PCDC

PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

ICSC Conference

May 19 - May 21, 2024

Las Vegas, NV

TABLE OF CONTENTS

PAGE	CONTENTS
3	Conference Agenda
6	Conference Floor MapS
10	Meeting Notes
14	Region Map
15	City of Pflugerville Maps
18	City of Pflugerville Demographics
20	Pflugerville/Austin Metro 2022-2023 Projects
21	Retail Strategies- Pflugerville, TX
23	2023 Announcements
24	Pecan District
28	Shops at 685 Property
29	Cornerstone Property
32	Timmerman Tract at H-E-B
33	Lakeside Meadows
34	SH-130 at Steeds Crossing
35	McAllister & Associates Properties
40	NewQuest Properties
44	North Pointe
47	The Shoppes at Wells Branch
50	Wells Branch Station
53	Retail Space for Lease

CONFERENCE AGENDA

Sunday, May 19

8:00 a.m. - 2:00 p.m. **ICSC & UNC Retail Real Estate Case Competition**
Location: Wynn Hotel - Mouton 2

8:00 a.m. - 5:00 p.m. **Badge Pickup & Registration**
Location: LVCC - Grand Lobby

1:00 p.m. - 2:00 p.m. **Various Professional Development Workshops**
Location: Check ICSC Agenda

2:15 p.m. - 3:15 p.m. **Various Professional Development Workshops**
Location: Check ICSC Agenda

3:30 p.m. - 4:15p.m. **Various Professional Development Workshops**
Location: Check ICSC Agenda

4:00 p.m. - 5:15 p.m. **ICSC Foundation Reception: Celebrating the Talent Incubator Project**
Location: Wynn Hotel- Bollinger

4:30 p.m. - 5:00 p.m. **Keynote Presentation: Nick Saban**
Location: Wynn Hotel- Cristal 1-4

5:30 p.m. - 7:30 p.m. **Opening Reception**
Location: Wynn Hotel- Event Pavillion & Garden

6:10 p.m. - 8:00 p.m. **ICSC Global Awards Ceremony**
Location: Wynn Hotel- Margaux

Monday, May 20

6:30 a.m. - 5:00 p.m. **Badge Pickup & Registration**
Location: LVCC- Grand Lobby & South Lower Hall

7:15 a.m. - 8:30 a.m. **Women's Forum & Breakfast in Partnership with CREW**
Location: LVCC-N109-110

7:30 a.m. - 8:30 a.m. **Advancing Retail in Communities Breakfst**
Location: LVCC-N111-112

8:00 a.m. - 5:00 p.m. **Exhibit Hall Open**
Location: Central & South Halls

10:00 a.m. - 8:30 a.m. **General Session: The Marketplace Industry- Innovative Perspectives to Transformative Heights**
Location: LVCC-N109-110

ADDITIONAL SCHEDULED CONFERENCE EVENTS ON NEXT PAGE

CONFERENCE AGENDA

Monday, May 20

10:00 a.m. - 11:00 a.m.
Career Insights: AMA With Industry Professionals
Location: LVCC- N117

10:30 a.m. - 11:00 a.m.
Sponsored Content Session: Buildout
Location: LVCC- Dine. Play. Gather: Lower South Hall

10:45 a.m. - 11:15 a.m.
General Session: Deal or No Deal - Key Considerations for Future Investing
Location: LVCC- ICSC Brand Activation: Central Hall, C5

11:15 a.m. - 12:00 p.m.
Sponsored Content Sessions
Location: Check ICSC Agenda

11:15 a.m. - 12:00 p.m.
General Session: Transforming Tradition - Reimagining Mall Design to meet Consumers' Needs
Location: LVCC-ICSC Brand Activation: Central Hall, C5

1:45 p.m. - 2:15 p.m.
General Session: Breaking Ground Series - Women-Led Retail Concepts Transforming Shopping Spaces and Places
Location: LVCC-ICSC Brand Activation: Central Hall, C5

2:30 p.m. - 3:00 p.m.
General Session: Urban and Suburban Renewal Strategies - Lessons from Successful Revitalization Projects
Location: LVCC-ICSC Brand Activation: Central Hall, C5

3:15 p.m. - 2:15 p.m.
General Session: The Office - The effect of Flexible Work Models on Foot Traffic
Location: LVCC-ICSC Brand Activation: Central Hall, C5

4:00 p.m. - 4:30 p.m.
General Session: Retailtainment Concepts - An Experience Worth Shopping
Location: LVCC-ICSC Brand Activation: Central Hall, C5

5:00 p.m. - 6:30 p.m.
ICSC Next Generation Leadership Network and Volunteer Leaders Reception
Location: Wynn Hotel- Montrachet

5:30 p.m. - 7:00 p.m.
ICSC Diversity Reception
Location: Wynn Hotel - Margaux

ADDITIONAL SCHEDULED CONFERENCE EVENTS ON NEXT PAGE

CONFERENCE AGENDA

Tuesday, May 21

7:00 a.m. - 12:00 p.m.	**Badge Pickup & Registration** *Location: LVCC- Lower South Hall*
8:00 a.m. - 3:00 p.m.	**Exhibit Hall Open** *Location: Central & South Halls*
10:00 a.m. - 10:30 a.m.	**General Session: The Social Shopper - Influencer Marketing's Impact on Consumer Buying Habits** *Location: LVCC- ICSC Brand Activation: Central Hall, C5*
10:45 a.m. - 11:15 a.m.	**General Session: Shifting Store Formats - The Impact on Tenant Mixes, Leases and Portfolio** *Location: ICSC Brand Activation: Central Hall, C5*
11:35 a.m. - 12:00 p.m.	**General Session: Tech-Driven Retail Experiences - From Augmented Reality to Contactless Payments** *Location: LVCC-ICSC Brand Activation: Central Hall, C5*

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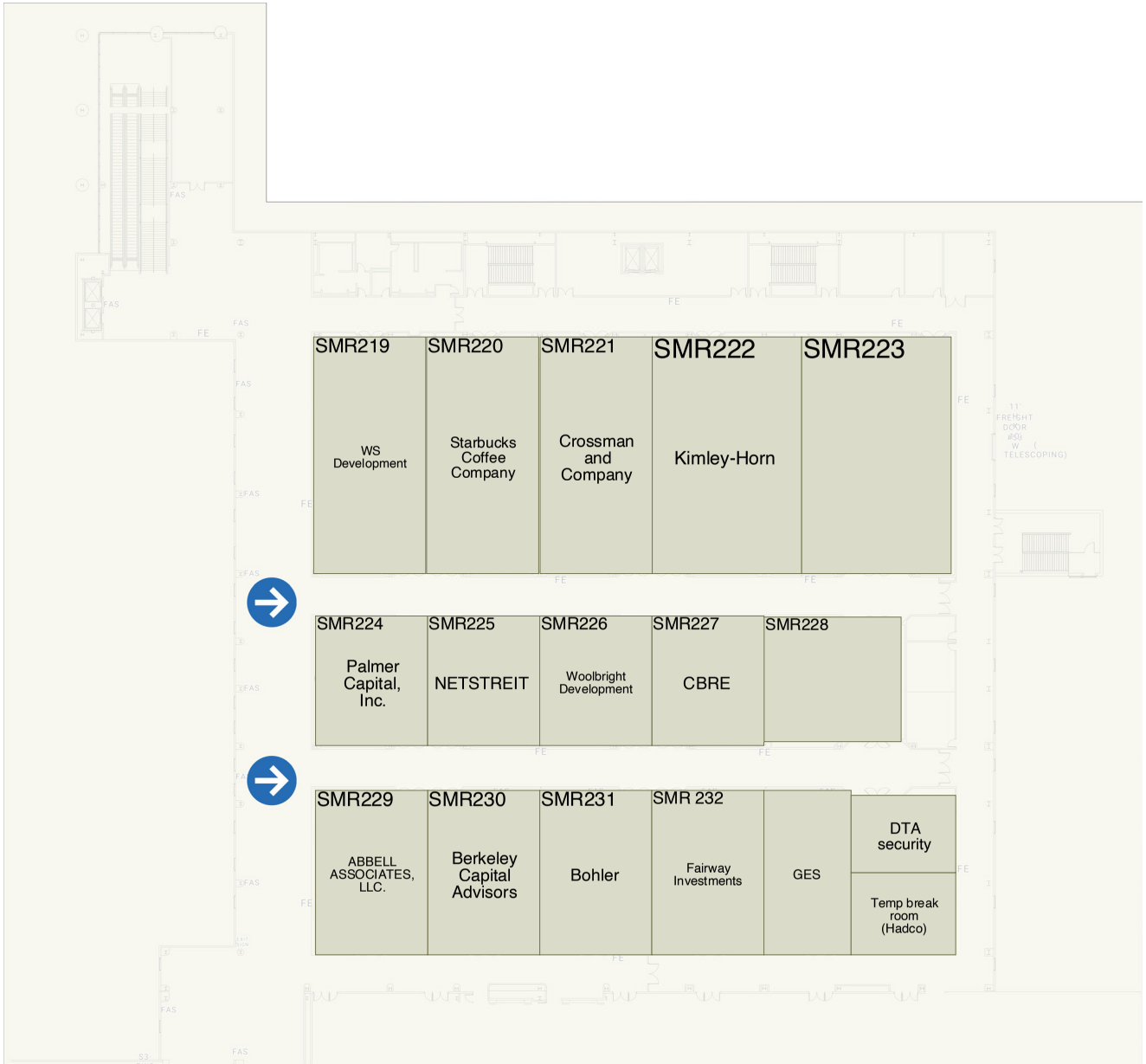
CENTRAL HALL

