

STONE HILL TOWN CENTER

Pads and Retail Spaces Available for Lease in
Austin Area's Top 5 Largest Shopping Center

SWC of SH 130 and SH 45
Pflugerville, Texas

COMING SOON:

hopdoddy
BURGER BAR

CAVA

Available For Lease:
2,821 SF 2nd Gen Medical Space
4,242 SF 2nd Gen Restaurant

NewQuest

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Project Highlights

**#2 MOST-VISITED
SHOPPING CENTER
WITHIN 50 MILES**

**TOP 15 MOST-VISITED
TX SHOPPING CENTER**

- PLACER.AI, 2025



25%
**POPULATION
GROWTH**
WITHIN 5 MILES
FROM 2020 TO 2025

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25



\$166K
**AVERAGE
HOUSEHOLD
INCOME**
WITHIN 3 MILES



268K
**CURRENT
POPULATION**
IN TRADE AREA

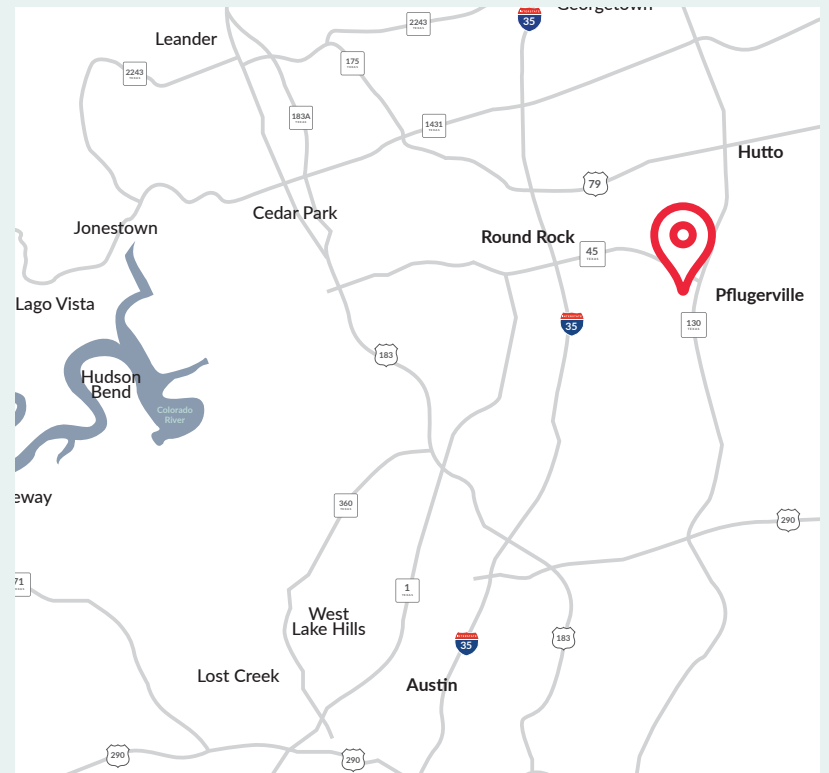
EXPLOSIVE RESIDENTIAL GROWTH

92,816 TOTAL HOUSEHOLDS | TRADE AREA
23.79% HOUSING GROWTH | 3-MILE RADIUS

REGIS ESTIMATES AS OF 1Q 2025

\$2,043,561 SALES TAX RECEIPTS | 2022
6.05% SALES TAX GROWTH | 2021-2022

PFLUGERVILLE EDC/CDC, 2022



KEY TENANTS



at home **ROSS**

ULTA BEAUTY Bath & Body Works

StDavid's HEALTHCARE **petco**

Office DEPOT
OfficeMax



HAVERTYS



Project Highlights



ROUND ROCK-
PFLUGERVILLE IS RANKED
AMONG FASTEST-GROWING
CITIES IN AMERICA

- U-HAUL MIGRATION REPORT '20



3.8M-SF AMAZON
FULFILLMENT CENTER NOW
OPEN AND BRINGING \$250M
TO TAX BASE AND 1K JOBS



25-ACRE, \$21M TYPHOON
TEXAS WATER PARK
ADJACENT TO CENTER
(RE-OPENED JUNE 2020)



