (December Sales)	41%	\$ 792,636	40%	\$ 965,412	45%	\$ 1,220,421	26.4%
MARCH (January Sales)	48%	\$ 617,622	48%	\$ 765,478	52%	\$ 832,386	8.7%
APRIL (February Sales)	55%	\$ 564,963	55%	\$ 801,455	60%	\$ 832,331	3.9%
MAY (March Sales)	64%	\$ 839,029	64%	\$ 941,390	69%	\$ 1,047,201	11.2%
JUNE (April Sales)	72%	\$ 728,765	72%	\$ 843,837			
JULY (May Sales)	81%	\$ 749,219	81%	\$ 883,998			
AUGUST (June Sales)	91%	\$ 890,317	90%	\$ 969,853			
SEPTEMBER (July Sales)	100%	\$ 815,321	100%	\$ 1,021,369			
TOTALS		\$ 8,846,441		\$ 10,426,480		\$ 7,732,491	
through May	YTD	\$ 5,662,819	YTD	\$ 6,707,423	YTD	\$ 7,732,491	15.3%
ANNUAL BUDGET		\$ 8,621,900		\$ 9,419,253		\$ 11,150,000	

FY 2019-20 RESIDENTIAL PERMITS ISSUED



REVENUE FROM PERMITS ISSUED



PERFORMANCE MEASUREMENTS

'19/'20 TOTAL	FY APRIL '19	FY APRIL '20	FYTD '19	FYTD '20	'20 FY
Operating Expenditures	\$ 49,765	\$ 61,757	\$ 403,906	\$ 426,265	\$ 770,275
Revenue from Permits Issued	\$ 90,767	\$ 178,400*	\$ 673,817	\$ 1,035,183*	\$ 1,651,384
Number of Inspections	3,724	3,314	23,341	23,487	41,000
Number of 3rd Party Inspections	1,110	1,015	7,818	5,386	13,000
Number of Permits Issued	431	364	2,256	3,009	4,015
Residential Permits Issued (City)	116	57	504	343	1,200
Residential Permits Issued (ETJ)	63	85	310	350	1,050
Total Residential Permits Issued	179	142	814	693	1,500
Commercial Permits Issued	23	37	145	191	150
Commercial Finish out Permits Issued	2	5	23	33	35

*Removed Project charm permit revenues from report: Revenue-\$925,378, YTD Actual \$1,960,561

**TOP 5
LARGEST
SHOPPING CENTER
IN AUSTIN AREA**



TRADE AREA





09.2020 | 01.2020

SITE PLAN

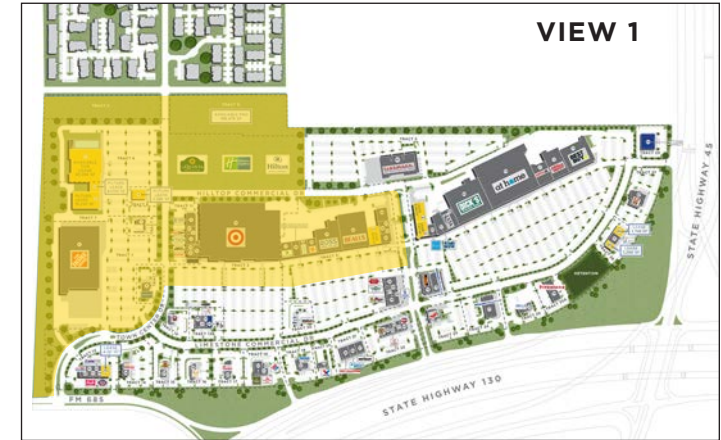


AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



09.20 | 08.20

SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Available For Lease	45,095 SF
2	Future Lease	4,000 SF
3	Future Lease	19,250 SF
4	Available Pad	27,431 SF
5	Cinemark	30,290 SF
6	Home Depot	102,867 SF
7	Vitalogy	4,450 SF
8	Austin Telco	2,155 SF
9	Seton Hospital	5,193 SF
10	Organics Hair & Beauty Centre	1,971 SF
11	SportClips	1,200 SF
12	TSO Optical	3,830 SF
13	Great Nails	2,340 SF
14	GNC	1,659 SF

