



STONE HILL TOWN CENTER

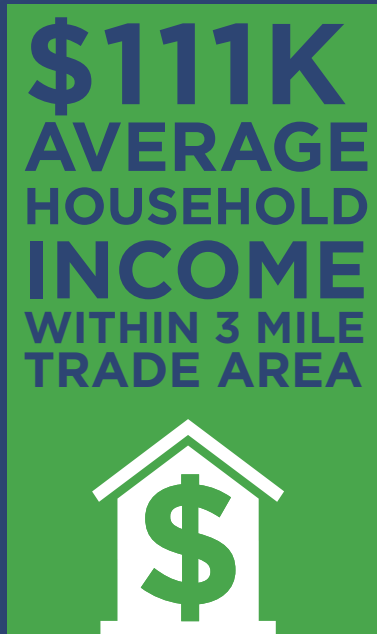
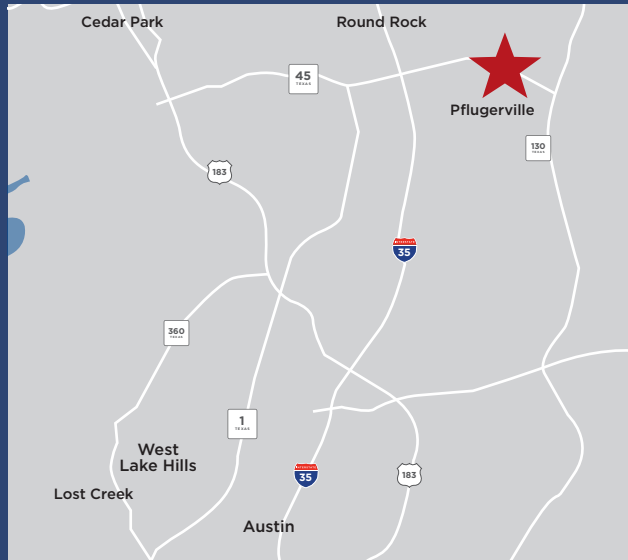
Pads & Retail Space Available For Lease in Austin Area Top 5 Largest Shopping Center

SWC of SH 130 & SH 45 | Pflugerville, Texas



Josh Friedlander | Kevin Sims | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



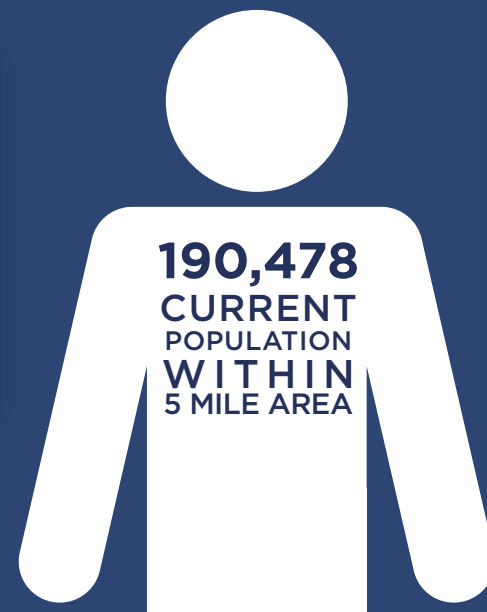
TRAFFIC COUNT

43,020 VPD on SH 130
25,889 VPD on SH 45
26,538 VPD on FM 685

Source: TXDOT 2017



MAJOR AREA EMPLOYERS



STONE HILL TOWN CENTER

**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,
PETCO 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

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WHAT'S AROUND: TRADE AREA



WHAT'S AROUND



RETAIL BUILDING 3A		
NO.	NAME	LEASE AREA
1	DOLLAR TREE	7,926 S.F.
1A	PROPOSED INCLAR TREE EXPANSION	1,400 S.F.
2	PROPOSED BATH & BODY WORKS	3,600 S.F.
3	MAURICES	5,000 S.F.
4	BACK ROOM SHOES	6,000 S.F.
TOTAL		23,926 S.F.

