



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

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

- PLACER.AI | APRIL '22-MAY '23



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

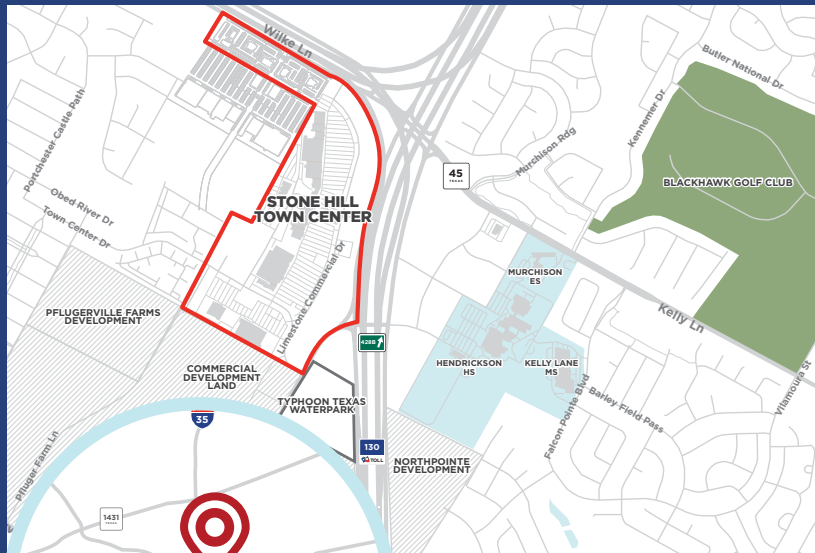
Josh Friedlander | 281.477.4381

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

STONE HILL TOWN CENTER

PFLUGERVILLE, TEXAS

PROJECT HIGHLIGHTS



25 %
POPULATION
GROWTH
WITHIN 3 MILES
SINCE 2020

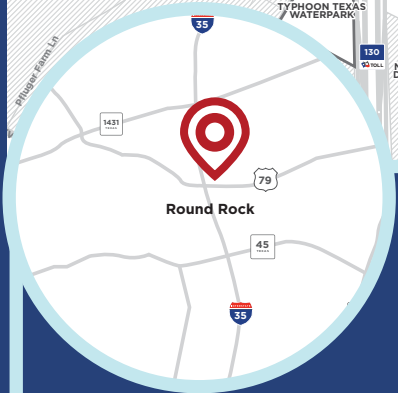
2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



\$160K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



249K
CURRENT
POPULATION
IN TRADE AREA



**EXPLOSIVE
RESIDENTIAL
GROWTH**

87,329 TOTAL HOUSEHOLDS

TRADE AREA | 2020-2023

24.75% HOUSING GROWTH

3-MILE RADIUS | 2020-2023

- REGIS ESTIMATES AS OF 1Q 2023

\$2,043,561 SALES TAX RECEIPTS | 2022

6.05% SALES TAX GROWTH | 2021-2022

- PFLUGERVILLE EDC/CDC, 2022

**MAJOR
CENTER
TENANTS**



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PROJECT HIGHLIGHTS



LOYAL CUSTOMER BASE
CUSTOMERS VISITED ON AVERAGE 7+ TIMES ANNUALLY
- PLACER.AI, APRIL '22-MAY '23



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 BY THE END OF 2023

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

258-UNIT PFLUGERVILLE FARMS APARTMENTS UNDER PERMIT REVIEW IN SW CORNER OF PFLUGER FARM LANE AND TOWN CENTER DRIVE

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

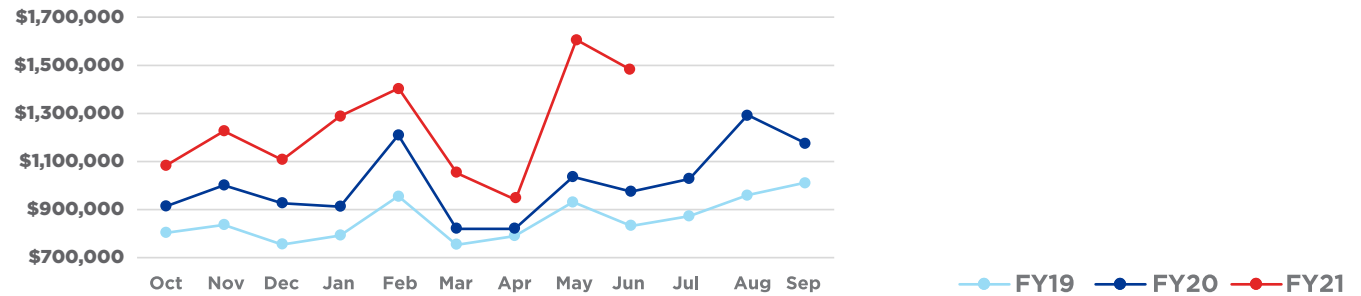
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PROPERTIES®

