



# STONE HILL TOWN CENTER PHASE II

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 II

# 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**<sup>®</sup>



**ROSS**  
DRESS FOR LESS<sup>®</sup>

**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 II

### 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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NewQuest  
PROPERTIES®

TOP 5 LARGEST SHOPPING CENTER IN AUSTIN AREA



TRADE AREA



NewQuest Properties Stonehill Town Center



09.2020 | 01.2020

# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Proposed Burlington	40,000 SF
2	Future Lease	25,063 SF
3	Future Lease	23,558 SF
4	Proposed DSW	14,000 SF
5	Future Lease	17,155 SF
6	Proposed Hobby Lobby	55,000 SF
7	Future Lease	9,100 SF

KEY	BUSINESS	LEASE AREAS
8	Future Lease	10,400 SF
9	Available Pad	69,280 SF
10	Available Pad	62,386 SF
11	Available Pad	44,757 SF
12	Available Pad	55,699 SF
13	Available Pad	57,906 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

02.20 | 02.20

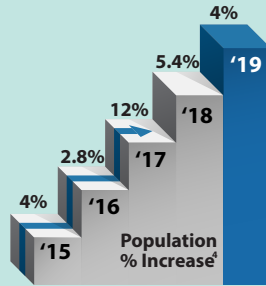


## By the Numbers

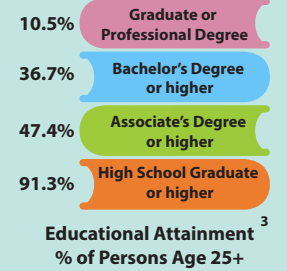
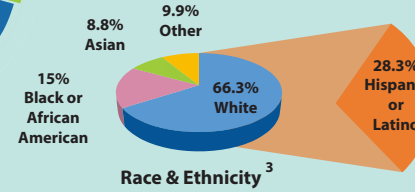
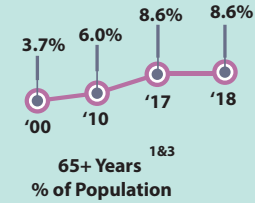
# 2019 Community Profile

**71,024**<sup>4</sup>

Total Population Est.  
(Estimate for end of 2019)



26.5%<sup>3</sup>  
Under 18



## PEOPLE

## HOUSEHOLDS & HOUSING

## ECONOMY

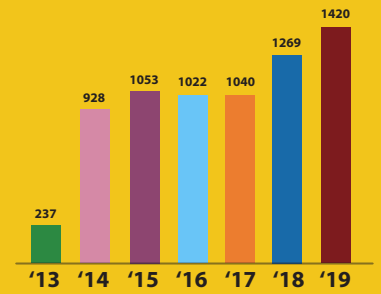
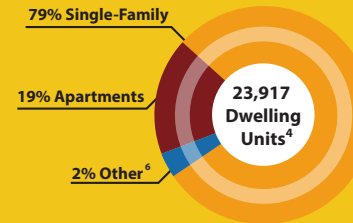
**\$88,232**<sup>3</sup>

Median Household Income



**\$234,300**<sup>2</sup>

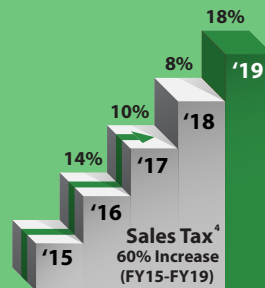
Median Home Value



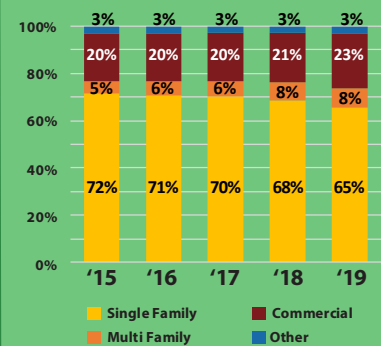
Single-Family Building Permits<sup>4</sup>  
(New Construction)

**\$1,577,259**<sup>4</sup>

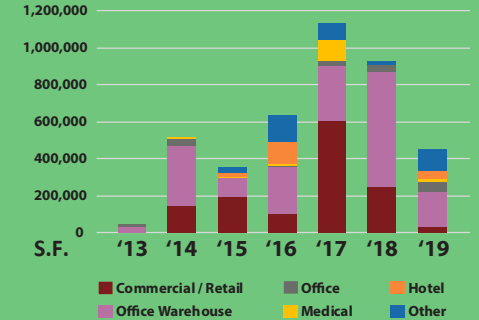
2019 Sales Tax Growth



Taxable Property Value by Category<sup>4&5</sup>



Non-Residential Building Permits<sup>4</sup>  
Square-Foot (Fiscal Year)

