

WATERRIDGE commercial district ±107 Acres

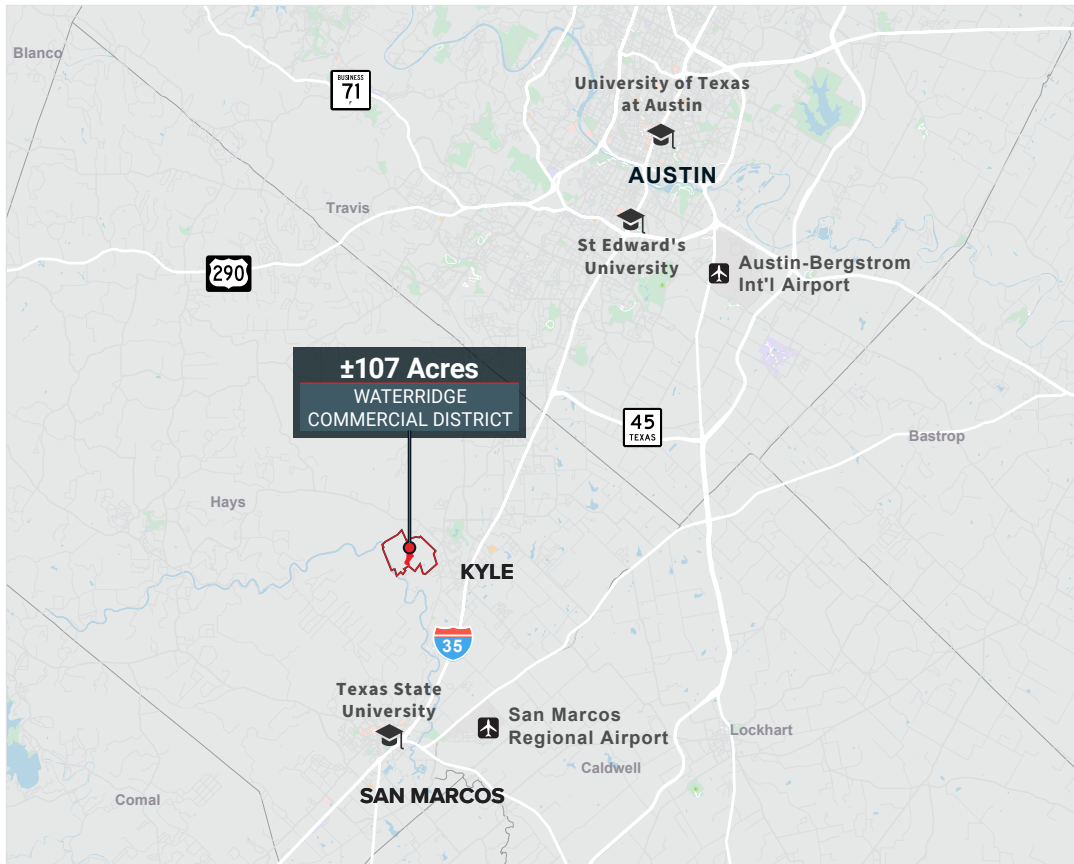
KYLE, TX
AUSTIN MSA

Northeast Facing Aerial



Executive Summary

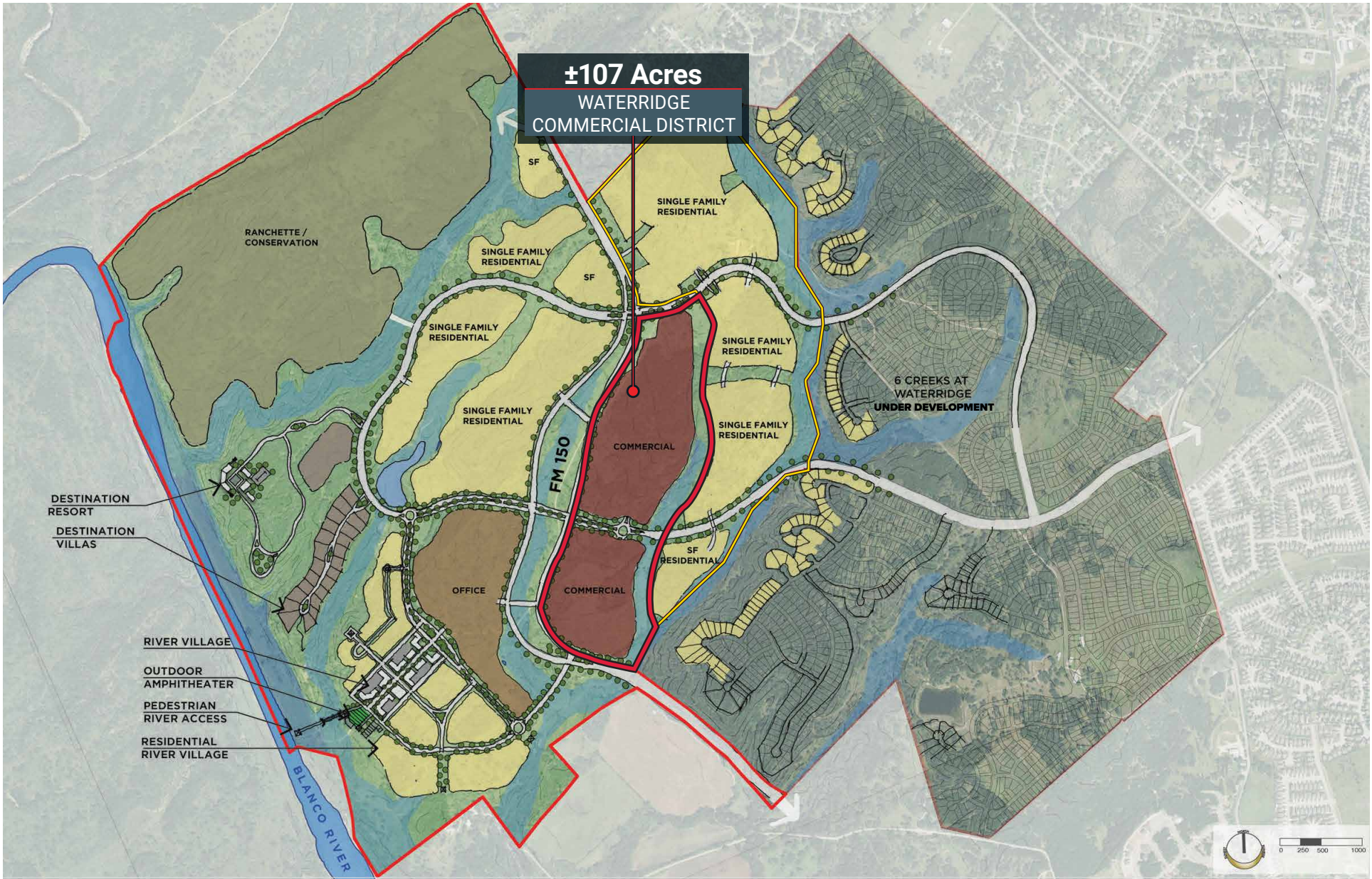
JLL, as an exclusive advisor to the owner, is pleased to present the Waterridge Commercial District, a 107-acre commercial pod in Waterridge on the Blanco River. Waterridge is a successful master-planned community in Kyle, Texas (Austin MSA) with over 6,500 feet of picturesque river frontage and beautiful rolling hill country topography. Located just 2 miles west of Interstate 35, the Property is within 10 miles of Austin, 20 miles from downtown Austin, 25 miles to Austin-Bergstrom Airport, 48 miles to San Antonio, and only 7 miles from San Marcos. Waterridge benefits from its location within the ETJ of the City of Kyle, which has looked favorably on the project. The Waterridge Commercial District offers qualified developers a unique opportunity for the development of multifamily, retail, office, medical, hospitality, industrial, and other commercial uses.