SALES TAX REPORT

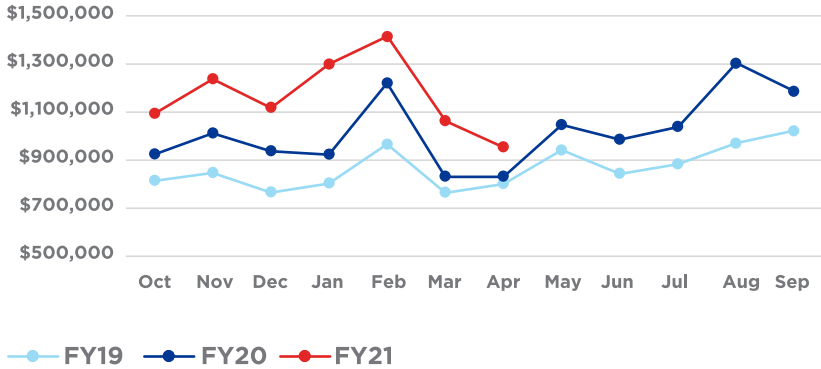
SALES TAX COLLECTIONS BY MONTH



MONTH	FISCAL YEAR 2019		FISCAL YEAR 2020		FISCAL YEAR 2021		FY20 TO 21 % CHANGE
	CUMULATIVE % OF TOTAL ACTUAL	MONTHLY REVENUE	CUMULATIVE % OF TOTAL ACTUAL	MONTHLY REVENUE	CUMULATIVE % OF TOTAL BUDGET	MONTHLY REVENUE	BY MONTH
OCTOBER (August Sales)	8%	\$815,076	8%	\$925,322	10%	\$1,094,221	18%
NOVEMBER (September Sales)	16%	\$847,710	16%	\$1,012,876	11%	\$1,237,995	22%
DECEMBER (October Sales)	23%	\$766,684	23%	\$938,176	10%	\$1,118,990	19%
JANUARY (November Sales)	31%	\$804,218	31%	\$923,779	11%	\$1,299,521	41%
FEBRUARY (December Sales)	40%	\$965,412	41%	\$1,220,421	12%	\$1,414,530	16%
MARCH (January Sales)	48%	\$765,478	48%	\$832,386	9%	\$1,063,885	28%
APRIL (February Sales)	55%	\$801,455	55%	\$832,331	8%	\$954,470	15%
MAY (March Sales)	64%	\$941,390	63%	\$1,047,201	14%	\$1,557,763	49%
JUNE (April Sales)	72%	\$843,837	71%	\$986,262	13%	\$1,487,721	51%
JULY (May Sales)	81%	\$883,998	80%	\$1,039,343	-	-	-
AUGUST (June Sales)	90%	\$969,853	90%	\$1,303,128	-	-	-
SEPTEMBER (July Sales)	100%	\$1,021,369	100%	\$1,186,361	-	-	-
TOTALS	-	\$10,426,480	-	\$12,247,586	-	\$11,229,096	-
Through April	YTD	\$5,766,033	YTD	\$6,685,290	YTD	\$11,229,096	-
ANNUAL BUDGET	-	\$9,419,253	-	\$11,150,000	-	\$11,350,000	-

The amounts in November, May, and August reflect receipts from quarterly payers. Annual payers are reported in February.

