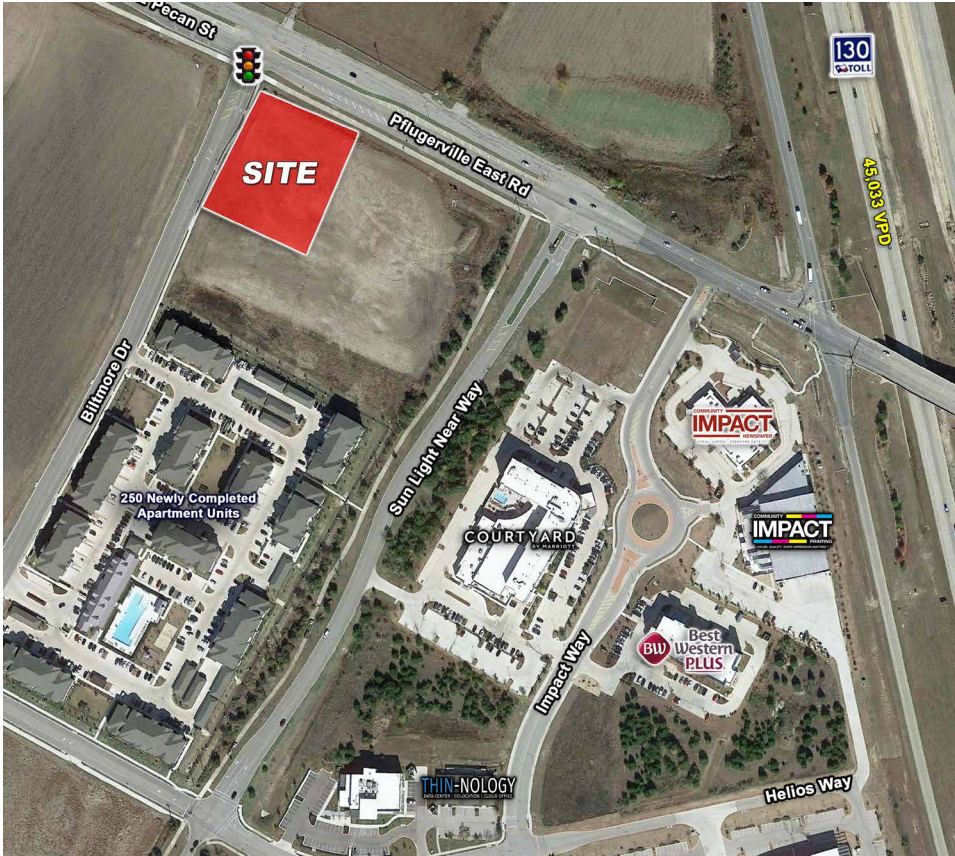


CALL FOR MORE INFORMATION



GROUND LEASE ONLY

Call for Pricing

AVAILABLE LAND

1.73 Acres

PROPERTY HIGHLIGHTS

- Regional detention provided, all utilities delivered to site
- CL5 Corridor Zoning, City of Pflugerville
- Accessible from Pflugerville East Rd & Sun Light Near Way
- Across from FedEx Ground, Community Impact News, Best Western Plus and more
- 250 new apartment units
- Located in a Foreign Trade Zone with a Triple Freeport Exemption

TRAFFIC COUNT

SH 130: 45,033 VPD
(TXDOT 2018)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