TOLL 130 EXPANSION
TO 3 MAIN LANES (BOTH
DIRECTIONS) RECENTLY
COMPLETED IN 2021



STONE HILL TOWN CENTER

MAJOR DEVELOPMENT GROWTH

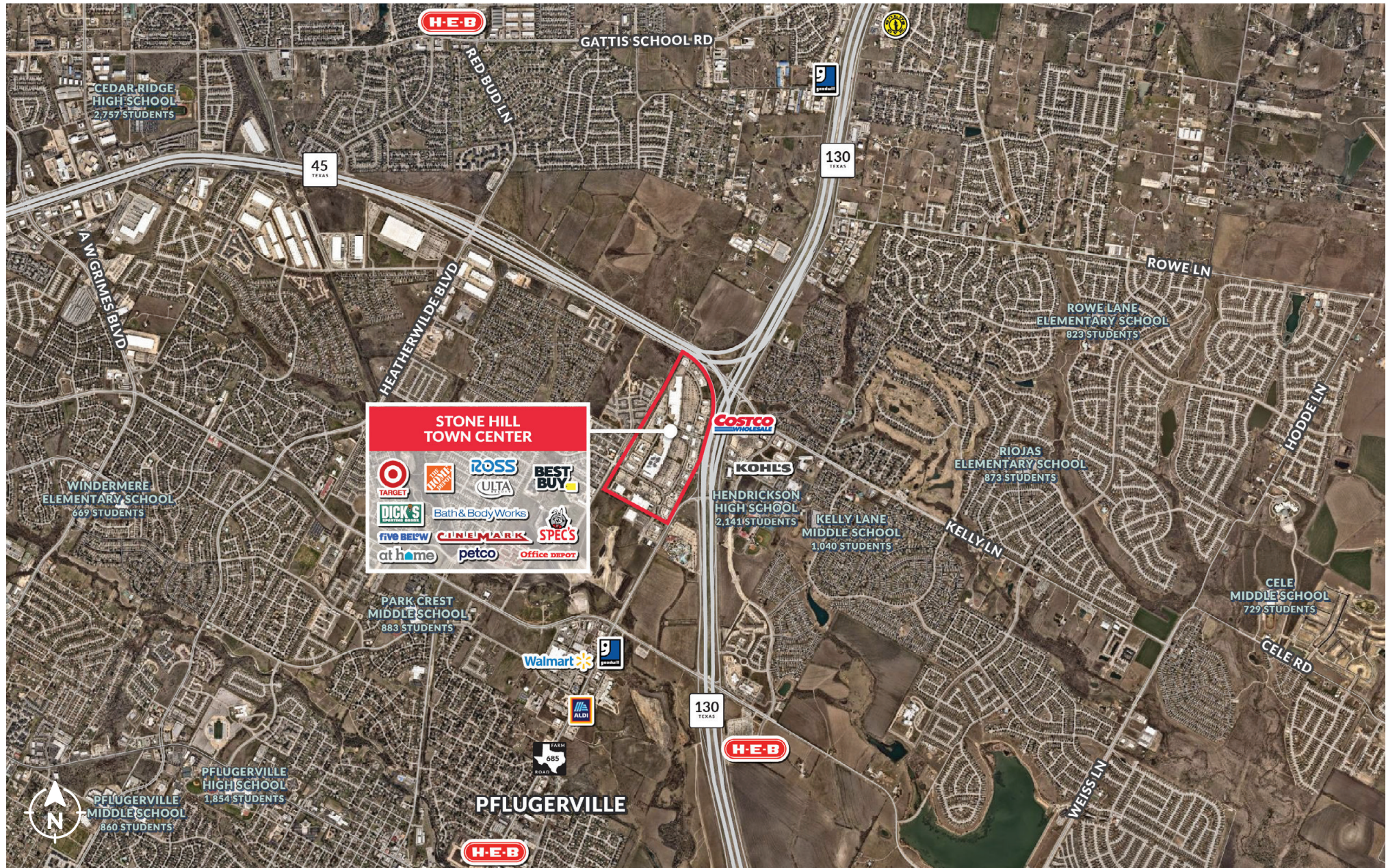
LIFESTYLE COMMUNITIES WILL DELIVER 1,050 MULTIFAMILY UNITS - 409 IN PHASE I COMPLETED

