



INDIGO RIDGE



OFFICE, THEATER, & RETAIL FOR LEASE
DEVELOPMENT PARCELS FOR SALE
4235 E. WHITSTONE BLVD | CEDAR PARK, TX

LAND SALES & OFFICE LEASING

John T. Baird
Senior Vice President
512.717.3085
john.baird@avisonyoung.com

Michael B. Kennedy
Senior Vice President
214.559.3900
michael.kennedy@avisonyoung.com

RETAIL LEASING

Stephanie Skrbin
Principal
213.471.1067
stephanie.skrbin@avisonyoung.com

John Schupp
Principal
404.316.2258
john.schupp@avisonyoung.com





PROPERTY HIGHLIGHTS

Indigo Ridge is an Urban Oasis in booming Cedar Park, Texas the premier growth city in the North Austin corridor. With the second fastest growing workforce in the United States, and planned by world renowned urban design firm Gensler, the 126 acres at Indigo Ridge include office, retail, hotel, restaurant and recreation uses. Founded on walkable, healthy lifestyle planning principals, with extensive outdoor trails and sustainable design, Indigo Ridge will be the place to dine, shop, work, live and relax.

- 30 minutes north from downtown Austin, Texas
- Located at the major intersection of Whitestone Blvd (FM 1431) & Sam Bass Rd
- Strategically situated between I-35 and US-183
- Highly regarded Leander ISD

The Village District on Indigo Street offers unique retail, restaurant and entertainment leasing opportunities. Office and residential floors are located above the retail, creating a truly dynamic pedestrian environment.

Office, Multifamily, Retail and Hotel Parcels are now available for acquisition or joint venture partnership with master developer, Indigo Ridge Partners. With regional employers like Apple, Dell and Emerson, the outstanding amenities at Indigo Ridge is ideally situated to attract significant corporate tenants.

[CLICK HERE TO VIEW AERIAL FLY-THRU VIDEO](#)

THE TEXAS TRIANGLE

The Texas Triangle, one of eleven megaregions in the United States, is formed by four main metro areas:

1. Dallas-Fort Worth;
2. Austin;
3. San Antonio;
4. Houston



- THE TEXAS TRIANGLE**
1. DALLAS-FORT WORTH
 2. SAN ANTONIO
 3. HOUSTON
 4. AUSTIN

<p>18 MILLION PEOPLE</p>	<p>35 MILLION PEOPLE - PROJECTED GROWTH BY 2050</p>
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<p>75% OF THE STATE'S POPULATION LIVES WITHIN THE TEXAS TRIANGLE</p>	<p>53 FORTUNE 500 COMPANIES CALL THIS REGION HOME</p>
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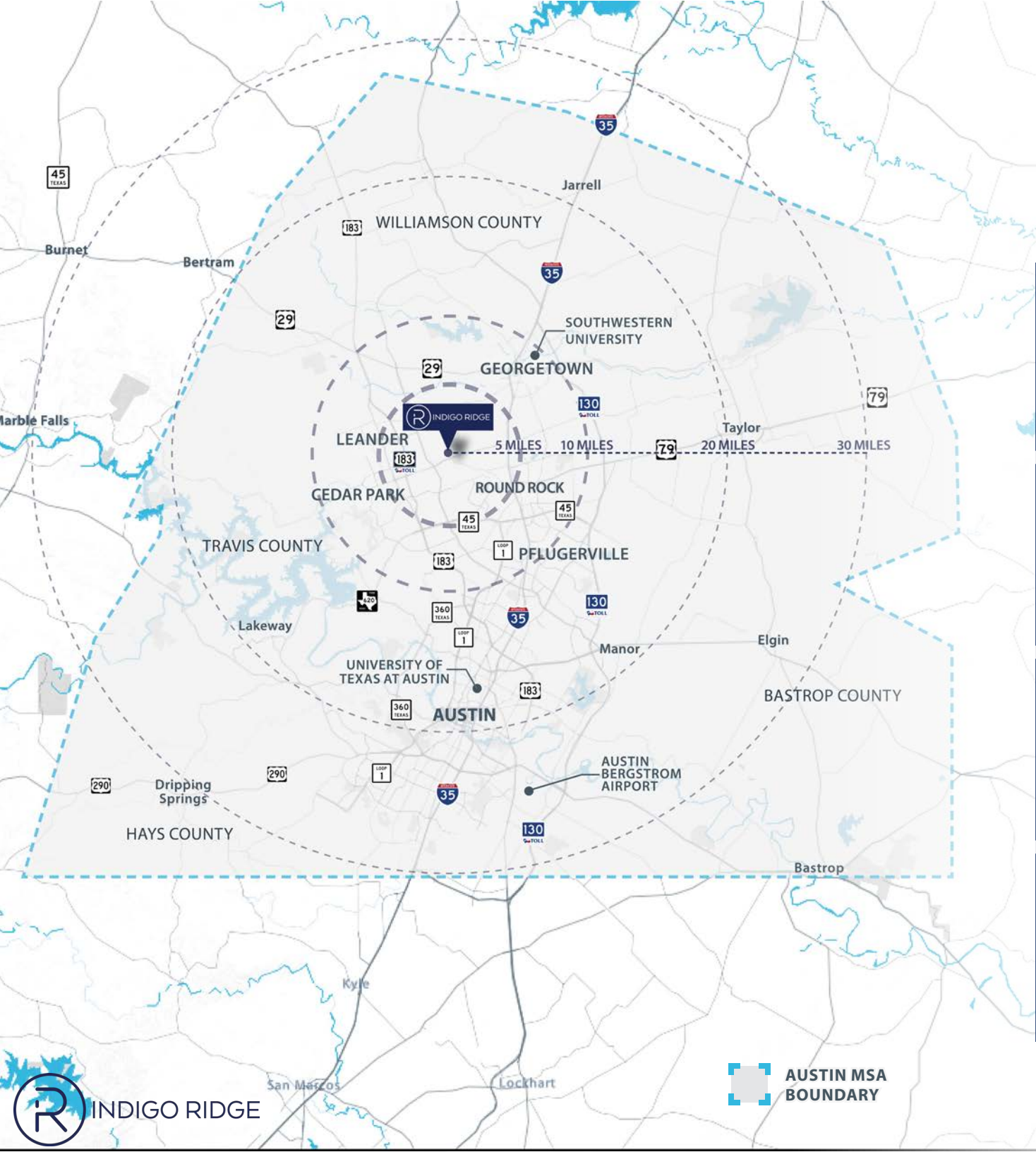
<p>4 OF THE ELEVEN MOST POPULATED CITIES IN THE US</p>	<p>70% OF THE STATE'S POPULATION LIVES WITHIN 200 MILES OF AUSTIN</p>
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<p>16 OF FORTUNE 100'S FASTEST GROWING COMPANIES</p>	<p>#1 STATE FOR DOING BUSINESS -CNBC 2009</p>
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ABOUT THE REGION

The Great Austin area has experienced tremendous growth in the past decade. Located only a short drive north, Cedar Park is among Austin's largest suburbs.