SOUTH HALL MEETING ROOMS

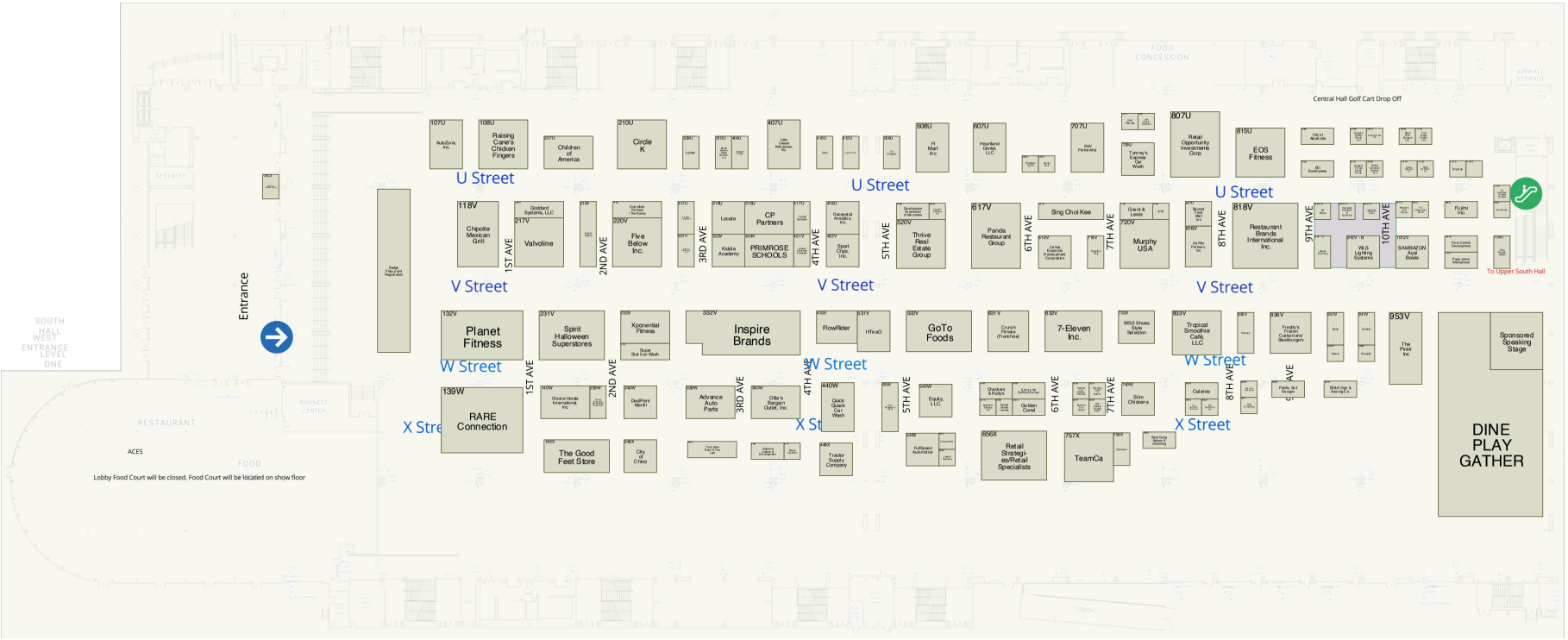


PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

SOUTH HALL UPPER

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

SOUTH HALL LOWER



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MEETING NOTES

Date: _____

Submitted By: _____ Team Member(s): _____

Company: _____ _____

Company Representative(s) Present: _____

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

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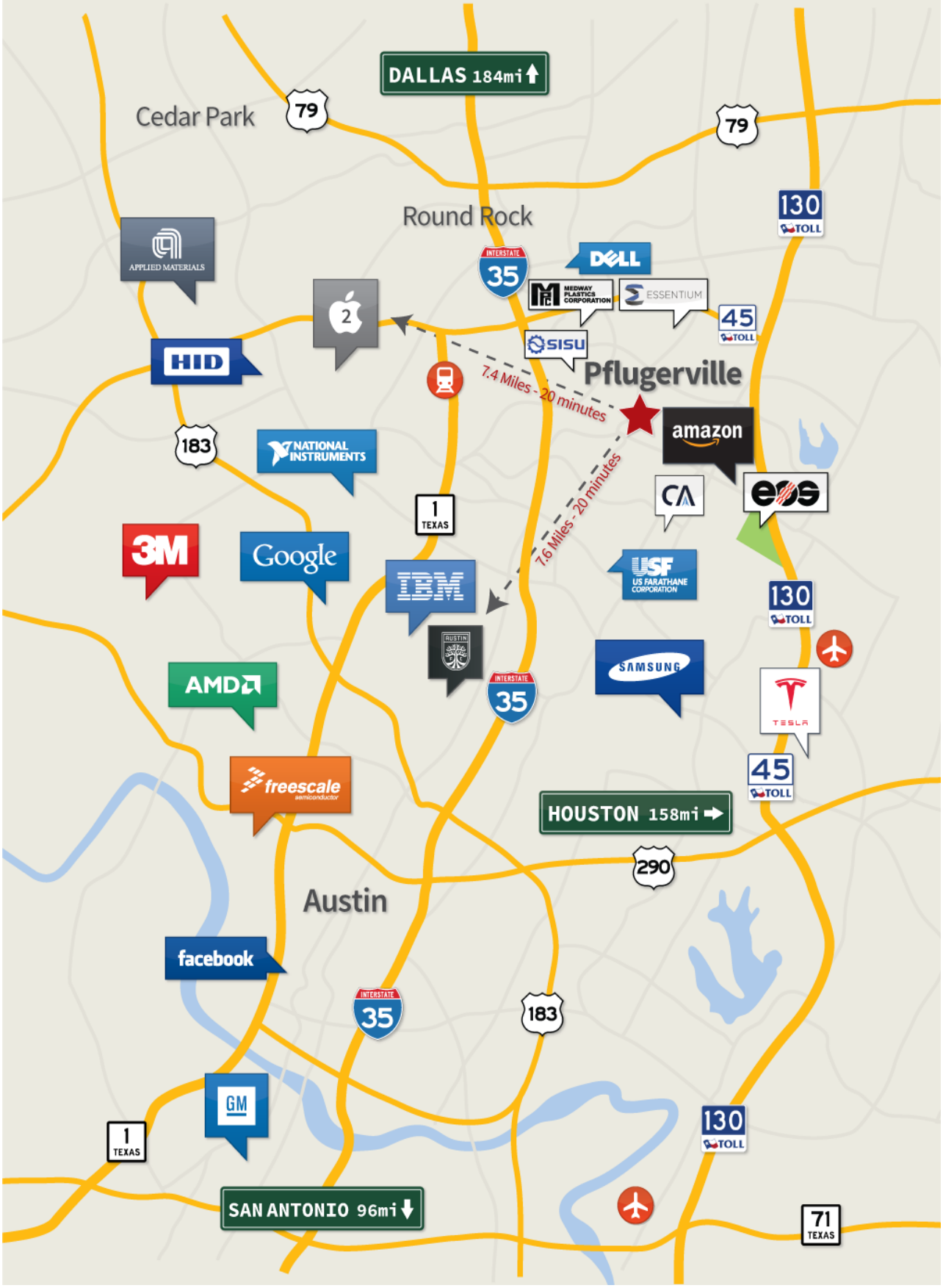
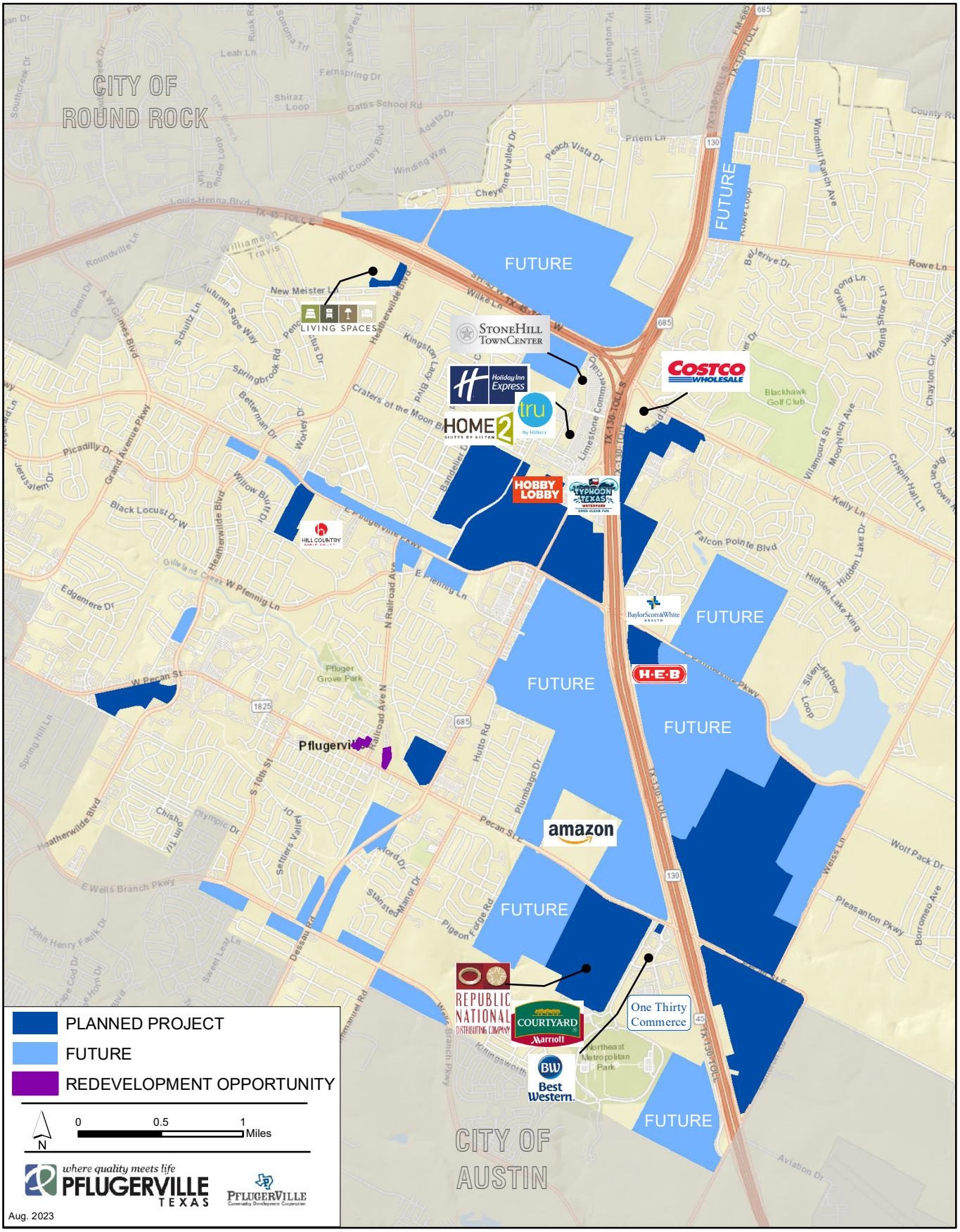
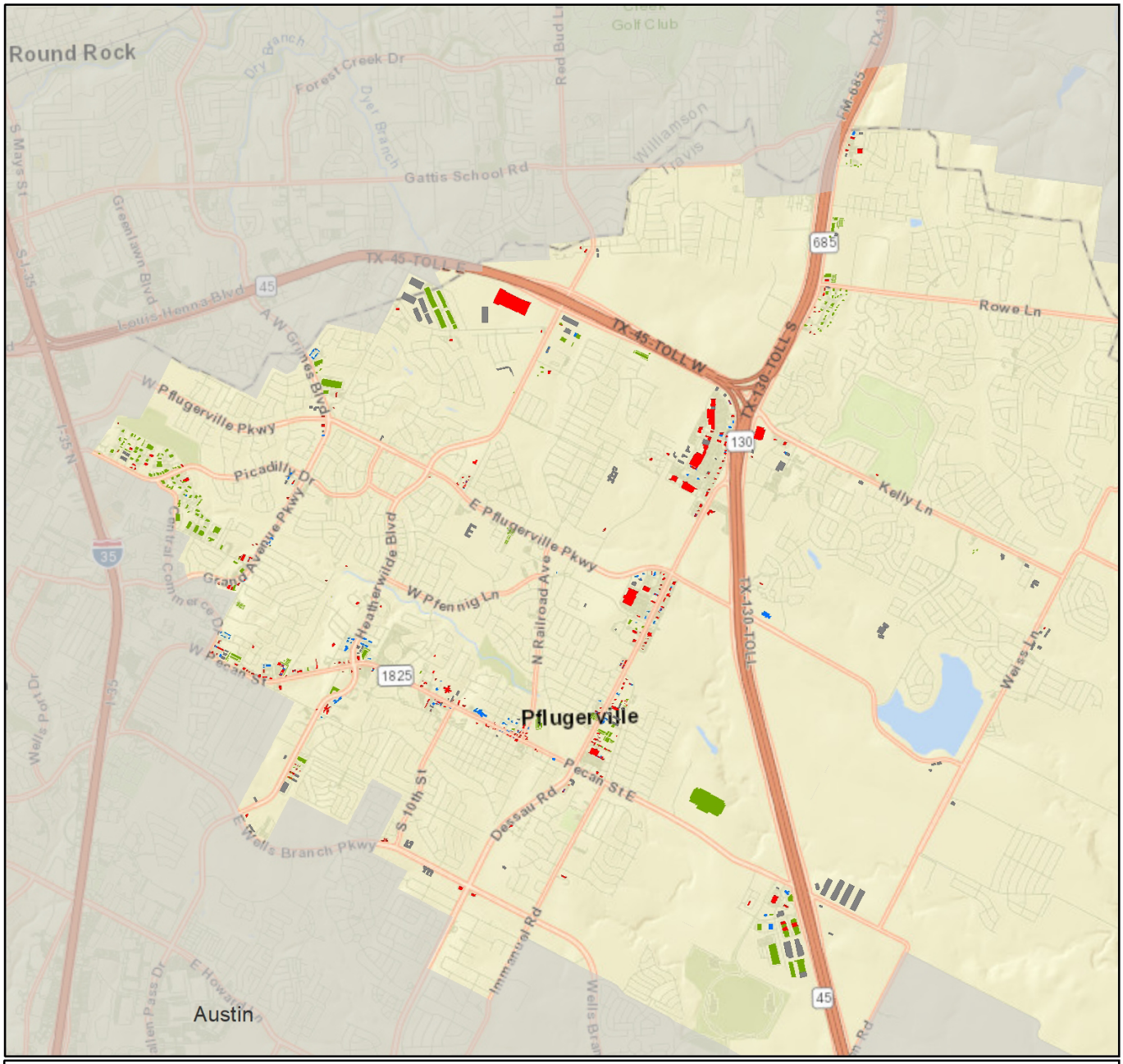
REGION MAP


