



Lakeside Meadows Planned Unit Development

All roads, utilities and detention ponds are now completed! Situated just east of the 130-toll road, north of Pecan and south of Pflugerville Parkway, Lakeside Meadows consists of almost 420 acres designed to be one of the City's first walkable, mixed-use developments. The project will offer residents a variety of different housing choices as well as a focus on retail, restaurants and entertainment to cater to the community making the project a true urban destination. This area of Pflugerville is exploding with growth along the 130 corridor and is just east of Amazon's 3.8 million square foot fulfillment and distribution center and the Pecan 130 Business Park, which has over a million square feet of office and flex space anchored by FedEx at 250,000 square feet. Stone Hill (1 million square feet of retail), Pfluger Crossing (Walmart Supercenter), Cornerstone (Costco) and HEB are all less than a 7-minute drive from the site. Additionally, HEB is under construction for a new store at the southeast corner of Pflugerville Parkway for the tract to the north of the 18.68-acre MF-1 tract, which should be completed fall of 2024. Pepsi Co. is now occupying their first building within the campus (CI). Currently, there are three lots available for purchase: the 6.10 and 2.64-acre mixed-use tracts and 18.68 acres zoned MF-1 (multifamily).

John Cummings

John@QuestRealtyAustin.com

512.415.8508



For Sale

6.10 Acres: Asking \$4,300,000
2.64 Acres: Asking \$1,725,000
18.68 Acres: Asking \$14,500,000

John Cummings

John@QuestRealtyAustin.com

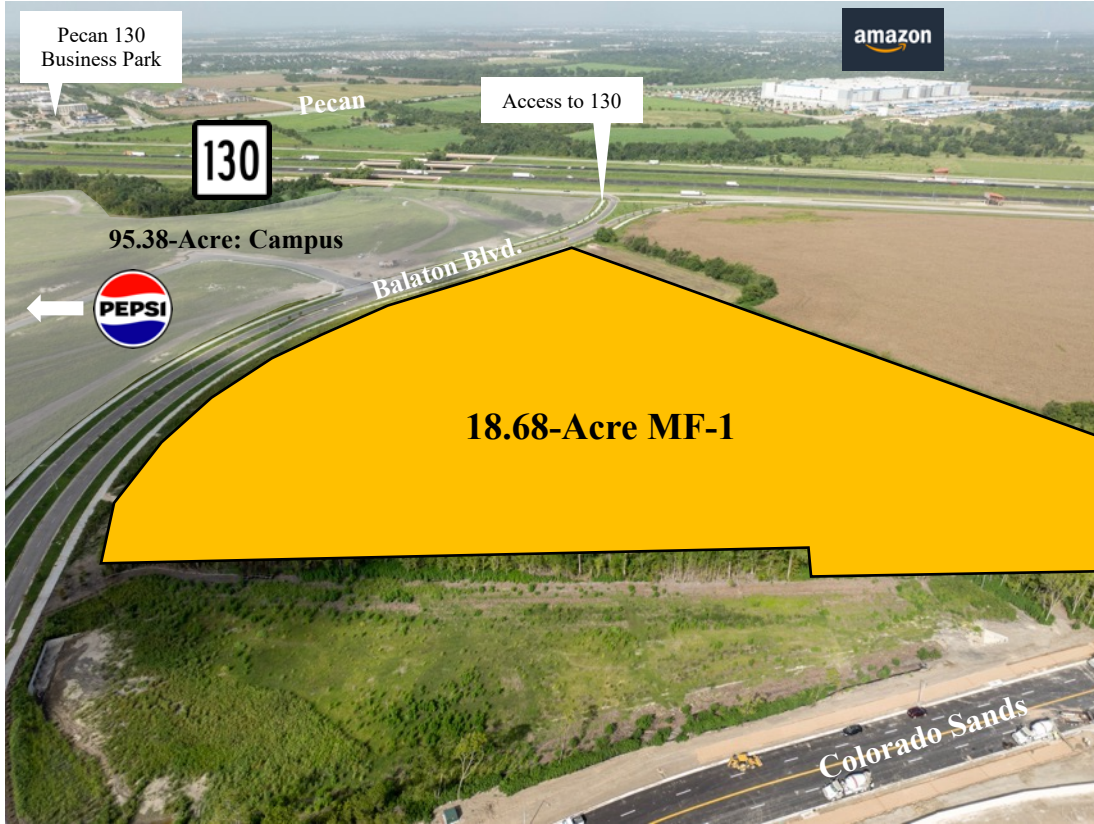
512.415.8508



All roads, utilities and ponds are now completed for the PUD!

