



THE PRESIDIO
AUSTIN

YESTERDAY

Originally comprised of 440+ acres, the northern 300 acres of the property has been developed over the past 10 years for single-family and multi-family uses. In recent years, the remaining 129 acres fronting S.H. 45 (a major east/west tollway connecting northwest Austin with Round Rock) has been earmarked for high-density multi-family, townhome, retail, hotel, office and medical uses.

2013

CEDAR PARK



+/- 129 Acres
Retail, Restaurant,
Medical & Multi-family

JCP

Dillard's
LAKELINE MALL

BARNES & NOBLE

GLOMO

Michels

183A
C 184

Office DEPOT
LOWE'S
IHOP
Schnitzel's
Chick-fil-A
Burger King

MAVERTY'S
ULTA

PETCO

DERRYS

TARGET

HomeGoods

KOHL'S

zynga
NVIDIA

LAQUINTA
HOTEL & SUITES

45
TOLL

HARMONY
School of Science
Austin

CAPITAL
METRO

45
TOLL

TODAY

In the past 4 years, much has happened in and around The Presidio. A new Sam's Club facility opened fronting Lakeline Mall Boulevard and 4 new apartment projects with a total of 1,300 units were completed on adjacent properties.

At the Presidio, Lakeline Mall Boulevard has been extended to the east side of the Property; Lyndhurst Drive has been constructed (with a roundabout at Lakeline Mall Boulevard); utilities have been extended along Lyndhurst; Streetlights Residential is leasing up its Phase I apartment community consisting of 415 units; David Weekley Homes is developing a 210 unit high-end townhome project; and Tharaldson Hotels has been approved to develop a Marriott Town Place Suites Hotel and a Hilton Garden Inn fronting S.H. 45.

2018 LEADER

CEDAR PARK



Northwoods Subdivision
\$400K - \$800K

Boxley at Whitestone
Apartments
340 Units

59.01 Acres
Available

Oaks at
Lakeline
Station

THE MICHAEL
±400 Units

Lakeline Station
Apartments
128 Units

Forest North
Elementary School

Davis Spring
Corporate
Center

45
TOLL

PROJECT SUMMARY

LOCATION

The Presidio Austin is located at the NEC of S.H. 45 & N. Lake Creek Parkway, in Northwest Austin.

Area amenities and developments include:

- Lakeline Mall
- Cap Metro Rail/Bus Station
- Northwoods Residential Community
- 2 million+ square feet of Retail Shopping
- State Farm Regional Headquarters
- Lifetime Fitness

PROPERTY SIZE

70+/- acres

EXISTING ZONING

Leander Rehabilitation Development P.U.D. (Mixed-use zoning which includes office, retail, multi-family and residential)

Zoning provides for:

- 65% - 70% Impervious Coverage
- High-rise, high-density development permitted
- Part of a regional detention plan
- Grand-fathered status from Austin's current tree ordinance
- Favorable front and rear yard setbacks
- 180' building height permitted

MASTER PLAN DEVELOPMENT

Master Plan features include:

- Constant flowing waterway through property
- Entryway feature on S.H. 45
- Class "A" urban-styled multi-family units by Streetlights Residential
- Restaurants, Retail and Hotel fronting S.H. 45
- Corporate Office and Medical Campus sites available

MASTER PLAN

eline Mall Dr

Rutledge Spur

THE ALYSSA
at Presidio

AUSTIN TEXAS
THE MICHAEL
at Presidio

SITES AVAILABLE

David Weekley Homes

TOWNEPLACE
SUITES

Lyndhurst St

TX 45 Tollway

TX 45 Tollway

CURRENT DEVELOPMENT

AUSTIN  TEXAS
THE MICHAEL
at Presidio

STREET LIGHTS
RESIDENTIAL

THE ALYSSA
at Presidio

STREET LIGHTS
RESIDENTIAL



THE MICHAEL AT PRESIDIO

An aerial photograph of a large, modern apartment complex named 'The Michael at Presidio'. The building is a long, multi-story structure with a central section that is wider and taller than the wings on either side. It features a mix of light-colored and dark-colored facades. In the center of the complex is a large, paved parking lot with many empty spaces and a few cars. The parking lot is surrounded by landscaped areas with trees and grass. The complex is situated in a hilly area with dense green trees in the background and foreground. The overall scene is bright and clear, suggesting a sunny day.

