



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

**TOP 30 MOST-VISITED
TX SHOPPING CENTER**

- PLACER.AI '21



STONE HILL TOWN CENTER PHASE I

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 | Kevin Sims | 281.477.4300

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

STONE HILL TOWN CENTER PHASE I

PROJECT HIGHLIGHTS

PFLUGERVILLE, TEXAS



105%
POPULATION
GROWTH
WITHIN 3 MILES
SINCE 2010

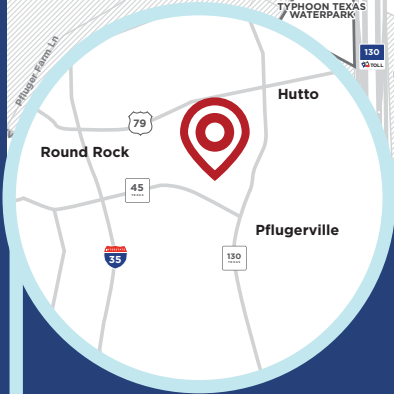
2010 Census, 2021 Estimates with
Delivery Statistics as of 07/21



\$110K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



243K
CURRENT
POPULATION
IN TRADE AREA



**EXPLOSIVE
RESIDENTIAL
GROWTH**

**70,878 TOTAL HOUSEHOLDS
&
62.2% HOUSING GROWTH
2010-2021**

WITHIN 5 MILES

- REGIS ESTIMATES AS OF 2Q 2021

\$1,821,106 SALES TAX REVENUE | 2020

65% SALES TAX GROWTH | 2016-2020

1,097 PERMITS ISSUED | 2020

78% BUILDING PERMIT GROWTH | 2013-2020

- PFLUGERVILLE EDC/CDC, 2021

**MAJOR
CENTER
TENANTS**



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PROJECT HIGHLIGHTS

COVID-RESILIENT SHOPPING CENTER & NATIONAL ANCHORS

STONE HILL TOWN CENTER
