



Lakeside Meadows Planned Unit Development

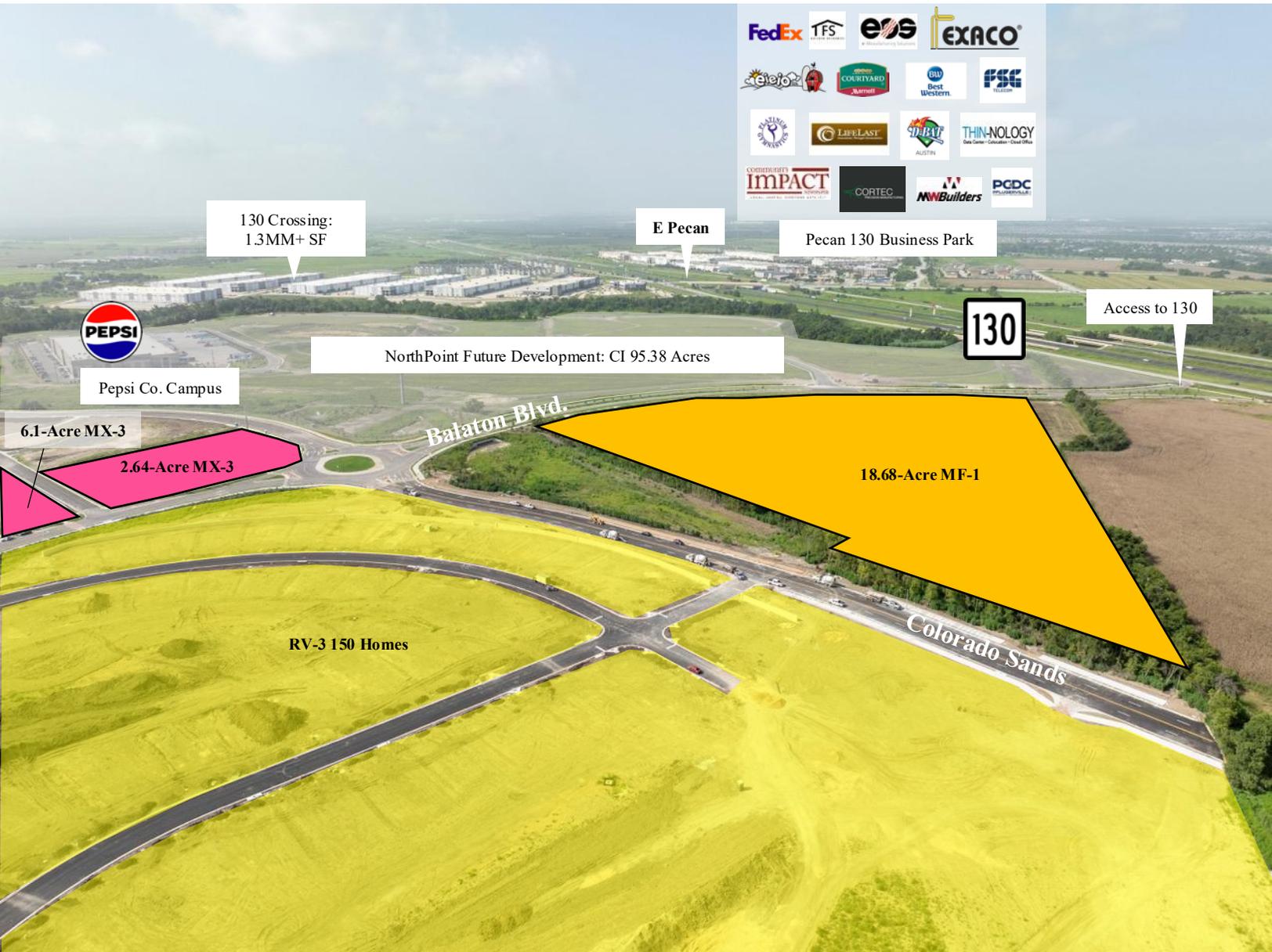
All roads, utilities and detention ponds are now completed! Situated just east of the 130-toll road, north of Pecan and south of Pflugerville Parkway, Lakeside Meadows consists of almost 420 acres designed to be one of the City's first walkable, mixed-use developments. The project will offer residents 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), Pflugerville Crossing (Walmart Supercenter), Cornerstone (Costco) and HEB are all less than a 7-minute drive from the site. Additionally, the new HEB on Pflugerville Parkway is now completed to the north of the 18.68-acre MF-1 tract and 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 MX-3 tracts (mixed-use multifamily) and up to 18.68 acres of MF-1 (multifamily). Both the MX-3 and the MF-1 allow up to 45 DU/acre per the PUD.

