



STONE HILL TOWN CENTER

SWC OF SH 130 & SH 45 | PFLUGERVILLE, TEXAS

PADS & RETAIL SPACE AVAILABLE FOR LEASE IN AUSTIN AREA TOP 5 LARGEST SHOPPING CENTER

NOW OPEN:



TORCHY'S TACOS



PROJECT HIGHLIGHTS

TOP 5 LARGEST SHOPPING CENTER IN AUSTIN AREA

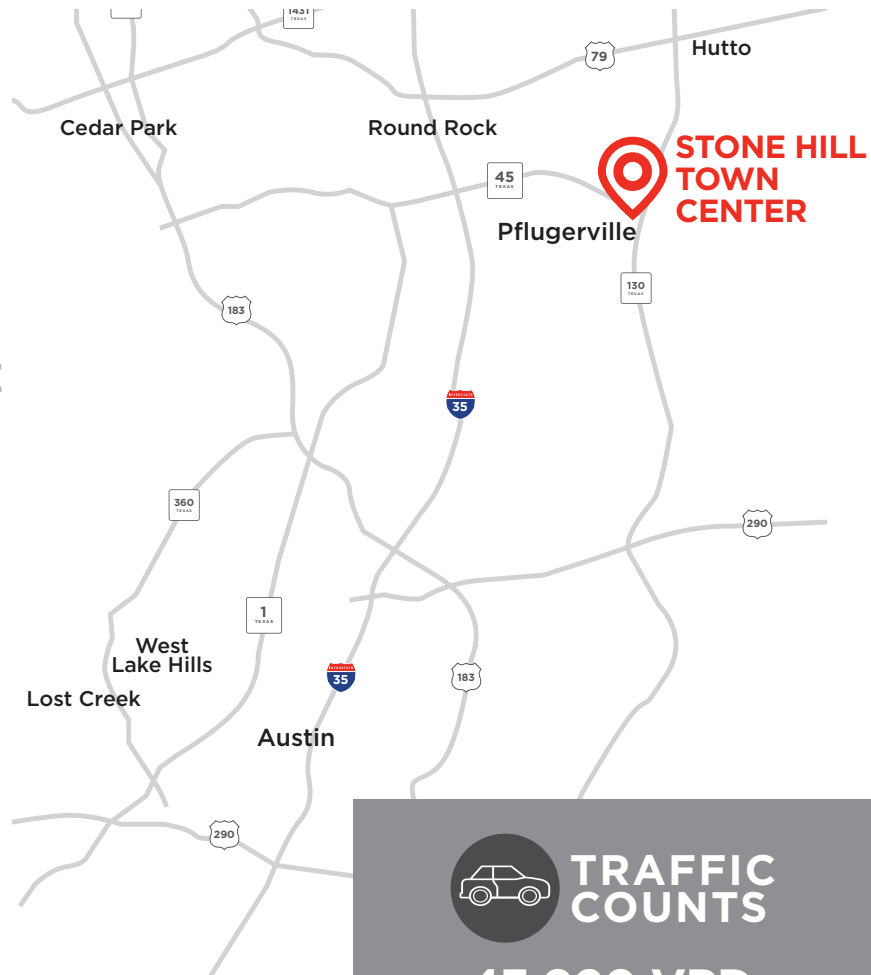
1 MILLION SF OF RETAIL SPACE

NATIONAL RETAILERS INCLUDE CINEMARK, TARGET, THE HOME DEPOT, DICK'S SPORTING GOODS, ROSS, AT HOME, AND MORE

25 ACRE, \$21M TYPHOON TEXAS WATERPARK IS ADJACENT TO STONE HILL TOWN CENTER

LIVING SPACES, A CALIFORNIA-BASED FURNITURE RETAILER, **NEW 650,000 SF DISTRIBUTION CENTER** AT THE SWC OF SH-45 & N. HEATHERWILDE BLVD

