

Polished Commercial Real Estate Presentation: Highway 29 Retail & Mixed-Use Development (George Town/Liberty Hill, TX)

Comprehensive insights on strategic retail and mixed-use growth

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Presentation Agenda

12-OAKS RETAIL

- Demographics & Market Insights
- Property Overview and Versatility
- Strategic Location Advantages
- Growth Momentum & Retail Synergy
- Unit Breakdown and Build-Out Options
- Investment Highlights
- Multimedia & Contact Information

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12 Oaks Commercial

Demographics & Market Insights

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Population and Household Income Within a 3-Mile Radius

Growing Population

The area features an increasing population, indicating expanding market potential and community growth.

Strong Household Income

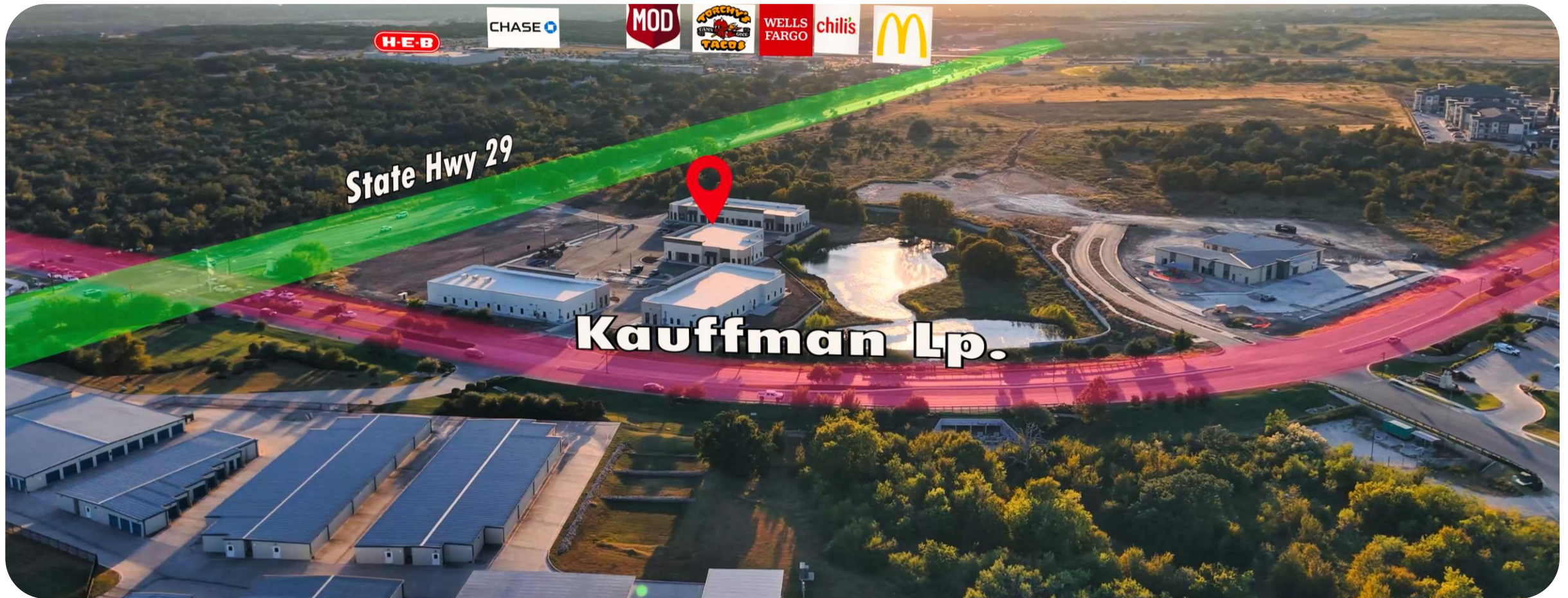
Households in the area have strong incomes, making the market attractive for retail and mixed-use developments.

Sustained Consumer Demand

Robust demographics create reliable and sustained consumer demand for local businesses and services.

- **Demographic Snapshot (3-Mile Radius)**
- Population: **37,135**
- Average Household Income: **\$191,899**
- Daytime Population: **8,430**
- Traffic Counts:
- W State Hwy 29: **24,784 VPD**
- Ronald Reagan Blvd: **16,604 VPD**

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Daytime Population Density and Consumer Presence

Daytime Population Density

High daytime population density indicates many people present in the area during business hours, boosting consumer presence.