45,310
2021 POPULATION
3 MILE RADIUS



19,925
2021 DAYTIME POPULATION
3 MILE RADIUS



\$107,570
2021 AVERAGE INCOME
3 MILE RADIUS



45,033 VPD
SH 130

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Hard Corner C-Store Site

SEC E. PECAN STREET & BILTMORE DR
PFLUGERVILLE, TX 78660

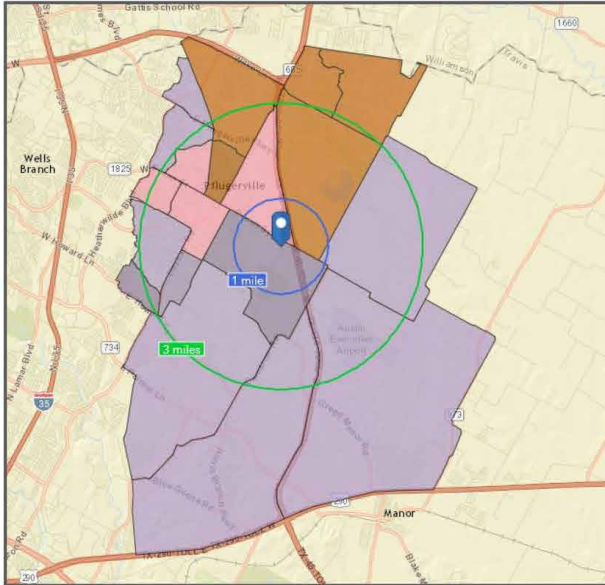


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HELIOS TRACT TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
------------------	-------------	------------------------

American Dreamers 99.3% 99.3%

Soccer Moms 0.5% 99.8%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
------------------	-------------	------------------------

Soccer Moms 34.0% 34.0%

Up and Coming Families 24.9% 58.9%

7C American Dreamers

Household
Married Couples
32.1
\$50k
2

Housing
Single Family

Svc's/Admin
HS Diploma Only
White/Black

- Own feature-rich cell phones
- Spend money carefully; buy necessities
- Pay bills, socialize online
- Listen to urban or Hispanic radio
- Eat at Taco Bell, Wendy's, IHOP

Households: 1,771,368

4A Soccer Moms

Household
Married Couples
36.8
\$60k
4

Housing
Single Family

Prof/Mgmt
College Degree
White

- Go jogging, biking, target shooting
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

Households: 3,418,433

7A Up and Coming Families

Household
Married Couples
31.2
\$48k
4

Housing
Single Family

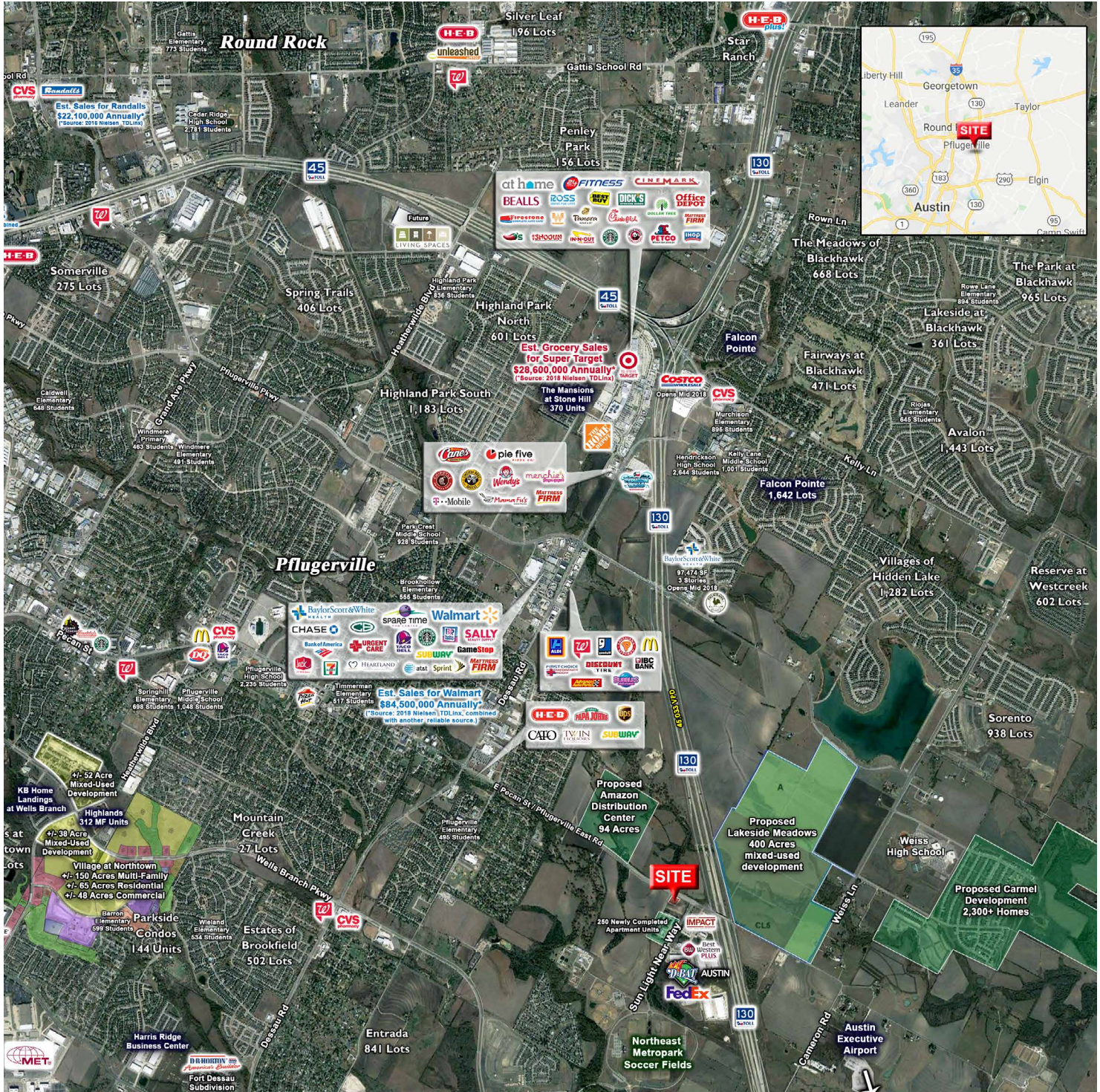
Prof/Svc's
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