Features include:

- 415 Unit Class "A" urban-style development community
- Constant level waterway through property
- The Grove - beautiful preserve on site
- High-end interior finishes
- Garages and covered parking available
- Infinity Pool & Austin-Stone Amenity Center

October 2016



THE MICHAEL AT PRESIDIO



THE ALYSSA AT PRESIDIO





HIGH-END TOWNHOMES

In February, 2016, David Weekley Homes closed on a 16-acre tract and is now building over 200 high-end townhomes which are offered for purchase in the \$350,000 to \$400,000 range. David Weekley Homes is bringing “for sale” high-end housing to The Presidio that is complementary to Streetlights Residential’s high-end apartment community. Weekley’s Presidio Station development is located just east of the Phase I Streetlight’s project at the southwest corner of Lakeline Mall Boulevard and Rutledge and just South of the Cap Metro Station. Weekley Homes commenced its vertical construction in the 4th quarter of 2016.



December 2017



HOTEL DEVELOPMENT



December 2018

TOMORROW





AUSTIN STATS

#1

- » in the US for Commercial Investment & Development “Top Markets to Watch” in 2017 (Urban Land Institute & Pricewaterhouse Cooper)
- » in “Best Places to Live” in 2017 (U.S. News & World Reports)
- » on the Forbes list of “Fastest Growing Cities” in 2016

#2

- » on U-Haul’s annual “National Migration Trend Report” in 2017
- » in the US for Commercial Investment “Top Markets to Watch” in 2016 (Urban Land Institute & Pricewaterhouse Cooper)
- » on Forbes’ list of “America’s 20 Fastest Growing Cities” 2015

#3

- » on U-Haul’s annual “National Migration Trend Report” in 2015
- » on Forbes’ list of “America’s 20 Fastest Growing Cities” 2017

#4

- » in the US for Commercial Development “Top Markets to Watch” in 2016 (Urban Land Institute & Pricewaterhouse Cooper)
-

“The Austin metro population reached 2,115,827 in 2017, according to Census estimates. That’s up from 2,060,558 in 2016, which is growth of 2.7 percent, ranked No. 9 in the nation.”
(Austin Business Journal - March 2018)

AUSTIN, TEXAS

BIGGEST
STATE CAPITOL BUILDING
IN THE U.S.

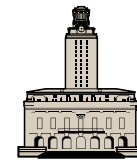


AUSTIN IS OFTEN REFERRED TO AS "SILICON HILLS" BECAUSE OF THE PLETHORA OF TECHNOLOGY COMPANIES THAT HAVE MADE THEIR HOME IN AUSTIN AND SURROUNDING CITIES.



WHAT'S NEARBY:

STATE FARM **DELL**
LA FRONTERA
ORACLE **GOOGLE** APPLE
THE UNIVERSITY OF TEXAS
DOWNTOWN AUSTIN
CEDAR PARK LEANDER
ROUND ROCK