Consumer Activity Impact

Strong consumer activity drives foot traffic, benefiting retail and service businesses in the development.

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High Traffic Volumes: Highway 29 and Ronald Reagan Blvd. experience significant traffic volumes ensuring strong visibility and accessibility. Front empty space is reserved for future highway extension, ensuring no blockage to frontage now or in the future

Visual Traffic Icons: Visual icons effectively represent traffic counts to provide clear and immediate understanding of traffic data.



Property Overview and Versatility

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Corner-Lot Frontage and Visibility on Highway 29 and Kauffman Street

Dual Frontage Advantage

The property benefits from exposure on two streets, increasing marketing visibility to more traffic.

High Visibility Location

Positioned on Highway 29 and Kauffman Street, the site attracts high volumes of passing vehicles and pedestrians.

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Five Premium Retail and Mixed- Use Units with Flexible Sizing Options

Premium Unit Quality

Units offer high-quality construction and finishes ideal for retail and mixed-use purposes.

Flexible Sizing Options

Spaces can be customized and scaled to suit different tenant business requirements effectively.

Tenant-Centric Design

The units are designed to meet diverse tenant needs by offering scalable and adaptable space solutions.

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Ideal Uses: Medical, Restaurant, Boutique, Fitness, Office, and Childcare

Medical Offices

The development includes medical office spaces designed to support healthcare services for the community.

Restaurants and Boutiques

Restaurants and boutique shops offer diverse dining and shopping experiences for local residents and visitors.

Fitness Centers and Offices

Fitness centers and professional offices provide spaces for wellness activities and business operations.

Childcare Facilities

Childcare facilities are included to support families and working parents in the community.

Strategic Location Advantages

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Proximity to National Retailers, Restaurants, and Financial Institutions

Access to Major Retailers

The property's proximity to national retailers ensures convenient shopping options for residents and visitors.

Nearby Dining Options

Popular restaurants located close to the property enhance the local dining scene and consumer appeal.

Close to Financial Institutions

Proximity to banks and financial services supports the commercial ecosystem and convenience for customers.



Serves Morning Star and Santa Rita Ranch Communities

Rapid Community Growth

Morning Star and Santa Rita Ranch are rapidly expanding residential areas attracting new residents.

Strong Local Demand

The development benefits from a steady customer base due to increasing population and local needs.

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Surrounding Amenities and Significant New Apartment Growth

Ample Surrounding Amenities

The area boasts a variety of amenities, including parks, shopping centers, and public transport options for residents.

New Apartment Developments

Significant new apartment growth is underway, increasing housing options and attracting potential tenants.

Market and Tenant Opportunities

The combination of amenities and new housing developments enhances the market potential and tenant opportunities.

Growth Momentum & Retail Synergy

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Strategic Location

The property benefits from a prime location in Liberty Hill's rapidly expanding commercial corridor.

Positioned in Liberty Hill's Fastest-Growing Commercial Corridor



Infrastructure Development

Strong infrastructure improvements support the growth and accessibility of this commercial area.



Growing Consumer Activity

Increasing consumer presence enhances business opportunities and market potential in the area.

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Major Nearby Developments: Costco, Target, Walmart, Chick-Fil-A, and More

