

Highlights

- Located along I-35 with dedicated N & S bound exits
- Across the street from Wolf Ranch (600k sf) & HEB
- IH 35 frontage - 117,854 VPD (IH 35)
- Delivery Q2 2018
- Fastest growing city in the country (census)

Space Available

- Anchor Space - 10,000 - 60,000 sf
- In-line Space - 1,200 - 4,000 sf
- Pad/Out parcel - Ground lease opportunities facing I-35 & Hwy 29

Lease Rates

- Call for rates

Demographics



Population Estimate
Trade Area - 85,338

Daytime Population
Trade Area - 60,423



Average Household Income
Trade Area - \$91,833



Traffic Counts

- 24,399 VPD (Hwy 29 E of I-35)
- 117,854 VPD (I-35 S of Hwy 29)



Area Retailers & Restaurants



Wolf Crossing Trade Area - Georgetown, TX

Active and Future Subdivisions

- Future Subdivisions
- Active Subdivisions
- Built-out Subdivisions

	Homes	Pop/Home*	Population
Wolf Crossing Trade Area			85,338
Active Subdivisions - Vacant Developed Lots	3,154	2.7	8,516
Active Subdivisions - Future Lots	4,597	2.7	12,412
Future Subdivisions - Planned Lots	25,758	2.7	69,547
			175,812

*Source: 2009 AHE, NAIMS tabulation

The Wolf Crossing trade area projects a 206% population increase within 5 years.