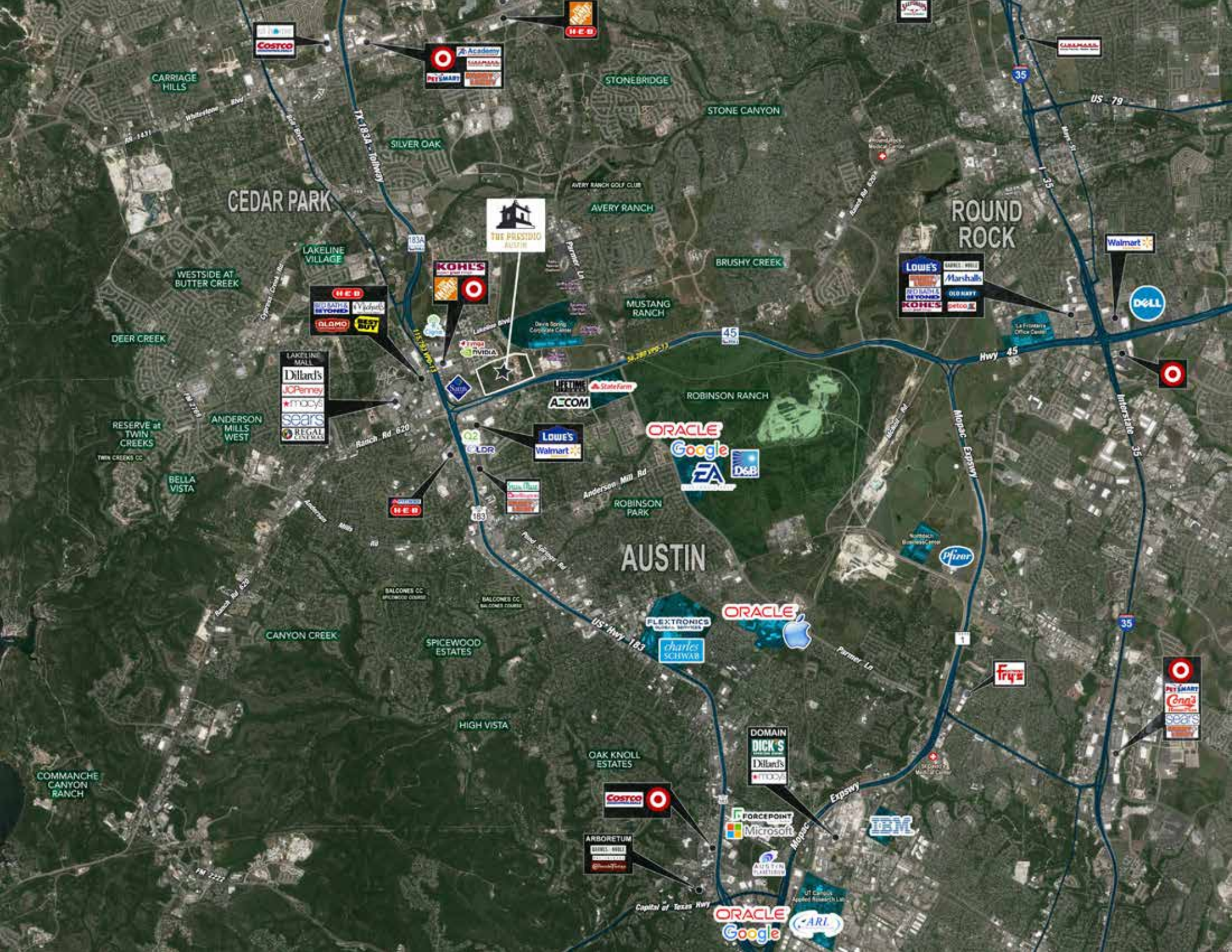
OVER 90,000 COLLEGE
STUDENTS MAKING AUSTIN
THE YOUNGEST "BIG" CITY
IN THE US PER CAPITA