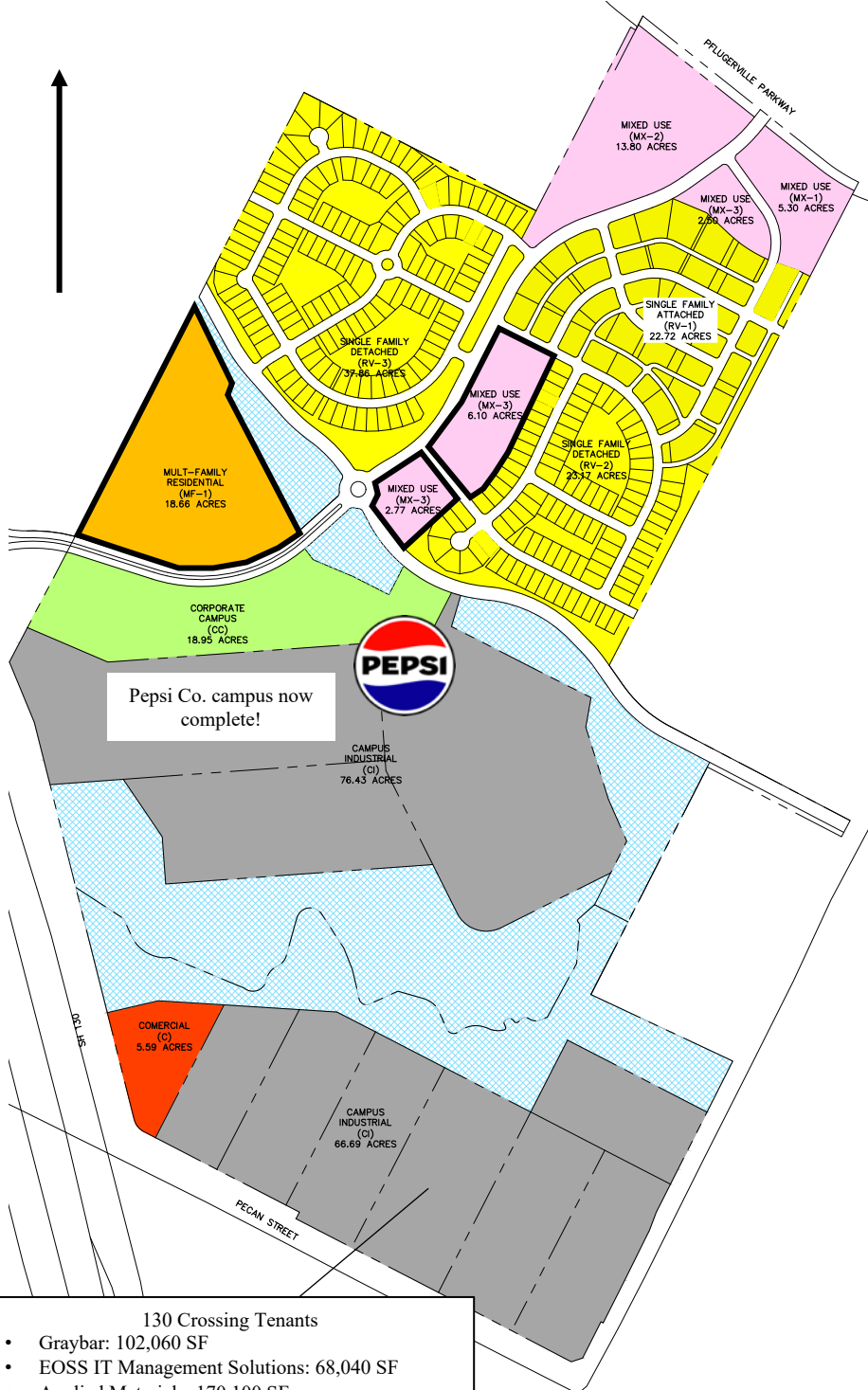






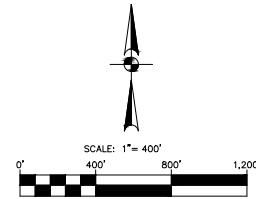
For Sale:

- 6.10 Acres: Now Asking \$4,300,000 (up to 274 units)
- 2.64 Acres: Asking \$1,725,000
- 18.68 Acres: Now asking \$14,500,000 (up to 840 units)



Notes

- RV-2: 100 single-family lots being developed by Meritage Homes
- RV-3: 150 single-family lots being developed by Gehan Homes
- RV-1: Approximately 250 units being developed by Gehan Homes
- Corporate campus (18.95 acres) and industrial campus (76.43 acres) will be combined for over a million square feet of flex space. Pepsi Co. building completed, which will host 1,500+ employees.
- 130 Crossing (66.69 acres): Buildings 1-5 completed and now leased. Building 6-8 under construction now.



LEGEND

- CORPORATE CAMPUS - 18.95 ACRES
- CAMPUS INDUSTRIAL - 143.12 ACRES
- MIXED USE - 30.47 ACRES
- COMMERCIAL - 5.59 ACRES
- MULTI-FAMILY RESIDENTIAL - 18.66 ACRES
- SINGLE FAMILY DETACHED RESIDENTIAL - 61.03 ACRES
- SINGLE FAMILY ATTACHED RESIDENTIAL - 22.72 ACRES
- FLOODPLAIN/OPEN SPACE - 78.95 ACRES
- STREETS/RIGHT OF WAY - 37.14 ACRES

TOTAL PUD BOUNDARY - 416.63 ACRES

130 Crossing Tenants

- Graybar: 102,060 SF
- EOSS IT Management Solutions: 68,040 SF
- Applied Materials: 170,100 SF
- Wisenbaker Building Services



MX-3 Zoning Summary

- DU/acre; 20 minimum; 45 maximum; restricted to floors above first floor
- Front setback: 15'
- Back building setback: 25'
- Requirement for mixed-use commercial and retail. All space on the first floor must be designated to a commercial use; however, the City should look at some apartment amenities as qualifying for commercial space. City is also open to discussing an amendment to the PUD to allow residential units on the first floor along the sides and back of the property to allow for a more traditional wrap design. There main concern is having commercial along Balaton Blvd.
- Four-story minimum
- "Office" uses on ground floor limited to 20%
- Overall max height to be 65'
- Emphasis on neighborhood services, coffee shops and restaurants for commercial space
- 40-foot landscape buffer for residential in back for project