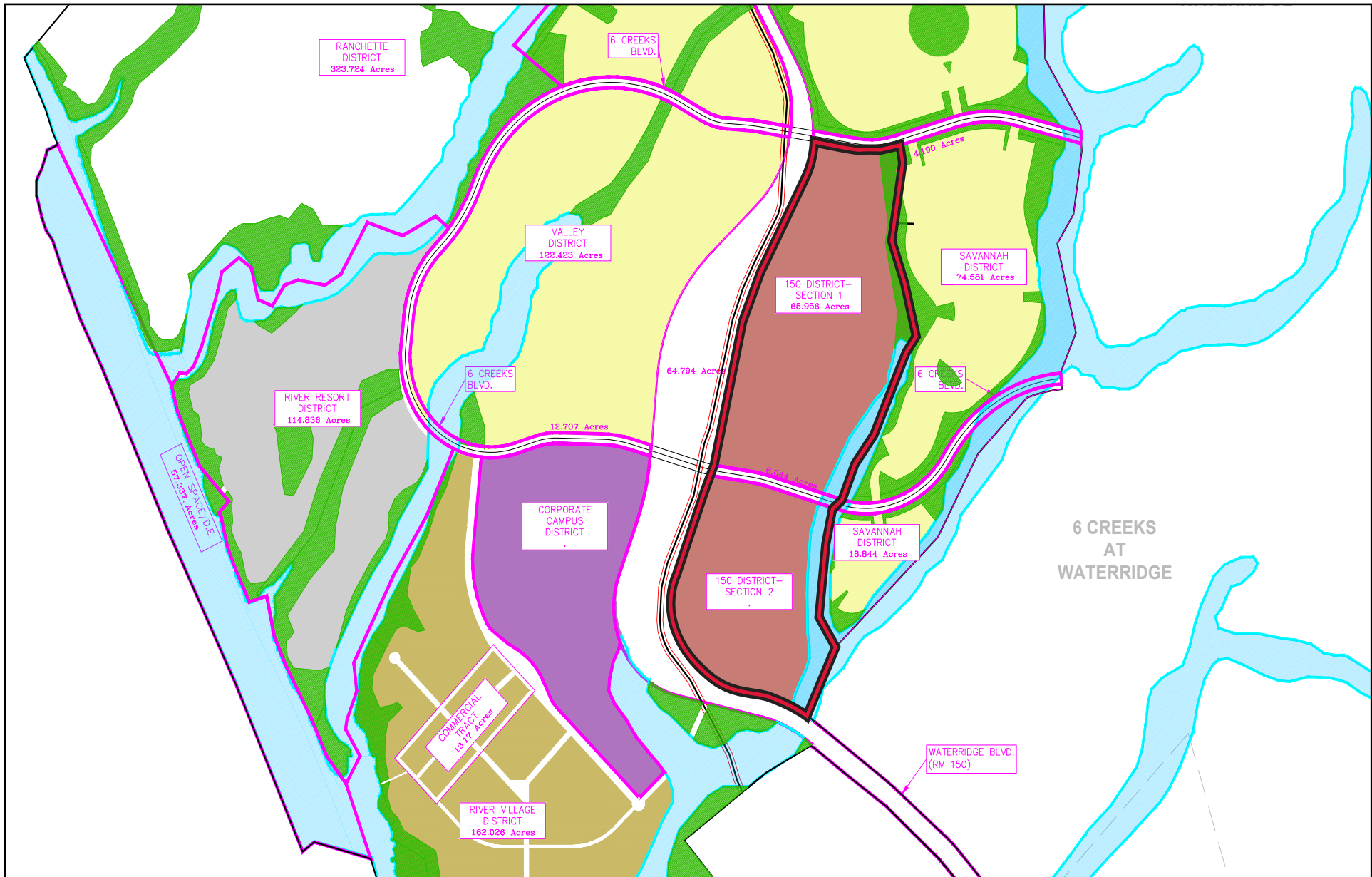
Investment Highlights

- The Waterridge Commercial District offers unparalleled development optionality; at 107 acres, the property is perfectly positioned for a wide range of commercial opportunity including multifamily, retail, office, medical, hospitality, industrial, single-family for rent, and other commercial uses.
- Waterridge has many benefits including scenic hill country, rolling topography, beautiful frontage along the Blanco River, and a variety of mature tree species including oak, pecan, black walnut and mountain laurels.
- The property is located only 2 miles west of Interstate 35, which provides future residents expedited commutes to Austin (10 miles to Highway 45 toll), Downtown Austin (20 miles), Austin-Bergstrom Airport (25 Miles), and San Marcos (7 miles).
- The new alignment for future FM 150 will run directly through the property, greatly enhancing the commercial development.
- Kyle, Texas is a booming suburb of the greater Austin Metropolitan Area; evidenced by the extreme population growth within the last 10 years alone. Since 2010, the population within 5 miles of the property has nearly doubled, and the projected annual rate over the next 5 years exceeds 3.50%.
- Located on the Interstate 35 corridor of Texas, the Waterridge Commercial District benefits from a location in the Austin MSA, one of the hottest real estate markets in the entire country.