IDI LOGISTICS BUILDING OUT SITE AT NEW MEISTER LANE AND SCHULTZ LANE

650,000-SF LIVING SPACES DISTRIBUTION CENTER RECENTLY COMPLETED AT SWC OF S.H. 45 AND N. HEATHERWILDE BOULEVARD

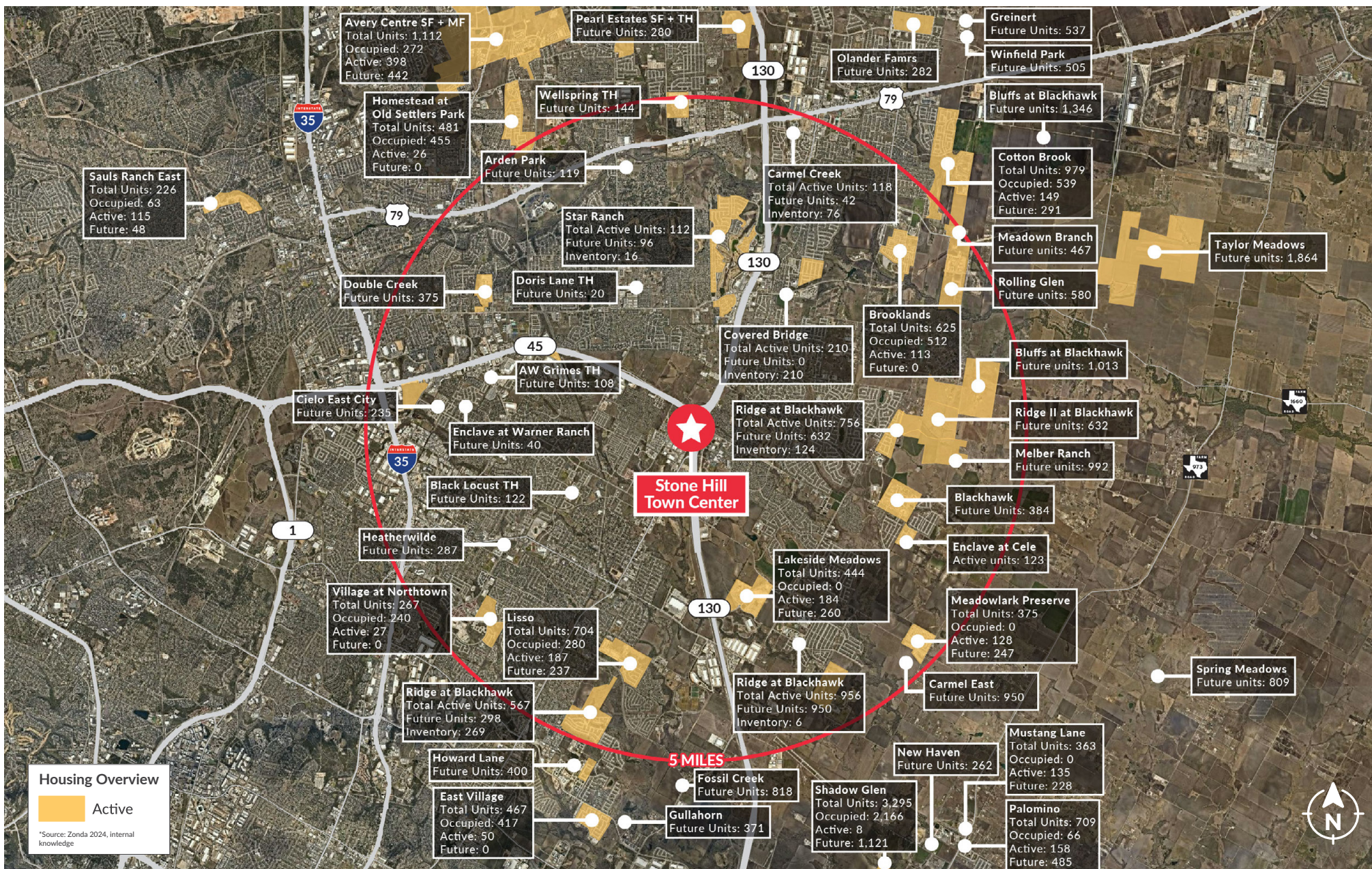
PROJECT CHARM, 3.8M-SF LOGISTICS FACILITY, ADDING **1,000+ JOBS** NOW OPEN ON W. PECAN STREET BETWEEN F.M. 685 AND S.H. 130