John Cummings

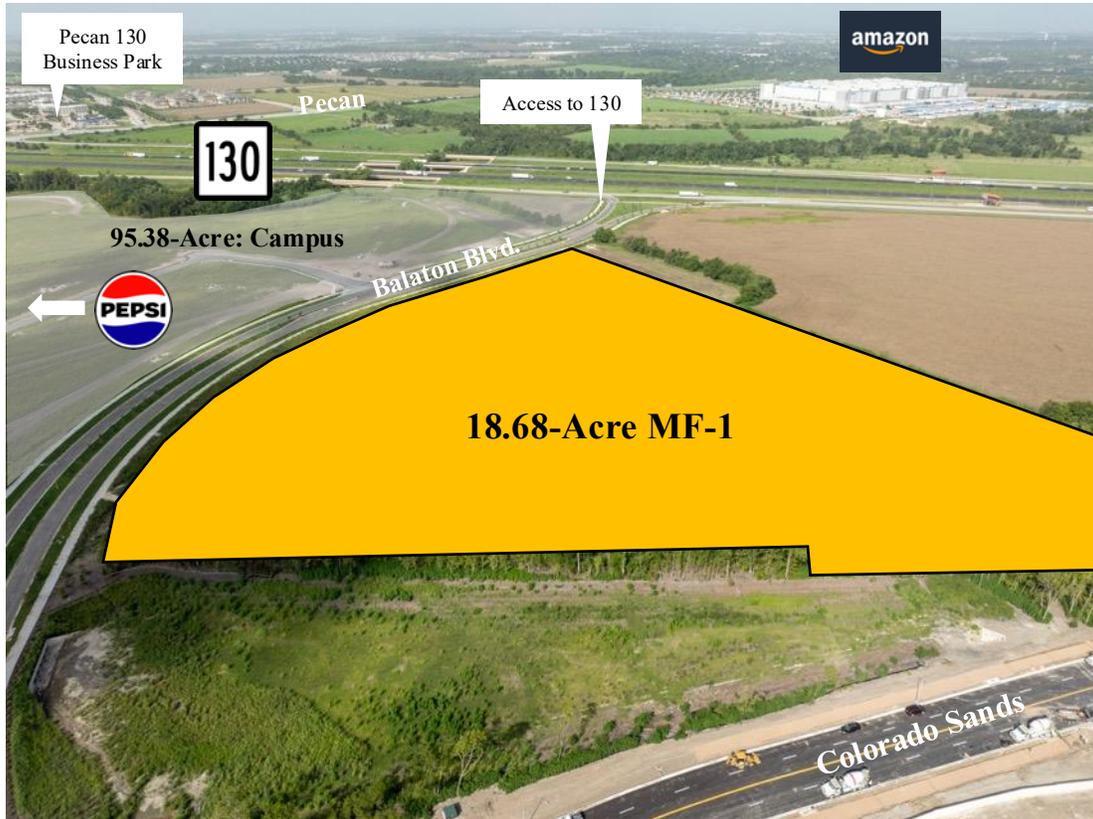
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All roads, utilities and ponds are now completed for the PUD!