RETAIL BUILDING 12B		
NO.	NAME	LEASE AREA
1	JAMES AVERY	2,557 S.F.
2	NOTHING BUT NET Cakes	1,875 S.F.
3	DUCK DONUTS	1,314 S.F.
4	AVAILABLE	2,613 S.F.
	RISER ROOM	45 S.F.
TOTAL		8,404 S.F.

RETAIL BUILDING 3B		
NO.	NAME	LEASE AREA
1	KIRKLANDS	8,500 S.F.
2	BALLMARK	4,200 S.F.
3	LUX TANS	1,569 S.F.
4	ELIANT NAIL SALON	1,255 S.F.
5	LAVEDA MASSAGE	2,352 S.F.
6	THE SALONS AT STONE HILL TC	5,950 S.F.
	CORRIDOR	424 S.F.
TOTAL		24,350 S.F.

RETAIL BUILDING 13		
NO.	NAME	LEASE AREA
1	FACTORY MATTRESS	3,850 S.F.
2	TOTAL NUTRITION	1,400 S.F.
3	AMAZING LASH STUDIO	1,898 S.F.
4	SUPERCUTS	1,252 S.F.
5	JERSEY MIKE'S SUBS	1,400 S.F.
6	JOS. A. BANK	4,117 S.F.
	SPRINKLER ROOM	83 S.F.
TOTAL		14,000 S.F.

RETAIL BUILDING 3C		
NO.	NAME	LEASE AREA
1	BUSBY'S NEW YORK PIZZERIA	4,242 S.F.
2	WINGSTOP	2,090 S.F.
3	T. JEN'S CHINESE RESTAURANT	2,114 S.F.
4	BON BONN ROLLED ICE CREAM	761 S.F.
5	SHOOLIN	4,877 S.F.
	SPRINKLER ROOM	62 S.F.
TOTAL		14,146 S.F.

RETAIL BUILDING 18		
NO.	NAME	LEASE AREA
1	PANERA BREAD	4,673 S.F.
2	SMOOTHIE KING	1,050 S.F.
2	DOMINOS	1,400 S.F.
	RISER ROOM	74 S.F.
TOTAL		7,199 S.F.

RETAIL BUILDING 21		
NO.	NAME	LEASE AREA
1	MATTRESS FIRM	4,200 S.F.
2	CASTLE DENTAL	3,450 S.F.
3	VERIZON	4,000 S.F.
TOTAL		11,650 S.F.

RETAIL BUILDING 4B		
NO.	NAME	LEASE AREA
1	CHARMING CHARLIE	6,860 S.F.
2	THE CHILDREN'S PLACE	3,696 S.F.
	SPRINKLER ROOM	55 S.F.
3	FIVE BELOW	8,166 S.F.
4	ULTA	10,000 S.F.
	SPRINKLER ROOM	119 S.F.
TOTAL		28,896 S.F.

RETAIL BUILDING 22		
NO.	NAME	LEASE AREA
1	TORCHES TACOS	4,597 S.F.
2	PROPOSED CHUMBL CUVIES	1,400 S.F.
3	WAXING THE CITY	1,505 S.F.
4	BROTH & BASIL	1,856 S.F.
5	MCD PIZZA	3,004 S.F.
	SPRINKLER ROOM	65 S.F.
TOTAL		12,427 S.F.

RETAIL BUILDING 4C		
NO.	NAME	LEASE AREA
1	MORESA MEXICAN GRILL	7,584 S.F.
2	ST. DAVID'S HEALTHCARE	10,000 S.F.
	CORRIDOR	537 S.F.
	SPRINKLER ROOM	56 S.F.
TOTAL		18,177 S.F.