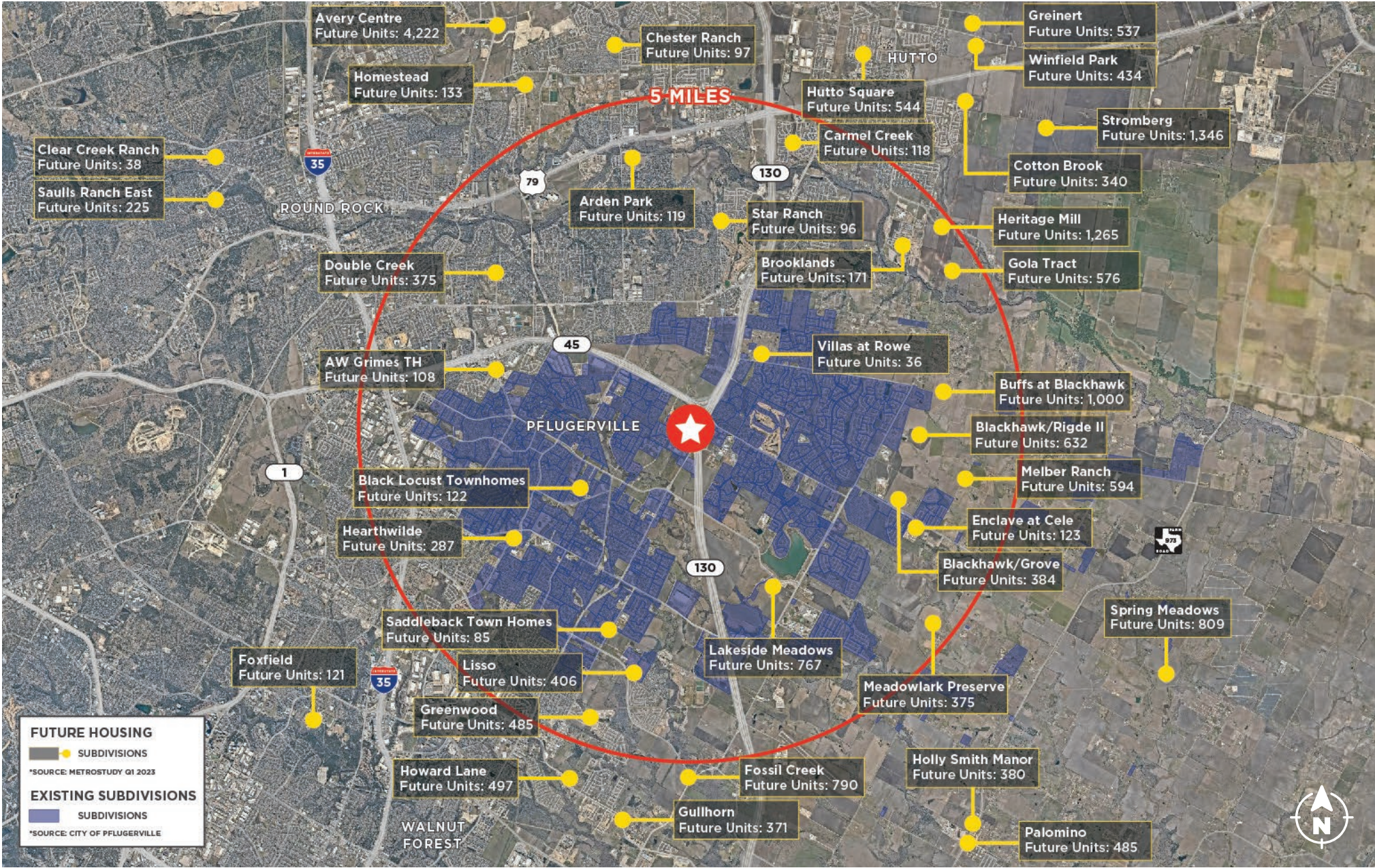
REVENUE FROM PERMITS



PERFORMANCE MEASUREMENTS

TOTAL	FY MARCH 2020	FY MARCH 2021	FYTD 2019/2020	FYTD 2021	FY 2020/2021
Operating Expenditures	\$60,605	\$48,577	\$335,921	\$297,794	\$770,275
Revenue from Permits Issued	\$190,331	\$251,019	\$856,783	\$1,391,615	\$1,651,384
Number of Inspections	3,188	3,500	20,173	18,949	41,000
Number of 3rd Party Inspections	959	200	4,371	1,242	13,000
Number of Permits Issued	392	639	2,663	3,832	4,015
Residential Permits Issued (City)	52	19	286	360	1,200
Residential Permits Issued (ETJ)	44	80	265	336	1,050
Total Residential Permits Issued	96	99	551	696	1,500
Commercial Permits Issued	43	17	154	142	150
Commercial Finish out Permits Issued	4	6	28	27	35