RANKED #1
2017 BEST PLACE
TO LIVE

U.S. NEWS &
WORLD REPORTS



LIVE MUSIC
CAPITAL OF THE
WORLD



CEDAR PARK

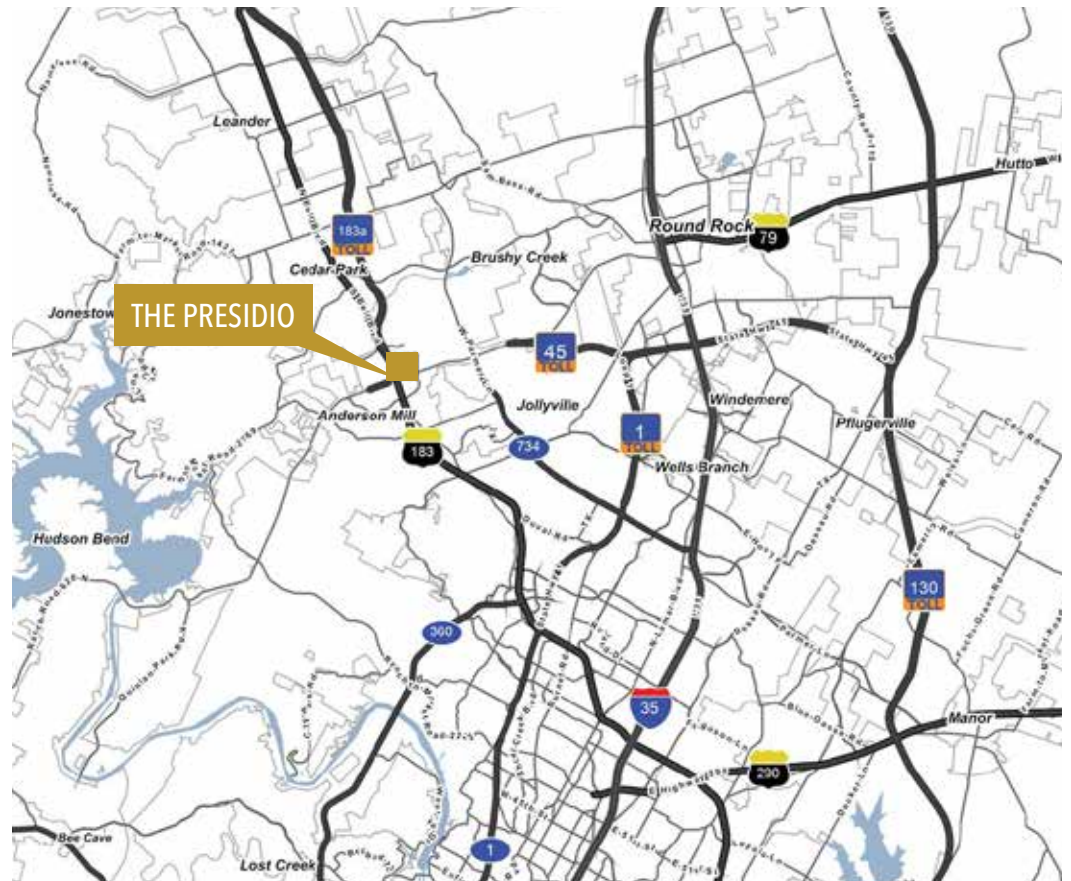
ROUND ROCK

AUSTIN



AUSTIN HIGHLIGHTS

- University of Texas at Austin, (+/- 52,000 students)
- State Capital of Texas, (employing +/- 70,000 people)
- Dell is the largest corporate employer (+/- 13,000 workers)
- Home to Seton Hospitals, St. David's Healthcare, IBM, Freescale Semiconductor, Advanced Micro Devices, State Farm Insurance, Austin Energy and Whole Foods Market.
- World class live music scene including South by Southwest Music, Film and Interactive Conference (\$317.2 million into the local economy in 2015)
- Austin ranked #1 on the Forbe's list of "America's 20 Fastest Growing Cities" for five years in a row (2010 - 2014) and #2 in 2015
- Austin ranked #2 on the "Cities Where People Are Moving To" list by the Fiscal Times Austin (2012)