Executive Summary

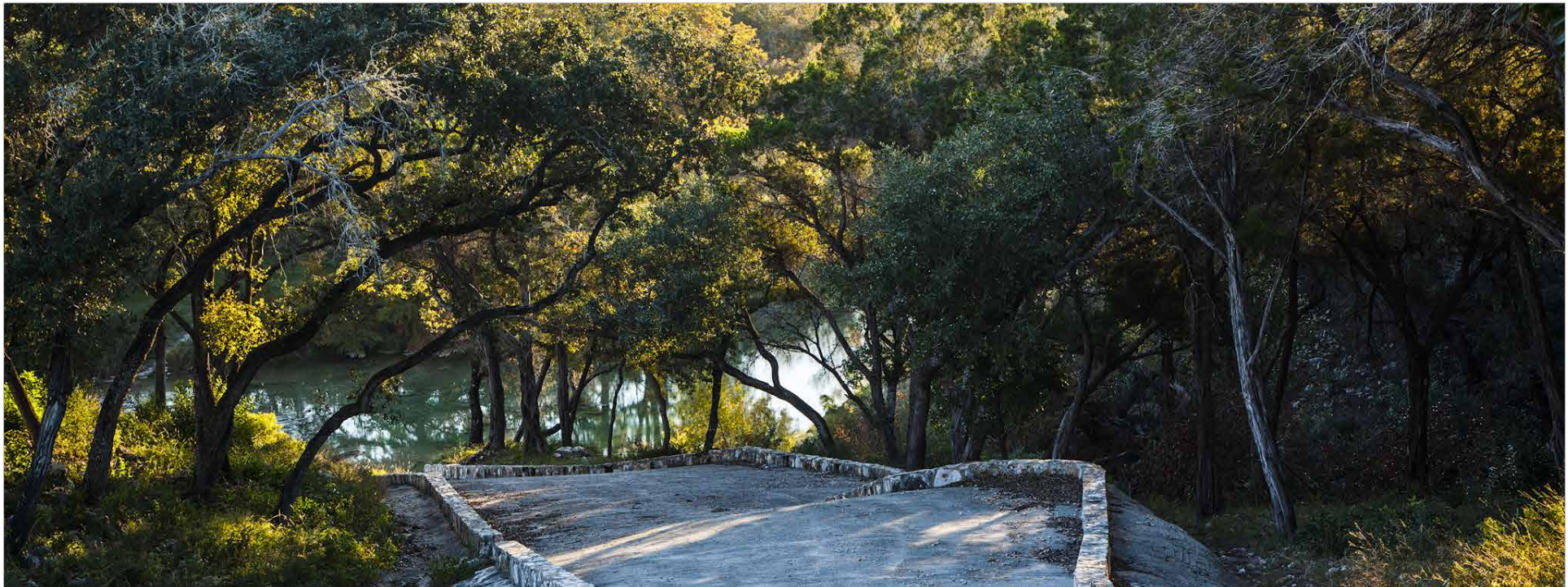


Executive Summary



Infrastructure Master Project Schedule

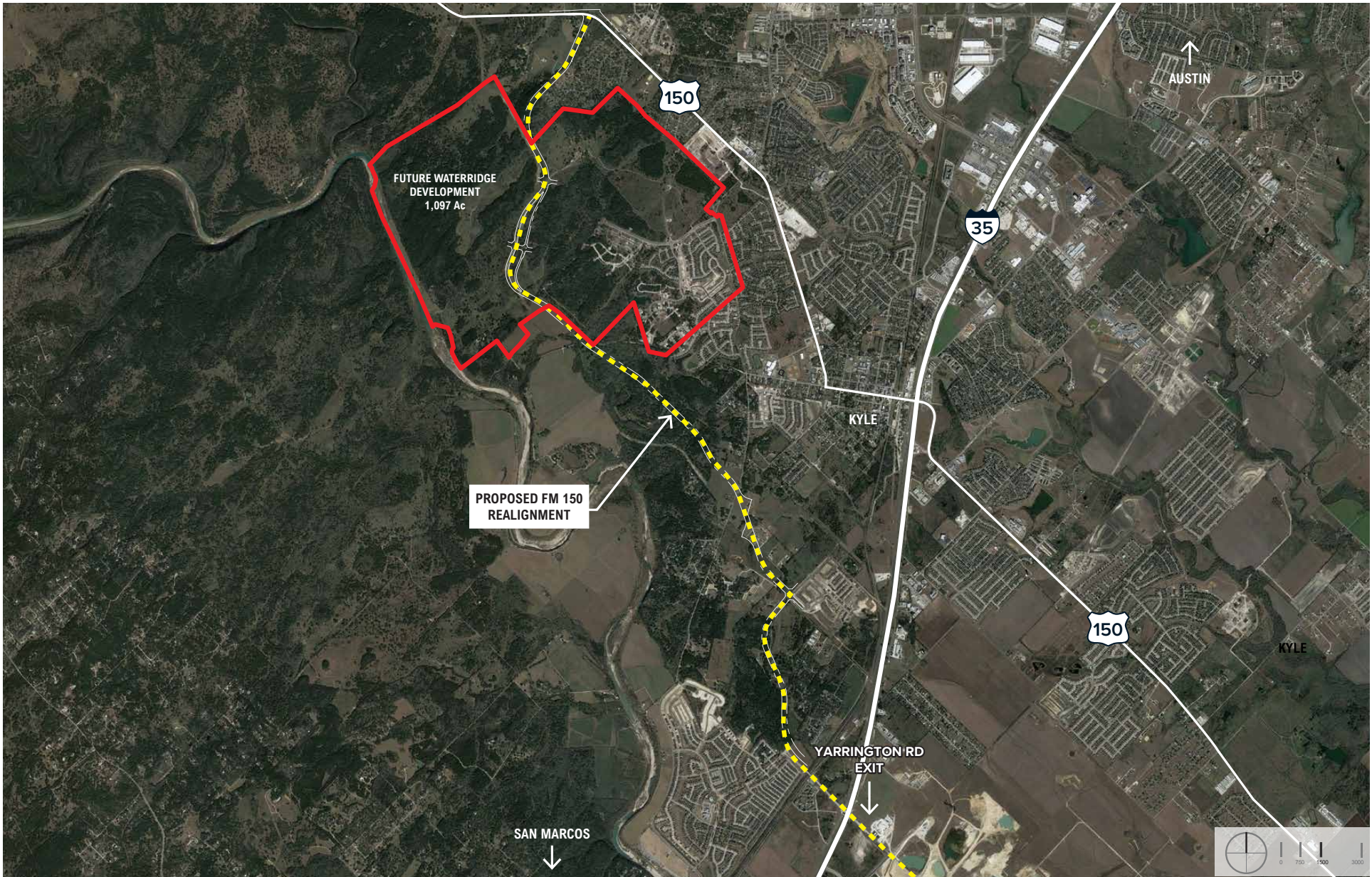
PROJECT	DESCRIPTION		COMPLETION DATE
Commercial District at Waterridge - Infrastructure	ROADWAY	3,200 LF 4-Lane roadway from the end of 6 Creeks Blvd to the future FM 150/6 Creeks Blvd.	March 1, 2025
	WATER PIPELINE	3,200 LF 12' inch water pipeline	March 1, 2025
	WASTEWATER	800-LUE lift station with a force main pipeline from the lift station to the city's Elliott Branch Interceptor	April 1, 2025
FM 150 Realignment project to Stagecoach Road State-County Roadway project	ROE & SURVEYING	Right-of-Entry & surveying of FM 150 alignment	Apr 1, 2024
	DRAINAGE PLANS	Analysis of roadways and development drainage plans	Jun 1, 2024
	30% SCHEMATIC DESIGN COMPLETE		Dec 15, 2024
	100 % DESIGN COMPLETE AND TXDOT APPROVAL		Jun 1, 2026
	FM 150 CONSTRUCTION STARTS		Oct 1, 2026
	FM 150 COMPLETION		Jun 1, 2027