DALLAS 184mi
Cedar Park
79
79
Round Rock
130 TOLL
APPLIED MATERIALS
INTERSTATE 35
DELL
MEDWAY PLASTICS CORPORATION
ESSENTIUM
45 TOLL
2
SISU
HID
Pflugerville
7.4 Miles - 20 minutes
amazon
183
NATIONAL INSTRUMENTS
CA
eos
1 TEXAS
3M
Google
IBM
7.6 Miles - 20 minutes
USF US FARATHANE CORPORATION
130 TOLL
AUSTIN
SAMSUNG
AMD
INTERSTATE 35
TESLA
45 TOLL
freescale semiconductor
HOUSTON 158mi
290
Austin
facebook
INTERSTATE 35
183
GM
1 TEXAS
130 TOLL
SAN ANTONIO 96mi
71 TEXAS

CITY OF PFLUGERVILLE - POINTS OF INTEREST



CITY OF PFLUGERVILLE - COMMERCIAL MAP



INDUSTRIAL

RETAIL & SERVICE

OFFICE

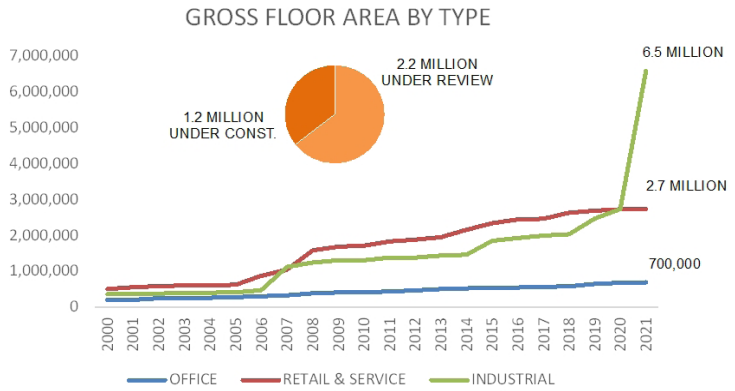
UNDER REVIEW OR CONSTRUCTION

N

0 0.5 1 Miles

where quality meets life
PFLUGERVILLE TEXAS

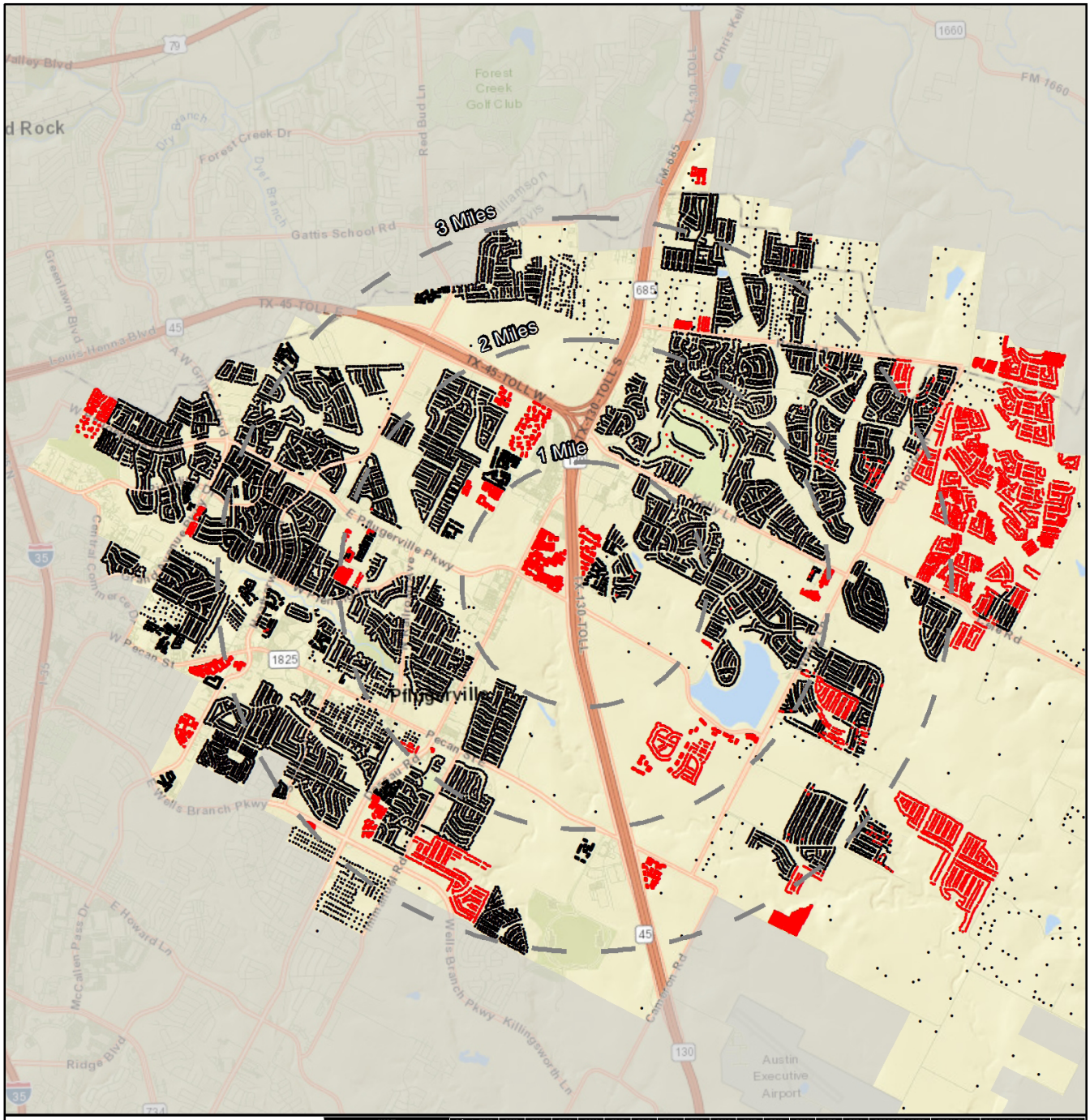
PFLUGERVILLE Community Development Corporation



Jan. 2022

Graph depicts GFA trends starting in 2000 and does not reflect the total GFA within the City of Pflugerville.

CITY OF PFLUGERVILLE - RESIDENTIAL MAP



FUTURE DWELLINGS

RESIDENTIAL DWELLINGS

CURRENT ESTIMATED POPULATION: 76,000
2030 PROJECTED POPULATION: 114,000

N

0 0.5 1 Miles

where quality meets life
PFLUGERVILLE TEXAS

PFLUGERVILLE Community Development Corporation

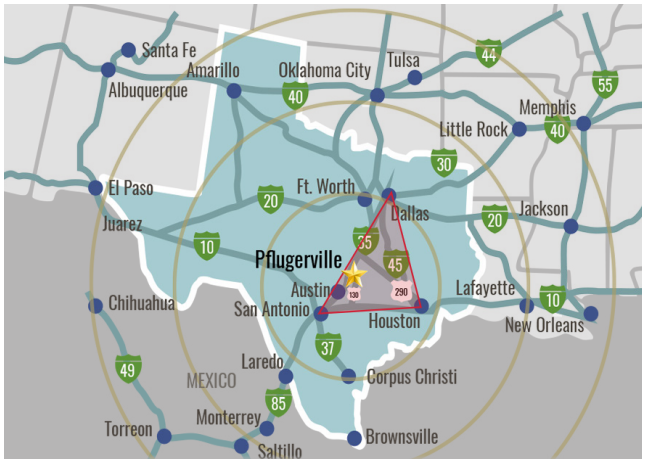
Note: Future population is based on residential units that are pending construction or are within the review process. Jan. 2022

NAME	Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	PROPOSED UNITS	TOTAL BUILT	REMAINDER TO BUILD	ACREAGE
Avalon	72	55	11	62	29	45	48	82	178	217	252	207	98	65	0	1,500	1,431	69	546.4
Becker Farms	0	0	0	0	0	0	0	0	0	0	0	0	18	52	13	83	83	0	17.6
Blackhawk	436	78	18	92	55	65	53	58	73	177	190	157	238	326	156	3,501	2,172	1,329	939.2
Blackhawk Far East Single Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	637	0	637	201.0
Branson Condominiums	0	0	0	0	0	0	0	0	0	0	6	50	102	53	13	224	224	0	22.6
Cardinal Crossing Townhomes	0	0	0	0	0	0	0	0	0	0	0	0	5	81	56	185	142	43	21.0
Carmel	0	0	0	0	0	0	0	0	0	0	0	112	454	316	149	2,032	1,031	1,001	723.0
Cielo Multi-Family (North and South)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	456	0	456	47.4
Commons at Rowe Lane	78	34	18	58	60	73	52	60	80	72	81	72	1	88	62	915	889	26	291.0
The Commons at Heatherwilde (Pecan District)	0	0	0	0	0	0	0	0	0	0	0	0	0	272	0	1,250	272	978	45.9
Endave at Cele	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	0	131	41.3
Falcon Pointe	556	73	32	119	84	109	144	173	174	112	60	49	7	0	0	1,777	1,692	85	713.0
The Grove at Blackhawk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	383	0	383	149.6
Heatherwilde Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	352	0	352	42.7
Jakes Hill Condos	0	0	0	0	0	0	0	0	0	0	0	0	3	16	27	59	46	13	14.4
Kuempel Townhomes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	18	3.0
Lakeside Meadows (Single and Multi-Family)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	942	0	942	326.4
Lifestyle Communities (Mixed Use)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	413	0	413	65.1
Lisso Tract	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	599	0	599	169.4
Maynard Subdivision	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	26	46.4
Paradise Cove Condominiums	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	17	2	15	4.6
Pflugerville Farms Apartments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258	0	258	40.4
The Ridge at Blackhawk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199	0	199	76.3
The Rowe East & West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	120	2	118	20.8
Sorento	0	0	0	0	0	0	0	1	75	64	75	67	178	214	162	1,248	836	412	441.7
Star Ranch Multi-Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	336	0	336	14.8
Tacara at Wiess Ranch Mixed Use	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	300	15.0
Townhomes of Old Town East	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	38	7.9
Verona	0	0	0	0	0	0	0	0	0	42	55	91	89	20	7	324	304	20	148.3
Village at Wells Branch (Multi-Family)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	506	0	506	41.8
Vine Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	83	152	507	235	272	147.0
Windermere Park Garden Villas Ph 1 & 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91	0	91	11.4
Wuthrich Hill Farms (w/Olympic Dr Apts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	640	0	640	48.6

Pflugerville, Texas

Community Profile

Pflugerville works in conjunction with the State of Texas and other regional cities to round out its robust economic development efforts. The City considers all economic development opportunities that bring capital investment, workforce opportunities and quality of life. Target industries include Advanced Technology and Manufacturing, Life Sciences, Software and IT, Headquarters and Corporate Campuses.



Pflugerville is at the center of the Texas Triangle, connected by I-35, I-45 and I-10, where over 75% of the Texas available workforce is located.

Population

We're a Fast-Growing Community

During the past 10 years, Pflugerville has more than tripled in size to become one of the fastest growing cities in the U.S. with a population of over 71,000 according the city of Pflugerville. Our estimated build out in our community in the next 25 years is over 250,000 residents.

	2020	2021	2022	2023
Pflugerville	72, 000	73, 000	75, 500	75, 772
Travis County	1,290, 188	1, 305, 154	1,343, 372	1, 369, 964

Source: U.S. Census Bureau 2023 Population Estimates

Population by Race

Hispanic 32.9%
American Indian 0.2%
Asian 7.1%
Black or African American 16.4%
White 59.3%
Multiple Races 10.8%

Source: U.S. Census ACS 2022 Quick Facts

Households

Number of Households 24, 091
Median Household Income $111,956

Source: U.S. Census ACS 2023 Quick Facts

Labor Pool and Workforce

Regional Labor Shed

Pflugerville is professionally connected to the greater Austin region. Each day, we draw workers from numerous counties. This broad, regional labor shed is a significant asset to the community – expanding the pool of available labor in Pflugerville to nearly 800,000 working adults within the broader region.