THE PRESIDIO DEMOGRAPHICS

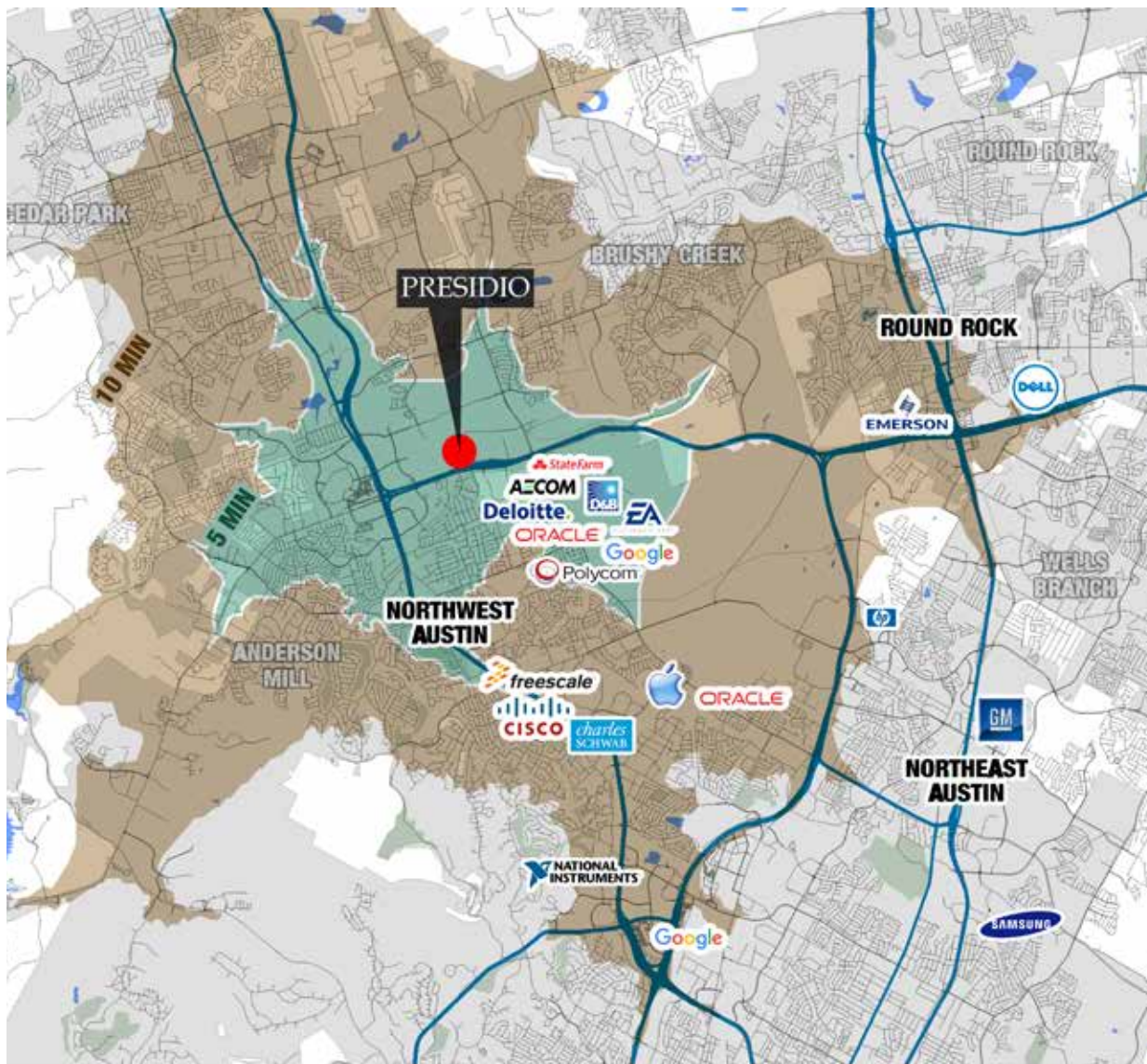
	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	82,492	176,461	562,284
Daytime Population:	30,015	64,608	268,452
Median HH Income:	\$76,515	\$81,586	\$74,107