KEY	BUSINESS	LEASE AREAS
15	Kids Dental Smiles	2,821 SF
16	Target	185,334 SF
17	Dollar Tree	7,926 SF
18	Bath & Body Works	5,000 SF
19	Rack Room Shoes	5,000 SF
20	Maurices	6,000 SF
21	Ross	27,689 SF
22	Bealls	40,622 SF
23	Available For Lease	8,500 SF
24	Hallmark	4,200 SF
25	Lux Tans	1,569 SF
26	Elegant Nail Salon	1,255 SF
27	Lavida Massage	2,352 SF
28	The Salons At Stone Hill TC	5,950 SF

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09.20 | 08.20

SITE PLAN



KEY	BUSINESS	LEASE AREAS
29	Panda Express	2,448 SF
30	James Avery	2,557 SF
31	Nothing Bundt Cakes	1,875 SF
32	Duck Donuts	1,314 SF
33	Proposed The Kebab Shop	2,613 SF
34	Proposed Dutch Bros.	862 SF
35	Russo's New York Pizzeria	4,242 SF
36	Wingstop	2,090 SF
37	T. Jin's Chinese Restaurant	2,114 SF
38	Bon Bons Rolled Ice Cream	761 SF
39	Shogun	4,877 SF
40	Factory Mattress	3,850 SF
41	Total Nutrition	1,400 SF
42	Amazing Lash Studio	1,898 SF
43	Supercuts	1,252 SF
44	Jersey Mike's Subs	1,400 SF
45	Available For Lease	4,117 SF

KEY	BUSINESS	LEASE AREAS
46	In-N-Out	3,909 SF
47	Andy's Frozen Custard	1,302 SF
48	Whataburger	3,218 SF
49	Chick-fil-A	4,227 SF
50	Panera Bread	4,675 SF
51	Smoothie King	1,050 SF
52	Domino's	1,400 SF
53	IHOP	4,621 SF
54	Valvoline	2,087 SF
55	Mattress Firm	4,200 SF
56	Castle Dental	3,450 SF
57	Verizon	4,000 SF
58	Torchy's Tacos	1,400 SF
59	Crumbl Cookies	4,117 SF
60	Waxing the City	3,909 SF
61	Broth & Basil	1,302 SF
62	MOD Pizza	3,218 SF