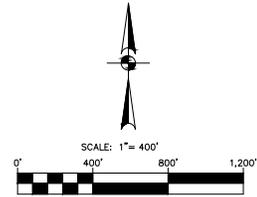
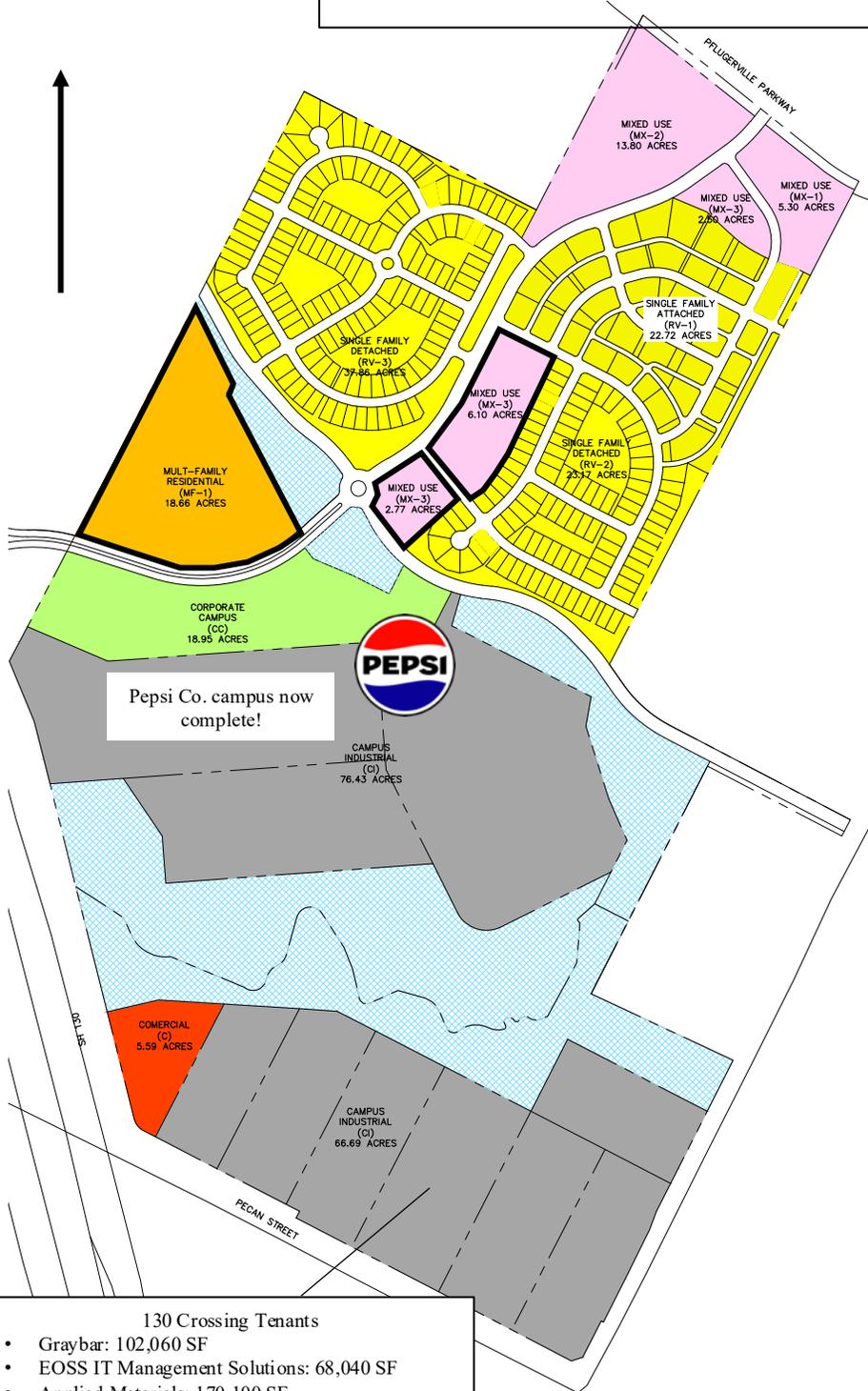
For Sale:

- 6.10 Acres: Asking \$4,300,000
- 2.64 Acres: Asking \$1,725,000
- 18.68 Acres: Asking \$14,500,000 (up to 840 units).
*Can be subdivided.