Educational Attainment

Population 25 Years and Over 38,654
High School Graduate or Higher 94.4%
Bachelor's Degree or Higher 40.7%

Source: U.S. Census ACS 2022 Quick Facts

Age Distribution

Under 19 Years Old 27.6%
20 - 34 ..... 17%
35 - 54 ..... 34.5%
55 - 64 ..... 12%
65+ 8.7%

Source: U.S. Census ACS 2023 Quick Facts

Higher Education Opportunities

Four-Year Colleges & Universities

- Art Institute of Austin
- University of Texas at Austin
- Texas State University
- Texas Health and Science University
- Texas A&M University
- St. Edwards University
- Baylor University
- Texas Lutheran University
- Southwestern University
- Concordia University
- Huston-Tillotson University
- South University – Austin
- Strayer University
- DeVry University
- National American University
- University of Mary Hardin-Baylor

Community Colleges & Technical Schools

- Austin Community College
- Texas State Technical College
- National American University
- Virginia College
- Le Cordon Bleu – Austin
- Auguste Escoffier – Texas
- The College of Health Care Professions
- E. Williamson County Higher Education Center
- Temple College
- Central Texas College
- CyberTex Inst. of Technology
- Recording Conversatory of Austin
- Southern Careers Institute

Location

Pflugerville is located in the center of the Texas Triangle. Where 75% of the state population and workforce is located. Pflugerville is northeast of downtown Austin in Central Texas, one of the fastest growth regions in the nation. State highways 45 and 130 and Interstate Highway 35 offer direct access to other nearby cities and a quick route to nearby airports. Quality of life is a top priority, with residents enjoying the beautiful Lake Pflugerville, an elaborate trail system, shopping areas, new restaurants, and the community's many parades and festivals.

Annual Average Temperature	70 F/21.11 C
Average Days of Sunshine	300

Incentives and Tax Exemptions

- Economic Development Grants
- Chapter 380/381 Agreements
- Tax Abatement
- Workforce Development and Training Grants
- Triple Freeport Exemption
- Tax Increment Financing
- Opportunity Zones
- Foreign Trade Zone – 183
- EB5 (Immigrant Investor Visa Program)

Local Tax Rates

City of Pflugerville Total Sales Tax Rate

Per $1 of Taxable Purchase: **$0.0825**

Property Tax Rates – per $100 of Taxable Value

City of Pflugerville	$0.5362
Travis County	$0.3047
Travis County ESD #2 (Fire and EMS)	$0.0773
Pflugerville ISD (School District)	$1.1092
Travis County Healthcare District	$0.1007

Transportation

Highways

Pflugerville has immediate access to several major roadways, including Interstate Highway 35 – the main trade corridor for the United States, Canada and Mexico. State Highways 45 and 130 also run through the middle of the city, offering alternate north-south and east-west routes throughout the Austin area and beyond.

Local Logistics

- Emery Air
- Federal Express
- JB Hunt
- Tandem Logistics
- United Parcel Service

Rail

Intermodal freight transport
-RCR Taylor Logistics Park
- San Antonio (SAIT) (Approx. 120 miles)
Passenger Transport
- Amtrak Temple Station (Approx. 60 miles)
- Amtrak Taylor Station (Approx. 26 miles)

Airports

An international airport and three commuter airports serve Pflugerville.

Austin-Bergstrom International Airport
Runway Length: 12,250'
20-minute drive from Pflugerville via SH-130

Austin Executive Airport
Runway Length: 6,025'
10-minute drive from Pflugerville via SH-130

Georgetown Municipal Airport
Runway Length: 5,000'
20-minute drive north of Pflugerville via IH-35

Taylor Municipal Airport
Runway Length: 5,000'
20-minute drive from Pflugerville

San Marcos Regional Airport
Runway Length: 4,000'
57-minute drive from Pflugerville

Infrastructure

Transmission and Delivery System

Oncor Electric
Delivery Reliability: 99.9513768605

Electric Rates

Deregulated market negotiable
Rates as low as $0.045 kWh

Natural Gas

Atmos Energy

Water Supply

City of Pflugerville
Source: Colorado River, 3 Deep Wells, Lake Pflugerville
Maximum Daily System Capacity: 17,000,000 MGD

Sewer System

Treatment Plan Type: Activated Sludge Carousel
Maximum Capacity: 5,300,000 MGD

Telecommunications

- AT&T
- Grande Communications
- Suddenlink
- Spectrum
- Alpheus

Fiber service and digital switch technology available.

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

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pfdevelopment.com

PF/AUSTIN METRO 2022 -2023 PROJECTS

2022

Date	Company	Type of Operation	Jobs Created	Acres	Sq. Ft.	Type	CapX
Jan 13	Cumberland Additive	Additive Manufacturing	27		36,000	Expansion	9.600,000
Mar 9	Skybox Datacenter	Regional Clinic	10		141,000	Build	548,000,000
Mar 21	REE Automotive	Electric Vehicle Manufacturer	125		120,000	Expansion	24,750,000
April 27	MoboTrex	Traffic Control Systems Manufacturer	15		130,000	Expansion	13,000,000
	Smartwebs	Software	100		36,000		6,500,000
	Graybar Electric	Electrical Supply			102,060		4,507,000
	Wisenbaker	Builder Services	245		176,040		22,000,000

2023

Date	Company	Type of Operation	Jobs Created	Acres	Sq. Ft.	Type	CapX
Jan 23	Costco Logistics	Distribution/Logistics	50	0	122, 235	Lease	1,500,000
June 1	Applied Materials	Manufacturing	45	0	170, 000	Lease	11,500,000
July 23	EOS IT Solutions	Manufacturing	60	0	70, 000	Lease	2,000,000
August 1	EVS Metal	Manufacturing	100	17.7	163,000	Own	16,900,000
August 23	Amazon(Expansion)	Distribution	1, 417		0	Own	
	Tesla (Expansion)	Manufacturing	10, 000				
	Oracle (Expansion)	Information Technology	1,000				
	Peinado Construction	General Contractor	12				

PFLUGERVILLE, TEXAS

retailstrategies.com

City Contact Information

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Executive Director

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Pflugerville, TX 78660

512.990.3725 office

https://www.pflugervilletx.gov/

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)

Population	Average Age	Growth Rate	Household Income (Median)	Number of Households	Household Income (Average)
206,565	35.2	12.19%	$96,205	70,452	$110,239

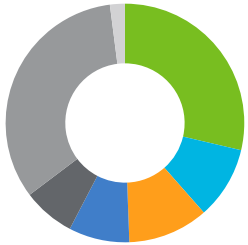
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Staten Island, NY	*2873 Richmond Ave*
Gilbert, AZ	*1515 E Warner Rd*
Allen, TX	*907 W McDermott Dr*
Allen, TX	*150 E Stacy Rd*
Richmond, TX	*10241 W Grand Pkwy S*

Daytime Population 170,128 (10 Minute Drive Time)



Children at Home	48,766
Retired/Disable persons	16,745
Homemakers	18,558
Student Populations	14,000
Work at Home	12,043
Employed	56,570
Unemployed	3,446

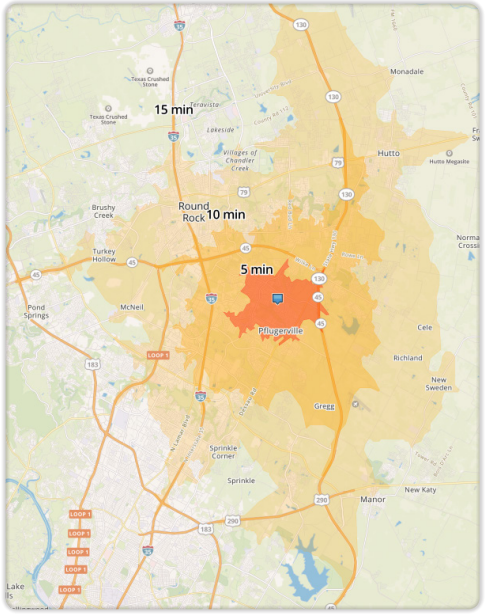
Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*

Clothing | Building & Garden Equipment | Health & Wellness | Restaurants

retail strategies

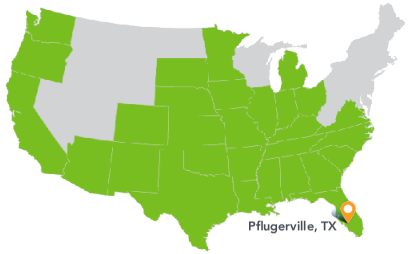
PFLUGERVILLE, TEXAS
MARKET GUIDE



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2022 Estimated Population	80,976	197,668	558,788
Daytime Population	57,347	140,951	487,456
Median HH Income	$111,558	$97,428	$86,467
Number of Households	25,998	66,043	202,525

DEMOGRAPHIC PROFILE	5 Minute DT	10 Minute DT	15 Minute DT
2022 Estimated Population	34,402	206,565	502,238
Daytime Population	24,272	170,128	439,715
Median HH Income	$115,274	$96,205	$89,178
Number of Households	10,957	70,452	182,883

*Source: ST1 PopStats



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Megan Jimenez
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Follow us!

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

PFLUGERVILLE, TEXAS

PFLUGERVILLE, TEXAS

Retail & Restaurants

2023 ANNOUNCEMENTS

Costco Logistics
January 23, 2023

Applied Materials
June 1, 2023

EOS IT Solutions
July 23, 2023

EVS Metal
August 1, 2023

Amazon (Expansion
August 23, 2023

PECAN DISTRICT

The Pecan District.
Experience it all.

Elevate your routine without ever leaving The Pecan District. Workplaces, restaurants, green space and public plazas all within reach, any time of day.

- Residential
- Office
- Retail
- Hotel
- Public Space
- Plazas
- Parking
- Roads

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

PECAN DISTRICT

1280 UNITS
Multi-Family

952K SF
Office Space

208K SF
Retail Space

191 KEY
Boutique Hotel

1.77 ACRES
Public Plazas

2.7M SF
Mixed-Use

6 ACRES
Green Space

PECAN DISTRICT

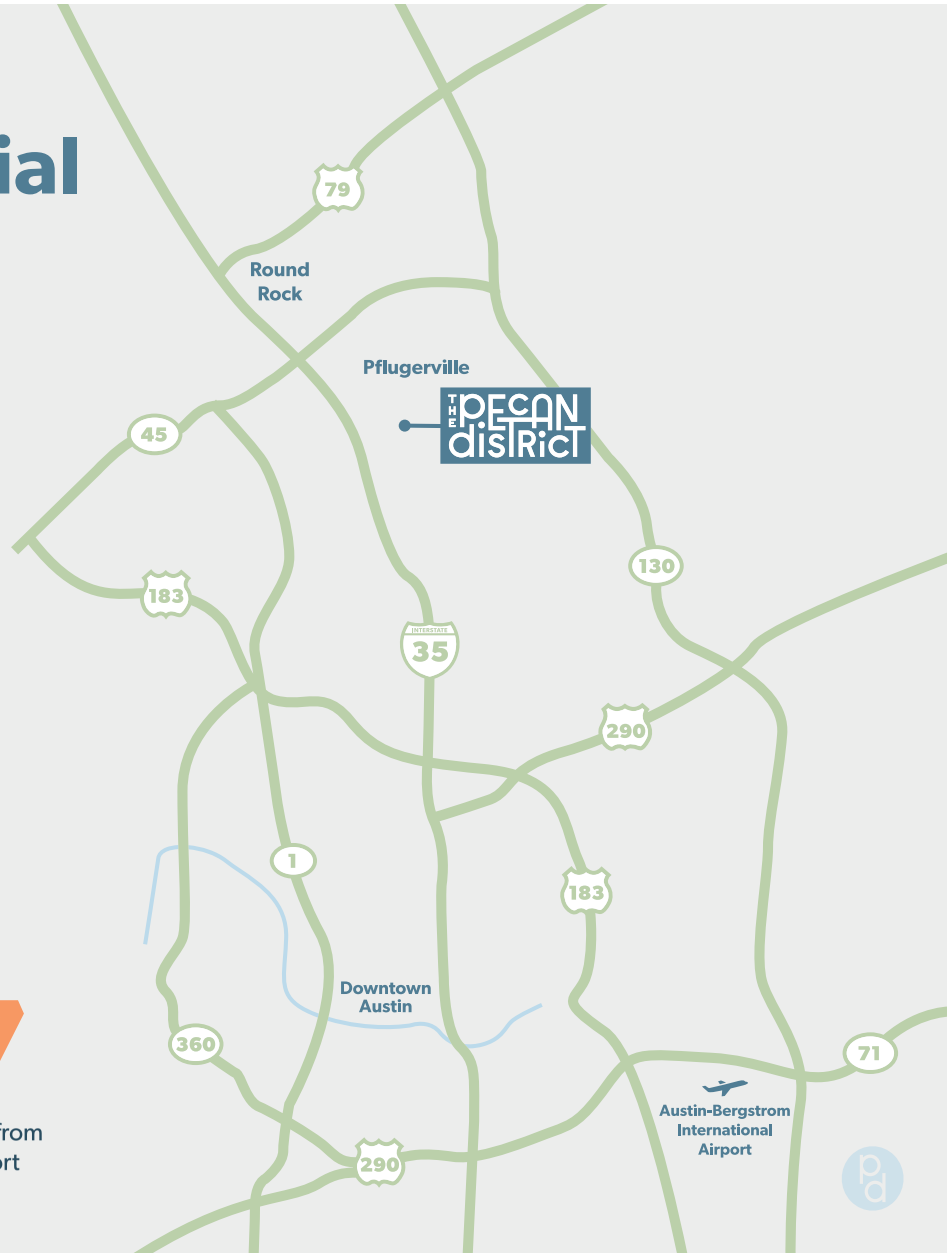
Something special is happening right here.