Retail Synergy

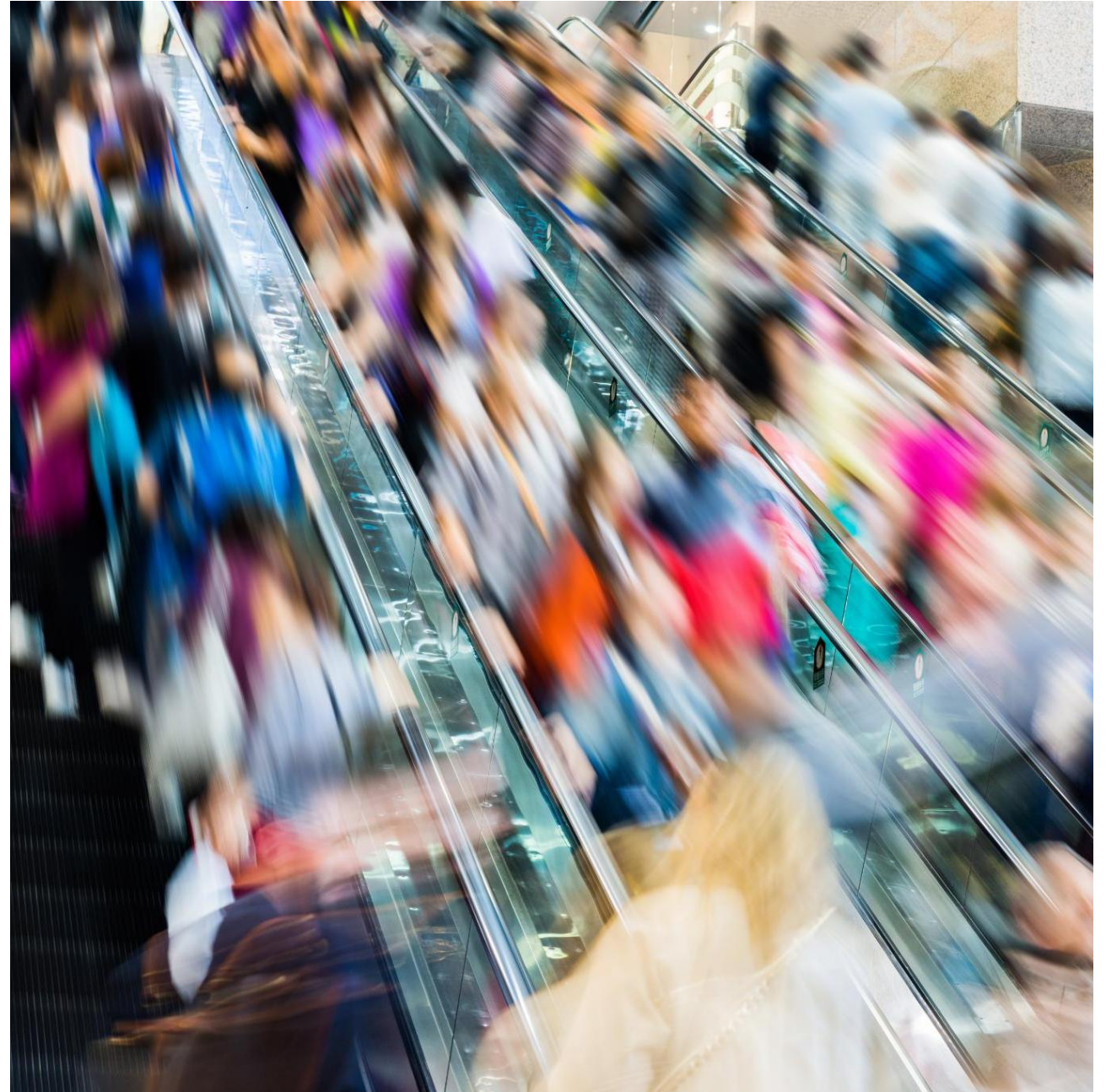
The concentration of major retailers creates a strong retail synergy attracting diverse shoppers and increasing foot traffic.

Popular Shopping Destinations

Costco, Target, and Walmart serve as key shopping destinations offering convenience and variety for residents and visitors.

Dining and Amenities

Restaurants like Chick-Fil-A complement retail options, enhancing the overall customer experience and destination appeal.



Residential and Commercial Expansion Fueling Demand



Residential Growth

Continuous residential development increases the need for nearby retail and mixed-use spaces to support communities.

Commercial Expansion

Growth in commercial sectors drives the demand for retail and office spaces in mixed-use developments.

Demand for Mixed-Use Spaces

The combination of residential and commercial growth fuels demand for versatile retail and mixed-use properties.

Long-Term Investment Value

Increasing demand for retail and mixed-use spaces strengthens long-term real estate investment potential.

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Unit Breakdown and Build-Out Options

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Individual Unit Sizes: 1,475 SF to 1,955 SF

Unit Size Range

Individual units range between 1,475 and 1,955 square feet to accommodate diverse needs.

Business Flexibility

Space sizes cater to various business types and sizes for optimal utilization.

Tailored Space Planning

Allows for customized space planning to suit specific business requirements.



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Option to Combine Units up to Approximately 8,789 SF

Space Flexibility

Combining units allows customization of space layout to suit tenant needs and growth.

Large Area Availability

Units can combine up to approximately 8,789 square feet for larger business operations.