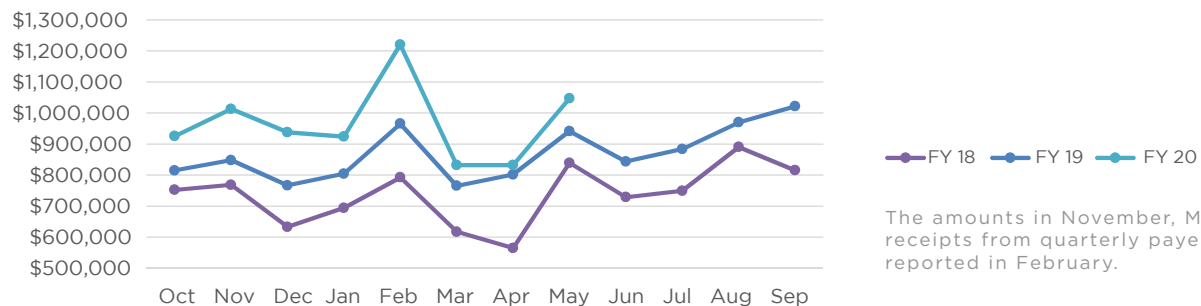


1. U.S. Census  
 2. U.S. Census, American Community Survey 2017, 1-Year Estimates  
 3. U.S. Census, American Community Survey 2014-2018, 5-Year Estimates  
 4. City of Pflugerville  
 5. Ad Valorem Tax Value = Taxable Appraised Value of Real and Personal Property  
 6. Other housing types includes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



# SALES TAX REPORT

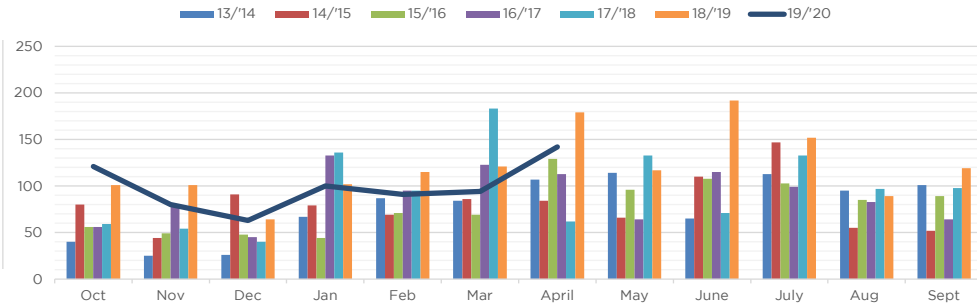
## SALES TAX COLLECTIONS BY MONTH



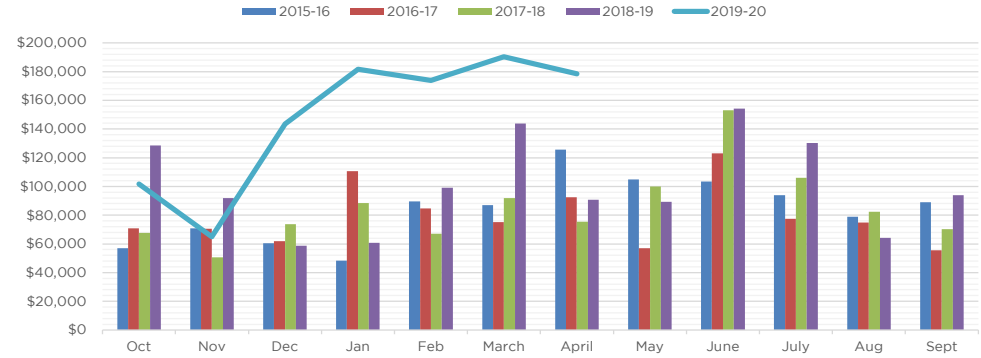
The amounts in November, May, and August reflect receipts from quarterly payers. Annual payers are reported in February.

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	
<b>OCTOBER</b> (August Sales)	9%	\$ 752,414	9%	\$ 815,076	8%	\$ 925,322	13.5%
<b>NOVEMBER</b> (September Sales)	17%	\$ 768,354	16%	\$ 847,710	17%	\$ 1,012,876	19.5%
<b>DECEMBER</b> (October Sales)	24%	\$ 633,363	23%	\$ 766,684	26%	\$ 938,176	22.4%
<b>JANUARY</b> (November Sales)	32%	\$ 694,438	31%	\$ 804,218	34%	\$ 923,779	14.9%
<b>FEBRUARY</b> (December Sales)	41%	\$ 792,636	40%	\$ 965,412	45%	\$ 1,220,421	26.4%
<b>MARCH</b> (January Sales)	48%	\$ 617,622	48%	\$ 765,478	52%	\$ 832,386	8.7%
<b>APRIL</b> (February Sales)	55%	\$ 564,963	55%	\$ 801,455	60%	\$ 832,331	3.9%
<b>MAY</b> (March Sales)	64%	\$ 839,029	64%	\$ 941,390	69%	\$ 1,047,201	11.2%
<b>JUNE</b> (April Sales)	72%	\$ 728,765	72%	\$ 843,837			
<b>JULY</b> (May Sales)	81%	\$ 749,219	81%	\$ 883,998			
<b>AUGUST</b> (June Sales)	91%	\$ 890,317	90%	\$ 969,853			
<b>SEPTEMBER</b> (July Sales)	100%	\$ 815,321	100%	\$ 1,021,369			
<b>TOTALS</b>		\$ 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%
<b>ANNUAL BUDGET</b>		\$ 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

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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