7% VISITOR GROWTH

TARGET | 8.5% VISITOR GROWTH

HOME DEPOT | 18.91% VISITOR GROWTH

AT HOME | 23.43% VISITOR GROWTH

PETCO | 35.31% VISITOR GROWTH

SEPTEMBER '19 VS SEPTEMBER '21
- PLACER.AI '21

LOYAL CUSTOMER BASE

41% OF VISITS BY CUSTOMERS
THAT VISIT 30+ TIMES ANNUALLY

- PLACER.AI '21



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

- U-HAUL MIGRATION REPORT '20



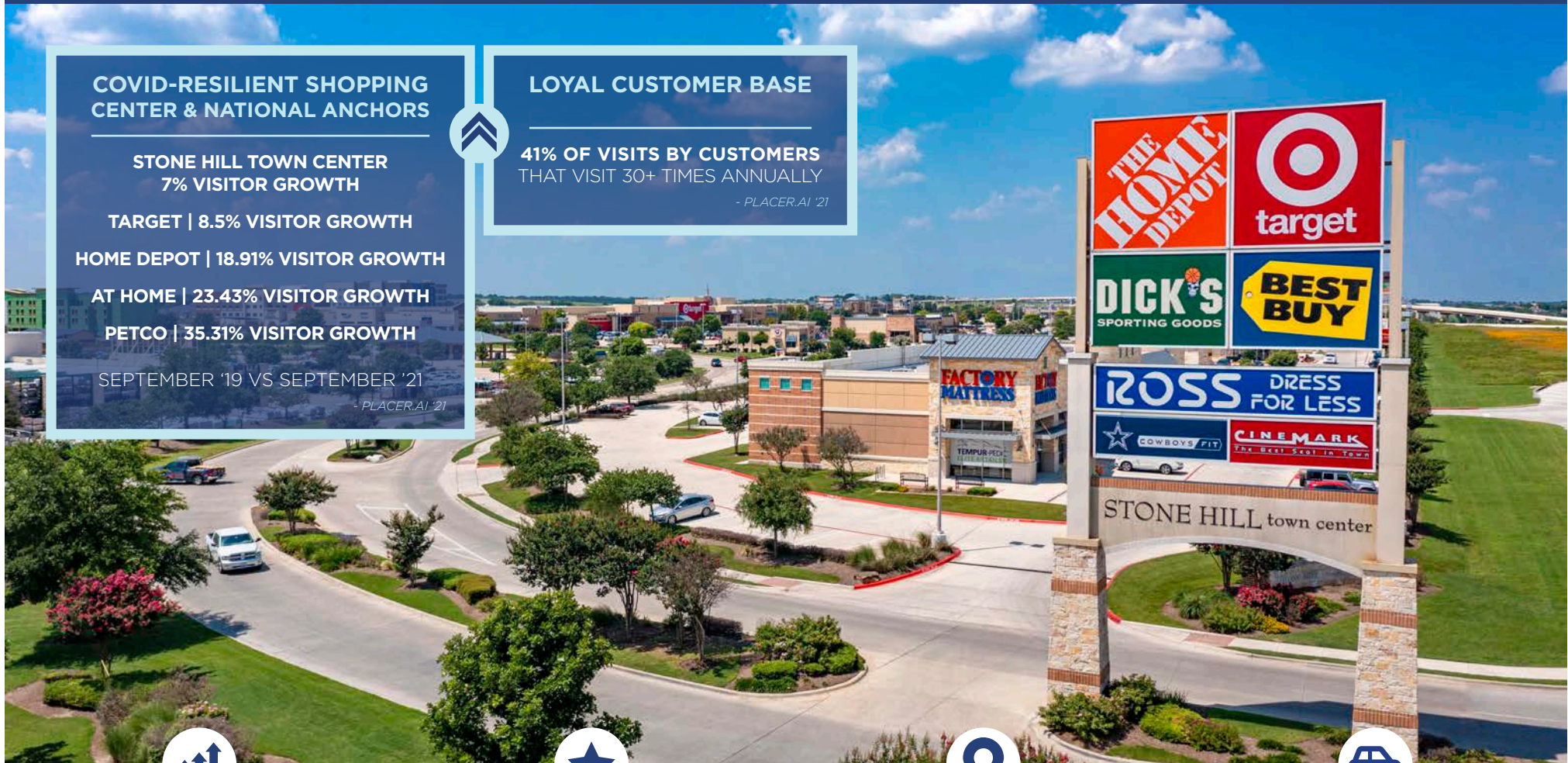
3.8M-SF AMAZON FULFILLMENT CENTER NOW OPEN AND BRINGING \$250M TO TAX BASE AND 1K JOBS



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 PHASE I

MAJOR DEVELOPMENT GROWTH

NORTHPOINTE, 120-ACRE MIXED-USED DEVELOPMENT
ALONG SH 130 WAS REZONED IN 2019 AND EXPECTS
GROUNDBREAK IN 2022

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

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

**PROJECT CHARM, 3.8M-SF LOGISTICS FACILITY, ADDING
1,000+ JOBS** NOW OPEN ON W PECAN STREET BETWEEN
FM 685 AND SH 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

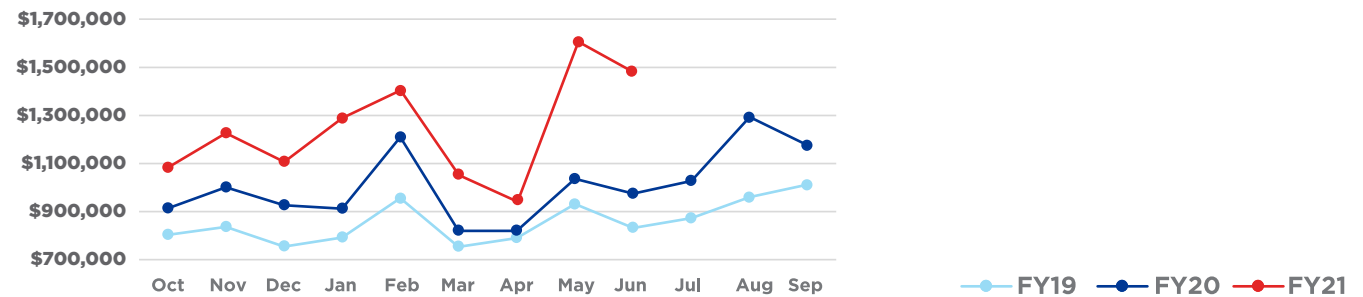
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PROPERTIES®