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Flexible Lease or Sale Structure for Tenants and Investors

Flexible Leasing Options

The property provides adaptable lease terms tailored to meet diverse tenant needs and preferences.

Purchase Opportunities

Investors have the option to purchase the property, enabling long-term ownership and capital growth.

Appealing to Diverse Clients

Customizable arrangements attract a broad spectrum of tenants and investors seeking flexibility.



Investment Highlights

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High-Income Demographics and Superior Visibility

Affluent Demographics

The location attracts high-income residents, contributing to a prosperous customer base for businesses.

Exceptional Visibility

Superior visibility of the location increases exposure, driving higher foot traffic and tenant success.

Investor Confidence

The combination of demographics and visibility results in strong investor confidence and market stability.

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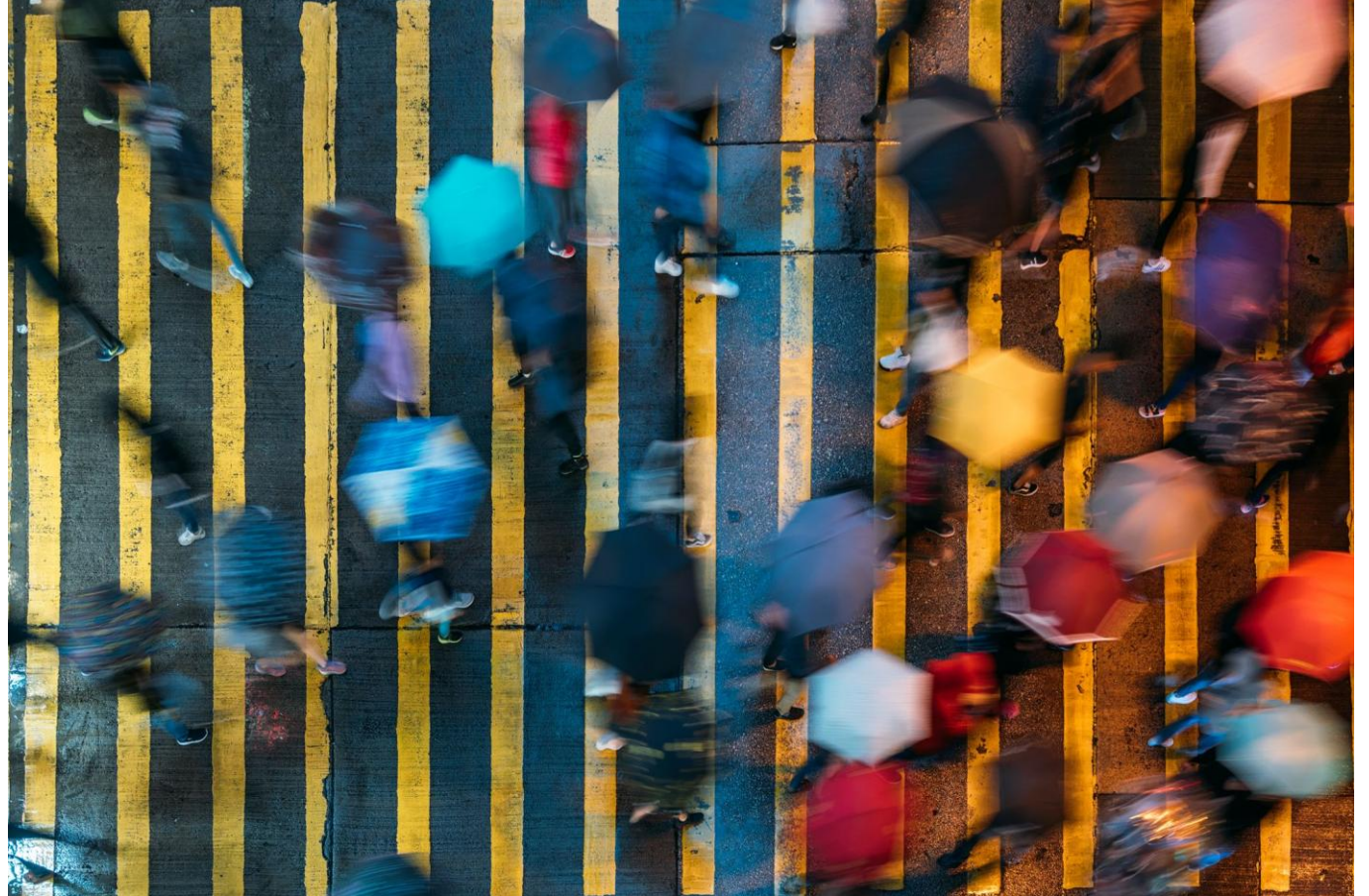
Strong Customer Traffic and Premium Signage Opportunities