Site layout Example

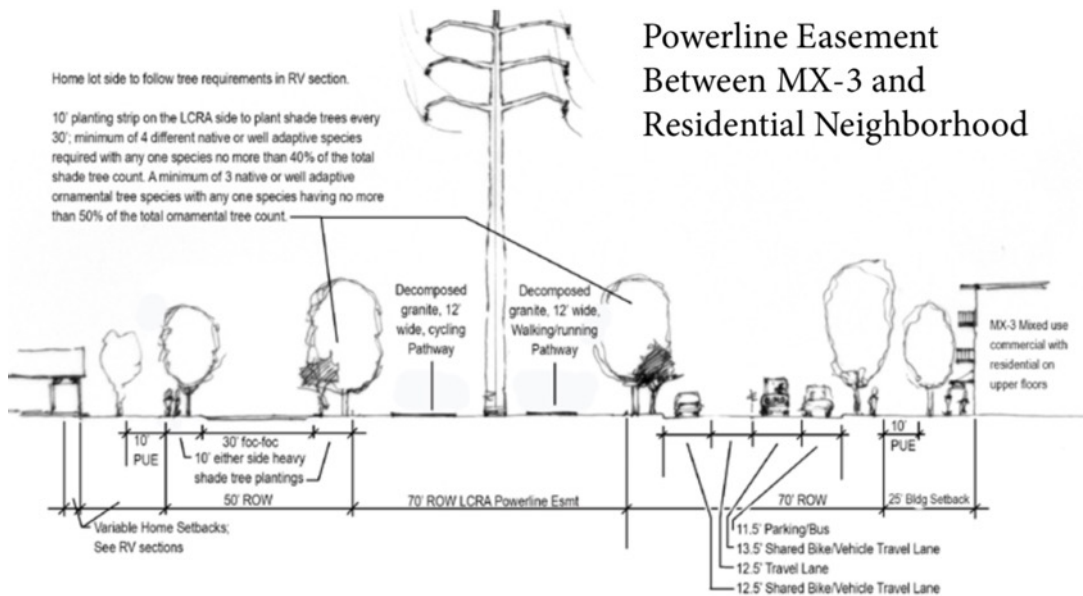
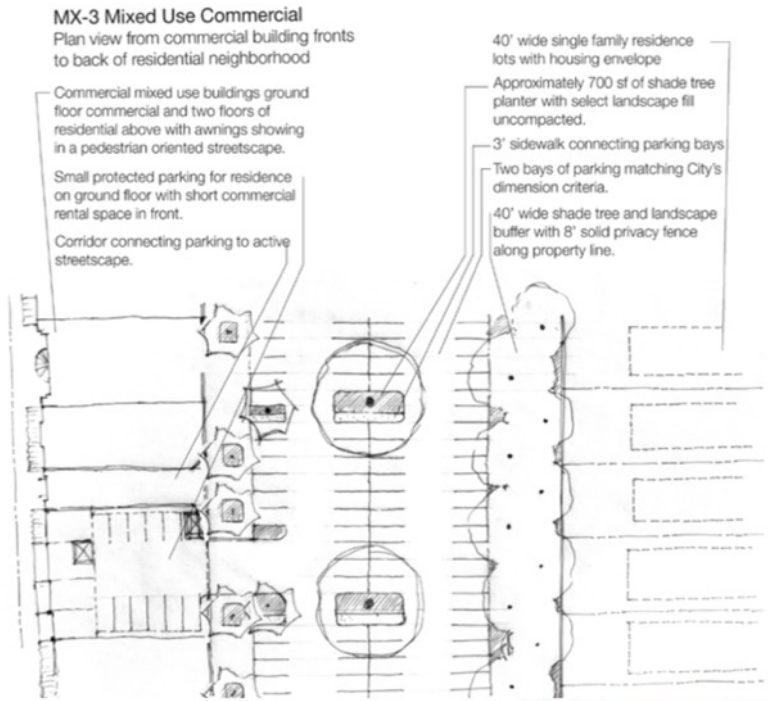


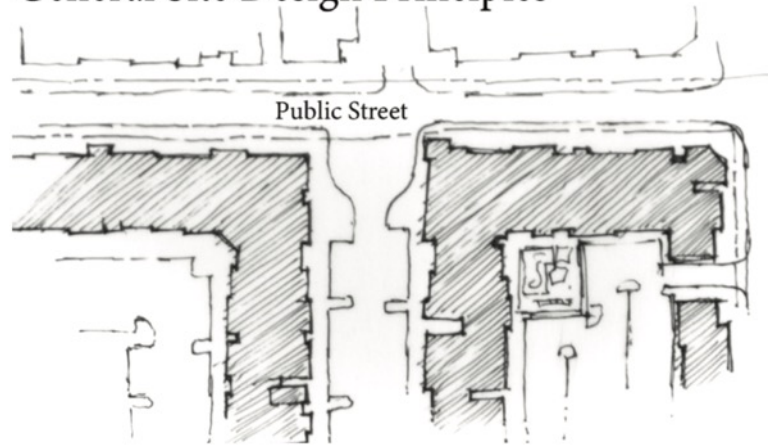
Exhibit K

MF-1 Zoning Summary

- Impervious cover: 70%
- DU/acre: 28 minimum and 45 maximum
- Max Height: 65'
- Structured parking required for a minimum of 80% of the total required parking
- Front setback: 15' for residential
- Back building setback: 20' for residential
- Four-story minimum
- 1,000 square feet of commercial space required on first floor of the development

Site layout Example

General Site Design Principles



MF Conceptual Lot Layout

Potential subdivision:
Approximately 8.24
Acres

PHASE I
SITE AREA: 7,500 AC.