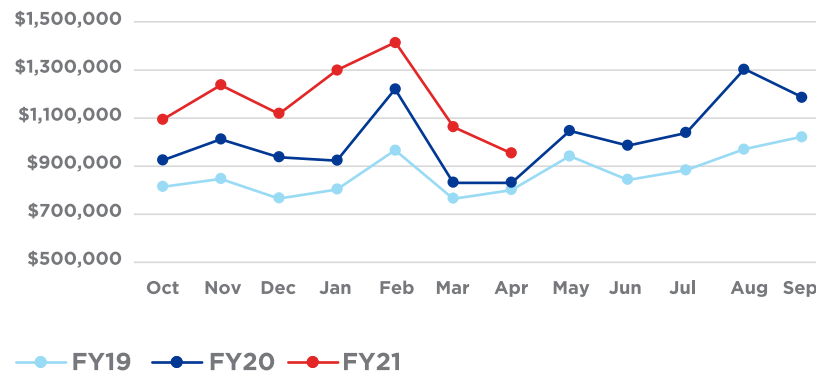
SALES TAX REPORT

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	-

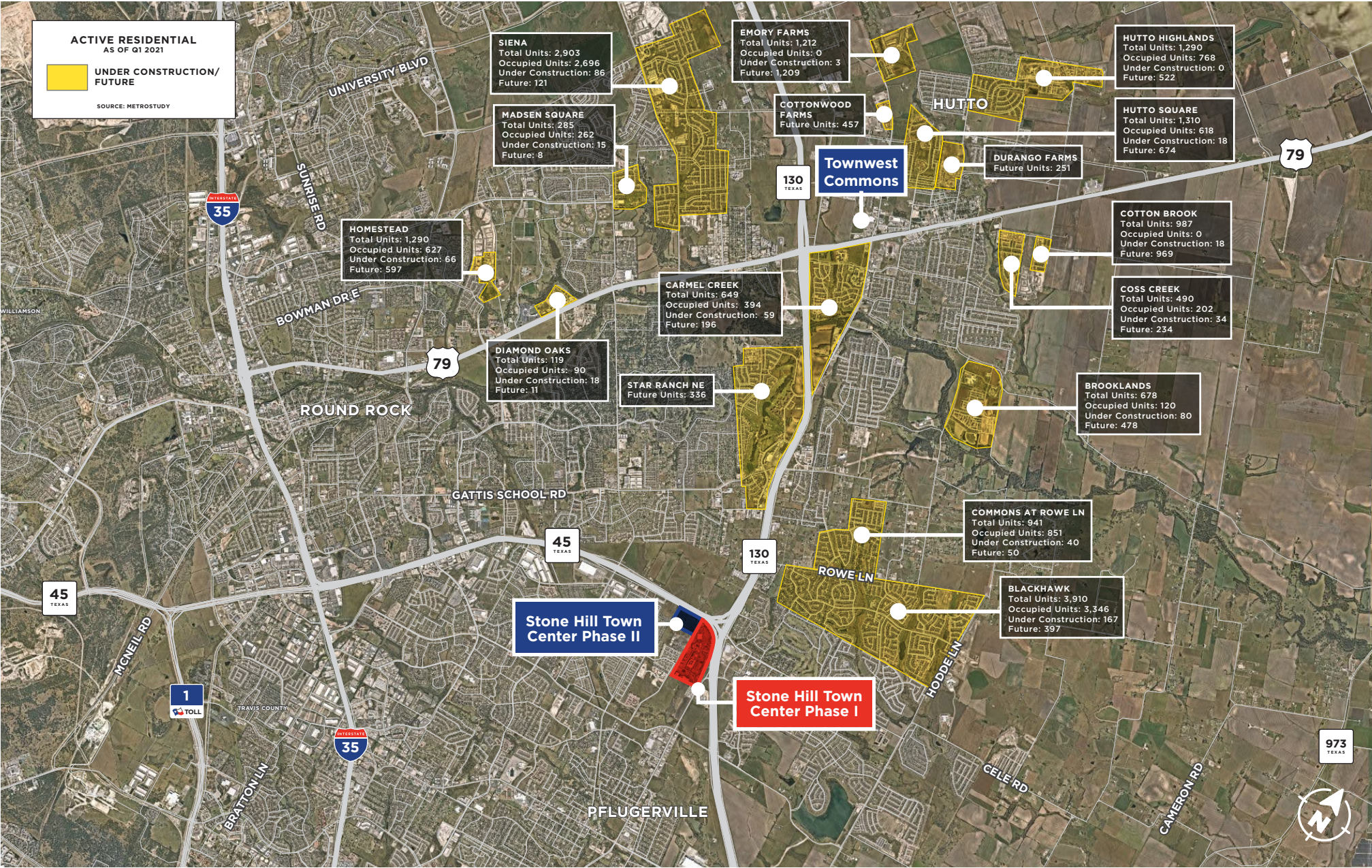
The amounts in November, May, and August reflect receipts from quarterly payers. Annual payers are reported in February.