Active Subdivisions

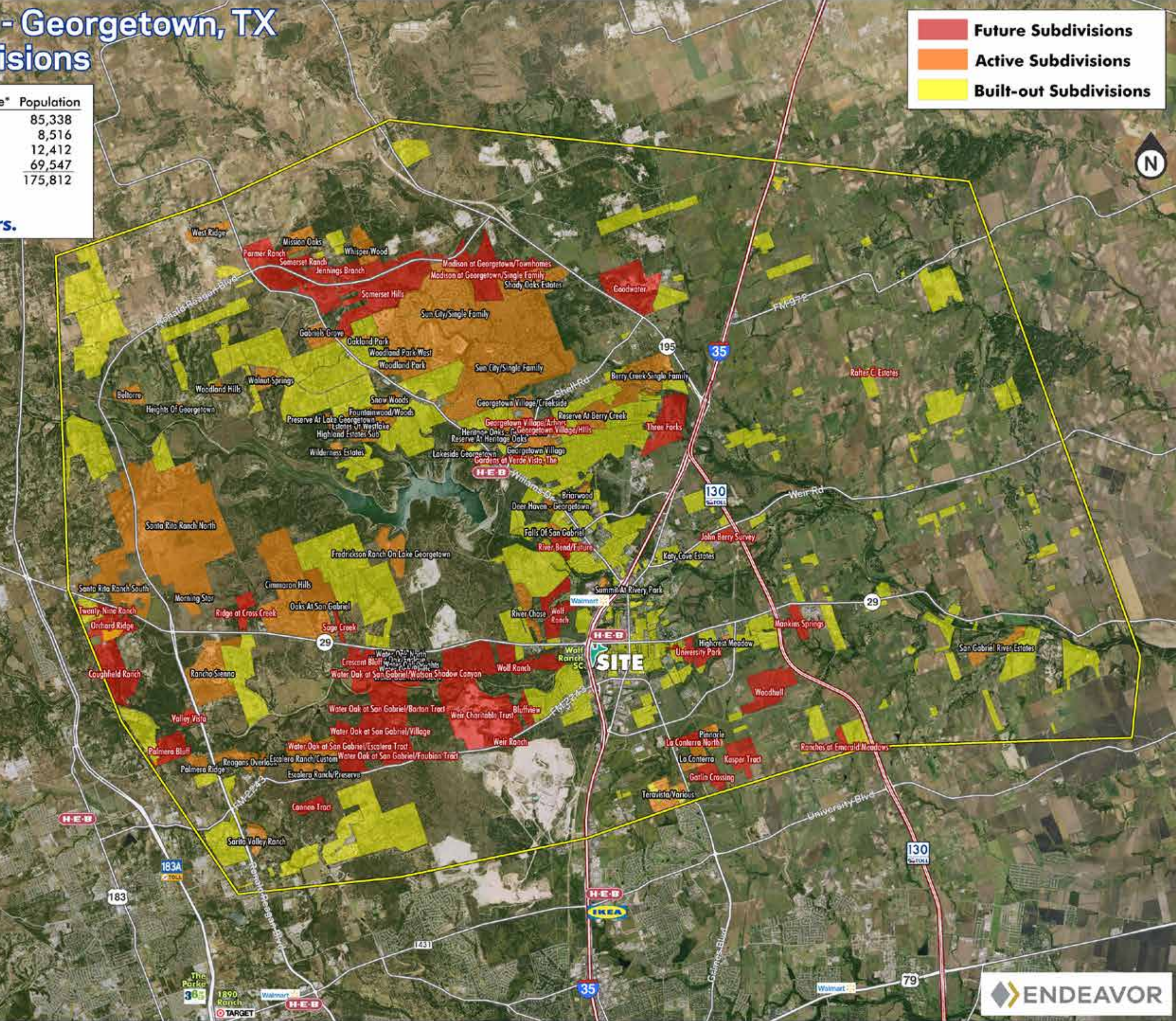
Subdivision	Total Units
Sun City/Single Family	7,452
Rancho Sienna	1,659
Georgetown Village/Single Family	955
Campton Hills	902
Morningside Ranch	897
Oaks at San Gabriel	834
Santa Rita South	791
Santa Rita North	704
La Conterra	499
Palmera Ridge	471
Pinnacle	462
Heritage Oaks - Georgetown	393
Berry Creek/Single Family	321
Berry Creek/Reserve	309
Shady Oaks Estates	242
Scriva Valley Ranch	231
Fountainwood/Woods	226
Georgetown Village/Creekside	207
Reagans Overlook	188
Woodland Park - Georgetown	171
Water Oak at San Gabriel/Heights	162
West Ridge	140
Highest Meadow	135
Woodland Park West - Georgetown	132
Estates of Washika	122
Lakeside Georgetown	112
Walnut Springs	109
Escalera Ranch/Custom	108
Taravita/Santa Lake Village	106
Mission Oaks	101
Taravita/Wildflower Trace	100
Gabriels Grove	99
Taravita/Waterleaf	94
River Chase	85
Taravita/Firewheel	85
Bolton	85
Taravita/Blue Agave	82
Fredrickson Ranch on Lake Georgetown	77
Taravita/Fountain Grass	75
Briarwood	73
Deer Haven - Georgetown	71
Taravita/Sage Creek	65
Taravita/Pearl Cresset	62
Escalera Ranch/Preserve	56
San Gabriel River Estates	51
Katy Cove Estates	47
Summit at Rivery Park, The (TH)	46
Falls of San Gabriel	42
Preserve at Lake Georgetown	39
Water Oak at San Gabriel/Bluffs	35
Snow Woods	35
Woodland Hills - Georgetown	30
Reserve at Heritage Oaks	28
Highland Estates	25
Oakland Park	22
Water Oak at San Gabriel/Enclave	21
Wilderness Estates	20
Heights of Georgetown	17
Taravita/Model Row	10
Whisper Woods	9
	20,727

Source: Metroland

Future Subdivisions

Subdivision	Total Units
Weir Charitable Trust	4,040
Somerset Hills	3,321
Goodwater Texas	2,500
Wolf Ranch	2,500
Water Oak at San Gabriel/Escalera Tract	1,473
Coughfield Ranch	1,431
Woodhull	1,166
Former Ranch	875
Water Oak at San Gabriel/Faubion Tract	811
Kasper Tract	765
Orchard Ridge	670
Shadow Canyon	651
Mankins Springs	550
Madison at Georgetown/Single Family	488
Palmera Bluff	475
Three Forks	434
Water Oak at San Gabriel/Barton Tract	418
Gotlin Crossing	371
Cannon Tract	370
Westinghouse 95.5 Ltd/Single Family	336
La Conterra North	235
Bluffview	225
Water Oak at San Gabriel/Village	175
Weir Ranch	167
Valley Vista	152
Gardens at Verde Vista, The (CR)	149
Crescent Bluff	136
Madison at Georgetown/Townhomes	120
Water Oak at San Gabriel/Watson Tract	115
Georgetown Village/Hills	103
John Berry Survey	92
University Park	90
Georgetown Village/Arbors	85
Westinghouse 95.5 Ltd/Condos	84
Ridge at Cross Creek, The	81
Somerset Ranch	29
Sage Creek	26
Ranches at Emerald Meadows	25
River Bend/Future	14
Jennings Branch	10
	25,758