3.8M-SF AMAZON FULFILLMENT CENTER NOW OPEN AND BRINGING 1,000 FULL-TIME JOBS



11.25 | 01.25

Housing Aerial



04.25 | 01.25



04.25 | 01.25



Site Plan



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP578 | 11.25 | 10.25

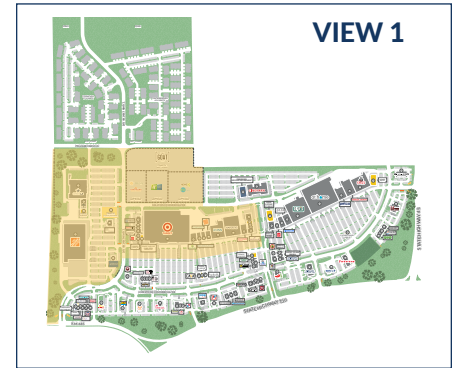
Site Plan



KEY	BUSINESS	LEASE AREAS
1	Cowboys Fit	45,095 SF
2	Taroko Sports	11,740 SF
3	Available For Lease	6,400 SF
4	Home Depot	102,867 SF
5	Pad Site Available For Lease	27,351 SF
6	Vitalogy	4,450 SF
7	Austin Telco	2,155 SF
8	Seton Family of Doctors	5,193 SF
9	Organics Hair & Beauty Centre	1,971 SF
10	SportClips	1,200 SF
11	Stone Hill Optical	4,494 SF
12	European Wax Center	1,676 SF
13	Available For Lease	1,659 SF
14	2nd-Gen Medical Available For Lease	2,821 SF

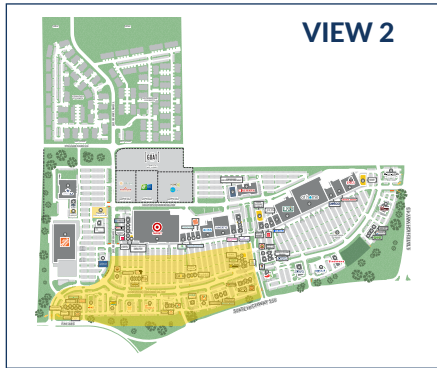
KEY	BUSINESS	LEASE AREAS
15	Target	185,334 SF
16	Dollar Tree	7,926 SF
17	Bath & Body Works	5,000 SF
18	Maurice's	5,000 SF
19	Rack Room Shoes	6,000 SF
20	Ross	27,689 SF
21	Haverty's Furniture	40,622 SF
22	Daiso	8,500 SF
23	Hallmark	4,200 SF
24	Tan It All	1,569 SF
25	Available For Lease	1,255 SF
26	Available For Lease	2,352 SF
27	The Salons At Stone Hill TC	5,950 SF