UNIT TABULATION:
1 BEDROOM: 216 UNITS (65.06%)
2 BEDROOM: 94 UNITS (28.31%)
3 BEDROOM: 22 UNITS (6.63%)
TOTAL: 332 UNITS
@ 44.27 UNITS/ACRE

PARKING TABULATION:
81 SURFACE PARKING
73 TUCK UNDER GARAGE
401 PARKING DECK
555 TOTAL PARKING
@ 1.67 PARKING/UNIT
@ 1.18 PARKING/BED

474 STRUCTURE PARKING PROVIDED
*555 PARKING REQUIRED
(1.25 P/1BD + 2P/2BD+2.5P/3BD + 5% FOR GUEST+1P/75SF FOR COFFEE)
*444 STRUCTURE PARKING REQUIRED
MIN 80% STRUCTURED PARKING

PHASE II
SITE AREA: 8,000 AC.

UNIT TABULATION:
1 BEDROOM: 245 UNITS (65.86%)
2 BEDROOM: 108 UNITS (29.03%)
3 BEDROOM: 19 UNITS (5.11%)
TOTAL: 372 UNITS
@ 46.50 UNITS/ACRE

PARKING TABULATION:
117 SURFACE PARKING
39 TUCK UNDER GARAGE
445 PARKING DECK
601 TOTAL PARKING
@ 1.62 PARKING/UNIT
@ 1.16 PARKING/BED

484 STRUCTURE PARKING PROVIDED
*598 PARKING REQUIRED
(1.25 P/1BD + 2P/2BD+2.5P/3BD + 5% FOR GUEST)
*479 STRUCTURE PARKING REQUIRED
MIN 80% STRUCTURED PARKING

PHASE III
SITE AREA: 3,200 AC.

UNIT TABULATION:
2 BEDROOM: 22 UNITS (48.89%)
3 BEDROOM: 23 UNITS (51.11%)
TOTAL: 45 UNITS
@ 14.06 UNITS/ACRE

PARKING TABULATION:
20 SURFACE PARKING
90 TH GARAGE
110 TOTAL PARKING
@ 2.44 PARKING/UNIT
@ 0.97 PARKING/BED

90 STRUCTURE PARKING PROVIDED
*107 PARKING REQUIRED
(1.25 P/1BD + 2P/2BD+2.5P/3BD + 5% FOR GUEST)
*85 STRUCTURE PARKING REQUIRED
MIN 80% STRUCTURED PARKING

TOTAL
SITE AREA: 18,700 AC.

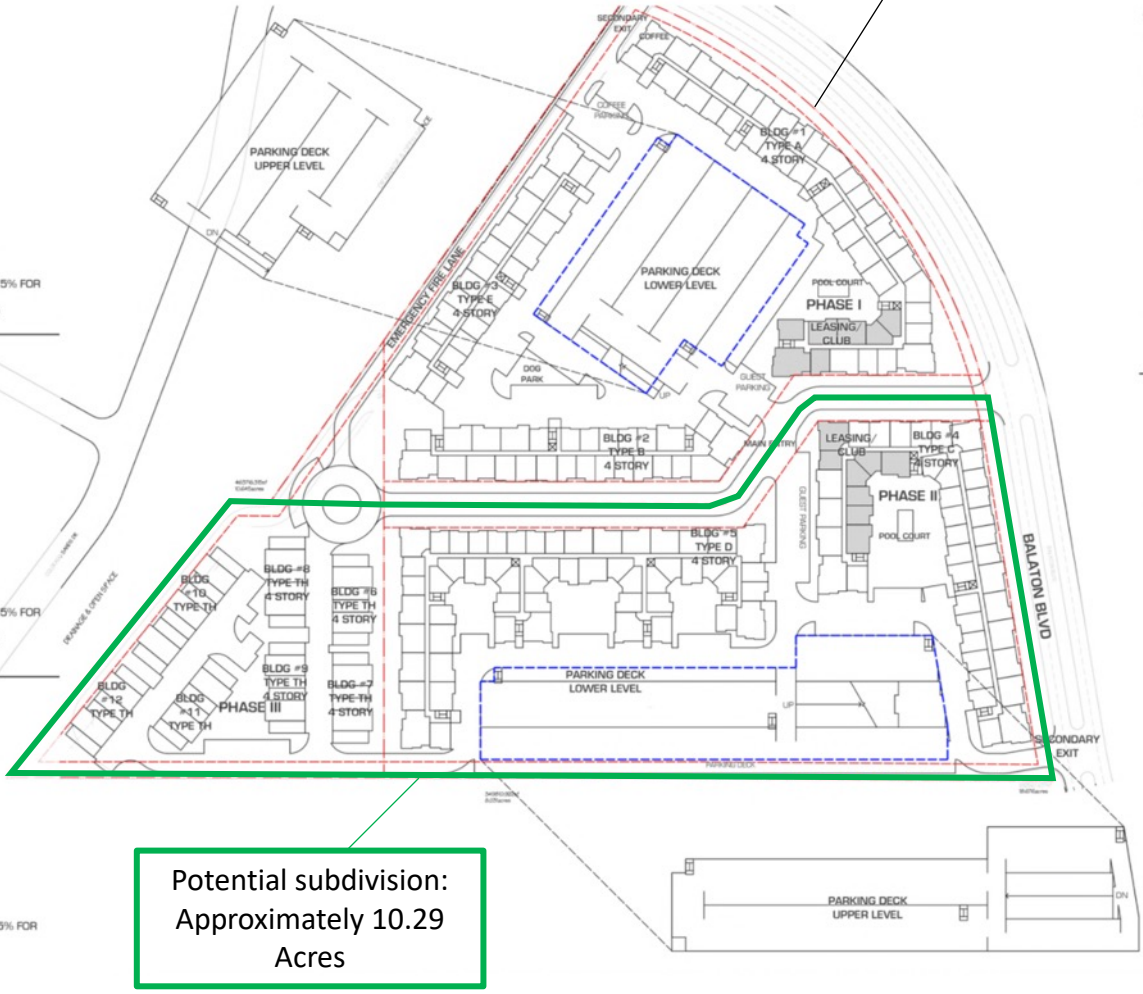
UNIT TABULATION:
1 BEDROOM: 461 UNITS (61.56%)
2 BEDROOM: 224 UNITS (29.91%)
3 BEDROOM: 64 UNITS (8.54%)
TOTAL: 749 UNITS
@ 40.05 UNITS/ACRE