FM 150 Realignment

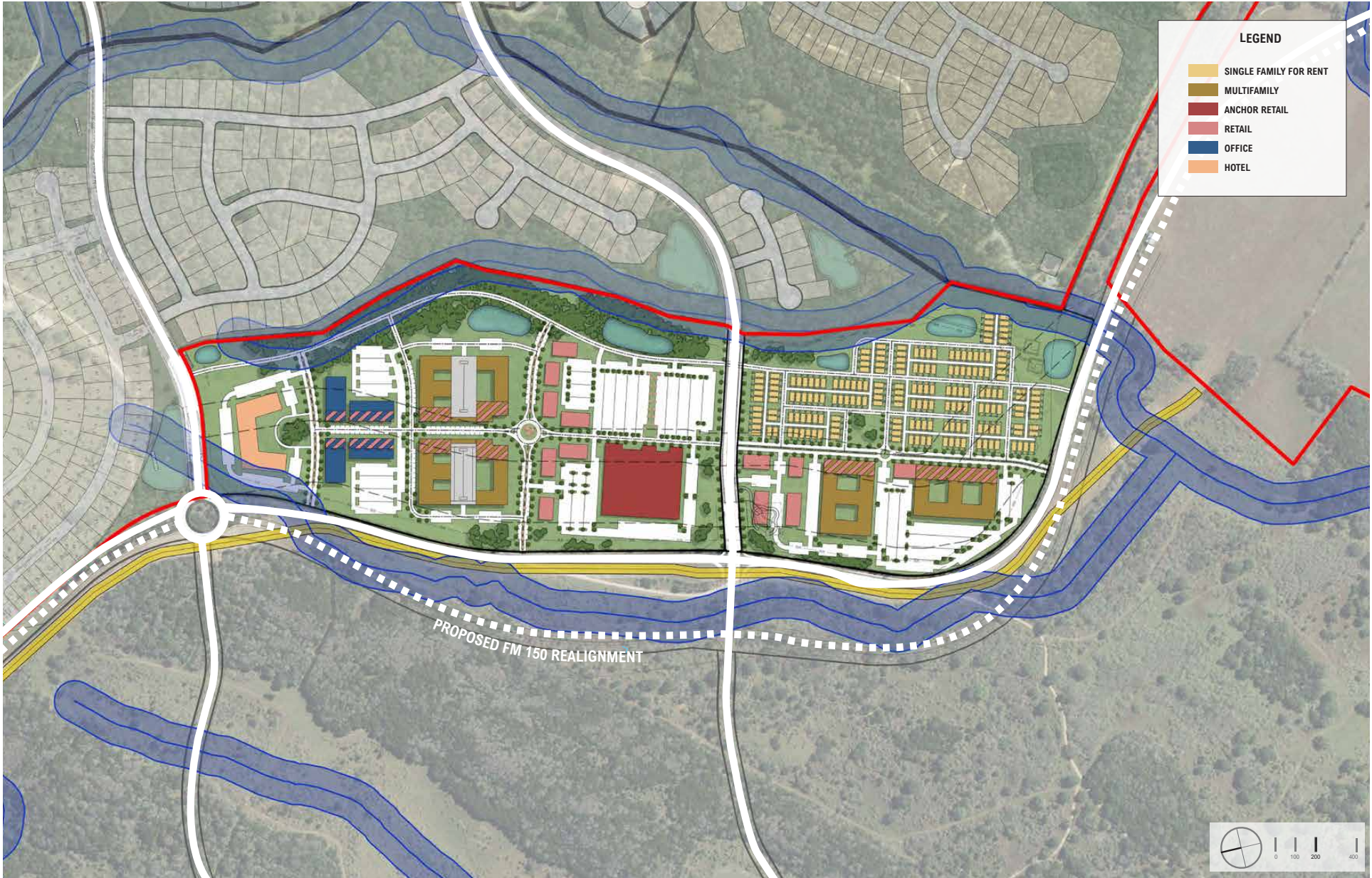


FM 150 Realignment