High Traffic Volume

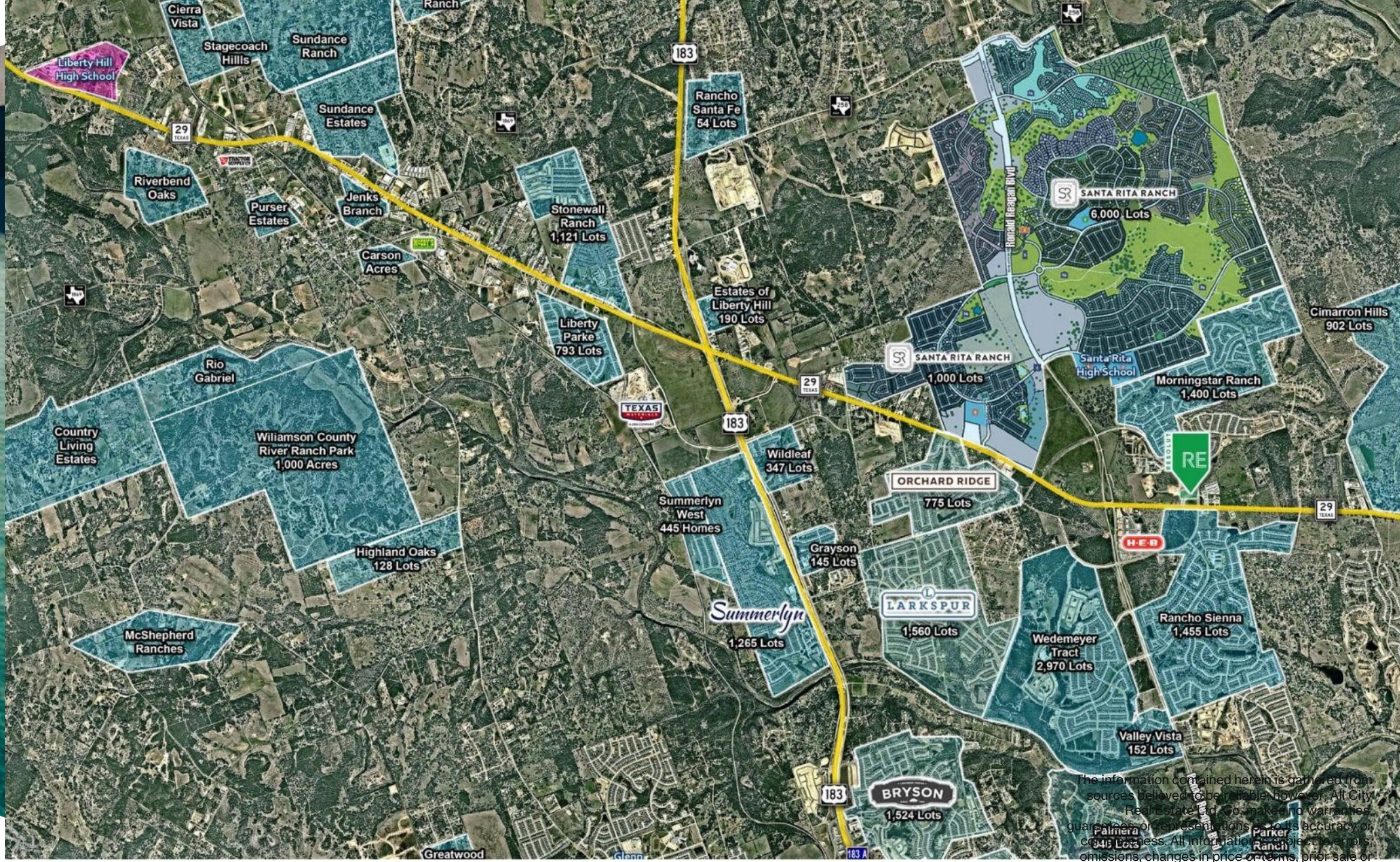
Strong customer flow results from high traffic volumes, increasing potential sales and engagement.