The Pecan District's centralized location makes traveling to and from downtown Austin, Round Rock, Austin-Bergstrom International Airport and beyond, comfortable and easy. With direct access to 130, I-35 and regional public transportation, the balance between live, work, and play has never been so easily accessible.

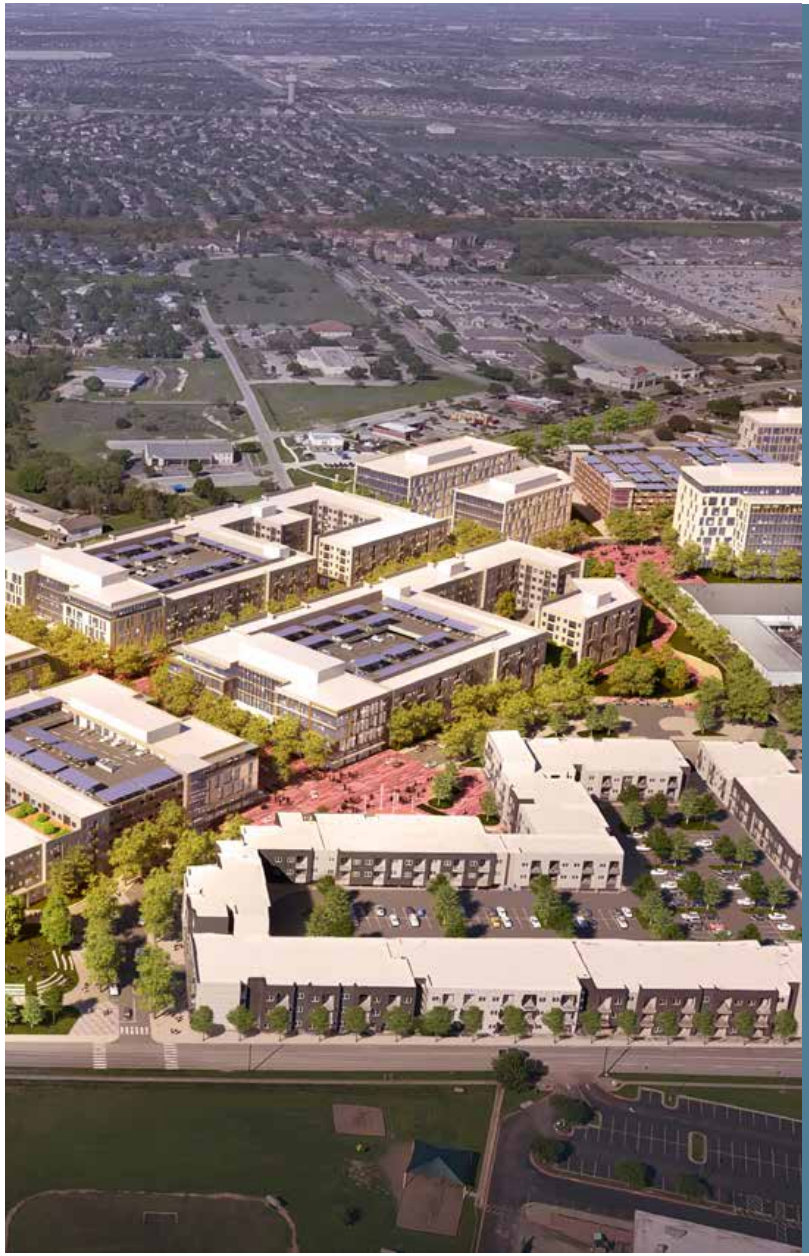
22 Minute Drive time from Downtown Austin

11 Minute Drive time from Round Rock

27 Minute Drive time from the Airport



PECAN DISTRICT

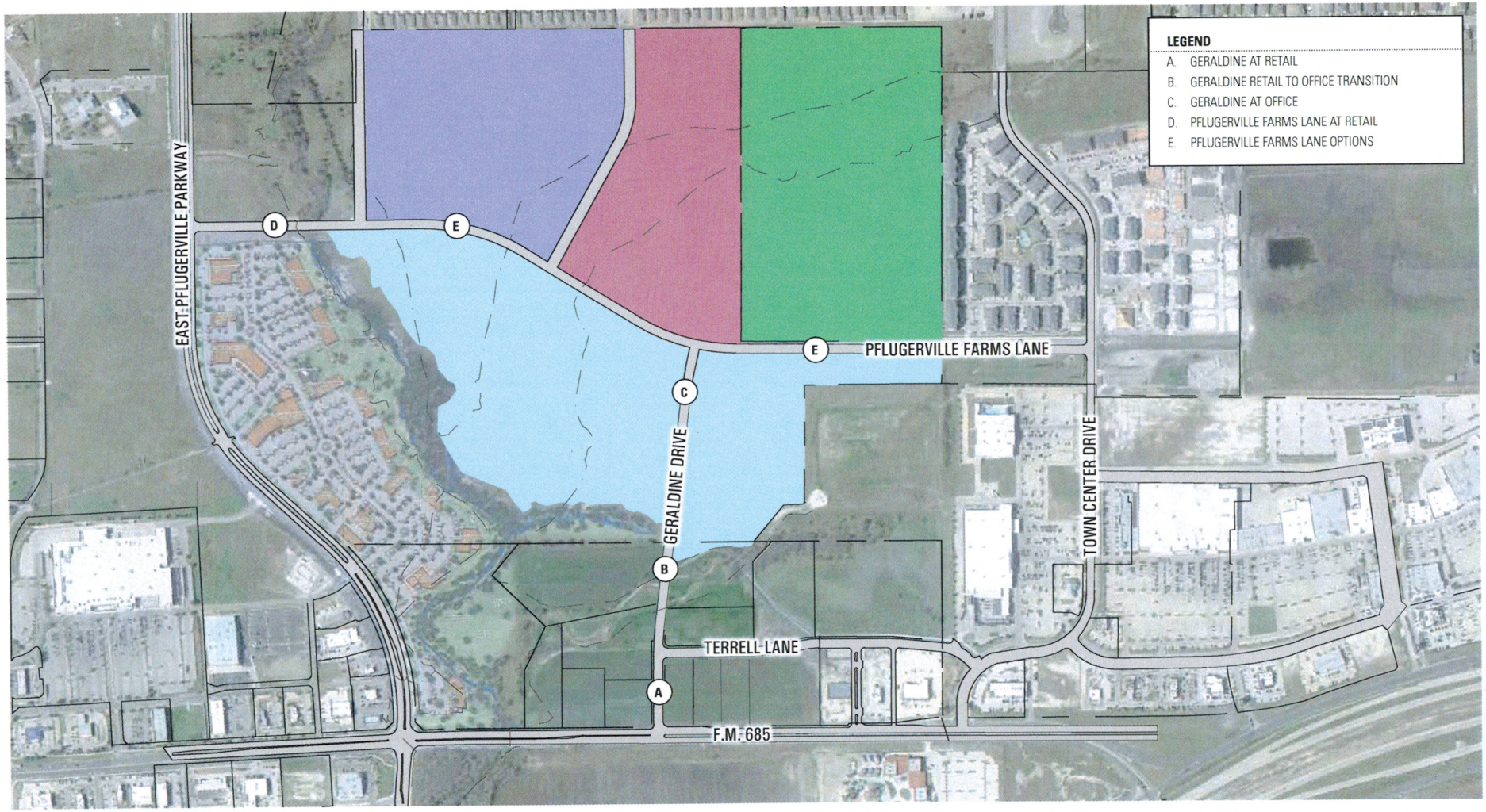


A region on the rise.

2020	2025
Total Population	Total Population (estimated)
99,902 3-mile	107,824 3-mile
241,020 5-mile	264,891 5-mile
Median Household Income	Median Household Income (estimated)
$76,440 3-mile	$78,775 3-mile
$75,378 5-mile	$77,513 5-mile

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

SHOPS AT 685



SHOPS AT 685 / **STREET TYPES AND LOCATIONS**

SCALE : 1" = 500'
0 125' 250' 500' 1000'

TBG

Pflugerville, Texas 12 September 2016

PAGE 4

CORNERSTONE

SEC SH-130 & SH-45 | PFLUGERVILLE, TX

MUTLI-TENANT RETAIL & PAD SITES AVAILABLE

- Regional Costco anchored retail development surrounded by significant residential growth.
- Located on the SEC of SH-130 and Kelly Lane, directly across SH-130 from Stone Hill Town Center, a 1 million SF power center anchored by Super Target, Home Depot, and Best Buy.

AREA RETAILERS

target, Costco Wholesale, CVS pharmacy, Panera Bread, Best Buy, 24 Hour Fitness, petco, ufcu, Chick-fil-A, The Home Depot, P. Terry's Burger Stand, Whataburger, Dick's Sporting Goods, Kohl's, In-N-Out Burger, Cinemark

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	9,523	83,205	185,942
Avg HH Income	$127,653	$118,460	$99,937
Total Households	3,016	28,184	65,056
Projected HH Growth (2022-2027)	2.1%	2.8%	3.0%

TRAFFIC COUNTS

52,958 VPD on SH-130
41,895 VPD on SH-45
18,637 VPD on Kelly Ln

CONTACT FOR MORE INFORMATION

CASEY R. KOPECKY
Principal | Director of Brokerage
512.477.2221
ckopecky@ironwoodre.com