#5
TOP CITY FOR GROWTH
-FORBES 2017

11%
INCREASE IN TOTAL EMPLOYEES IN TOP 100 COMPANIES

#1
AUSTIN RANKED "BEST PLACES TO LIVE IN US"
-U.S. NEWS 2018

#6
BEST PLACES TO RAISE A FAMILY
-SMART ASSET 2018

#2
HIGHEST SHARE OF MILLENIALS
-BROOKINGS INSITUION 2018

#11
BEST PLACE TO FIND A JOB
-WALLETHUB 2018

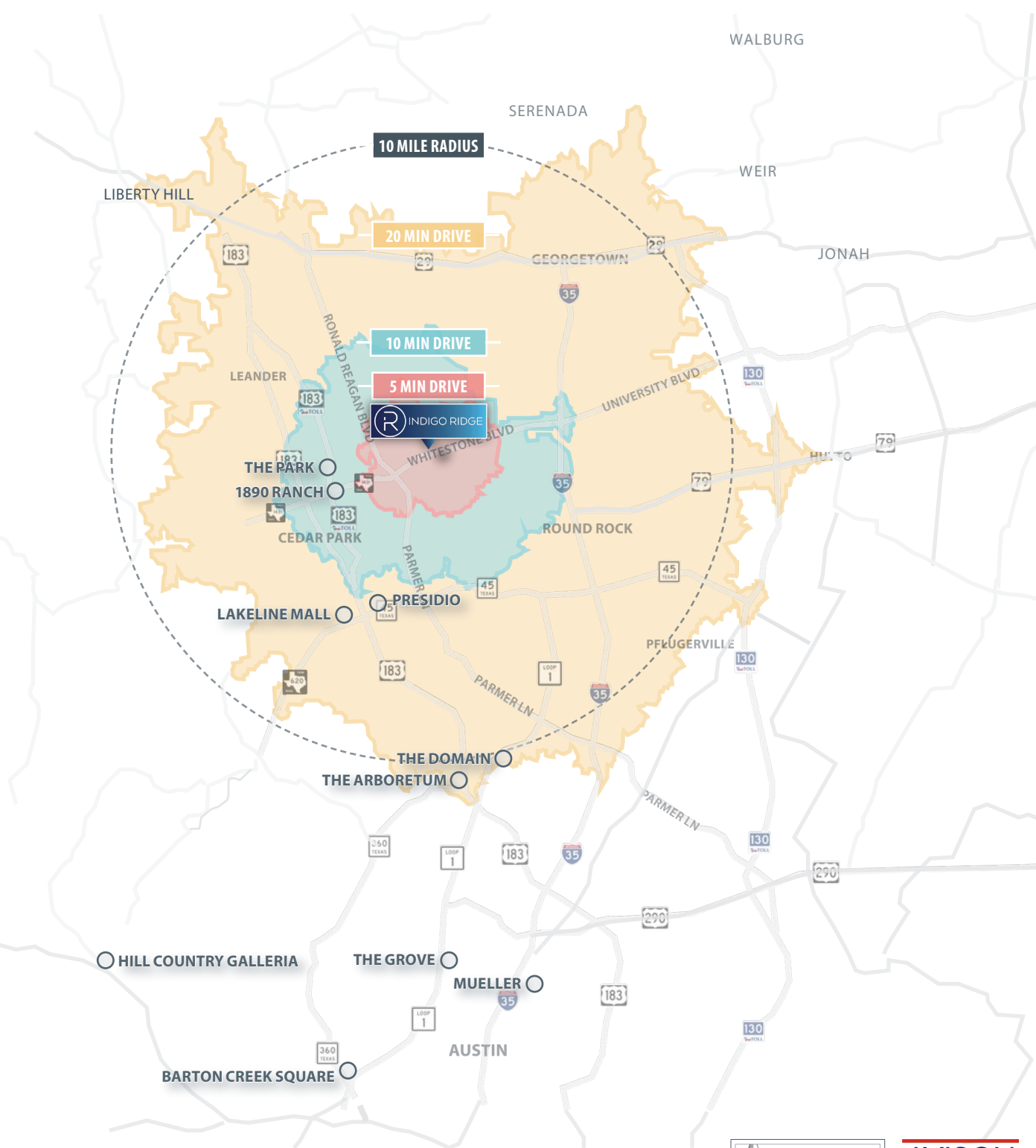
#3
TOP CITIES FOR MILLENIALS
-NESTPICK 2018

#2
FASTEST GROWING LARGE METRO BASED ON JOB GROWTH