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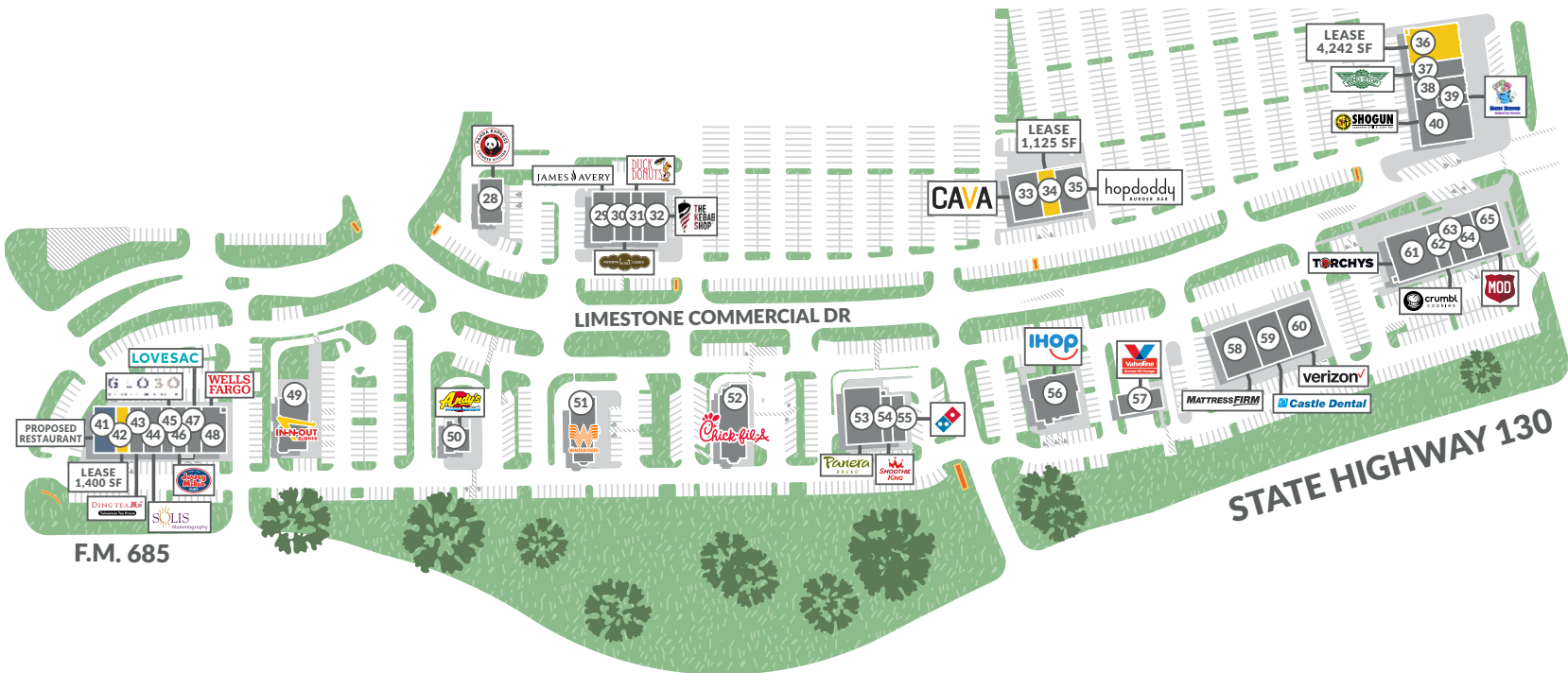
SP.578 | 10.25 | 10.25

Site Plan



KEY	BUSINESS	LEASE AREAS
28	Panda Express	2,448 SF
29	James Avery	2,557 SF
30	Nothing Bundt Cakes	1,875 SF
31	Duck Donuts	1,314 SF
32	The Kebab Shop	2,613 SF
33	CAVA	2,625 SF
34	Available For Lease	1,125 SF
35	Hopdoddy	3,375 SF
36	2nd-Gen Restaurant Available For Lease	4,242 SF
37	Wingstop	2,090 SF
38	T. Jin's Chinese Restaurant	2,114 SF
39	Bon Bons Rolled Ice Cream	761 SF
40	Shogun Japanese Grill & Sushi	4,877 SF
41	Proposed Restaurant	2,450 SF
42	Available For Lease	1,400 SF
43	Ding Tea	1,400 SF
44	Solis Mammography	1,898 SF
45	Glo30	1,252 SF
46	Jersey Mike's Subs	1,400 SF