RETAIL BUILDING 26		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,299 S.F.
2	RESULYS PHYSICOTHERAPY	3,689 S.F.
3	MATTRESS ONE	3,150 S.F.
	SPRINKLER ROOM	101 S.F.
TOTAL		9,239 S.F.

RETAIL BUILDING 11		
NO.	NAME	LEASE AREA
1	SETON HOSPITAL	5,193 S.F.
2	ORGANICS HAIR & BEAUTY CENTRE	1,971 S.F.
3	SPORT CLIPS	1,200 S.F.
4	TRO	3,830 S.F.
5	GREAT NAILS	2,740 S.F.
6	GNC	1,659 S.F.
7	KIDS DENTAL SMILES	2,821 S.F.
	CORRIDOR	383 S.F.
	SPRINKLER ROOM	70 S.F.
TOTAL		19,467 S.F.

AVAILABLE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT 1'	458,841	10.53	102,867	436	4.24	22.42
TRACT 2'	525,424	12.06	185,334	694	3.74	35.27
TRACT 3'	569,033	13.06	130,634	856	6.55	22.96
TRACT 4'	1,102,220	25.30	277,553	1,598	5.76	25.18
TRACT 5'	416,815	9.57	30,290	731	24.13	7.27
TRACT 6'	320,064	7.35	45,095	386	8.56	14.09
TRACT 7'	141,612	3.23	18,850	118	6.26	13.31
TRACT 8'	27,431	0.63	5,100	31	6.08	18.99
TRACT 9'	27,759	0.64	4,450	27	6.07	16.03
TRACT 10'	39,699	0.91	2,155	21	9.74	5.43
TRACT 11'	82,775	1.90	19,433	78	4.01	23.48
TRACT 12'	35,510	0.82	2,448	38	15.52	6.89
TRACT 12B'	47,713	1.10	8,404	63	7.50	17.61
TRACT 13'	87,841	2.02	14,000	127	9.07	15.94
TRACT 14'	69,542	1.60	3,909	81	20.72	5.62
TRACT 15'	50,423	1.16	1,302	42	32.26	2.58
TRACT 16'	54,876	1.26	3,218	47	14.61	5.86
TRACT 17'	51,761	1.19	4,227	55	13.01	8.17
TRACT 18'	62,102	1.43	7,199	73	10.14	11.99
TRACT 19'	52,940	1.22	4,621	74	16.01	8.73
TRACT 20'	32,608	0.75	2,087	13	6.23	6.40
TRACT 21'	57,123	1.31	11,700	83	7.09	20.48
TRACT 22'	76,945	1.77	12,427	130	10.46	16.15
TRACT 23'	60,186	1.38	5,726	115	20.08	9.51
TRACT 24'	63,328	1.45	10,254	54	5.27	16.19
TRACT 25'	65,076	1.49	4,050	46	11.36	6.22
TRACT 25A'	40,245	0.92	7,610	40	5.26	18.91
TRACT 26'	51,231	1.18	9,300	64	6.88	18.15
TRACT 27'	79,686	1.83	8,723	139	15.93	10.95
TRACT 29'	44,729	1.03	6,545	83	12.68	14.63
TRACT 30'	44,318	1.02	8,050	70	8.70	18.16
SUBTOTAL	4,839,856	111.11	957,561	6,413	6.70	19.78
DEFENTION	65,156	1.50				
PUBLIC R.O.W.	803,852	18.45				
RESERVE	24,694	0.57				
SIGNAGE RESERVES	4,257	0.10				
SPITE STRIP	11,603	0.27				
TRACT C'	116,055	2.66				
TRACT D'	198,476	4.56				
SUBTOTAL	1,224,094	28.10				
TOTAL	6,063,950	139.21				
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 sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.						
DEVELOPMENT SYNOPSIS LAST UPDATED: SP485					DATE: 03.12.19	