-URBANOPHILE 2018

LOCATION

DRIVE TIMES - COMPETING PROPERTIES

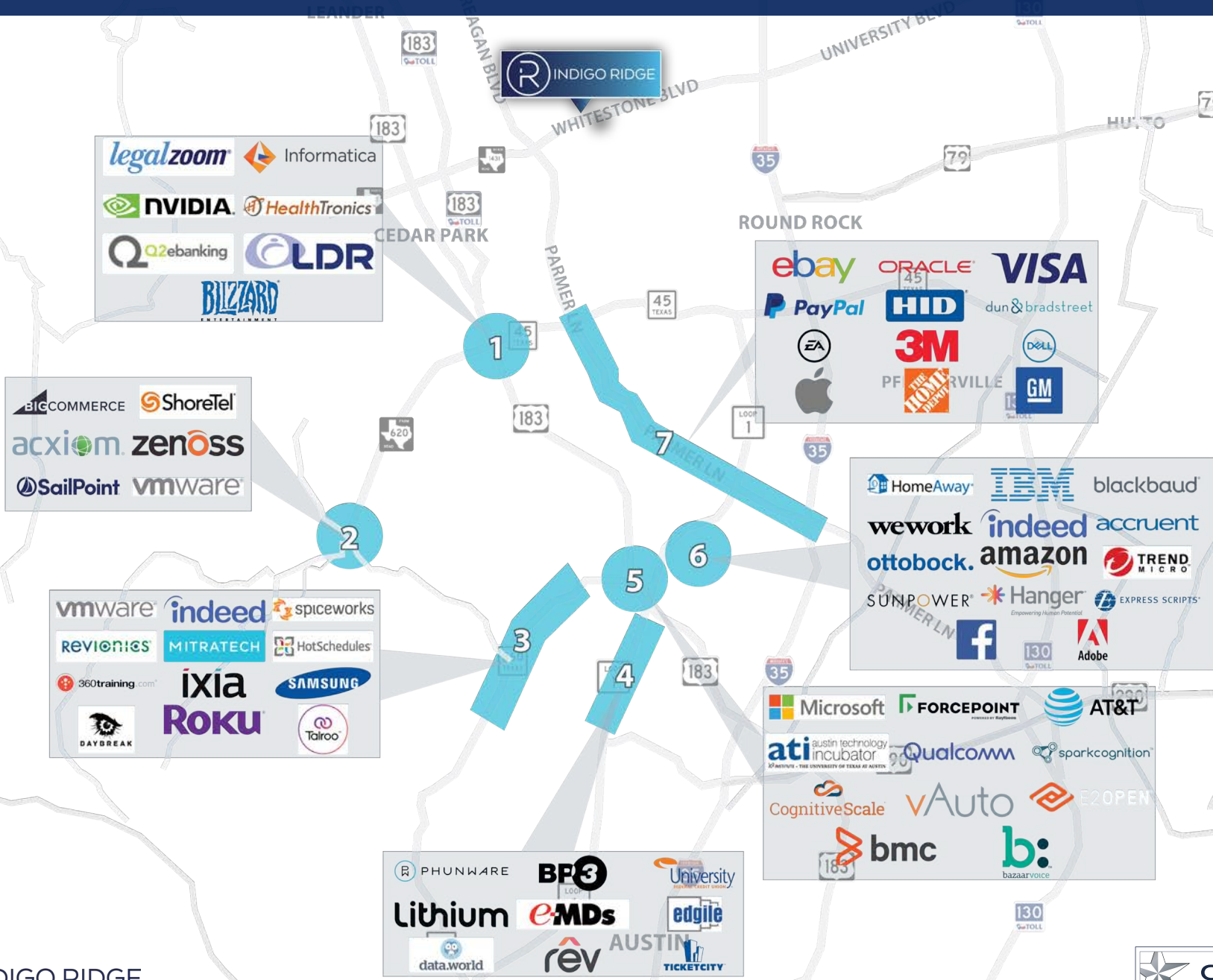
1890 RANCH	8 MIN
THE PARKE	9 MIN
PRESIDIO	12 MIN
LAKELINE MALL	14 MIN
THE DOMAIN	18 MIN
THE ARBORETUM	19 MIN
THE GROVE	24 MIN
MUELLER	26 MIN
BARTON CREEK SQUARE	26 MIN
HILL COUNTRY GALLERIA	40 MIN



AREA EMPLOYERS

Indigo Ridge is strategically located to attract industry-leading corporate tenants, and their Austin-based workforces.