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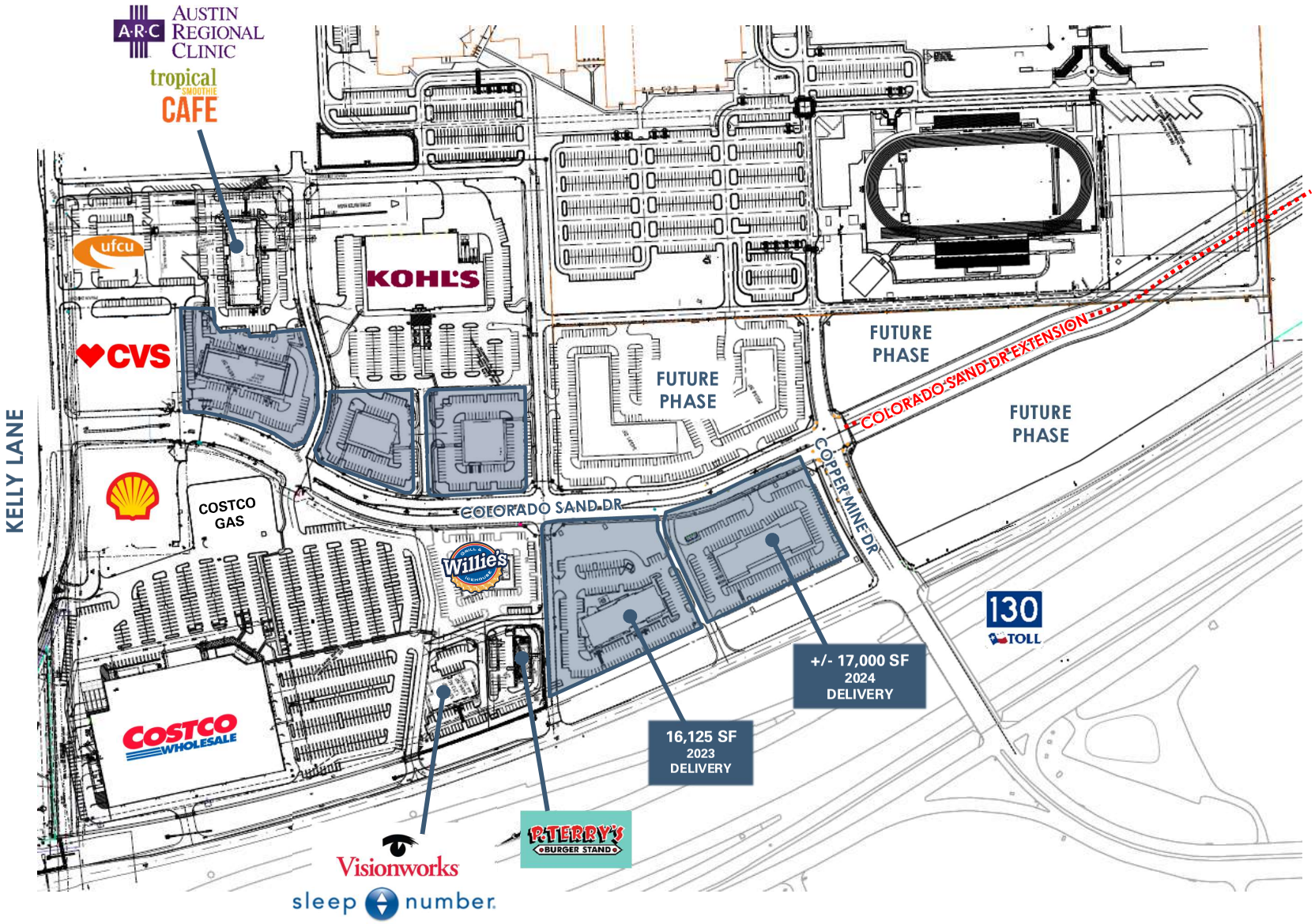
IRONWOOD

CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX



CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

Timmerman Tract at H-E-B

LAND-USE SUMMARY				
Total Site Area			Required* Parking	Provided Parking
Retail (first 20,000 sf)	±	20,000 s.f.	80	80
Retail (remainder 5,000 sf)	±	5,000 s.f.	10	10
Restaurant	±	6,800 s.f.	91	92
Total	±	**31,800 s.f.**	**181**	**182**
Total Retail		**25,000 s.f.**		
Total Restaurant		**6,800 s.f.**		

* Parking ratios taken from UDC Table 10.4.6

LAND STRATEGIES INC.

1983 - 2023
40
YEARS OF EXCELLENCE

1411 W. 5TH ST.
SUITE 100
AUSTIN, TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

NOTES:

PFLUGERVILLE COMMERCIAL

CONCEPTUAL SITE PLAN

REVISIONS

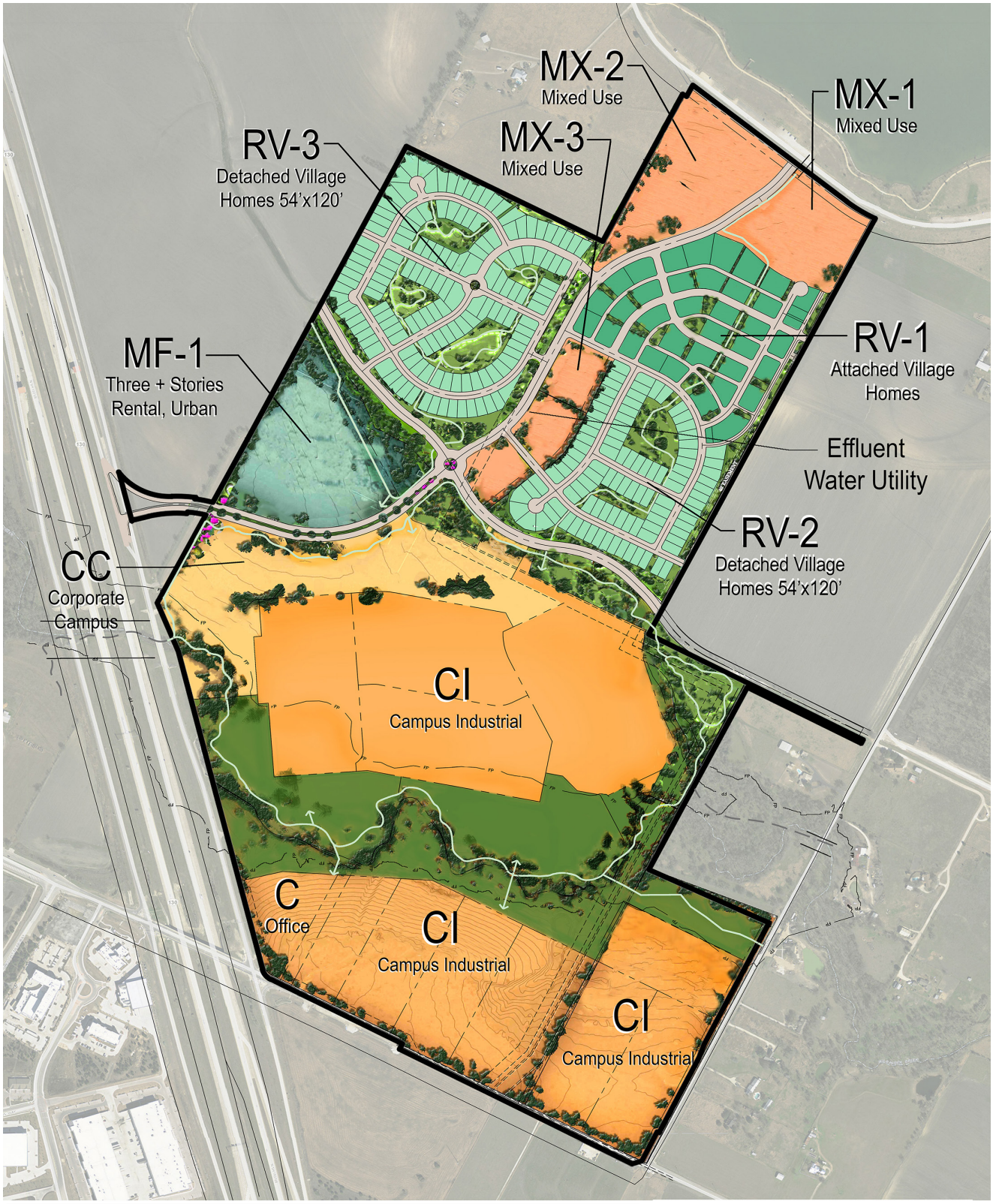
SET ISSUED
2022

DRAWN BY

SHEET NAME

SHEET

LAKESIDE MEADOWS

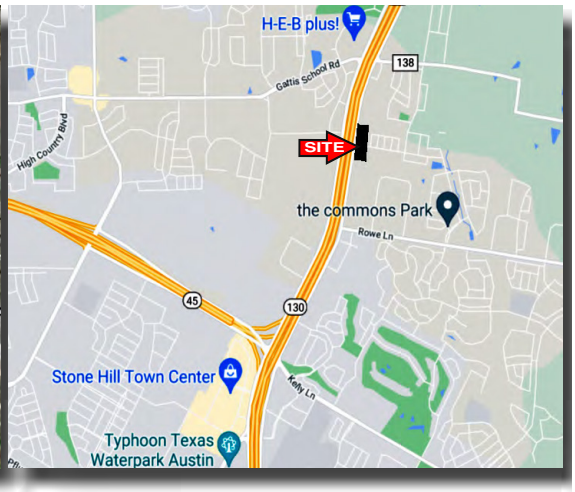


LAKESIDE MEADOWS

KERBY VENTURES

Contact John Guerra
+1 512 560 5838 john@johnguerra.net

Hard Corners available on Toll 130 at Steeds Crossing for Residential, Office, or Retail



These two sites are highly visible on the east side of Toll 130, just ½ mile south of Gattis School Blvd. The sites are comprised of smaller legal lots, but the Seller wishes to sell each as larger tracts totaling 5.34 and 2.96 acres respectively. Pflugerville's growth is amazing and these sites can take full advantage of the proximity to single family residential, Tesla, Amazon, and all the retail & commercial activity surrounding the sites to the north, south and west. Traffic count on Toll 130 is 53,000 vehicles per day. Apartment, townhome, and condo development are possibilities as well as retail, retail services, restaurant, assisted living and office.

LOCATION

These 2 land sites are both located in Pflugerville on the north bound service road for SH 130, aka FM 685, just north of the SH130 and SH 45 interchange and ½ mile south of Gattis School Road. The 2 sites are the NE and SE hard corners of FM 685 and Steeds Crossing. Steeds Crossing is the entrance into a mature residential community in Pflugerville called 'Steeds Crossing', which is in Pflugerville ISD. Pflugerville is the third fastest growth city in America and was named one of the best cities to live by Time Inc's Money Magazine. This site is a 23-mile drive from downtown Austin and has quick and easy access to major employers such as Tesla, Dell, Amazon, Samsung, and Freescale Semiconductor. The site also enjoys very quick access to the new Baylor Scott and White Medical Center, the Star Ranch Master Community, HEB, Costco, Stone Hill Town Center, and Typhoon Texas Water Park.

FLOOD HAZARD

No part of the site lies within the 100 year floodplain.

FRONTAGE

The site fronts FM 685, also known as the north bound service road of SH 130, as well as Steeds Crossing.

ZONING

These sites currently have a 'placeholder' zoning and will need to be rezoned to a zoning consistent with a neighborhood commercial land use. The City thinks the 'CL-3' zoning district might be the most appropriate designation given the proximity to existing single family residential. Among other uses, CL-3 allows multi-family, condo, duplex, assisted living, nursing home, day care, financial institution, church, office, restaurant, retail and retail service.

UTILITIES

All utilities are available to the site.

TOPOGRAPHY

Slightly sloping

JURISDICTION

City of Pflugerville

SIZE

Property 'A' – 4 legal lots that total +/- 5.34 acres on the NEC of Steeds Crossing and FM 685.
Property 'B' – 2 legal lots that total +/- 2.96 acres on the SEC of Steeds Crossing and FM 685.

PRICE

Property 'A' - $10 per square foot or $2,326,100
Property 'B' - $9 per square foot or $1,160,400

McAllister & Associates
REAL ESTATE SERVICES
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell
Office: (512) 472-2100
Brad@matexas.com

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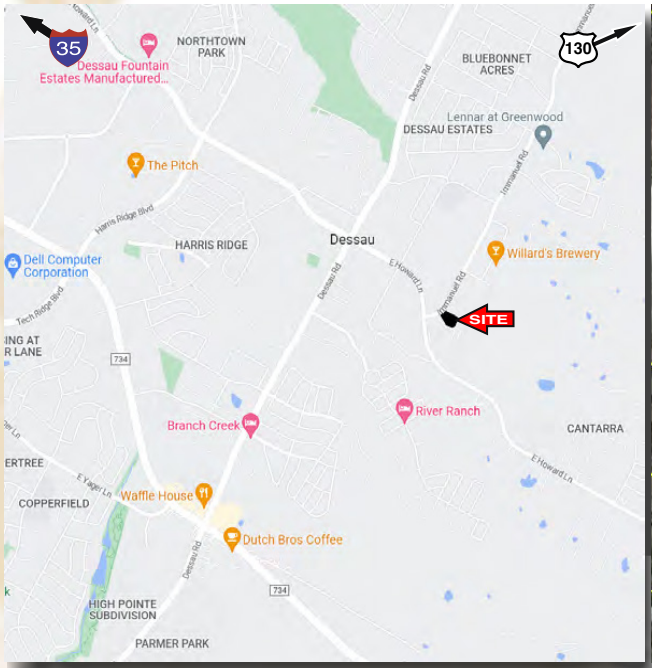
COMMERCIAL LAND FOR SALE ±1.29 ACRES

near 13321 Immanuel Road, Pflugerville, Texas



LOCATION Strategically located northeast, in a popular commercial district. The site is located along Immanuel Road, just north of East Howard Lane.