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

130 Crossing Tenants

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

TOTAL PUD BOUNDARY - 416.63 ACRES



MX-3 Zoning: PUD amendments in process to address the following

- **Removal of structured parking requirement**
- **Removal of vertical mixed-use requirement**
- Reduction in minimum density to 10 DU/acre
- Removal of four-story minimum. Proposing 3-story product along Balaton as two-story product along the back property line.
- Potential for single-story retail on the 2.64 acres (proposing 15,000 square feet)
- Proposing 89 townhomes for the 6.1-acre tract with a mix of two and three stories. 1,000 square feet of commercial proposed for each corner of 6.1 acres (2,000 SF total).
- Proposed 30-foot landscaping buffer for single-family with reduction in height. This is currently 40 feet.



MX-3 Renderings



Current 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

MF-1 Zoning: PUD amendments in process to address the following

- *Removal of structured parking requirement*
- *Removal of four-story minimum*



MF Potential Subdivision

8.53-18.68 Acres

PHASE II				
7	3	STUDIOS	21	60
		1BR / 1BTH	30	
		2BR / 2BTH	9	
8	4	STUDIOS	16	48
		1BR / 1BTH	24	
		2BR / 2BTH	8	
9	4	STUDIOS	16	48
		1BR / 1BTH	24	
		2BR / 2BTH	8	
10	4	STUDIOS	28	80
		1BR / 1BTH	40	
		2BR / 2BTH	12	
11	4	STUDIOS	28	80
		1BR / 1BTH	40	
		2BR / 2BTH	12	
12	3	STUDIOS	9	30
		1BR / 1BTH	15	
		2BR / 2BTH	6	
				346

PARKING SPACES REQUESTED FOR PHASE II				
UNITS	NO. OF UNITS	P.S. / UNITS	NO. PARKING SPACES REQUESTED	NO. PARKING SPACES
STUDIOS	118	1	118	
1BR/1BTH	173	1.5	259	
2BR/2BTH	55	2	110	
	346		487	412

NOTE!
487 P.S. REQ. / 412 P.S. AVAILABLE (85%)

PHASE I				
BLDG.	NO. STORY	UNIT	QTY.	TOTAL
1	4	STUDIOS	8	24
		1BR / 1BTH	12	
		2BR / 2BTH	4	
2	4	STUDIOS	8	24
		1BR / 1BTH	12	
		2BR / 2BTH	4	
3	4	STUDIOS	14	40
		1BR / 1BTH	20	
		2BR / 2BTH	6	
4	4	STUDIOS	14	40
		1BR / 1BTH	20	
		2BR / 2BTH	6	
5	3	STUDIOS	14	44
		1BR / 1BTH	12	
		2BR / 2BTH	10	
6	3	STUDIOS	8	24
		1BR / 1BTH	12	
		2BR / 2BTH	4	
				218

PARKING SPACES REQUESTED FOR PHASE I				
UNITS	NO. OF UNITS	P.S. / UNITS	PARKING SPACES REQUESTED	NO. PARKING SPACES
STUDIOS	76	1	76	
1BR/1BTH	108	1.5	162	
2BR/2BTH	34	2	68	
	218		306	270

NOTE!
306 P.S. REQ. / 270 P.S. AVAILABLE (88%)