WHO’S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	3 Miles	5 Miles	Trade Area
POSTAL COUNTS			
Current Households	29,229	64,488	84,419
Current Population	88,983	190,478	250,297
2010 Census Average Persons per Household	3.05	2.95	2.97
2010 Census Population	56,178	129,708	167,061
Population Growth 2010 to 2018	58.65%	47.18%	50.17%
CENSUS HOUSEHOLDS			
1 Person Household	13.70%	17.70%	17.95%
2 Person Households	29.17%	28.35%	28.00%
3+ Person Households	57.14%	53.95%	54.05%
Owner-Occupied Housing Units	81.20%	71.92%	70.73%
Renter-Occupied Housing Units	18.80%	28.08%	29.27%
RACE AND ETHNICITY			
2018 Estimated White	66.63%	64.28%	64.69%
2018 Estimated Black or African American	13.88%	13.17%	12.82%
2018 Estimated Asian or Pacific Islander	7.74%	8.56%	8.04%
2018 Estimated Other Races	11.21%	13.38%	13.82%
2018 Estimated Hispanic	26.22%	29.38%	30.45%
INCOME			
2018 Estimated Average Household Income	\$111,083	\$100,186	\$95,008
2018 Estimated Median Household Income	\$99,601	\$89,770	\$86,097
2018 Estimated Per Capita Income	\$36,805	\$33,561	\$31,525
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	18.58%	19.49%	20.67%
2018 Estimated Bachelors Degree	30.32%	27.65%	26.18%
2018 Estimated Graduate Degree	13.61%	12.42%	11.72%
AGE			
2018 Median Age	34.2	33.8	33.5

Our quest
is your success.

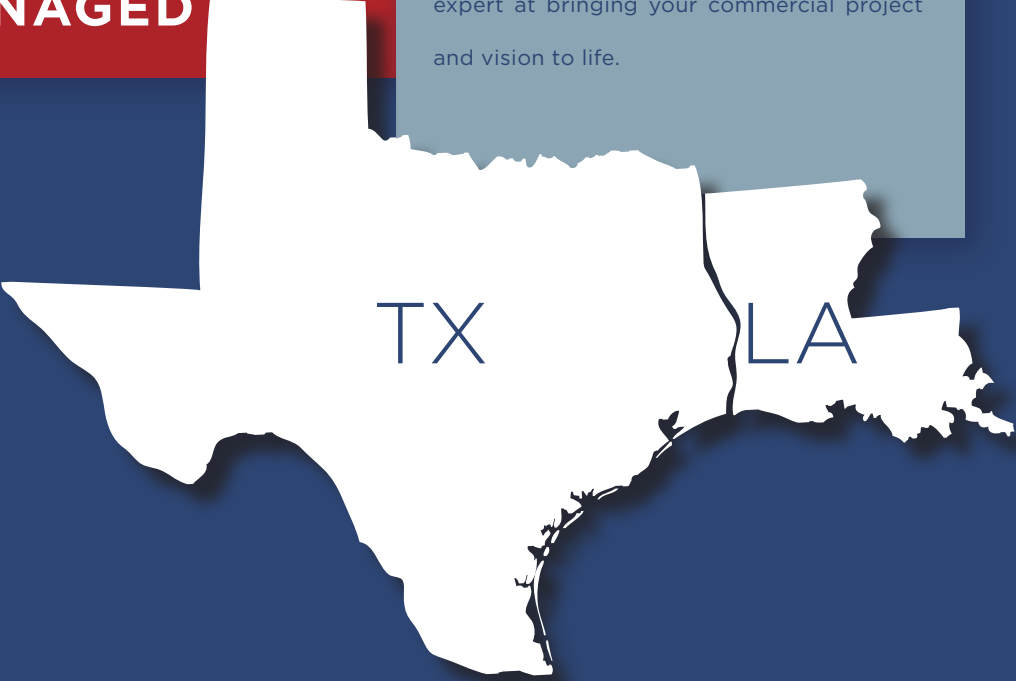
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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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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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