SIZE Approximately 1.29 Acres

FRONTAGE Approximately 111 feet along Immanuel Road, and approximately 340 feet along the private drive, locally known as Angell Drive.

UTILITIES All public utilities are available in order to service the site.

FLOOD HAZARD No portion of the Property lies in the FEMA floodplain.

ZONING LI: Limited industrial

TOPOGRAPHY Level/Flat

PRICE $1,200,000.00

COMMENTS Regional detention is already in place, meaning future development of the site will not require an on-site detention pond.

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CONTACT Joe Willie McAllister
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joewillie@matexas.com

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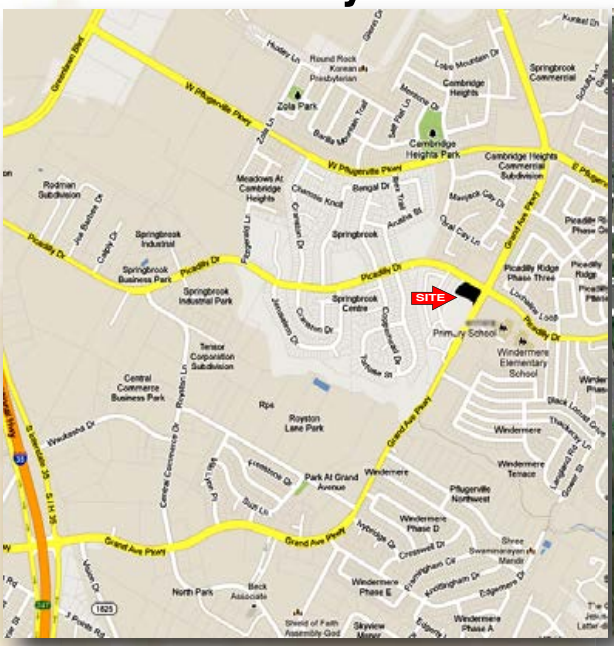
COMMERCIAL SITE FOR SALE IN PFLUGERVILLE

Grand Ave. Pkwy and Picadilly Dr., Pflugerville, TX 78660



LOCATION: The tract is located at the corner of Grand Avenue Parkway and Picadilly Drive in Pflugerville, Texas approximately 1.5 miles from Interstate 35.

SIZE: Approximately 1.64 acres

ZONING: "R" Retail

PERMITTED USES: Various types of general retail trade, business and service uses, including, but not limited to all the retail sales uses, financial institutions, medical offices, restaurants, auto parts sales, nursing home, and child care facility.

PRICE: $857,000

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CONTACT Randy Merritt, CCIM
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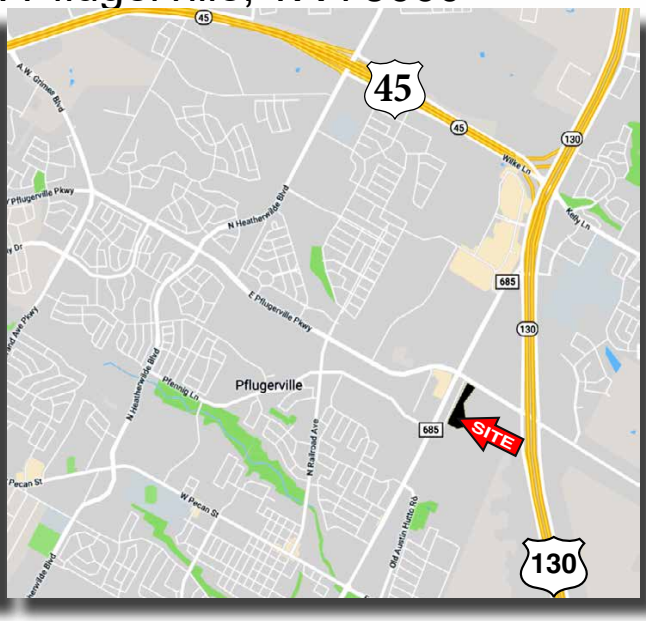
FOR SALE - 6.134 ACRES

East Pflugerville Pkwy. Pflugerville, TX 78660



LOCATION
This site is located off Pflugerville Parkway at its corner with Shopping Center Drive, just west of S. H 130 and ½ block east of FM 685 in Pflugerville, Texas 78660

SIZE
6.134 acres by survey

FRONTAGE
The site fronts Pflugerville Parkway on the northeast corner of Pflugerville Parkway and the Shopping Center Driveway connecting it with Pfennig Lane. This 30' Driveway runs behind and serves as additional ingress/egress for the new retail fronting the east side of FM 685. There is approximately 1094 feet of frontage along this Driveway.

UTILITIES
Wastewater and gas are located in the shopping center driveway fronting the site. Electricity and City Water are very close and run on the east side of FM 685 south of its intersection with Pflugerville Pkwy.

- Electricity – Oncor
- Water – City of Pflugerville
- Gas – Atmos Gas
- Sewer – City of Pflugerville

ZONING
GB-1, General Business 1. This district allows a full range of office and retail uses including but not limited to: Assisted Living, Nursing Home, Auto Part Sales, Auto sales, Bar, Brewery, Brewpub, Civic Center, Clinic, Convention Center, Day Care Facility, Event Center, Financial Institution, Health/Fitness Center, Hospital, Liquor Store, Medical or Professional Office, Place of Worship, and restaurant Conditionally, Multi-family and Hotel use is allowed as well. GB-1 zoning here allows for 50' max heights and 80% max impervious cover.

TOPO
slightly sloping west to east towards drainage area

FLOOD HAZARD
Acc to the Preliminary Plan on file for 'Town Center' the eastern 1.7 acres of the site is in the floodplain and will be reserved as a drainage easement.

PRICE
$1,000,000

Town Center is an 114 acre Preliminary Planned Development located between SH 130 and FM 685, south of Pflugerville Parkway. Pflugerville is the 3rd fastest growing city in the country and its 130 corridor is experiencing the bulk of that tremendous growth. Town Center Retailers already open along FM 685 across the Driveway from the site include First Choice Emergency, McDonalds, Zaxby's, Popeyes Chicken, Goodwill, and Walgreens. Other nearby retail includes Walmart Super Center, Best Buy, Home Depot, Cinemark, Bealls and a new Costco in development and slated to open later this year. Nearby attractions include Hawaii Falls Water Park. The site has a variety of possible commercial, retail and office uses. Given Pflugerville Hospital is under construction less than a mile east of the site on Pflugerville Parkway, this site would be an excellent professional or medical office site. Newmark's Stone Hill Town Center and other nearby retailers have numerous quick serve, vehicle driven restaurants, but no 'sit down' dining. This site would make an excellent location for a 'sit down' restaurant with back porch seating to take advantage of the Dedicated Open Space that is proposed to include a Hike & Bike trail on the northeastern edge of the property. A mega liquor store would also be a perfect fit and fill a need for this sub-market. Hotel and fitness are other possible uses.

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CONTACT Brad Campbell
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Brad@matexas.com

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OFFERING SUMMARY	
ADDRESS	1620 Grand Avenue Parkway, Pflugerville, TX 78660
COUNTY	Travis
JURISDICTION	Austin 5-mile ETJ
ZONING	None
NET RENTABLE AREA	13,942
LAND SF	87,120
YEAR BUILT	2009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
OFFERING PRICE	$5,000,000
OCCUPANCY	83.3%
NOI (CURRNET)	$202,401

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
2019 Population	12860	53606	139276	414,252
2019 Median HH Income	$ 72,761.00	$ 88,204.00	$87,337.00	$85,000.00
2019 Average HH Income	$ 93,627.00	$102,080.00	$97,000.00	$99,000.00

Grand Avenue Plaza is a prime multi-tenant retail/office center on one of the busiest corners in the Pflugerville area, in the center point of a major commercial corridor.

The 4-way stoplight has 2 lanes going either direction in addition to left and right turn lanes. The center offers excellent signage, access, and visibility along Grand Avenue Parkway and Central Commerce Drive.

The tenants are of long-term standing and of very sound credit. In addition, this project offers the upside of fully leasing the Property for an investor to realize an even higher yield on the tenant base.

Not only can this Property be view as an excellent long-term cash flowing asset, but there are also possible redevelopment opportunities for this site, being 2.0 full acres.

Land For Sale

Pfennig Lane/ FM 685 Pflugerville, TX

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

PGDC PFLUGERVILLE CORP. COMMUNITY DEVELOPMENT CO.

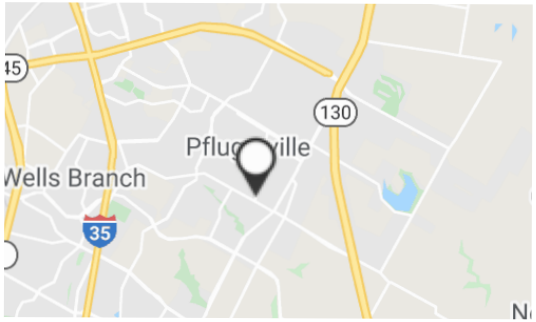
Pad Sites

0.74 Acre(s) available

Highlights

$720,000 $650,000 Price

Location



Description

Contact

Michael McKinley
512 773-6170 Office
michael@matexas.com

McAllister & Associates Properties

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WHERE YOU COULD BE

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

SP.514 | 07.21 | 05.21

STONE HILL TOWN CENTER PHASE II

PROJECT HIGHLIGHTS

PFLUGERVILLE, TEXAS

105% POPULATION GROWTH WITHIN 3 MILES SINCE 2010

2010 Census, 2021 Estimates with Delivery Statistics as of 07/21

$110K AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

243K CURRENT POPULATION IN TRADE AREA

EXPLOSIVE RESIDENTIAL GROWTH

$1,821,106 SALES TAX REVENUE | 2020

65% SALES TAX GROWTH 2016 - 2020

1,097 PERMITS ISSUED 2020

78% BUILDING PERMIT GROWTH | 2013 - 2020

70,555 HOUSEHOLDS 5-MILE RADIUS

63.5% HOUSING GROWTH 2010-2021

MetroStudy Estimates as of 1Q '21 | Regis Estimates as of 2Q '21

MAJOR CENTER TENANTS

TARGET
COWBOYS FIT
at home
ROSS
Office DEPOT
THE HOME DEPOT
ULTA BEAUTY
St David's HEALTHCARE
Jersey Mike's SUBS
IN-N-OUT BURGER
petco
BEST BUY
Bath & Body Works
BILLIARD FACTORY
DICK'S SPORTING GOODS

WHAT'S AROUND

WHO'S AROUND

2010 Census, 2021 Estimates with Delivery Statistics as of 07/21

JOSH FRIEDLANDER
281.477.4381
jfriedlander@newquest.com

KEVIN SIMS
281.477.4366
ksims@newquest.com

POPULATION	3 MILES	5 MILES	TRADE AREA
Current Households	38,523	70,862	83,234
Current Population	117,062	209,476	242,977
2010 Census Population	57,266	129,160	155,214
Population Growth 2010 to 2021	104.77%	62.50%	57.10%
2021 Median Age	35.0	34.5	34.4

INCOME	3 MILES	5 MILES	TRADE AREA
Average Household Income	$109,866	$100,798	$98,220
Median Household Income	$104,583	$95,619	$92,701
Per Capita Income	$37,598	$34,672	$33,641

RACE AND ETHNICITY	3 MILES	5 MILES	TRADE AREA
White	68.10%	64.47%	64.65%
Black or African American	12.93%	12.95%	12.72%
Asian or Pacific Islander	6.83%	8.15%	7.79%
Hispanic	27.77%	30.57%	31.58%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	TRADE AREA
1 Person Household	13.96%	17.61%	18.56%
2 Person Households	29.11%	28.41%	28.09%
3+ Person Households	56.93%	53.99%	53.35%
Owner-Occupied Housing Units	80.61%	72.11%	69.10%
Renter-Occupied Housing Units	19.39%	27.89%	30.90%

NORTHPOINTE PROPERTY

NORTHPOINTE MASTER PLAN

Negba Group

DPZ CODESIGN

PROJECT NAME: NorthPointe

PROJECT NUMBER: 1822

PROJECT LOCATION: Pflugerville, TX

MAP: Illustrative Diagram - High Density

ID: 6

DATE: 03/28/19

ORIENTATION

SCALE: 0 50 100 200 300 400 600 Feet

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HWY 130
N

PCDC PFLUGERVILLE COMMUNITY DEVELOPMENT CORP.