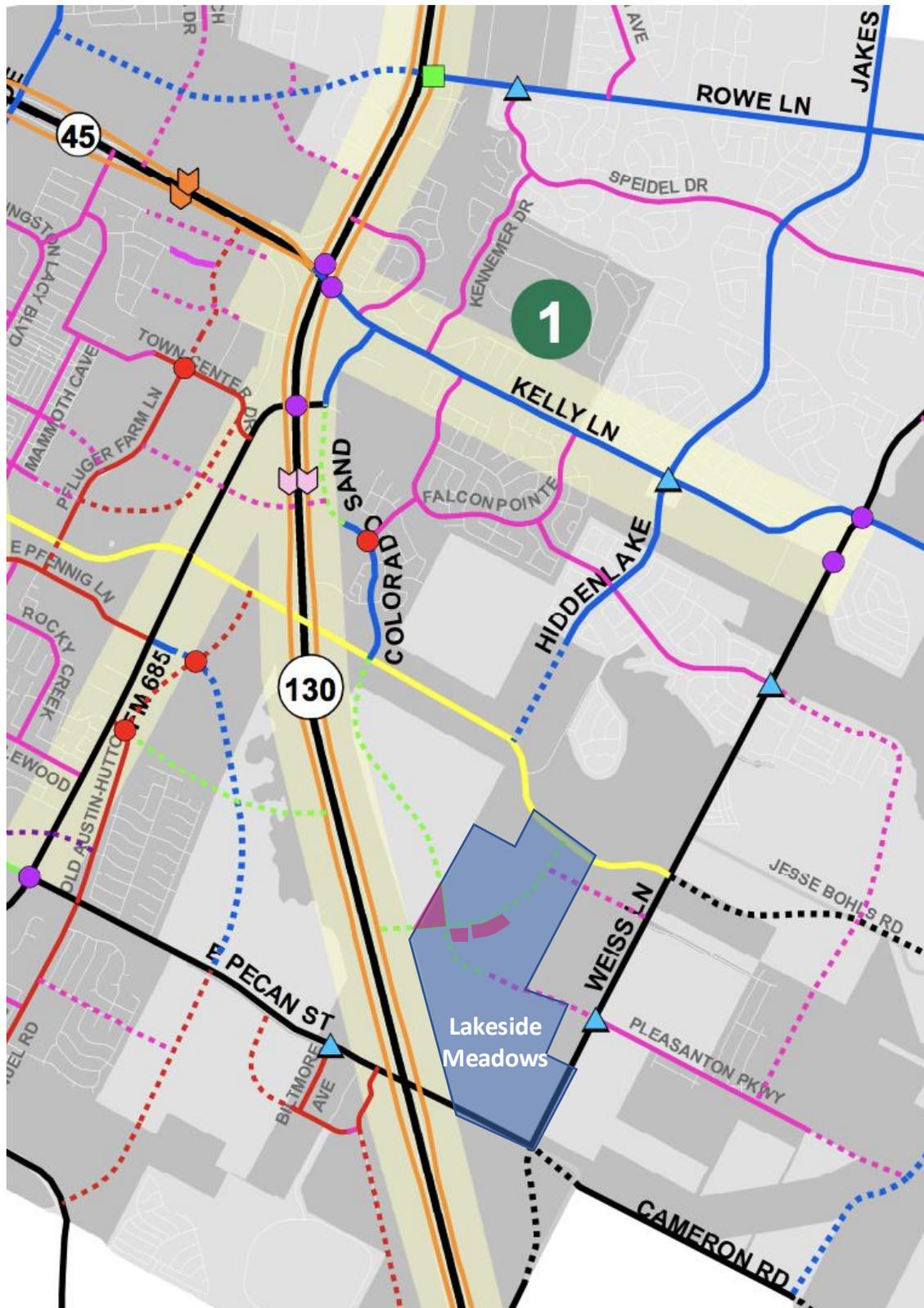


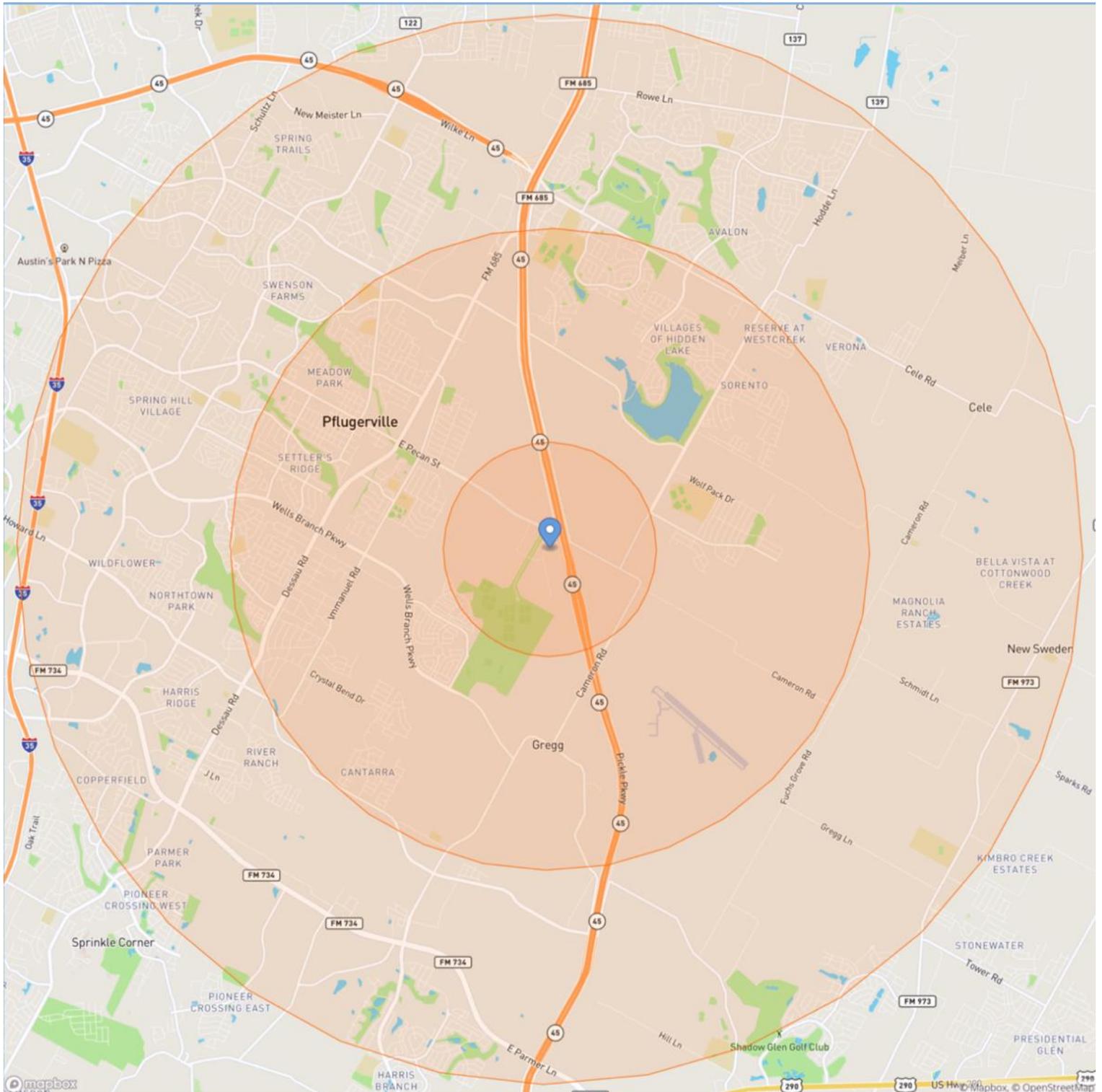
MF Renderings