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









SITE PLAN



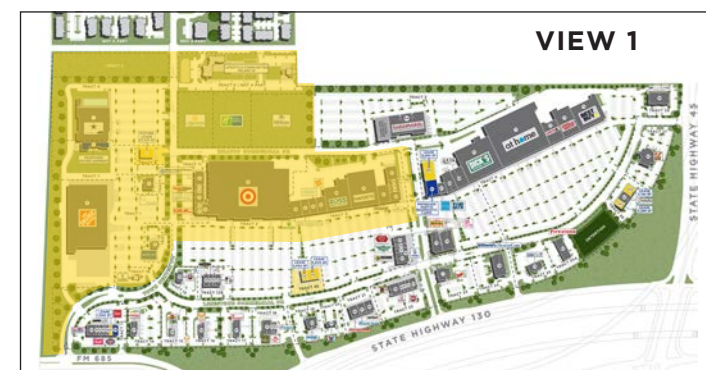
AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP.514 | 07.21 | 05.21

STONE HILL TOWN CENTER PHASE I | PFLUGERVILLE, TEXAS



SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Cowboys Fit	45,095 SF
2	Proposed Entertainment	6,410 SF
3	Home Depot	102,867 SF
4	Available Pad	27,431 SF
5	Vitalogy	4,450 SF
6	Austin Telco	2,155 SF
7	Proposed Dutch Bros. Coffee	918 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	3,830 SF
12	Great Nails	2,340 SF
13	GNC	1,659 SF
14	Kids Dental Smiles	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	Kirkland's	8,500 SF
23	Hallmark	4,200 SF
24	Lux Tans	1,569 SF
25	Elegant Nail Salon	1,255 SF
26	Lavida Massage	2,352 SF
27	The Salons At Stone Hill TC	5,950 SF

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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	Available For Lease	2,450 SF
34	Available For Lease	5,600 SF
35	Russo's New York Pizzeria	4,242 SF
36	Wingstop	2,090 SF
37	T. Jin's Chinese Restaurant	2,114 SF
38	Bon Bons Rolled Ice Cream	761 SF
39	Shogun Japanese Grill & Sushi	4,877 SF
40	Factory Mattress	3,850 SF
41	Ding Tea	1,400 SF
42	Amazing Lash Studio	1,898 SF
43	Supercuts	1,252 SF
44	Jersey Mike's Subs	1,400 SF
45	Available For Lease	1,540 SF

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



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SITE PLAN

VIEW 3



KEY	BUSINESS	LEASE AREAS
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64	Cinemark	30,290 SF
65	Available For Lease	8,695 SF
66	Proposed Austin Diagnostic Clinic	7,127 SF
67	The Children's Place	3,696 SF
68	Five Below	8,166 SF
69	ULTA Beauty	10,000 SF
70	DICK'S Sporting Goods	55,000 SF
71	At Home	102,387 SF
72	Petco	13,500 SF
73	Office Depot	20,898 SF
74	Best Buy	30,000 SF
75	Morelia Mexican Grill	7,584 SF
76	Pflugerville OBGYN	10,000 SF
77	Chili's	5,726 SF
78	St. David's Healthcare	10,254 SF
79	RBFCU	4,050 SF
80	Firestone	7,610 SF
81	Available For Lease	2,299 SF
82	Results Physiotherapy	3,689 SF
83	Available For Lease	3,198 SF
84	54th Street Grill & Bar	8,804 SF
85	Billiard Factory	10,000 SF



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DEMOGRAPHICS

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



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%

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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	(281)477-4300
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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