1. US 183 & 620
2. FOUR POINTS
3. NORTH 360
4. NORTH MOPAC
5. THE ARBORETUM
6. NORTH DOMAIN
7. PARMER LANE



SITE CONCEPT



ENTRY TO VILLAGE DISTRICT



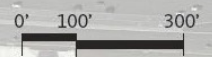
THE VILLAGE GREEN



ILLUSTRATIVE MASTER PLAN CONCEPT



RETAIL	240,000 SF
HOTEL	400 KEYS
OFFICE	1,635,000 SF
BOUQUETTE OFFICE	148,200 SF
MULTI-FAMILY RESIDENTIAL	2,145 UNITS
HIGH-RISE RESIDENTIAL	100 UNITS
MOVIE THEATER	33,154 SF





USTA TEXAS BRINGING TENNIS CENTER TO INDIGO RIDGE

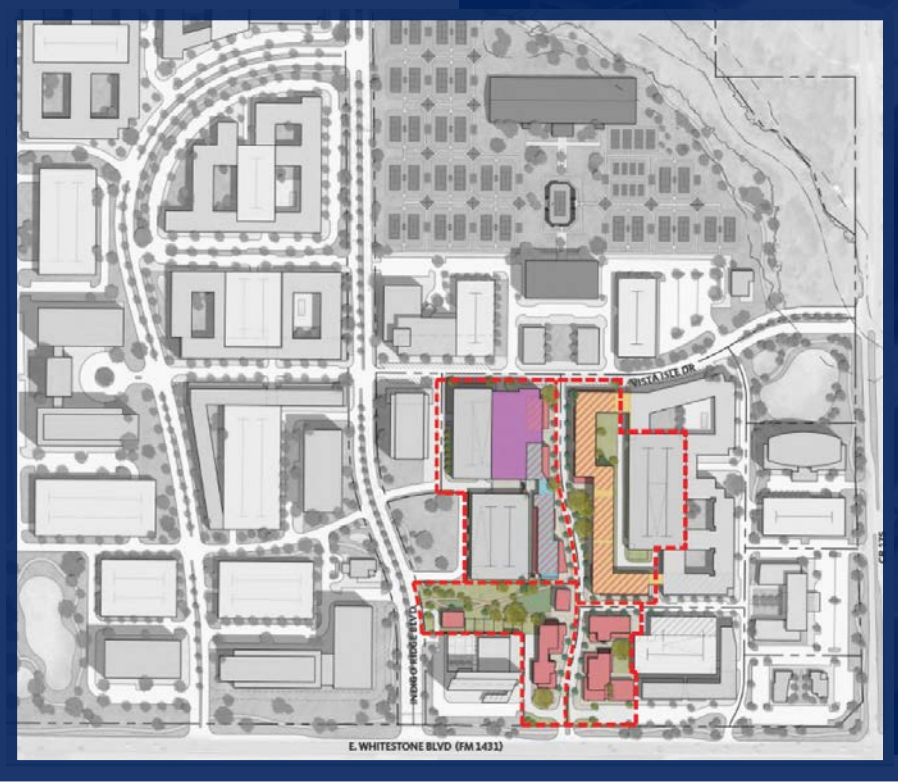
Indigo Ridge will be home to the United States Tennis Association's (USTA) Texas headquarters. The planned Tennis Campus will include approximately 40 outdoor tennis courts, 6 to 8 indoor tennis courts, a stadium court, and related amenities for training, development, and competitions. This facility will be a regional and national attraction generating an estimated 300,000 unique visits per year.