HOUSING AERIAL







SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

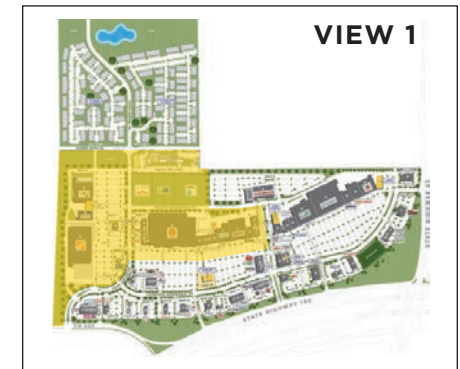


SP 535 | 07.23 | 07.23

STONE HILL TOWN CENTER | PFLUGERVILLE, TEXAS



SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Cowboys Fit	45,095 SF
2	Available For Lease	7,000 SF
3	Proposed Trader Joe's	15,858 SF
4	Home Depot	102,867 SF
5	Vitalogy	4,450 SF
6	Austin Telco	2,155 SF
7	Seton Family of Doctors	5,193 SF
8	Organics Hair & Beauty Centre	1,971 SF
9	SportClips	1,200 SF
10	Stone Hill Optical	3,830 SF
11	European Wax Center	2,340 SF
12	GNC	1,659 SF
13	Kids Dental Smiles	2,821 SF
14	Target	185,334 SF

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

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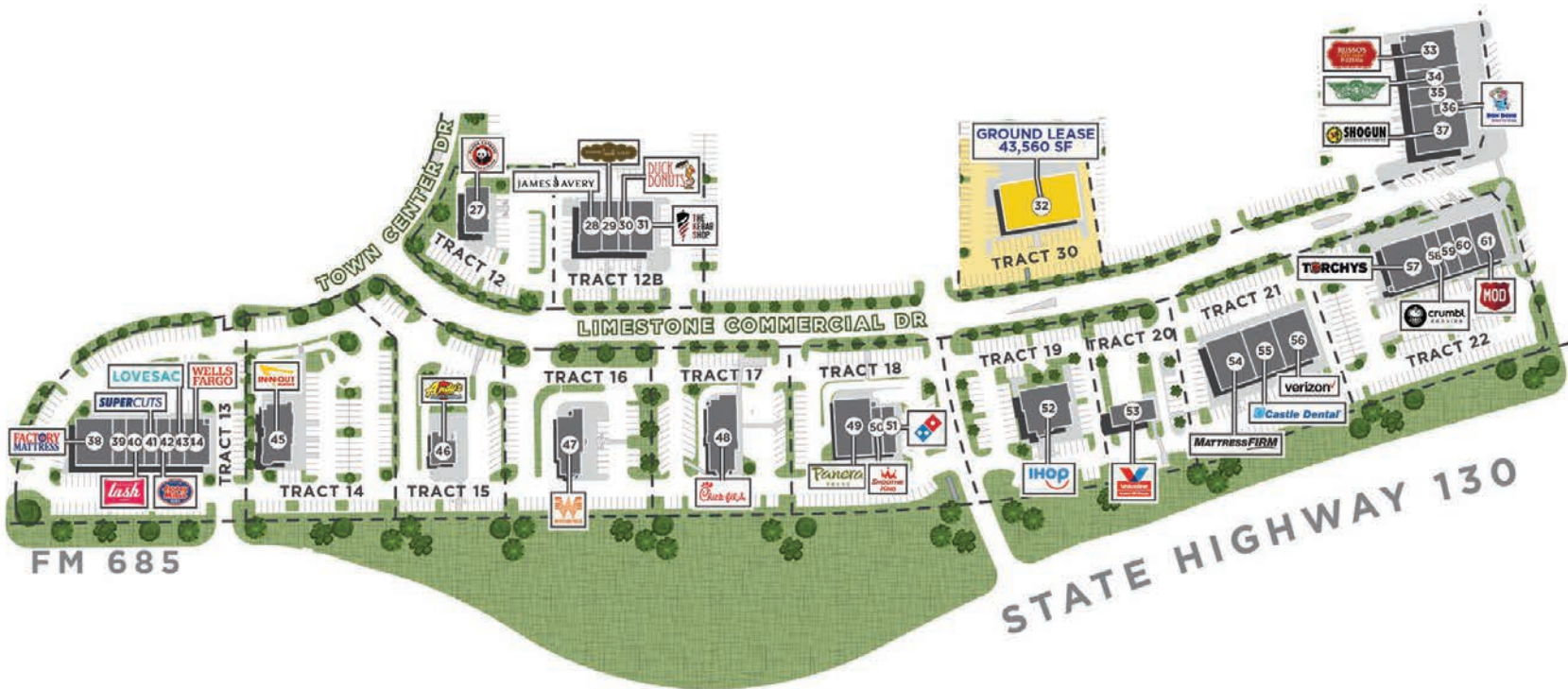
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SITE PLAN