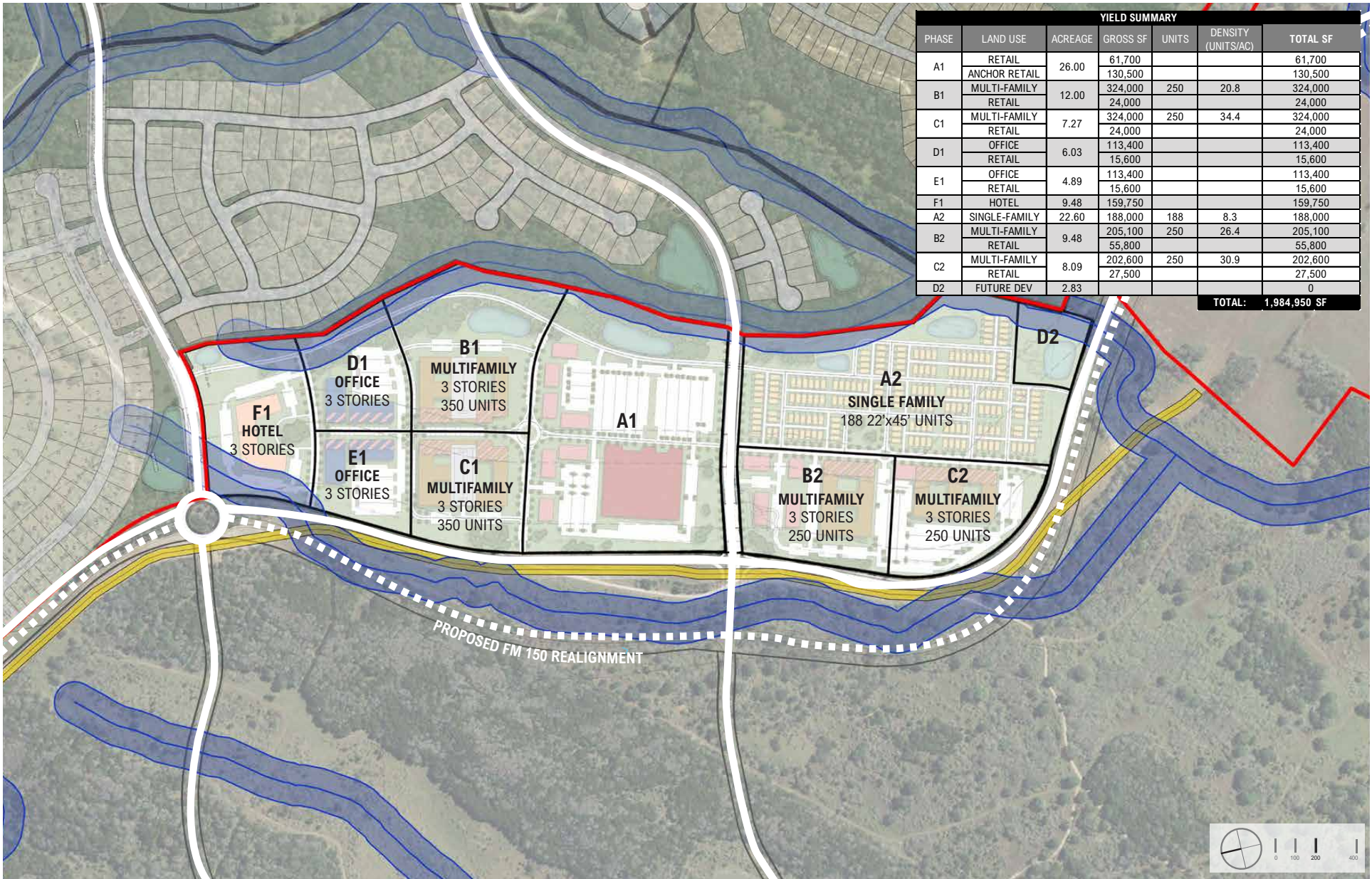
FM 150 District Schematic Design - *Phasing*

