



**Hunington**

Hunington Properties, Inc.

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# SHOPS AT PARK PLACE

SWC and SEC of Western Sky Blvd and Hwy 290

Elgin, Texas 78621

SHOPS AT PARK PLACE

Shops at Park Place is an exciting 7.29 new retail development with Pad Sites Available strategically located at the southwest and southeast corners of Western Sky Boulevard and Highway 290 — a key growth corridor in the thriving Elgin market. Located within the Austin MSA, one of the fastest-growing metro areas in the U.S. This high-visibility site offers premier frontage along Hwy 290, which serves as the main east-west thoroughfare connecting Austin to Bastrop and other regional trade areas.

“AUSTIN MSA RANKED 2<sup>ND</sup> AMONG LARGE METROS, 7<sup>TH</sup> NATIONWIDE”  
— 2.5 M+ population with rapid growth, affluence, and migration supported expansion.

2.3%

steady growth per year adding ±58,000 residents from July 2023 to July 2024

4.5%

ranking Austin metro among top U.S. metros in year-over-year GDP growth

#5

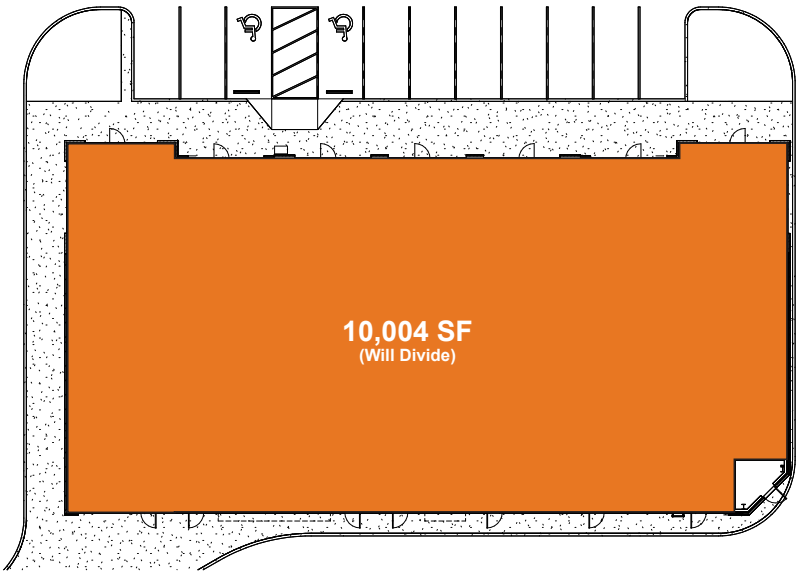
Bastrop County is among the Top 5 in Central Texas metro population growth 21.9% increase 2020-2025