KEY	BUSINESS	LEASE AREAS
27	Panda Express	2,448 SF
28	James Avery	2,557 SF
29	Nothing Bundt Cakes	1,875 SF
30	Duck Donuts	1,314 SF
31	The Kebab Shop	2,613 SF
32	Pad Available	43,560 SF
33	Russo's New York Pizzeria	4,242 SF
34	Wingstop	2,090 SF
35	T. Jin's Chinese Restaurant	2,114 SF
36	Bon Bons Rolled Ice Cream	761 SF
37	Shogun Japanese Grill & Sushi	4,877 SF
38	Factory Mattress	3,850 SF
39	Ding Tea	1,400 SF
40	Amazing Lash Studio	1,898 SF
41	Supercuts	1,252 SF
42	Jersey Mike's Subs	1,400 SF
43	Lovesac	1,540 SF
44	Wells Fargo	2,577 SF

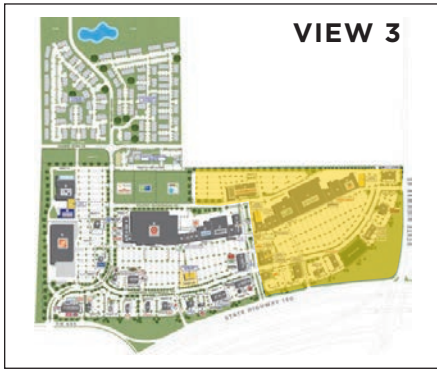
KEY	BUSINESS	LEASE AREAS
45	In-N-Out Burger	3,909 SF
46	Andy's Frozen Custard	1,302 SF
47	Whataburger	3,218 SF
48	Chick-fil-A	4,227 SF
49	Panera Bread	4,675 SF
50	Smoothie King	1,050 SF
51	Domino's	1,400 SF
52	IHOP	4,621 SF
53	Valvoline	2,087 SF
54	Mattress Firm	4,200 SF
55	Castle Dental	3,450 SF
56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



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KEY	BUSINESS	LEASE AREAS
62	Cinemark	30,290 SF
63	Available For Lease - 2-Story	17,390 SF
64	Austin Diagnostic Clinic	7,127 SF
65	The Children's Place	3,696 SF
66	Five Below	8,166 SF
67	ULTA Beauty	10,000 SF
68	DICK'S Sporting Goods	55,000 SF
69	At Home	102,387 SF
70	Petco	13,500 SF
71	Office Depot	20,898 SF
72	Proposed Spec's	30,000 SF
73	Available For Lease	9,701 SF
74	Morelia Mexican Grill	7,584 SF
75	Venus Nail	3,699 SF
76	Available For Lease	2,239 SF
77	St. David's Healthcare	4,172 SF
78	Chili's	5,726 SF
79	St. David's Healthcare	10,254 SF
80	RBCU	4,050 SF
81	Firestone	7,610 SF
82	Pigtails & Crewcuts	1,039 SF
83	UPS	1,260 SF
84	Results Physiotherapy	3,689 SF
85	Proposed Consumer Wireless	3,198 SF
86	54th Street Grill & Bar	8,804 SF
87	Billiard Factory	10,000 SF

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DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	36,792	73,821	87,329
Current Population	109,182	212,710	249,059
2020 Census Population	87,519	185,684	219,330
Population Growth 2020 to 2023	24.75%	14.55%	13.55%
2023 Median Age	34.8	34.3	33.9

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$160,650	\$134,782	\$129,329
Median Household Income	\$127,220	\$111,917	\$106,517
Per Capita Income	\$54,688	\$47,289	\$45,789

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	51.69%	50.29%	50.03%
Black or African American	15.63%	14.68%	14.56%
Asian or Pacific Islander	9.50%	9.23%	8.89%
Hispanic	27.95%	31.57%	32.57%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Household	13.42%	17.41%	19.14%
2 Person Households	32.66%	32.28%	31.63%
3+ Person Households	53.92%	50.31%	49.23%
Owner-Occupied Housing Units	76.37%	70.74%	67.60%
Renter-Occupied Housing Units	23.63%	29.26%	32.40%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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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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