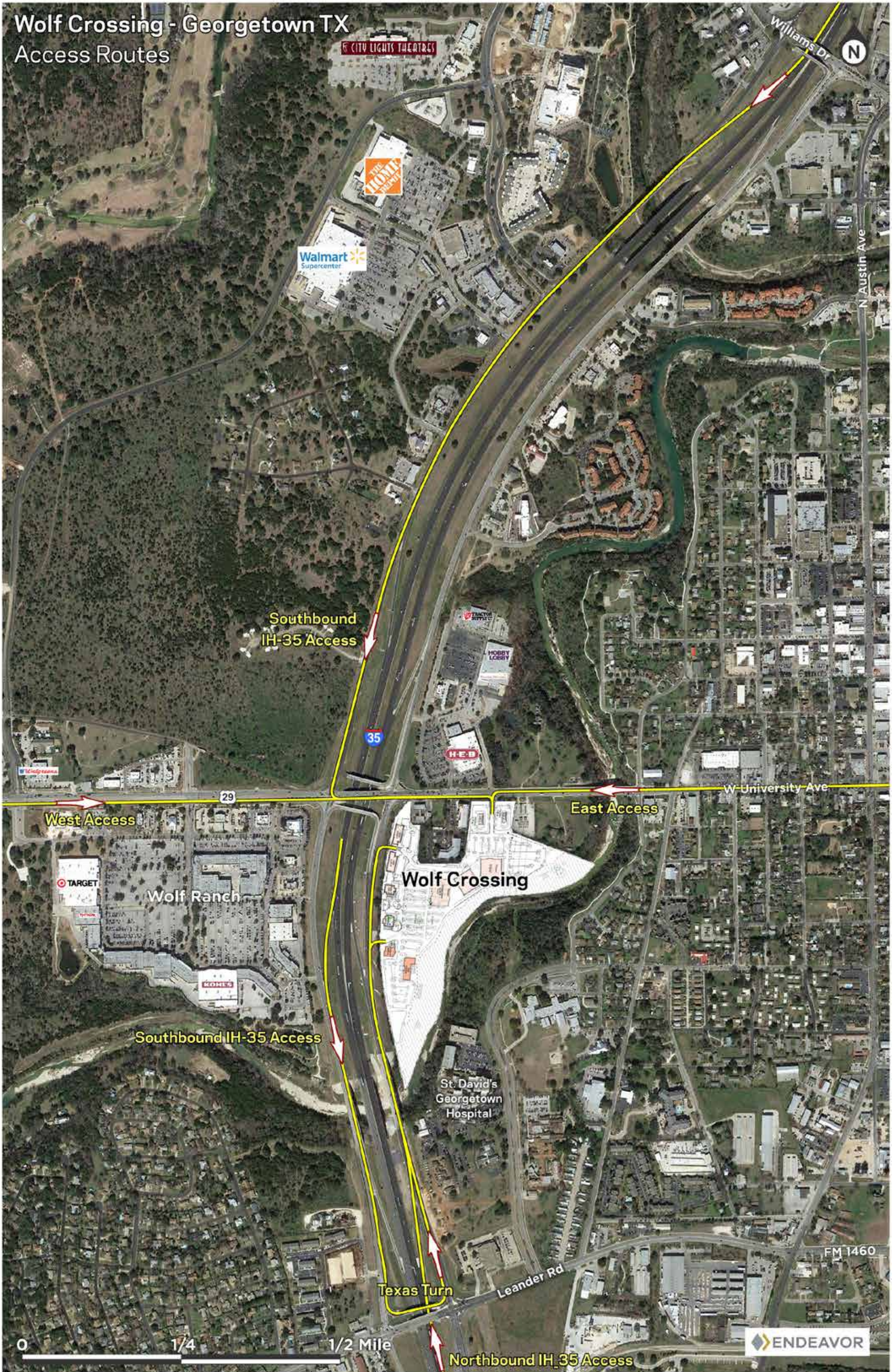
Source: Metroland



0 5 Miles

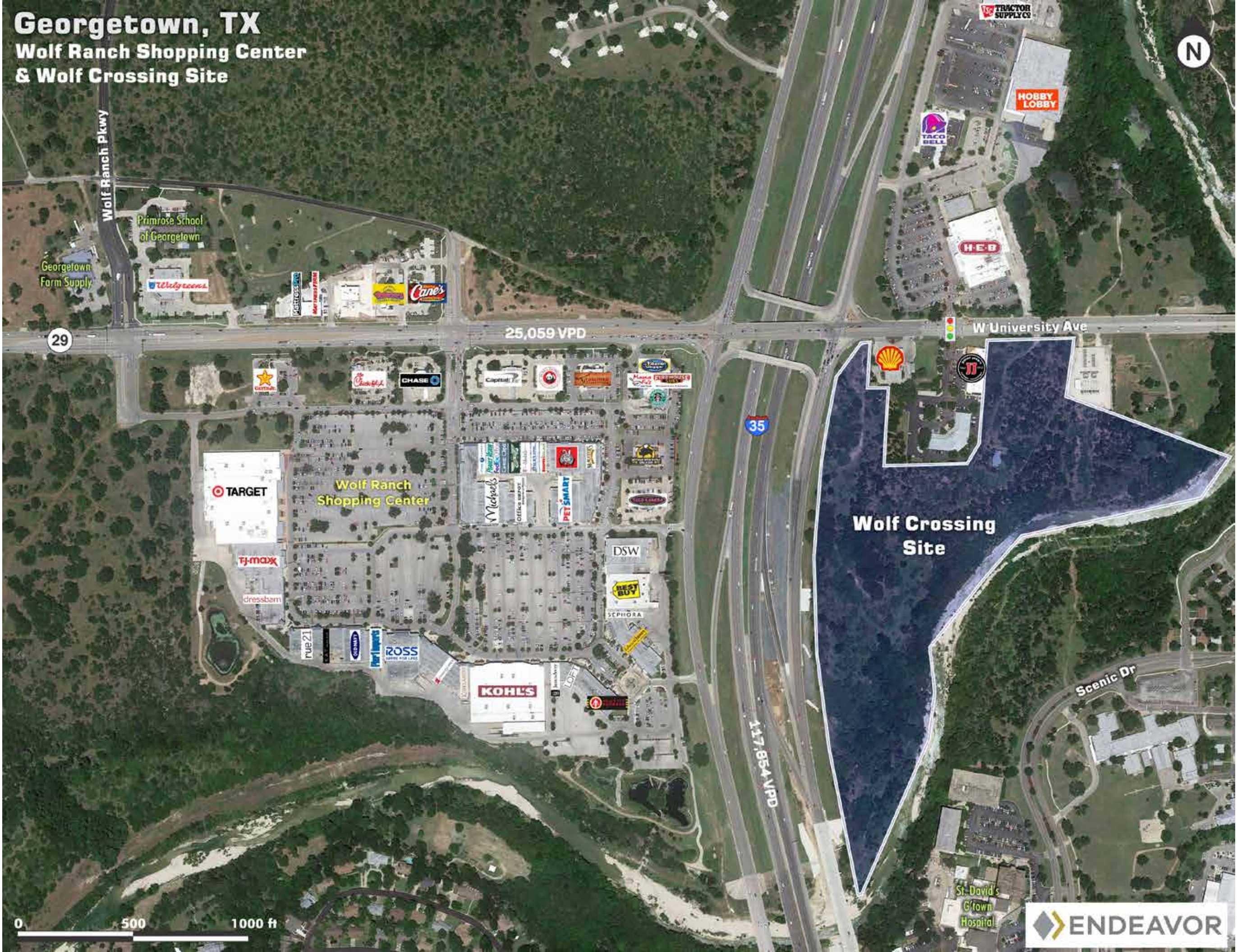


Wolf Crossing - Georgetown TX Access Routes



Georgetown, TX

Wolf Ranch Shopping Center & Wolf Crossing Site



29

25,059 VPD

35

117,854 VPD

W University Ave

TARGET

Wolf Ranch Shopping Center

TJ-max

dressbarn

rue21

OLD NARY

ROSS

KOHL'S

DSW

BEST BUY

SEPHORA