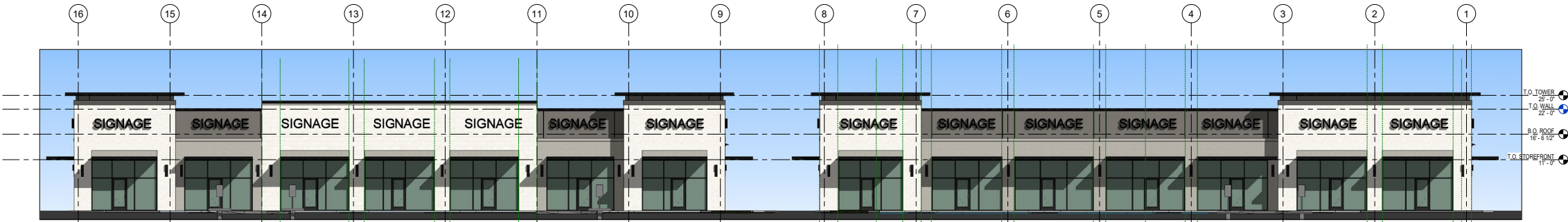
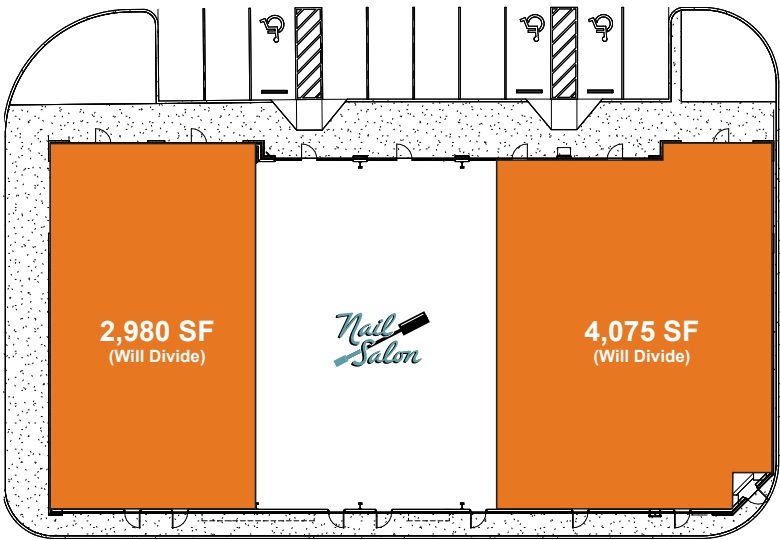
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|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
|    | Property Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | Building A                                                            | Building B                                                          |
|                                                                                       | Space Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           | 7,055 SF (Will Divide)                                                | 10,004 SF (Will Divide)                                             |
|                                                                                       | Rental Rate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           | Call for pricing                                                      | Call for pricing                                                    |
|                                                                                       | NNN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           | \$10.00 PSF                                                           | \$10.00 PSF                                                         |
|    | Pad Sites Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                                                       |                                                                     |
|                                                                                       | For Sale Ground Lease<br>or Build to Suit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           | Pad 1 1.01 AC                                                         |                                                                     |
| Pad 2 0.66 AC                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                       |                                                                     |
| Pad 3 1.43 AC                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                       |                                                                     |
| Pad 4 1.75 AC (Pending)                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                                                                       |                                                                     |
|    | Property Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                                                       |                                                                     |
|                                                                                       | <ul style="list-style-type: none"><li>• High visibility controlled intersection with direct access to Hwy 290 (31,106 VPD)</li><li>• Great Highway frontage and access, providing great visibility and signage potential</li><li>• Pad sites with drive through potential available</li><li>• Near major housing developments: Elm Creek West-178 Lots, Brickstone-1,909 Lots, Creeks Crossing-287 Lots, Briarwood 774 Lots, Stone Creek Ranch-288 Lots, Harvest Ridge-1,171 Lots</li><li>• Near schools: Neidig Elementary-599 Students, Harvest Ridge Elementary-900 Students, Elgin High School-1,779 Students, Elgin Middle School-780 Students</li></ul> |           |                                                                       |                                                                     |
|  | Demographics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                                                       |                                                                     |
|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 mi.     | 3 mi.                                                                 | 5 mi.                                                               |
|                                                                                       | Population (2025)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2,957     | 13,721                                                                | 23,154                                                              |
|                                                                                       | Average Household Income                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$136,831 | \$117,423                                                             | \$117,813                                                           |
|  | Gigi Gomel<br>Principal   Brokerage<br>gigi@hpiproperties.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           | Evan Dyer<br>Principal   Retail Development<br>evan@hpiproperties.com | AJ Loudermilk<br>Vice President   Brokerage<br>aj@hpiproperties.com |