PARKING TABULATION:
218 SURFACE PARKING
112 TUCK UNDER GARAGE
846 PARKING DECK
90 TH GARAGE
1,266 TOTAL PARKING
@ 1.59 PARKING/UNIT
@ 1.15 PARKING/BED

1,048 STRUCTURE PARKING PROVIDED
*1,260 PARKING REQUIRED
(1.25 P/1BD + 2P/2BD+2.5P/3BD + 5% FOR GUEST+1P/75SF FOR COFFEE)
*1,008 STRUCTURE PARKING REQUIRED
MIN 80% STRUCTURED PARKING

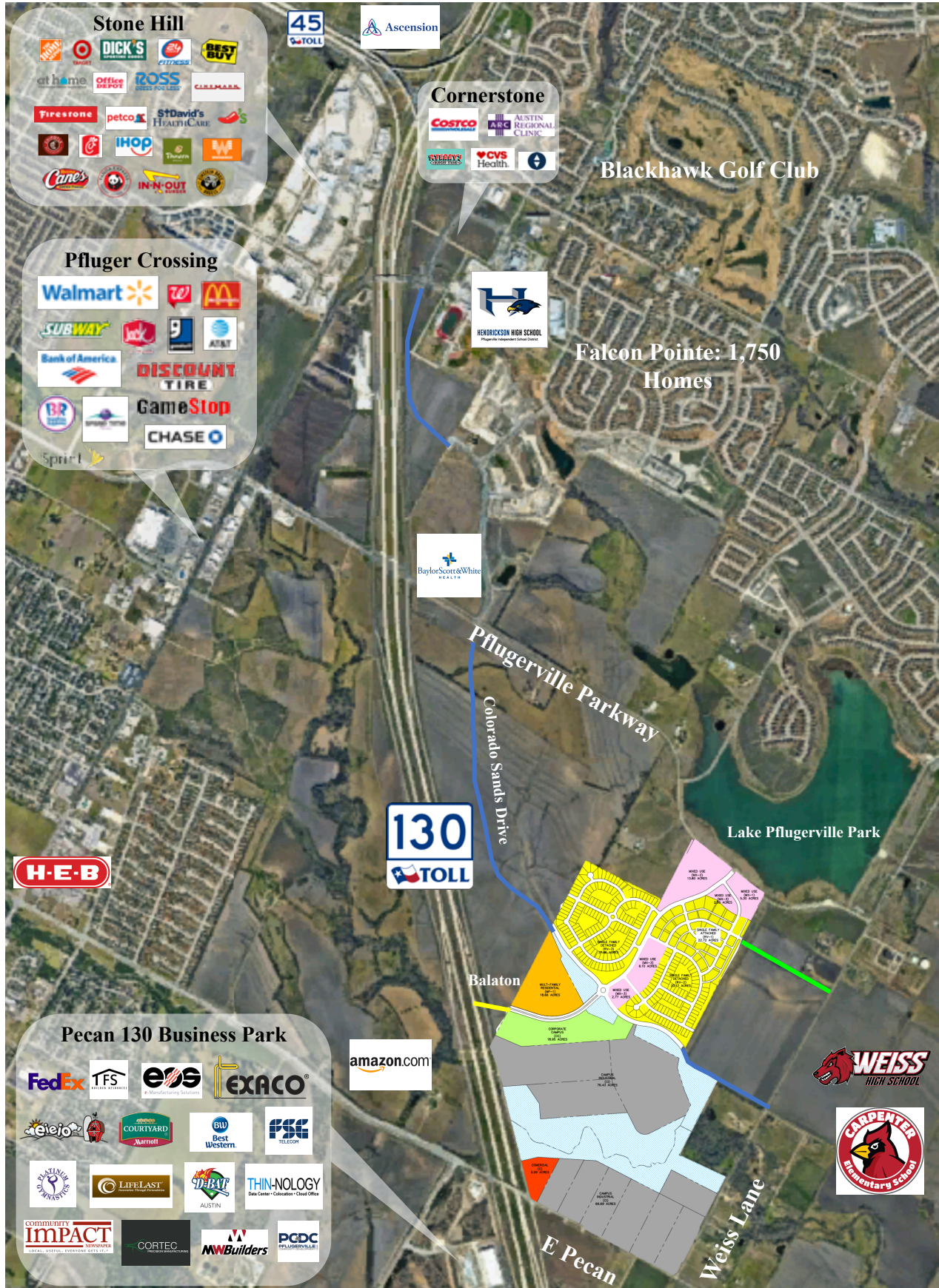
ZONING SUMMARY

CURRENT ZONING DISTRICT
PLD-MF1
REZONING REQUIRED-NO
FRONT SETBACK: 15 FEET MIN
SIDE SETBACK: 10 FEET MIN
REAR SETBACK: 20 FEET MIN
BUILDING HEIGHT : 4 STORY MIN
MAX DENSITY : 45 DU/AC