TRAFFIC COUNTS

S.H 45 & Lake Creek Pkwy.:	38,000 vpd
S.H. 183 @ S.H. 45:	107,042 vpd



/////// SUBURBAN OFFICE NODES ////



NORTHWEST AUSTIN

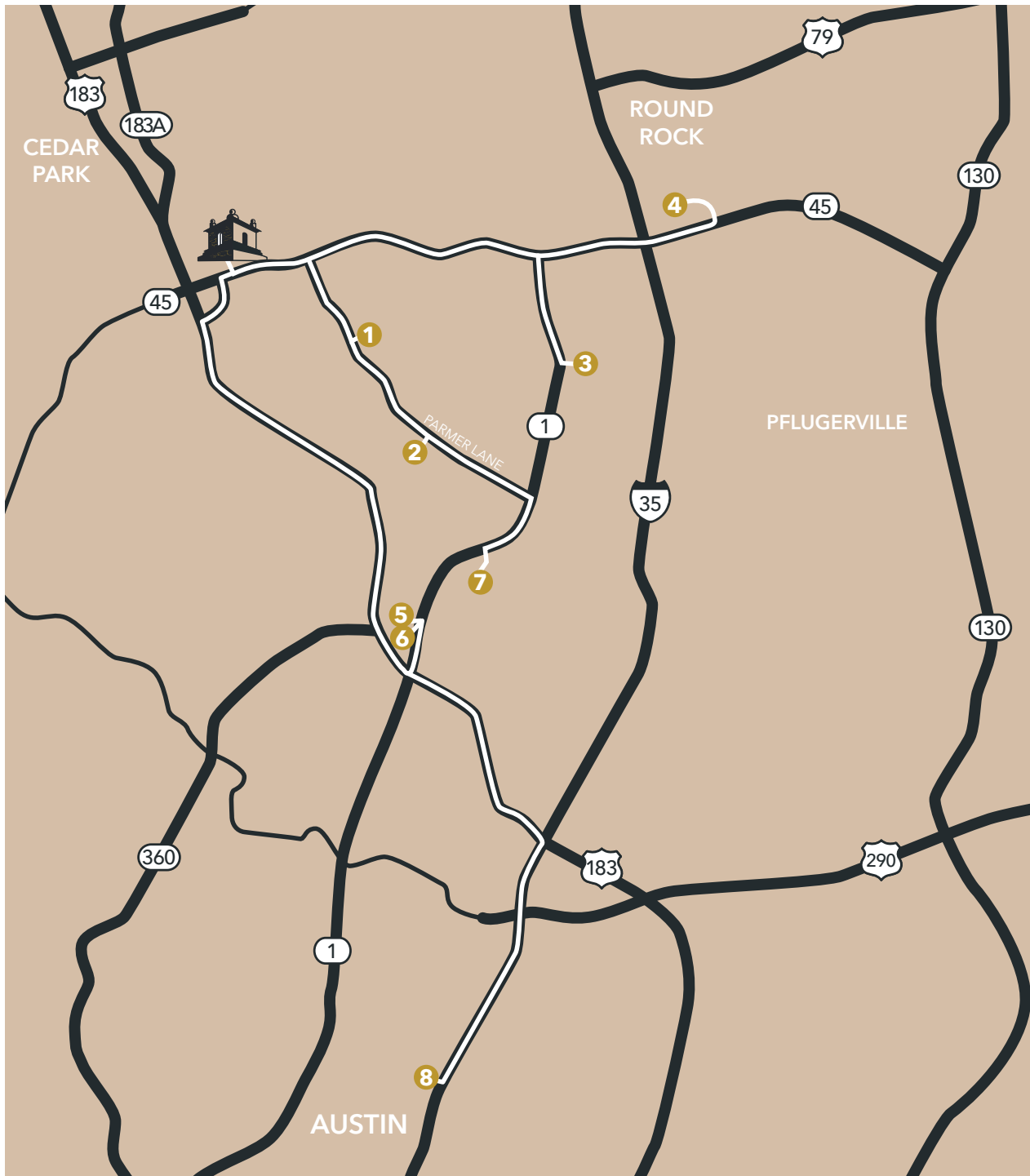
- 21 million square feet of total office space
- 90% leased
- Largest concentration of office space in the Austin MSA
- Northwest Austin office market is even larger than the Austin Central Business District (CBD) which has 14 million square feet of total office space
- Employers
 - Freescale Semi Conductor (5,000 employees)
 - Apple (4,000 employees)
 - Google (multiple offices)

NORTHEAST AUSTIN

- 8 million square feet of total office space
- 85% leased
- Employers
 - Samsung Austin Semiconductor (2,517 employees)
 - General Motors (1,600 employees)

ROUND ROCK

- 5 million square feet of total office space
- 80% leased
- Employers
 - Dell is the largest corporate employer (13,000 workers)
 - Emerson Process Management (875 employees)