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

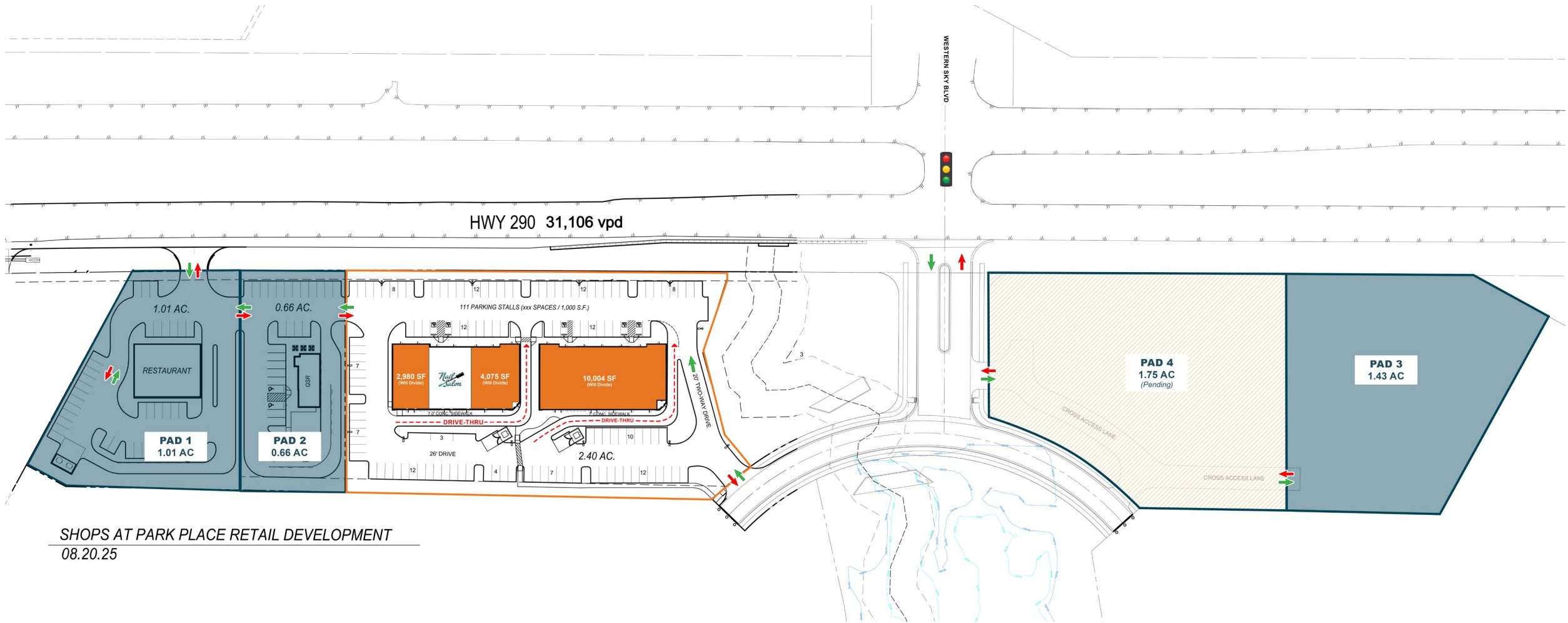
BUILDING B



BUILDING A



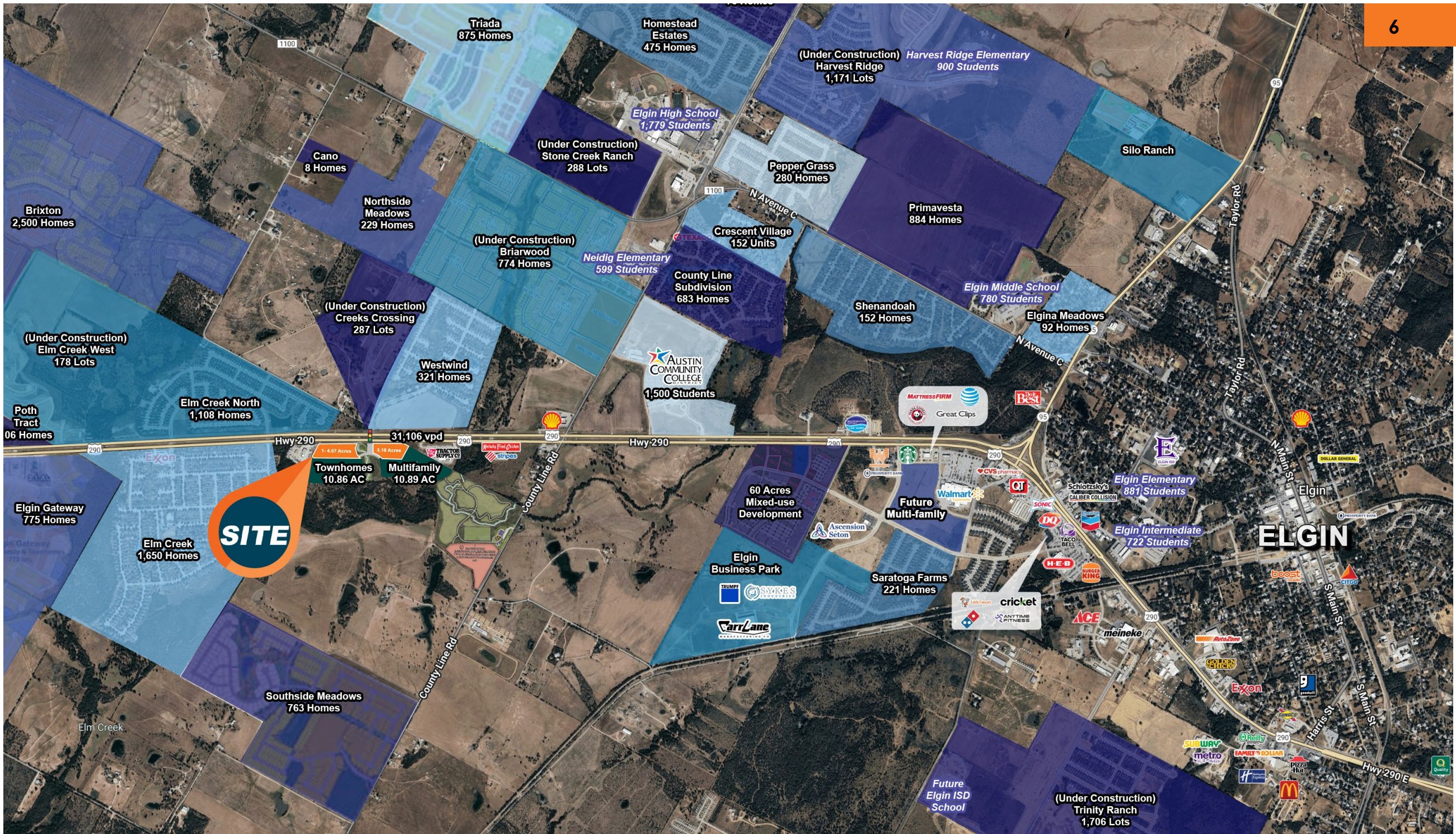
| PAD |      |               | RETAIL |                         |           |                       |                        |
|-----|------|---------------|--------|-------------------------|-----------|-----------------------|------------------------|
| PAD | AC   | STATUS        | RETAIL | SF                      | STATUS    |                       |                        |
| 1   | 1.01 | Pad Available | A      | 7,055<br>(Will Divide)  | Available | Orange square         | Retail Space Available |
| 2   | 0.66 | Pad Available | B      | 10,004<br>(Will Divide) | Available | Grey square           | Pad Available          |
| 3   | 1.43 | Pad Available |        |                         |           | Yellow hatched square | In Negotiation         |
| 4   | 1.75 | Pad Pending   |        |                         |           | White square          | Leased   Sold          |



SHOPS AT PARK PLACE RETAIL DEVELOPMENT  
08.20.25

- Retail Space Available
- Pad Available
- Pending
- Leased| Sold







## 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>Hunington Properties, Inc.</b>                                  | <b>454676</b>                  | <b>sandy@hpiproperties.com</b>                               | <b>713.623.6944</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.                    | Email                                                        | Phone               |
| <b>Sanford Paul Aron</b>                                           | <b>218898</b>                  | <b>sandy@hpiproperties.com</b>                               | <b>713.623.6944</b> |
| Designated Broker of Firm                                          | License No.                    | Email                                                        | Phone               |
| <b>Evan Dyer</b>                                                   | <b>571158</b>                  | <b>evan@hpiproperties.com</b>                                | <b>713.623.6944</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.                    |                                                              | Phone               |
| <b>Gigi Gomet</b><br><b>AJ Loudermilk</b>                          | <b>446845</b><br><b>693472</b> | <b>gigi@hpiproperties.com</b><br><b>aj@hpiproperties.com</b> | <b>713.623.6944</b> |
| 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](http://www.trec.texas.gov)

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