Premium Signage Benefits

Premium signage enhances brand visibility and marketing reach in high traffic locations.



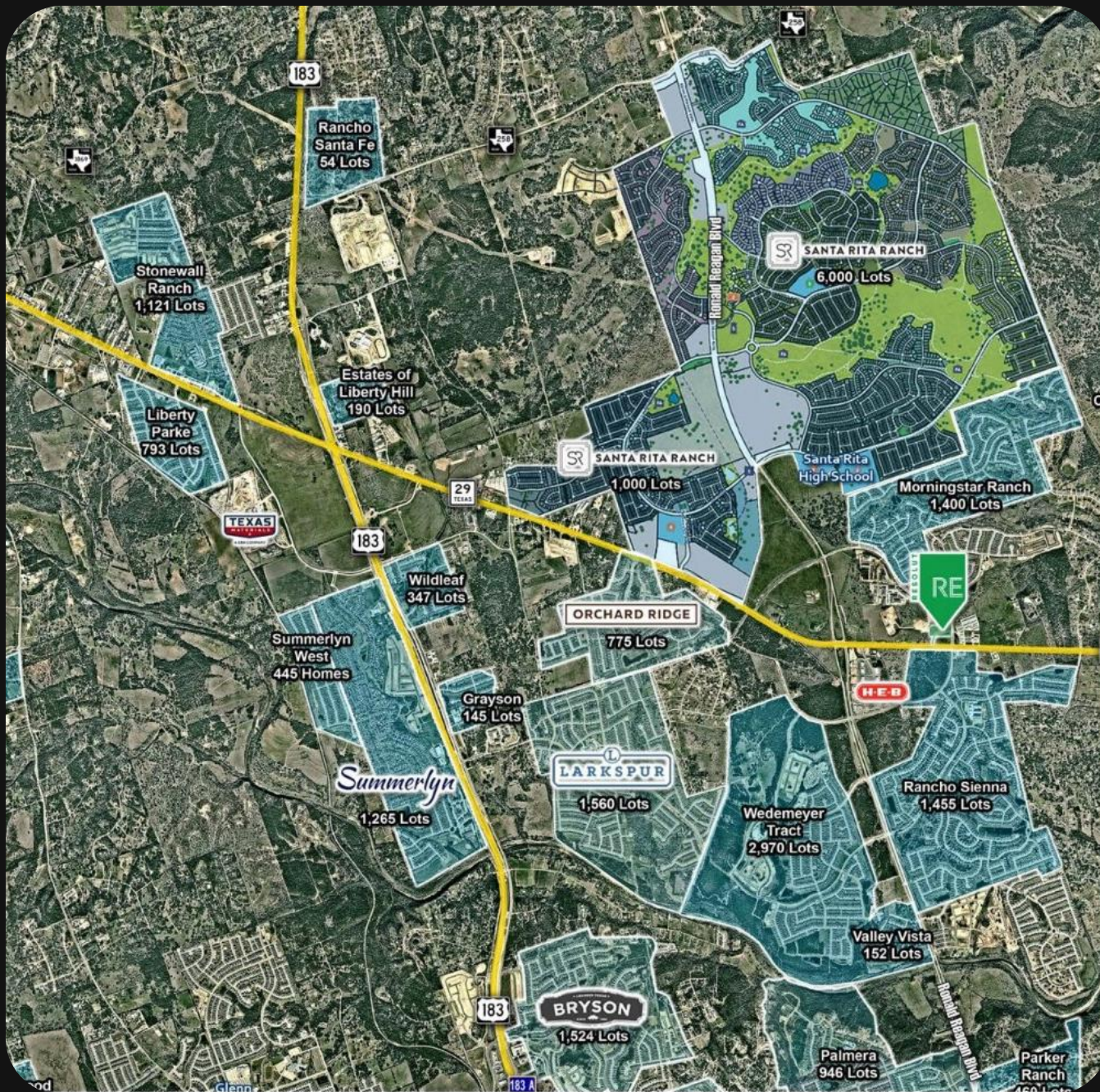
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Multimedia & Contact Information