*Land outlined is a conceptual land plan that is flexible.



FM 150 District Schematic Design - *Yield Plan*

*Land outlined is a conceptual land plan that is flexible.



Location Overview

CENTRAL TEXAS LOCATION

Waterridge is located in the Central portion of Hays County, just west of Kyle, Texas and along the Blanco River. The Property is ideally positioned in the heart of the Texas Triangle between Dallas/Fort Worth, Houston and San Antonio along Interstate 35, also-known-as the spine of Texas. This enviable location is a long-term competitive advantage in corporate location decisions as it provides employers with the ability to recruit from the 16.4 million highly-skilled workers of the largest metropolitan areas as well as providing easy access to all of the major Texas cities.



STATE & MARKET GROWTH OPPORTUNITIES

Texas has led the nation in employment and population growth over the past five years. The state has received numerous accolades in recent years including being named #1 in “Growth Prospects” by Forbes, “America’s Top State for Business” by CNBC, and “Best State for Business” for the 16th year in a row by Chief Executive. More specific to Waterridge, Austin’s population growth exceeds 29% over the past five years – the second fastest growing metro in the United States.

QUALITY OF LIFE

Central Texas offers a higher quality of life at a lower cost of living compared to other metropolitan areas. In addition to a comfortable climate and beautiful natural surroundings, Austin’s housing, transportation and grocery costs are below national averages. These factors, combined with a low tax burden and myriad economic opportunities, have fueled record growth in the region’s population.



SURROUNDING RECREATIONAL AMENITIES

- Blanco River
- Onion Creek Golf Club
- Canyon Lake
- Mary Kyle Hartson City Square Park
- Plum Creek Golf Course
- Five Mile Dam Park

TRANSPORTATION

The Property’s excellent accessibility to Interstate 35, the primary North American Free Trade Agreement (NAFTA) transportation artery, effectively links the development to all the major thoroughfares in not only Austin, but the state, including, I-35, US 183/183A, MoPac (Loop 1), 360, 290 and SH-45. Additionally, the Austin-Bergstrom International Airport, which opened in May 1999, is located 20 miles northeast of Waterridge. The airport is served by 14 major airlines and accommodated more than 17 million passengers in 2019.



Location Overview

Why Austin

A booming economy, growing job market, high quality of life, and low cost of living make Austin a sought after city for all ages. As one of the nation's top economic performers, Austin is a thriving city with a young, highly educated population that attracts business and tourism. The metro consistently leads the nation in terms of population growth, fueled largely by a strong rate of immigration with an impressive 184 people moving to the city a day. As a result the population in the Austin MSA reached over 2.2 million in 2020, and is expected to soar 98.5% to nearly 4 million by 2040. Nearly doubling in size, Austin's population is projected to grow faster than any other large U.S. city in the next 25 years.