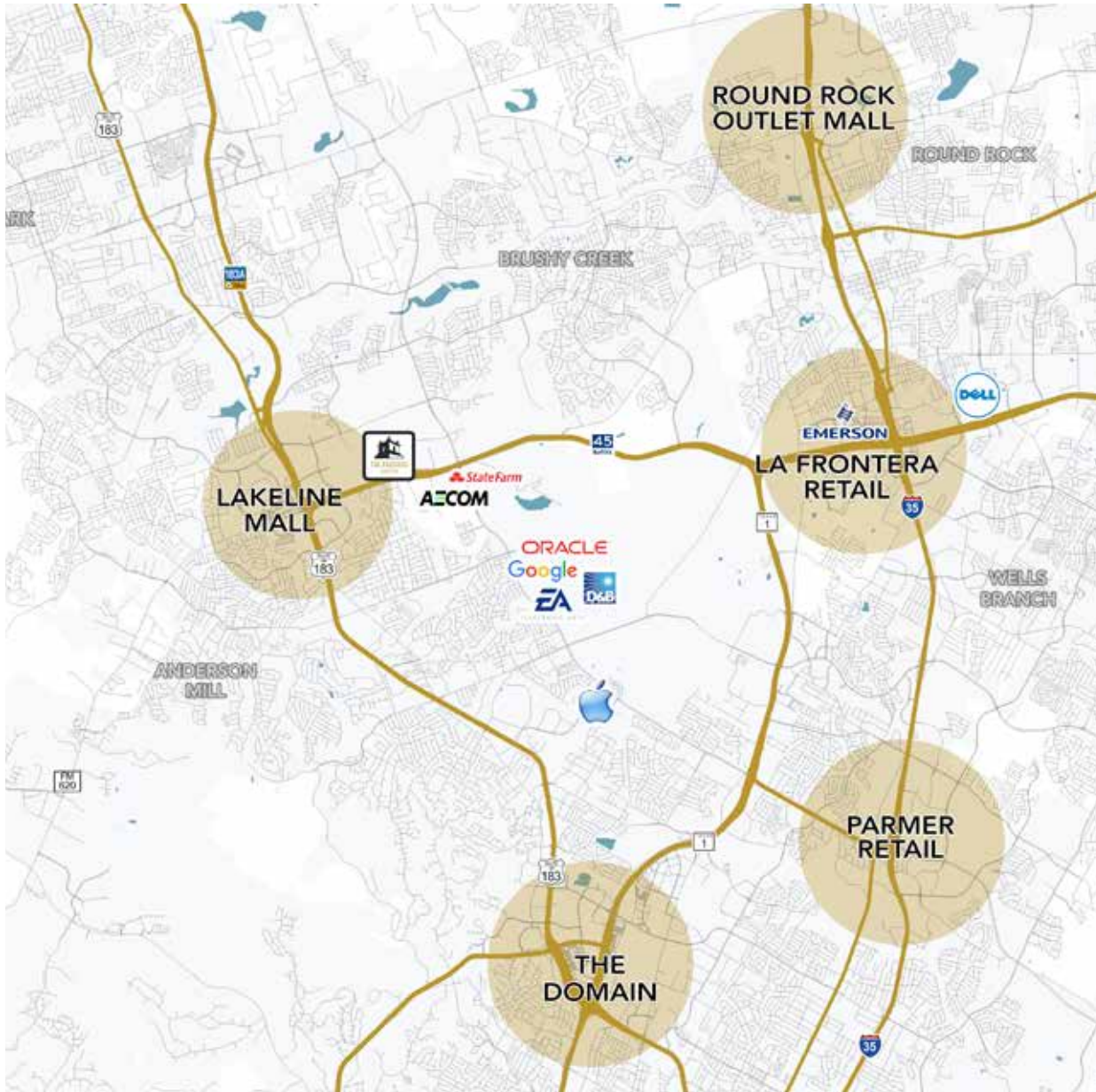


AREA EMPLOYERS

COMPANY	MILES	DRIVE TIMES*
1 Ebay	3.8	4 minute drive
2 Apple	5.8	6 minute drive
3 HP	8.5	6 minute drive
4 Dell	9.2	10 minute drive
5 Google	9.7	5 & 10 minute drive
6 Oracle	9.7	10 minute drive
7 IBM	11.2	10 minute drive
8 UT	16.3	20 minute drive

*Drive times from The Presidio Austin

RETAIL NODES



LAKELINE MALL AERA

- Lakeline Mall has +/- 1.1 millions square feet with over 160 stores and restaruants
- Surrounding area has an additional 1+ Million square feet of retail and restaurants

ROUND ROCK OUTLET MALL

- 500,000 + square foot Outlet Mall with 125 retail stores

LA FRONTERA RETAIL

- 1 million square foot regional retail shopping center
- Surrounding area has an additional 1+ Million square feet of retail and restaurants

PARMER RETAIL

- 1.3+ Million square feet of Big Box retail, restaurants and other commercial space