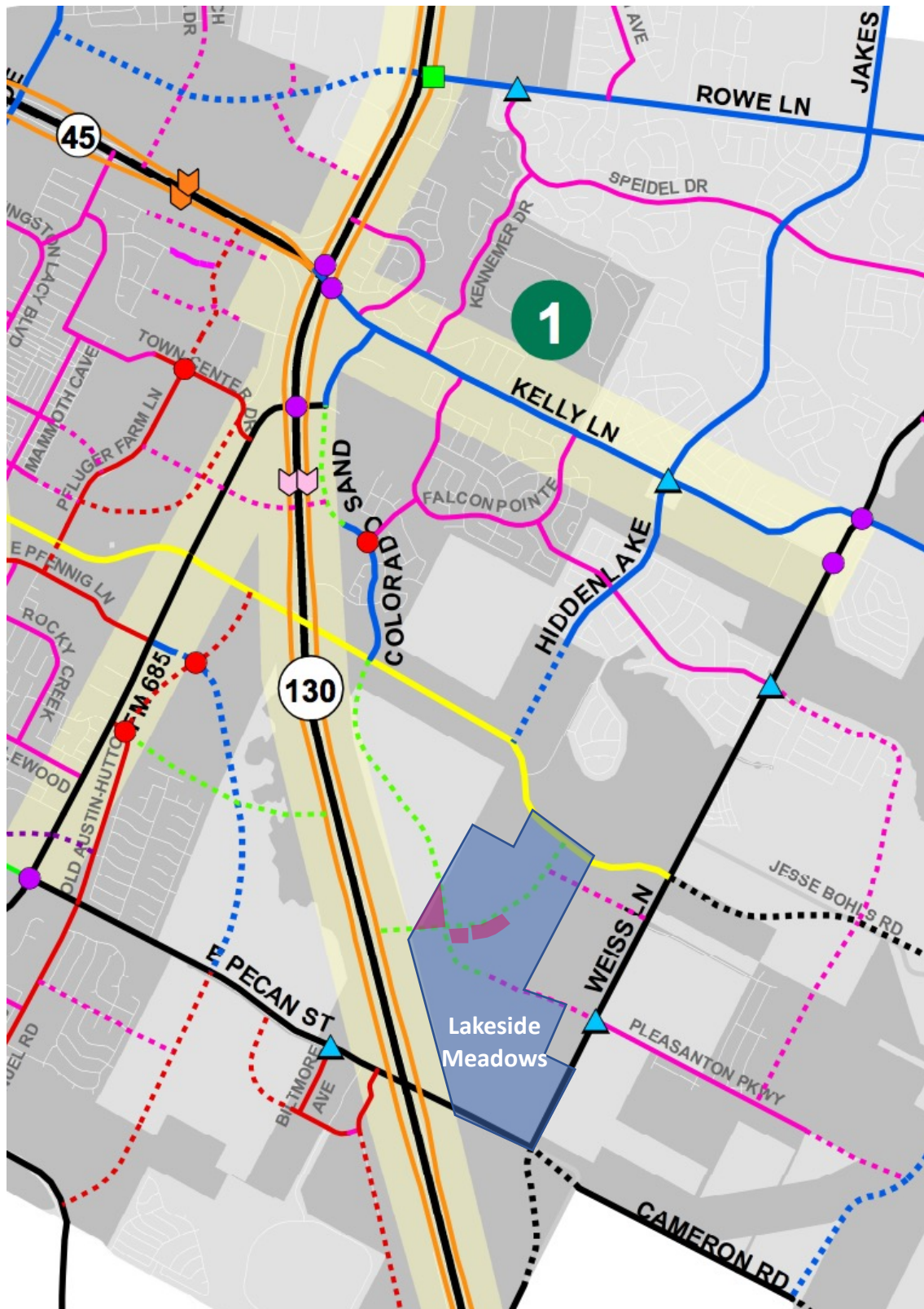


Potential subdivision:
Approximately 10.29
Acres

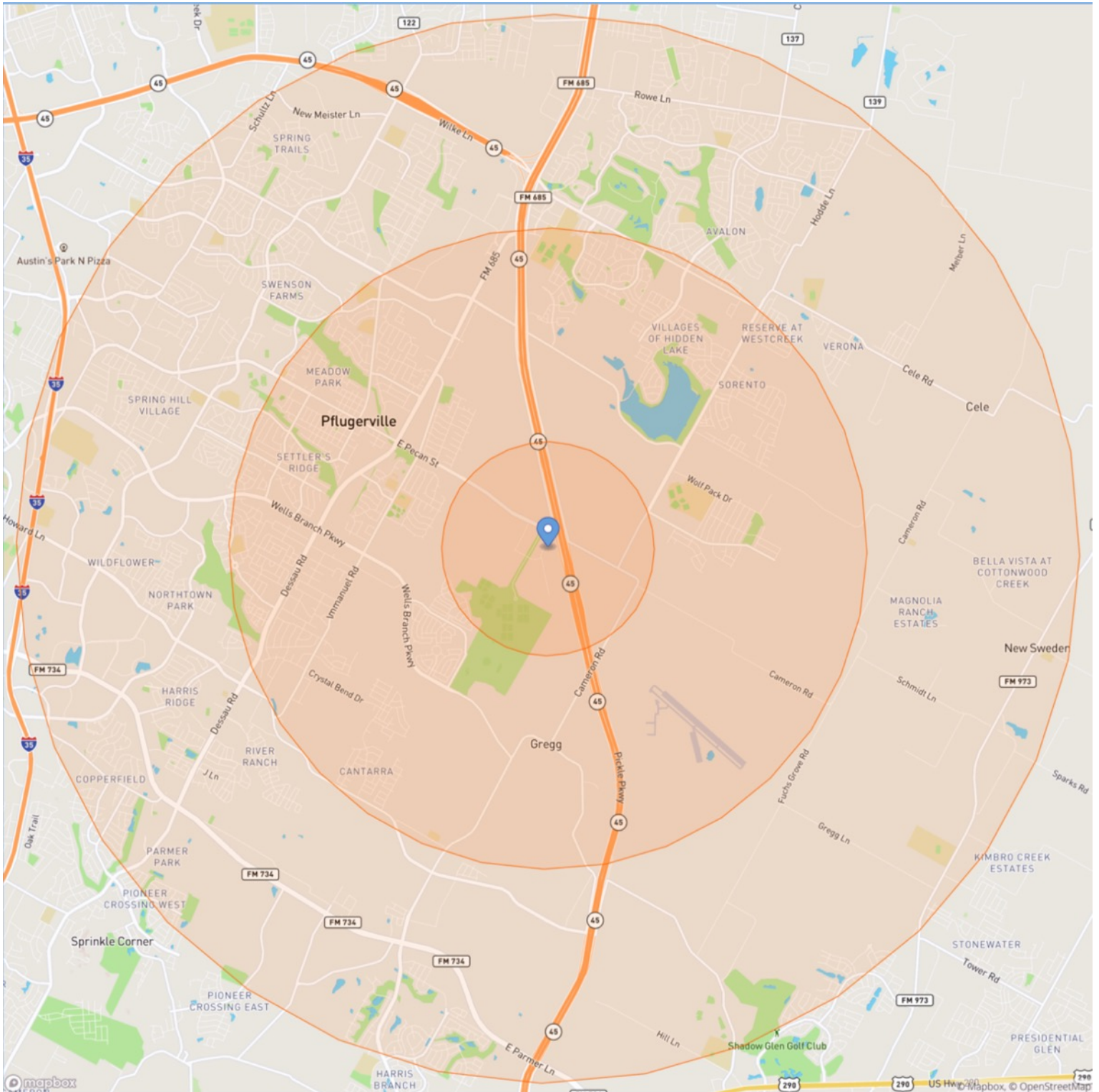




Updated 2020 Pflugerville Thoroughfare Plan



LAKESIDE MEADOWS 1, 3, 5-MILE RADIUS



Disclaimer: Quest Realty, Inc. and its affiliates makes no representations, warranties or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable by Quest Realty; however, it is strongly recommended that interested parties conduct their own proper due diligence.



Population

	1 mile	3 miles	5 miles
Total Population	3,284	38,904	125,375

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

Households

	1 mile		3 miles		5 miles	
Total Households	1,025		12,846		42,052	
Family households	831	81%	9,774	76%	30,354	72%
Married couple family	690	67%	7,901	62%	22,974	55%
With own children under 18	399	39%	3,681	29%	11,466	27%
Other family	141	14%	1,873	15%	7,379	18%
Single male householder with own children under 18	38	4%	384	3%	1,541	4%
Single female householder with own children under 18	48	5%	647	5%	2,460	6%
Nonfamily households	194	19%	3,072	24%	11,698	28%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B11001, B11003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2019 inflation adjusted dollars)	\$92,078		\$90,282		\$83,392	
Households	1,025		12,846		42,052	
Less than \$25,000	84	8%	959	7%	3,717	9%
\$25,000 to \$49,999	150	15%	2,264	18%	7,205	17%
\$50,000 to \$74,999	188	18%	2,099	16%	7,920	19%
\$75,000 to \$99,999	132	13%	1,800	14%	6,503	15%
\$100,000 to \$199,999	347	34%	4,590	36%	13,902	33%
\$200,000 or more	123	12%	1,133	9%	2,804	7%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B19001, B19013