Michaels

PET SMART

CHASE

Chick-fil-A

Starbucks

Capitol

Home Depot

Home Depot

HOBBY LOBBY

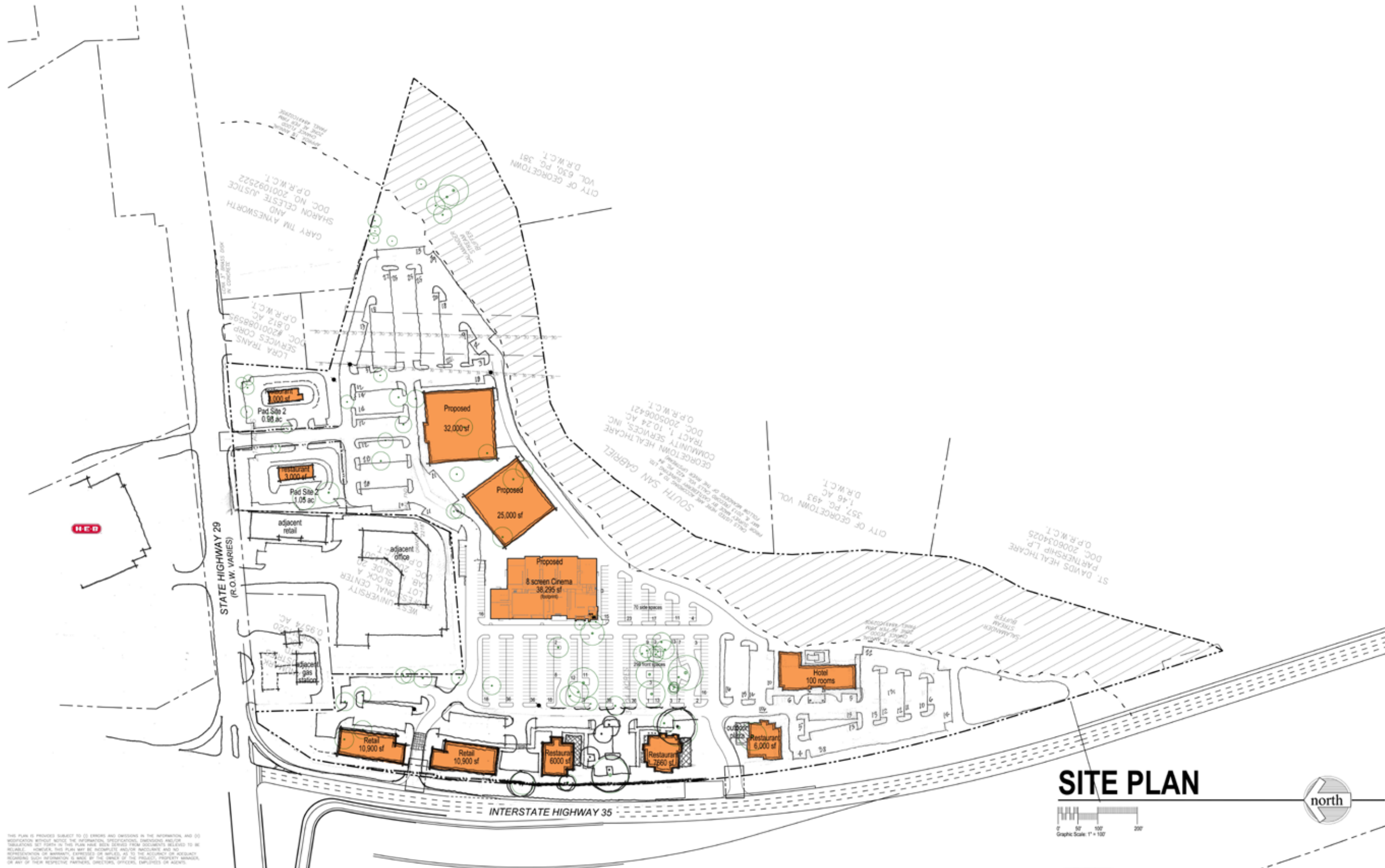
TACO BELL

HEB

St-David's
Georgetown
Hospital

Scenic Dr

Wolf Crossing SEQ of I-35 & Hwy 29



SITE PLAN

Graphic Scale: 1" = 100'

North Arrow

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GEORGETOWN, TEXAS

HODGES
Architecture

architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972.387-1900 fax: 972.387-1129
www.hodgesusa.com

project no. 16090
owner KO
date 10-31-16
scheme **SP-7**

PROPOSED TENANT NAMES SHOWN

Adam Zimel
512-682-5548
azimel@endeavor-re.com

Dan Frey
512-682-5507
dfrey@endeavor-re.com

Michele Gary
512-682-5593
mgary@endeavor-re.com

ENDEAVOR
endeavor-re.com

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)