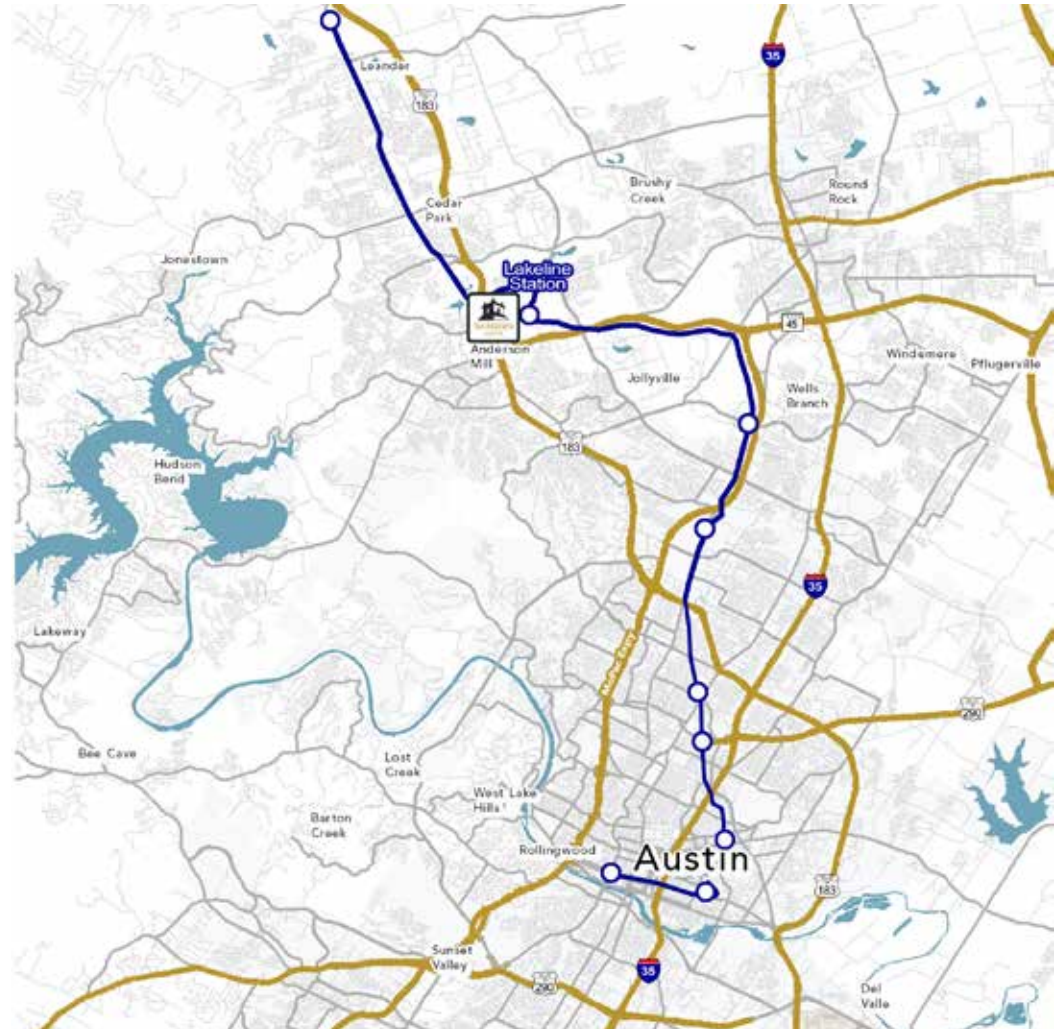
THE DOMAIN

- 2+ Million square feet of high-end retail and restaurants

CAPITAL METRO RAIL



- Provides MetroRail passenger rail service between the City of Leander and downtown Austin since 2010
- MetroRail stations located along a 32 mile line
- 795,400 total rides annually
- Lakeline rail station is adjacent to the Presidio



Source: www.capmetro.org ~ 2014 Annual Report



SITES AVAILABLE

THE ALYSSA
at Presidio

AUSTIN TEXAS
THE MICHAEL
at Presidio

David Weekley Homes



TOWNEPLACE
SUITES

TX 45 Tollway

Capital Metro

Lakeline Mall Dr

Lynhurst St

Westgate Blvd

Tollway

Lake Creek Pkwy

Tollway

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

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 or 512-465-3960.

01A TREC No. OP-K





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