Households: 2,706,528

Hard Corner C-Store Site

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A sea of rooftops to Pflugerville

(<https://www.recenter.tamu.edu/news/newstalk-texas/?Item=20108>)

May 22, 2018

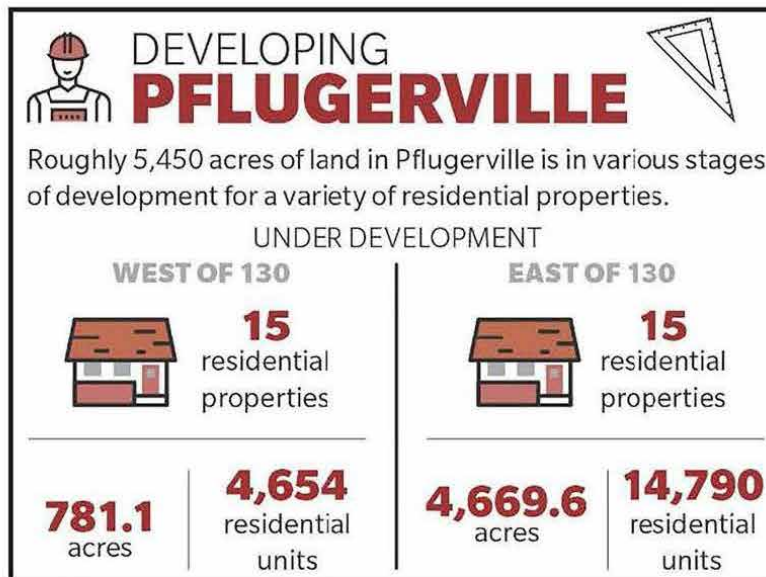
PFLUGERVILLE – City officials estimate that 2,071 residential units will be completed in 2018 with 1,446 of those units within city limits and 625 in the extraterritorial jurisdiction (ETJ).

In 2019, even more residential units are anticipated to be complete—1,397 in city limits and 688 in the ETJ.

Most of the properties under development to the east of SH 130 are single-family subdivisions, with one apartment complex and a condominium property.

To the west of the highway, one-third under development is single-family subdivisions, another third is multifamily housing and the remainder is made up of condominiums and one mixed-use development.

At the rate the city is growing, city officials expect to see Pflugerville's population rise to 114,655 residents by 2030.