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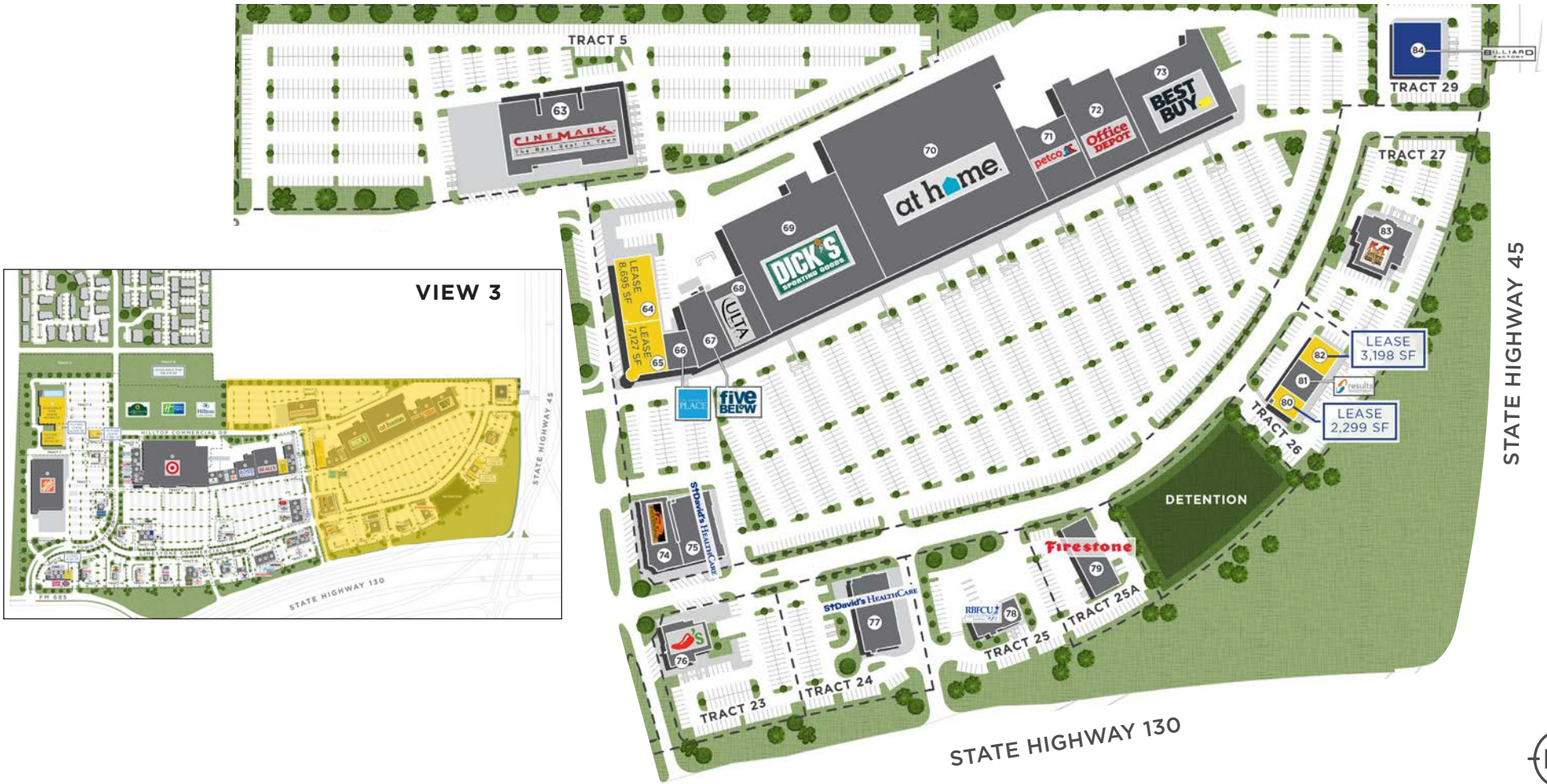
09.20 | 08.20

SITE PLAN

KEY	BUSINESS	LEASE AREAS
63	Cinemark	30,290 SF
64	Future Lease	8,695 SF
65	Available for Lease	7,127 SF
66	The Children's Place	3,696 SF
67	Five Below	8,166 SF
68	Ulta Beauty	10,000 SF
69	DICK'S Sporting Goods	1,750 SF

KEY	BUSINESS	LEASE AREAS
70	At Home	55,000 SF
71	Petco	102,387 SF
72	Office Depot	13,500 SF
73	Best Buy	20,898 SF
74	Morelia Mexican Grill	7,584 SF
75	St. David's Healthcare	10,000 SF
76	Chili's	4,227 SF

KEY	BUSINESS	LEASE AREAS
77	St. David's Healthcare	4,675 SF
78	RBFUCU	1,050 SF
79	Firestone	1,400 SF
80	Available for Lease	4,621 SF
81	Results Physiotherapy	2,087 SF
82	Available for Lease	4,200 SF
83	54th Street Grill	3,450 SF
84	Proposed Billiard Factory	9,000 SF



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09.20 | 08.20

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	36,644	68,076	80,666
Current Population	111,415	201,230	235,965
2010 Census Population	56,871	129,018	156,780
Population Growth 2010 to 2020	96.25%	56.27%	51.04%
2020 Median Age	34.8	34.4	34.3

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$111,569	\$102,256	\$99,865
Median Household Income	\$103,721	\$94,726	\$91,878
Per Capita Income	\$37,762	\$34,695	\$33,709

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	66.79%	64.06%	64.10%
Black or African American	13.73%	13.18%	12.80%
Asian or Pacific Islander	7.57%	8.79%	8.76%
Hispanic	26.75%	29.33%	30.32%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Household	13.94%	17.60%	18.68%
2 Person Households	29.12%	28.41%	28.10%
3+ Person Households	56.94%	53.99%	53.23%
Owner-Occupied Housing Units	80.53%	72.13%	68.92%
Renter-Occupied Housing Units	19.47%	27.87%	31.08%

BROKER INFORMATION



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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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

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