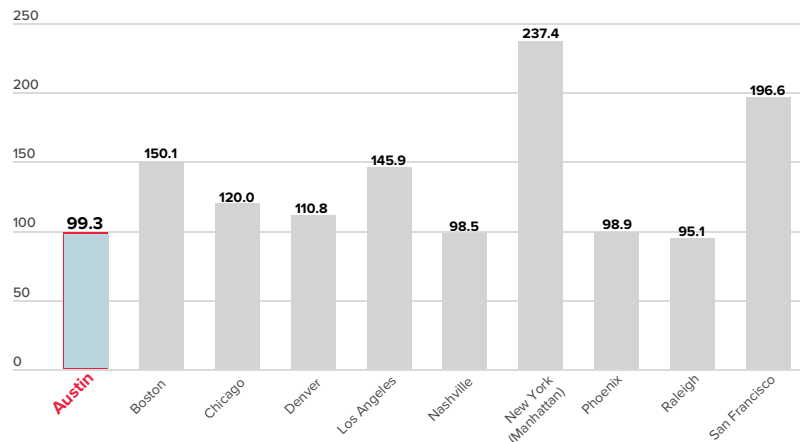


BUSINESS CLIMATE

You will find a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Austin.

COST OF LIVING INDEX

Cost of Living Index (U.S. + 100)



11TH
LARGEST CITY
IN THE COUNTRY



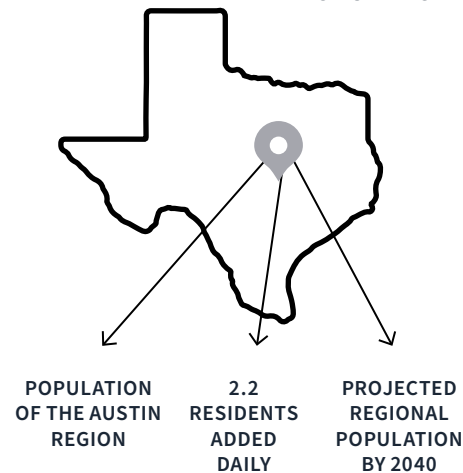
47.0%
EST. 10-YEAR
JOB GROWTH



TALENT

Austin's labor pool is among the most vibrant, innovative and educated in the world.

POPULATION



LABOR FORCE & GROWTH



THE AUSTIN REGIONAL
LABOR FORCE IS
1 MILLION



HIGHEST MEDIUM
HOUSEHOLD INCOME
AMONG TEXAS METRO AREAS



43% of adults have at least a bachelor's degree compared to 31% nationally



66.3% of the population is under 45 (nationally, 58.7% is under 45)

Location Overview | Austin Accolades

"Austin is an ideal location to attract the talent we need to deliver the latest capabilities to our customers."



#1

**BEST CITY FOR
JOB GROWTH OVER A FIVE-
YEAR PERIOD**

Inc.com

#1

**BEST CITY FOR
JOB CREATION**

37% over five-year period

Forbes

#18

**FUTURE-PROOFING
GLOBAL TOP 30**

the only Texas city
in this international index

JLL Global Research

"Austin is a rapidly growing hub for high tech startups and established tech companies, and not surprisingly, a hub for top tech talent. It has an innovative, entrepreneurial vibe with a laid back, inclusive culture, making it an ideal location for us. Not only will our employees love living in such a great city, but they'll have a unique opportunity to bring our great values to life and grow their careers."

Atlassian

**JAY SIMONS
PRESIDENT**

BAE Systems

DAVE HARROLD

Vice President & General
Manager Countermeasure
& Electromagnetic Attack
Solutions

#1

BEST PLACE TO LIVE

4 consecutive years

U.S. News & World Report



**HOTTEST U.S.
LABOR MARKET**

2 consecutive years

Wall Street Journal

8 Years in a Row

FASTEST GROWING MSA IN THE NATION

AUSTIN MSA: TRAVIS, HAYS, WILLIAMSON, BASTROP,

CALDWELL COUNTIES - *U.S. Census*



#1

**U.S. MARKET FOR
2020 INVESTMENT**

Urban Land Institute

#1

**ATTRACTS THE
MOST WORKERS**

Among Major U.S. Cities

LinkedIn, 2018

The Austin MSA adds

184 NEW
RESIDENTS

Every Single Day

"Khoros is proud to be in Austin, and we are excited to begin this next phase of our growth in our new and expanded space. As an Austinite for more than 10 years, I know that this is a great place to build and grow successful companies, and that's why we continue to invest here. We look forward to many more years of success in Austin."

Khoros

**JACK BLAHA
CHIEF EXECUTIVE OFFICER**

#1

**BEST U.S. CITY
TO START A BUSINESS**

Inc.com

"We are committed to growing in Austin, a city that is a proven tech hub with excellent access to talent and a community that encourages innovation."

Indeed

**CHRIS HYAMS
PRESIDENT**

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