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	1,042		13,134		43,880	
Occupied Housing Units	1,025		12,846		42,052	
Owner occupied units	979	96%	10,301	80%	29,023	69%
Renter occupied units	46	4%	2,546	20%	13,029	31%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25024, B25003




Race & Ethnicity

	1 mile		3 miles		5 miles	
Total Population	3,284		38,904		125,375	
White	1,608	49%	15,437	40%	46,026	37%
Black	329	10%	5,599	14%	18,359	15%
American Indian	8	0%	170	0%	381	0%
Asian	58	2%	2,453	6%	11,858	9%
Pacific Islander	0	0%	19	0%	87	0%
Other race	25	1%	146	0%	334	0%
Two or more races	82	2%	866	2%	3,226	3%
Hispanic	1,174	36%	14,215	37%	45,103	36%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B03002

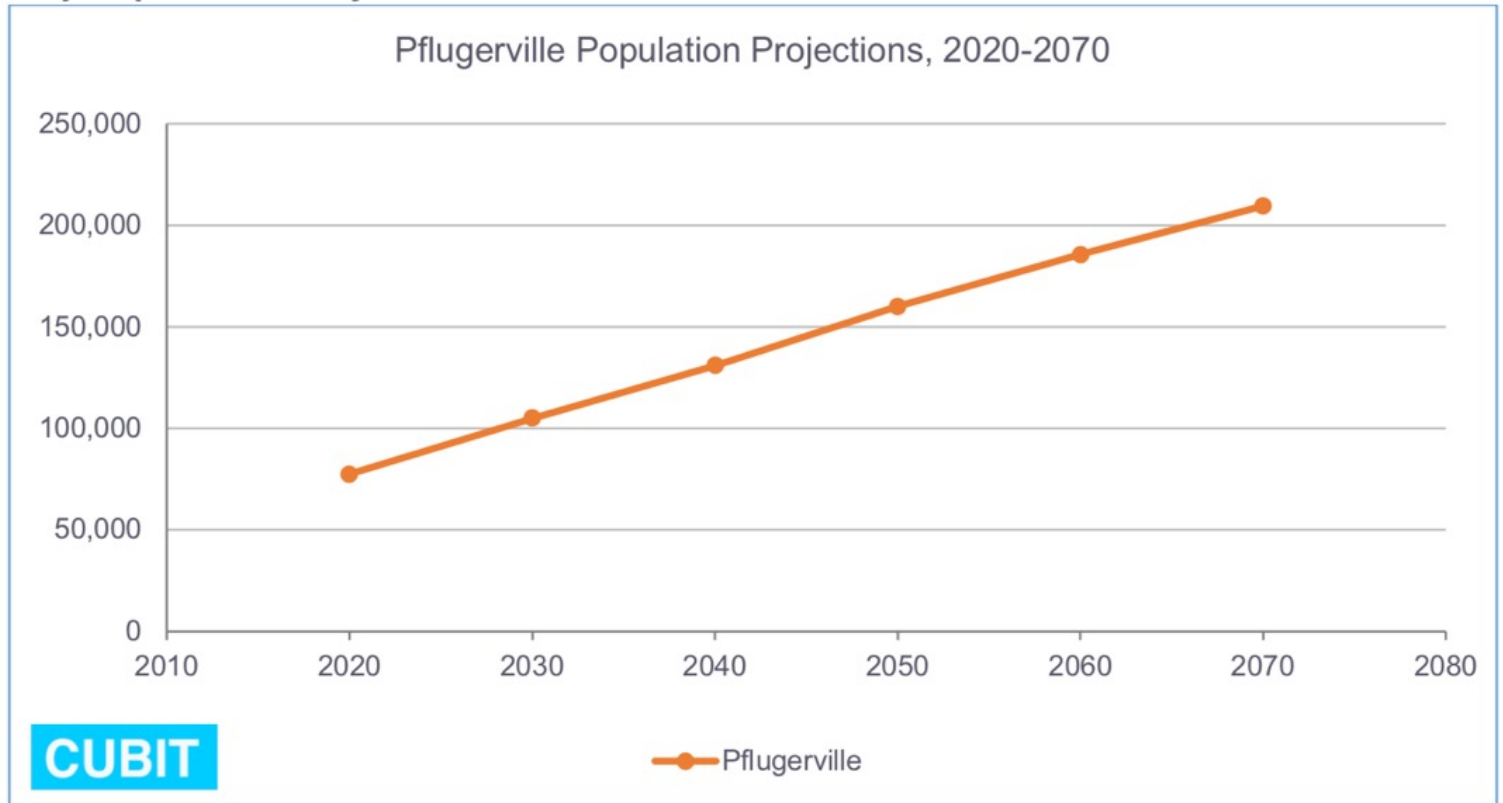
Population Projections

State and County Population Projections

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,677,668	34,894,452			18%	
Travis County	812,280	1,024,266	1,291,502	1,540,812			19%	
Williamson County	249,967	422,679	589,914	830,421			41%	

Source: Texas Demographic Center, Projections of the Population of Texas and Counties in Texas by Age, Sex and Race/Ethnicity for 2010-2050, 2018.

City Population Projections



Year	Pflugerville
2020	77,512
2030	104,981
2040	130,917
2050	159,953
2060	185,620
2070	209,512

Source: Texas Water Development Board. 2016 Regional Water Plan - Population Projections for 2020-2070. Downloaded November 2021.