Read more at the **Community Impact Newspaper** (<https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2018/05/10/residential-development-filling-gaps-in-pflugerville/>)

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Austin is again No. 1 US market for real estate investment in closely watched study

Apple campus, Statesman site redevelopment mentioned as major projects to mind

Sep 19, 2019, 7:26am CDT

Austin is once again the top market in the country for real estate investment looking ahead to 2020, according to a national study released Sept. 19 by PricewaterhouseCoopers and Urban Land Institute.

The Texas capital climbed up from No. 6 on the last Emerging Trends in Real Estate study. For 2018 it ranked No. 2 and for 2017 it ranked No. 1.

"Development is booming, and the landscape is studded with impactful projects," the new report states about the Texas capital.

The Austin projects named in the report, which is based on a survey of more than 1,500 real estate professional across the world, are Apple Inc.'s forthcoming \$1 billion campus in Williamson County, the transit-oriented development proposed for the Austin American-Statesman site, the new Dell Medical School and a major expansion of Austin-Bergstrom International Airport.

"Capital is abundantly directed toward Austin — so much so that some locals wonder about the underwriting assumptions of outside investors," the report states. "Transaction activity in Austin is above what you would expect from a market of its size, and 2019's early results are above the three-year historical average."

In 2020, Austin will be a solid "buy" market for industrial, office and multifamily properties, according to the 41st annual study from New York-based accounting firm PwC and the nonprofit Urban Land Institute.

Austin first appeared in the top 10 of the study about a decade ago, along with larger, mostly coastal cities such as New York City, Washington D.C. and San Francisco, said Mitch Roschelle, partner at PwC and co-publisher of the report. Initially, people thought Austin's appearance was a mistake, he said.

"It's not an aberration at all," Roschelle said, after studying Austin for years. "[Austin] has almost become a force of nature."

Austin's explosive population and employment growth, as well as the continuing diversification of the economy, keep the capital city near the top of the list, Roschelle said.

"The population of Austin is growing at three times the population growth rate of the U.S.," he said. The MSA is growing by about 45,000 people a year, Roschelle added, citing Census Bureau data. The latest federal numbers, released in April, found that the Austin metro population grew by 53,086 from 2017 to 2018, or about 145 a day.



ARNOLD WELLS/STAFF

Austin has been named the best city in the country for real estate investment by PwC and Urban Land Institute.

There's so much momentum and potential for economic expansion in Austin that if the overall U.S. economy were to slow, the city would get its first opportunity to prove its resilience, Roschelle said. Historically Austin has fared better than many other cities during recessions, although now the Texas capital is more connected to the global economy than ever before.

On the diversification of Austin's economy, the city also scores highly. It is adding million-dollar businesses faster than any other major metro in the country, according to a recent report from LendingTree. From 2014 to 2016, the number of businesses in the Austin area with revenue of at least \$1 million climbed 15.1%.

Paulette Gibbins, executive director of ULI in Austin, agreed that the economy is diversifying. Army Futures Command's entrance into the city last year "represents quite a diversification of job opportunities within Austin," she said.

"They come here, and then they also bring in other companies interested in doing work with them," Gibbins said. "On top of that, Austin has really grown in the bio-tech sector (with the innovation district) and medical school."

Persistent challenges in Austin are traffic and rising housing costs, according to the report.

Gibbins said Austin is at a "tipping point" as it's working to update its land use code, improve public transit and address rising housing costs.

As Austin grows vertically — real estate insiders joke the tower crane is the unofficial city bird — it is also growing horizontally, Roschelle said.

"Suburbs start getting created where there weren't suburbs before," he said. "People start commuting from longer distances where the land and homes become more affordable. That's what tends to happen."

That's already happening in the Austin area as median home prices in the city have reached record highs, according to recent data from the Austin Board of Realtors. As a result, thousands of new homes are being built in nearby cities like Pflugerville, Buda, Kyle and Leander.

10 markets to watch in 2020 from Emerging Trends in Real Estate report

1. Austin
2. Raleigh-Durham, N.C.
3. Nashville
4. Charlotte
5. Boston
6. Dallas/Fort Worth
7. Orlando
8. Atlanta



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date