750+ APARTMENTS AND TOWNHOMES ADJACENT TO THE CENTER



TRAFFIC COUNTS

43,020 VPD

ON SH 130

22,957 VPD

ON SH 45

28,012 VPD

ON FM 685

SOURCE: TXDOT 2017



76,367

CURRENT HOUSEHOLDS
WITHIN TRADE AREA



\$105K

AVERAGE
HOUSEHOLD INCOME
WITHIN 3 MILES



193,126

CURRENT POPULATION
WITHIN 5 MILES

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SITE PLAN

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 1A	
2	RETAIL BUILDING 1B	
3	RETAIL BUILDING 1C	
4	RETAIL BUILDING 1D	
5	RETAIL BUILDING 1E	
6	RETAIL BUILDING 1F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 1A	
2	RETAIL BUILDING 1B	
3	RETAIL BUILDING 1C	
4	RETAIL BUILDING 1D	
5	RETAIL BUILDING 1E	
6	RETAIL BUILDING 1F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 2A	
2	RETAIL BUILDING 2B	
3	RETAIL BUILDING 2C	
4	RETAIL BUILDING 2D	
5	RETAIL BUILDING 2E	
6	RETAIL BUILDING 2F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 2A	
2	RETAIL BUILDING 2B	
3	RETAIL BUILDING 2C	
4	RETAIL BUILDING 2D	
5	RETAIL BUILDING 2E	
6	RETAIL BUILDING 2F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 3A	
2	RETAIL BUILDING 3B	
3	RETAIL BUILDING 3C	
4	RETAIL BUILDING 3D	
5	RETAIL BUILDING 3E	
6	RETAIL BUILDING 3F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 3A	
2	RETAIL BUILDING 3B	
3	RETAIL BUILDING 3C	
4	RETAIL BUILDING 3D	
5	RETAIL BUILDING 3E	
6	RETAIL BUILDING 3F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 4A	
2	RETAIL BUILDING 4B	
3	RETAIL BUILDING 4C	
4	RETAIL BUILDING 4D	
5	RETAIL BUILDING 4E	
6	RETAIL BUILDING 4F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 4A	
2	RETAIL BUILDING 4B	
3	RETAIL BUILDING 4C	
4	RETAIL BUILDING 4D	
5	RETAIL BUILDING 4E	
6	RETAIL BUILDING 4F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 5A	
2	RETAIL BUILDING 5B	
3	RETAIL BUILDING 5C	
4	RETAIL BUILDING 5D	
5	RETAIL BUILDING 5E	
6	RETAIL BUILDING 5F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 5A	
2	RETAIL BUILDING 5B	
3	RETAIL BUILDING 5C	
4	RETAIL BUILDING 5D	
5	RETAIL BUILDING 5E	
6	RETAIL BUILDING 5F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 6A	
2	RETAIL BUILDING 6B	
3	RETAIL BUILDING 6C	
4	RETAIL BUILDING 6D	
5	RETAIL BUILDING 6E	
6	RETAIL BUILDING 6F	
7	TOTAL	

NO.	NAME	LEASE AREA
1	RETAIL BUILDING 6A	
2	RETAIL BUILDING 6B	
3	RETAIL BUILDING 6C	
4	RETAIL BUILDING 6D	
5	RETAIL BUILDING 6E	
6	RETAIL BUILDING 6F	
7	TOTAL	