THE SHOPPES AT WELLS BRANCH

REALTY 1 PARTNERS

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Richmond, Texas 77406
281.944.9660

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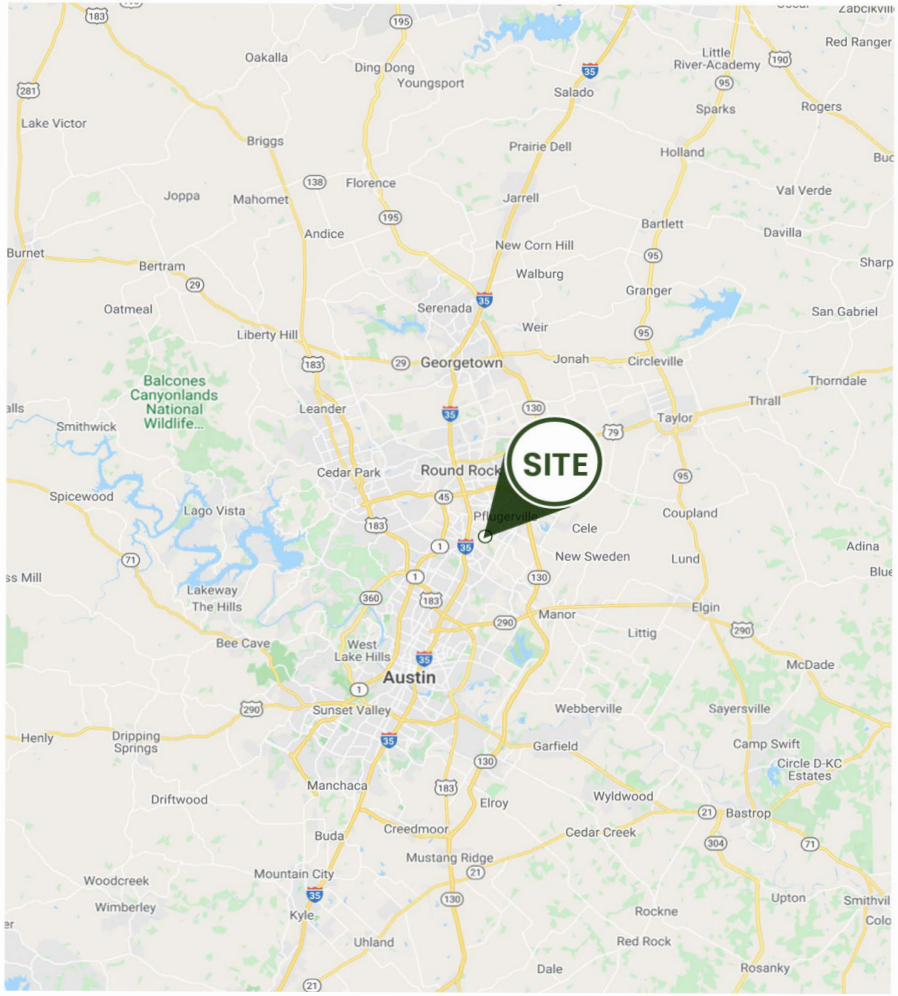
THE SHOPPES AT WELLS BRANCH

PROPERTY INFORMATION



PROPERTY INFORMATION

- Highly growth area
- 3,000 + multifamily and residential units projected
- Surrounded by Highlands Luxury Apts, Oxford at Santa Clara Apts, Palo Alto Apts, Wells Junction Apts
- Strong employment area: 1 mile from Parmer Austin, Parmer Innovation Center, Tech Ridge, and Facebook leased 32,000 SF
- 18" Water line & 8" wastewater line
- Drive Thru availability

TRAFFIC COUNT

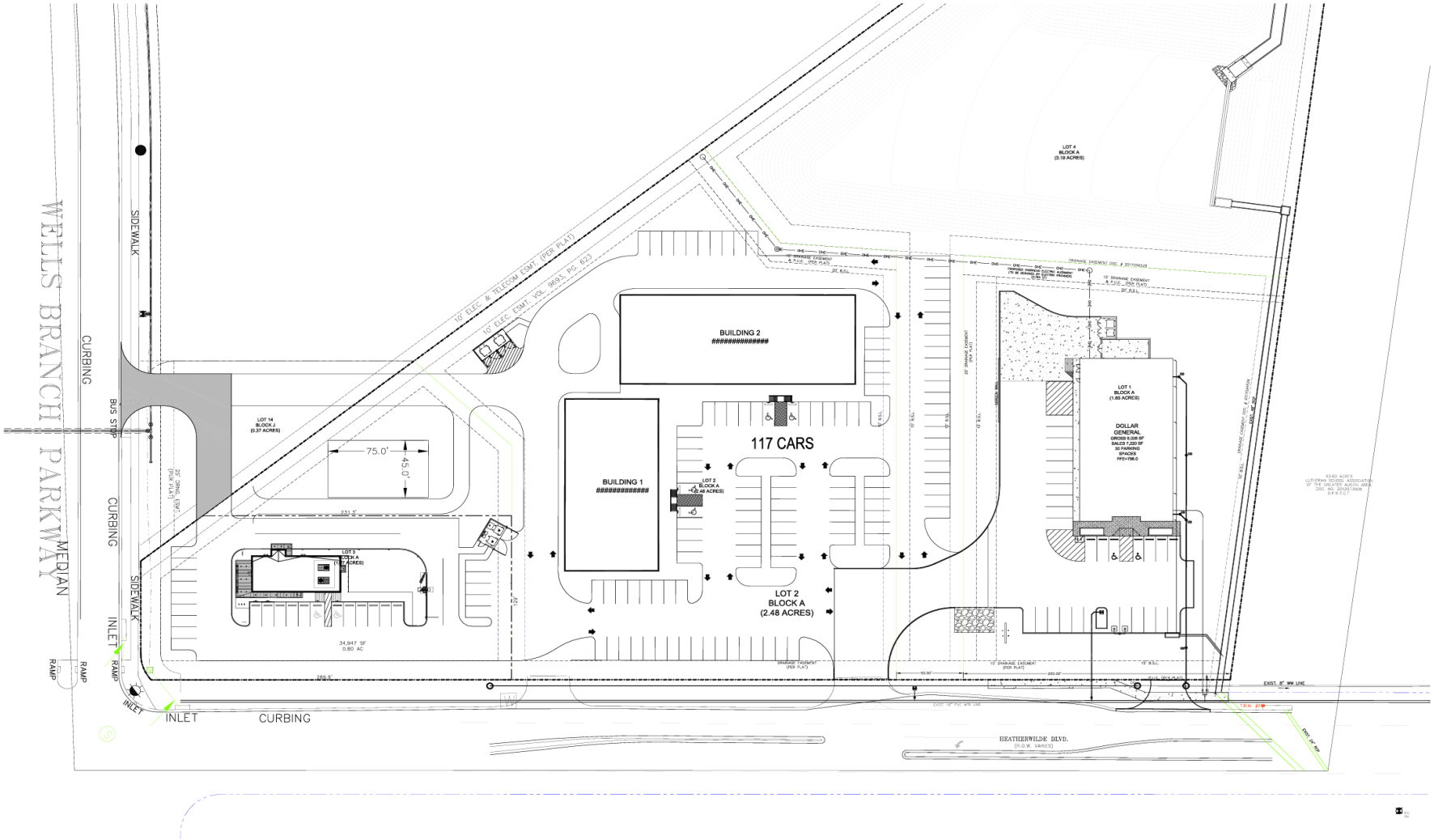
Heatherwilde	18,638
Wells Branch	13,420

AREA RETAILERS

H.E.B, Burger King, Wendys, Jack in the Box, Chedders, Bomb Shells, Dollar General, QT, Mcdonalds

THE SHOPPES AT WELLS BRANCH

SITE PLAN



RESOLUT RE

Wells Branch Station

NWQ WELLS BRANCH & HEATHERWILDE
200 EAST WELLS BRANCH PARKWAY
PFLUGERVILLE, TX 78660

CALL FOR MORE INFORMATION

March 2022

PROPERTY SNAPSHOT

119,204
2022 POPULATION
3 MILE RADIUS

62,971
2022 DAYTIME POPULATION
3 MILE RADIUS

$84,931
2022 AVERAGE INCOME
3 MILE RADIUS

40,040 VPD
S HEATHERWILD BLVD

FOR LEASE

$30.00 PSF NNN
***NNNS $12.00 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,002 SF

PROPERTY HIGHLIGHTS

- New construction perfect for retail, daycare center, medical, urgent care, dollar store
- Surrounded by housing in every direction
- Large employment nodes to the north, south & west

TRAFFIC COUNT

Wells Branch Parkway: 13,313 VPD
S Heatherwild Blvd: 40,040 VPD
(CoStar 2022)

AREA TRAFFIC GENERATORS

goodwill, T, Domino's, H-E-B, 7 ELEVEN, ACE CASH EXPRESS, jiffy lube, Wendy's, BURGER KING, Firestone, Jack in the box, TACO CABANA

Michael Noteboom
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The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

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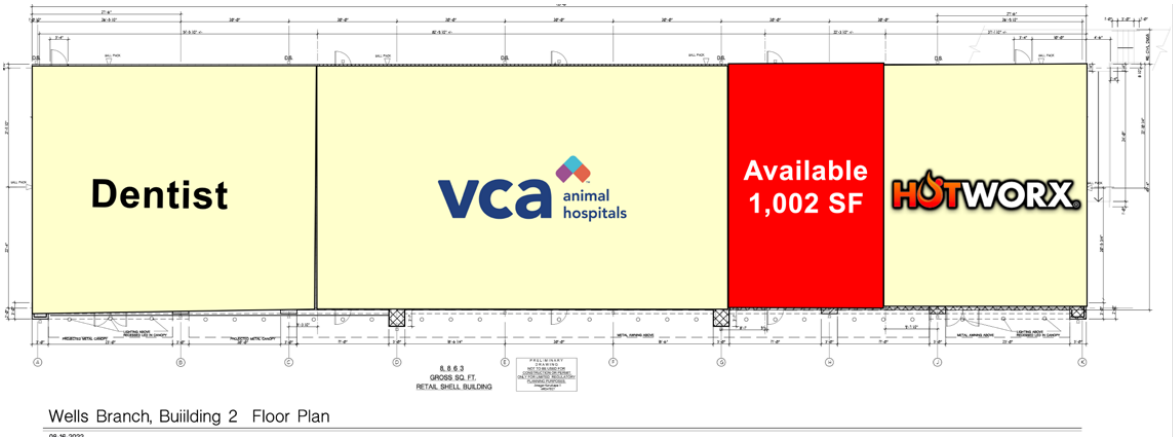

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RETAIL SPACE FOR LEASE

Black Locust
Total Lot Size: 3.1 acres
Contact: Don Quick & Associates | 512.814.1822
Website: https://tinyurl.com/5fprxec2

Dessau Road
Space Available: 1,200-12,000 SF
Contact: Sam Hartley | 512.474.5557
Website: https://bit.ly/3uApN6c

2424 FM685
Building Size: 3,800 SF
Contact: Irulian Dabbs| 512.814.1826
Website: https://bit.ly/3LrbkAa

1226 FM685
Building Size: 4,824 SF
Contact: LT Commercial Group| 512.490.6666
Website: https://bit.ly/3LnJG7f

Pecan Street & Biltmore Dr.
Total Lot Size: 1.73 acres
Contact: Joey Mendez | 512.474.5557
Website: https://bit.ly/36QboKZ

Grand Ave Plaza
Building Size: 22,000 SF
Contact: LT Commerical Group | 512.490.6666
Website: https://bit.ly/3wLx4CV

Weiss Lane Business Park
Space Available: 45,600 SF
Contact: Jordan Walker| 512.869.9777
Website: https://bit.ly/3QTGSTy

Wells Branch Station
Space Available: 1,200-8,040SF
Contact: Michael Noteboom| 512.474.5557
Website:https://bit.ly/3j2EXMp

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