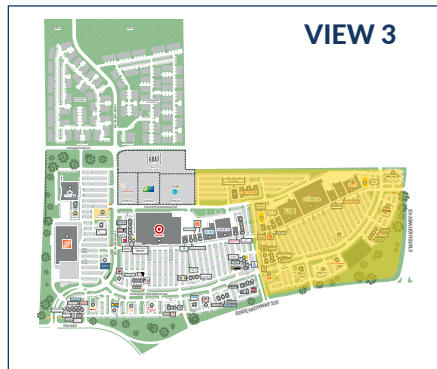
KEY	BUSINESS	LEASE AREAS
47	Lovesac	1,540 SF
48	Wells Fargo	2,577 SF
49	In-N-Out	3,909 SF
50	Andy's Frozen Custard	1,302 SF
51	Whataburger	3,218 SF
52	Chick-fil-A	4,227 SF
53	Panera Bread	4,675 SF
54	Smoothie King	1,050 SF
55	Domino's	1,400 SF
56	IHOP	4,621 SF
57	Valvoline	2,087 SF
58	Mattress Firm	4,200 SF
59	Castle Dental	3,450 SF
60	Verizon	4,000 SF
61	Torchy's Tacos	4,597 SF
62	Crumbl Cookies	1,400 SF
63	Waxing the City	1,505 SF
64	Broth & Basil	1,856 SF
65	MOD Pizza	3,004 SF



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Site Plan



KEY	BUSINESS	LEASE AREAS
66	Proposed Kids Entertainment	9,250 SF
67	Cinemark	30,290 SF
68	Available For Lease - 2-Story	17,390 SF
69	Austin Diagnostic Clinic	7,127 SF
70	Mini So	3,696 SF
71	Five Below	8,166 SF
72	ULTA Beauty	10,000 SF
73	DICK'S Sporting Goods	55,000 SF
74	At Home	102,387 SF
75	Petco	13,500 SF
76	Office Depot	20,898 SF
77	Spec's	30,000 SF
78	Available For Lease	8,651 SF
79	Gen Korean BBQ	5,064 SF
80	Chicken Salad Chick	2,654 SF
81	Venus Nails	3,699 SF
82	Lucky Claw Mania	2,239 SF
83	St. David's Healthcare	4,172 SF
84	Chili's	5,726 SF
85	St. David's Healthcare	10,254 SF
86	RBFCU	4,050 SF
87	Firestone	7,610 SF
88	Available For Lease	3,500 SF
89	Pigtails & Crewcuts	1,039 SF
90	UPS	1,260 SF
91	Results Physiotherapy	3,689 SF
92	Consumer Wireless	3,198 SF
93	54th Street Grill & Bar	8,804 SF
94	Billiard Factory	9,940 SF



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Demographics



POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	36,522	80,289	93,870
Current Population	108,383	231,347	267,713
2020 Census Population	87,519	185,684	219,330
Population Growth 2020 to 2025	23.84%	24.59%	22.06%
2025 Median Age	36.6	35.4	35.0

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	51.72%	50.04%	49.56%
Black or African American	15.45%	14.56%	14.50%
Asian or Pacific Islander	10.95%	10.96%	10.77%
Other Races	21.23%	23.69%	24.37%
Hispanic	26.49%	29.46%	30.33%

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$166,231	\$148,440	\$142,389
Median Household Income	\$135,259	\$118,593	\$113,763
Per Capita Income	\$58,604	\$54,015	\$52,108

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Households	18.18%	18.65%	18.97%
2 Person Households	33.61%	36.45%	36.61%
3+ Person Households	48.21%	44.90%	44.42%
Owner-Occupied Housing Units	72.31%	65.07%	62.21%
Renter-Occupied Housing Units	27.69%	34.93%	37.79%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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