AVAILABLE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	BUILDING AREA (S.F.)	PARKING PROVISIONS	PARKING RATIO/1000	DENSITY	%
TRACT 1	49,841	10,779	102,367	406	4.28	22.42
TRACT 2	325,454	15,726	109,734	404	5.74	19.72
TRACT 3	589,075	15,726	170,034	406	6.85	22.96
TRACT 4	1,102,222	23,307	227,003	1,508	5.76	29.18
TRACT 5	416,815	9,321	92,290	731	24.15	7.27
TRACT 6	120,004	7,715	40,091	166	8.36	14.09
TRACT 7	141,612	3,251	10,892	118	6.26	13.51
TRACT 8	27,431	2,613	5,591	31	6.08	18.59
TRACT 9	27,719	2,614	4,492	27	6.07	18.03
TRACT 10	79,699	2,771	2,771	21	6.74	7.43
TRACT 11	82,775	1,400	10,633	36	6.03	11.48
TRACT 12	93,530	2,002	2,449	36	15.52	6.90
TRACT 13	42,713	1,100	8,474	63	7.50	17.61
TRACT 14	47,840	2,022	14,702	127	9.07	19.96
TRACT 15	69,942	1,600	5,809	81	20.72	9.62
TRACT 16	95,425	1,100	3,392	42	32.26	2.18
TRACT 17	58,876	1,200	3,218	47	14.61	1.96
TRACT 18	51,761	1,100	4,227	55	15.03	8.17
TRACT 19	62,002	1,400	7,599	73	10.14	11.99
TRACT 20	52,840	1,222	4,423	54	10.05	8.75
TRACT 21	32,676	2,771	2,207	13	6.23	4.40
TRACT 22	93,125	1,310	12,700	85	7.09	20.40
TRACT 23	76,945	1,727	12,422	130	10.46	10.15
TRACT 24	60,086	1,300	5,236	115	20.08	9.31
TRACT 25	63,528	1,400	10,274	94	5.27	16.19
TRACT 26	63,076	1,400	6,702	46	11.36	8.12
TRACT 27	40,245	2,002	1,610	40	5.16	18.91
TRACT 28	51,211	1,100	9,392	64	6.86	18.15
TRACT 29	75,686	1,400	6,273	139	13.53	10.91
TRACT 30	44,219	1,100	1,400	43	12.68	14.63
TRACT 31	44,538	1,100	9,700	30	6.30	18.36
SUBTOTAL	4,676,006	111,111	102,561	6,413	6.37	19.78
DETENTION	65,036	1,100				
PUBLIC R.O.W.	875,882	10,449				
RESERVE	24,694	0.07				
RESERVE	4,257	0.00				
OFFICE STRIP	11,603	0.22				
TRACT 32	110,000	2.00				
TRACT 33	109,416	6.56				
SUBTOTAL	1,224,794	18.00				
TOTAL	4,800,800	129.11				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building area, site dimensions, density, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the location of any other existing or proposed buildings or structures, as well as the siting and landscaping areas to be developed by the owner, are informational purposes only, and no building, site, or landscaping area is intended to be developed by the owner or any other party. The information contained herein is for informational purposes only, and no building, site, or landscaping area is intended to be developed by the owner or any other party. The information contained herein is for informational purposes only, and no building, site, or landscaping area is intended to be developed by the owner or any other party.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP489 DATE: 03.12.19

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

POSTAL COUNTS

	3 MILES	5 MILES	TRADE AREA
Current Households	31,062	65,331	76,367
Current Population	94,443	193,126	223,385
2010 Census Average Persons per Household	3.04	2.96	2.93
2010 Census Population	56,328	129,127	156,679
Population Growth 2010 to 2019	67.80%	49.86%	43.08%

CENSUS HOUSEHOLDS

1 Person Household	13.94%	17.61%	18.68%
2 Person Households	29.12%	28.41%	28.10%
3+ Person Households	56.93%	53.99%	53.22%
Owner-Occupied Housing Units	80.47%	72.11%	68.90%
Renter-Occupied Housing Units	19.53%	27.89%	31.10%

RACE AND ETHNICITY

2019 Estimated White	67.24%	64.42%	64.22%
2019 Estimated Black or African American	13.31%	13.03%	12.79%
2019 Estimated Asian or Pacific Islander	7.04%	8.17%	8.04%
2019 Estimated Other Races	11.85%	13.75%	14.32%
2019 Estimated Hispanic	28.16%	30.55%	31.76%

INCOME

2019 Estimated Average Household Income	\$104,938	\$98,288	\$93,471
2019 Estimated Median Household Income	\$99,276	\$90,158	\$86,170
2019 Estimated Per Capita Income	\$34,974	\$33,076	\$31,327

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	19.90%	20.44%	21.20%
2019 Estimated Bachelors Degree	29.02%	27.30%	26.12%
2019 Estimated Graduate Degree	12.60%	12.06%	11.31%

AGE

2019 Median Age	34.3	33.9	33.8
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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
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
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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