Updated 2020 Pflugerville Thoroughfare Plan





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

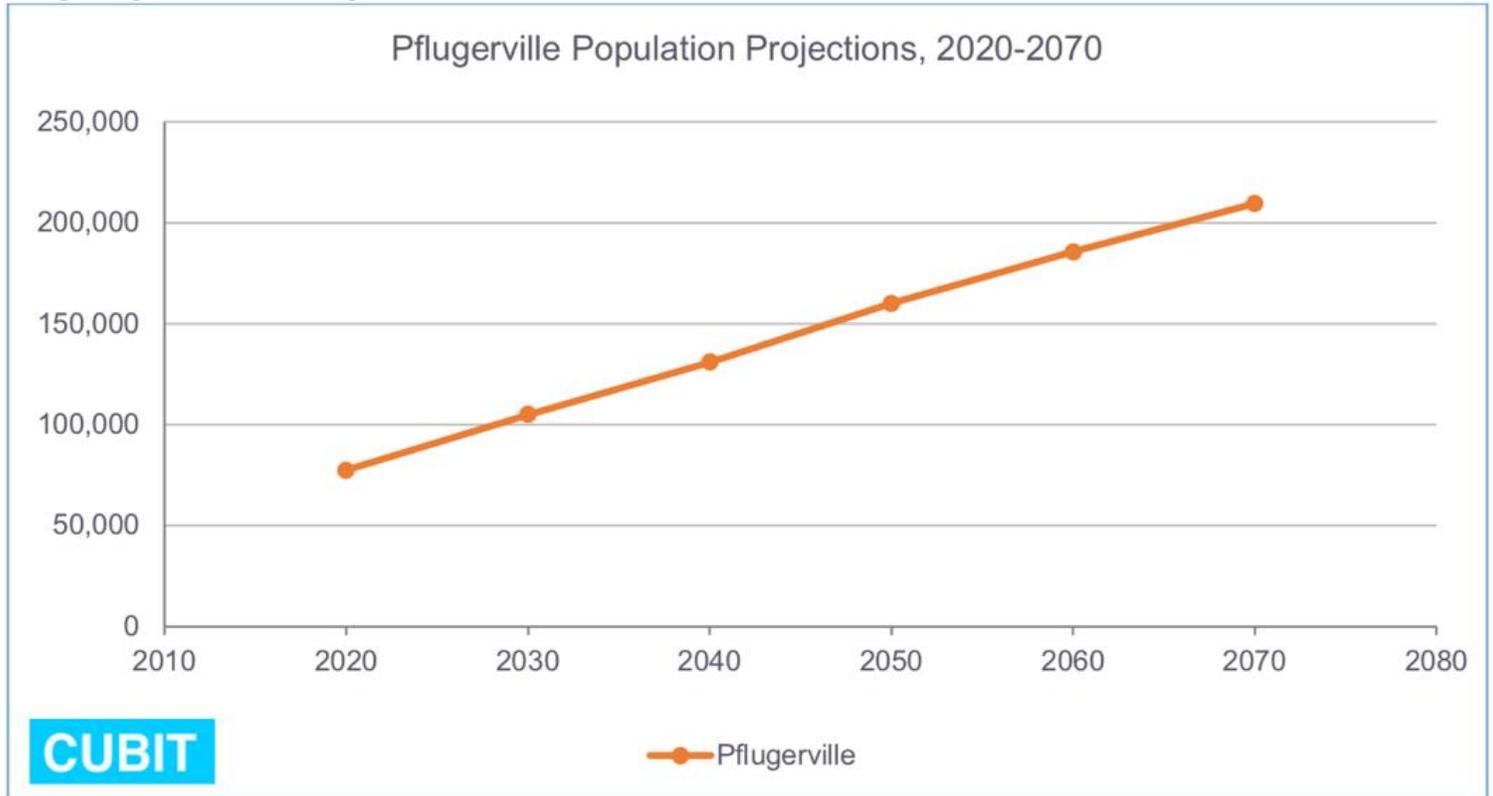
Population Projections

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.