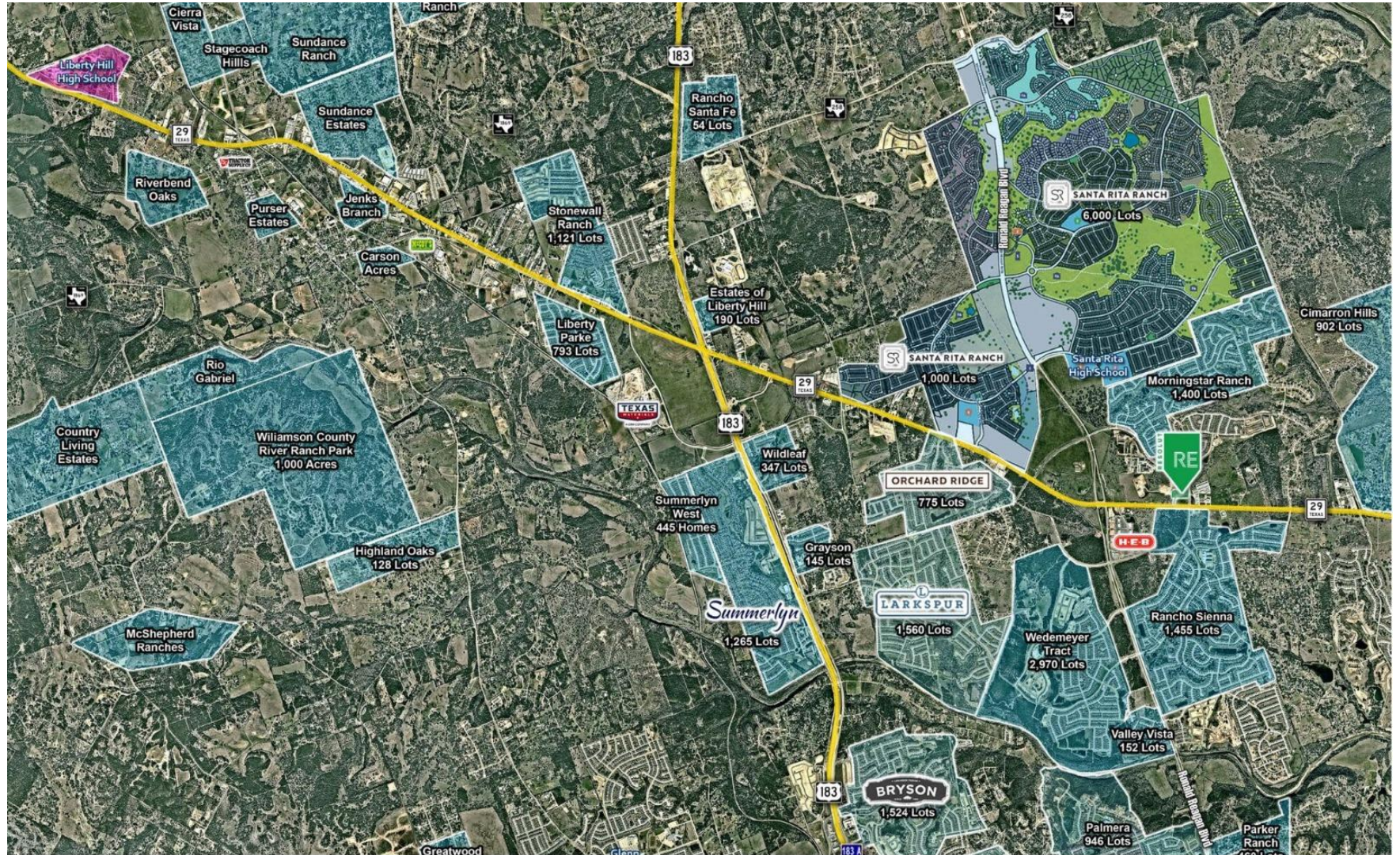
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Embedded Drone Video Tour (<https://www.youtube.com/watch?v=5HliHTTOleo>)

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Map and Location Visuals with Modern Graphics



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Conclusion

Strong Demographics

The development benefits from a robust and growing population base ideal for retail and commercial demand.

Strategic Location

Situated in Liberty Hill, the location offers excellent accessibility and visibility for businesses and tenants.

Versatile Units

The property features flexible retail and mixed-use spaces designed to accommodate a variety of tenant needs.

Growth Momentum

The development is poised for growth, backed by strong market trends and investment interest.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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 coincidental 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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<u>Kevin P. Scanlan</u>	<u>477367</u>	<u>kevin@allcityagents.com</u>	<u>(866)277-6005</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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All City Forms

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