[CLICK HERE FOR THE
PRESS RELEASE](#)

PHASE I DEVELOPMENT

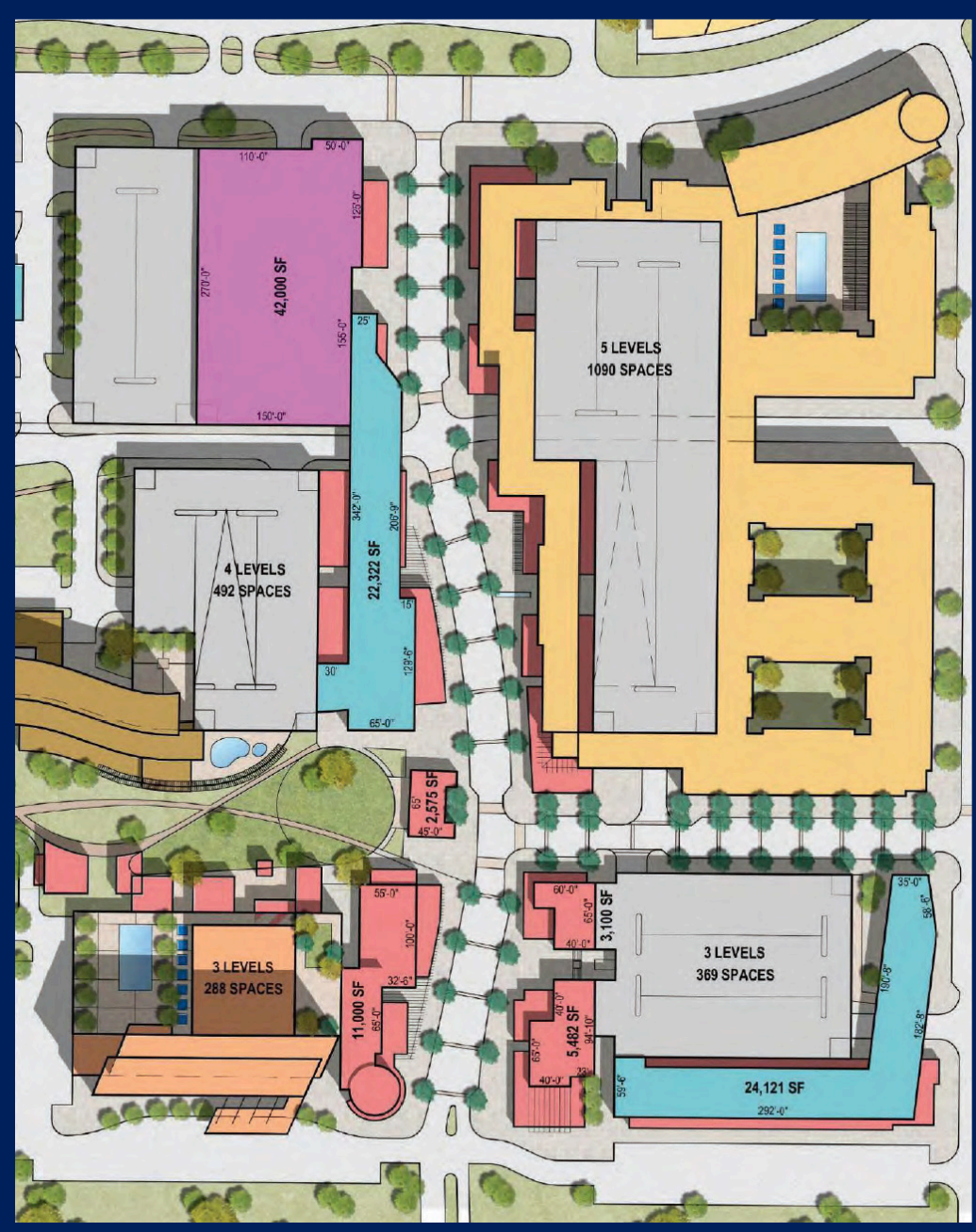
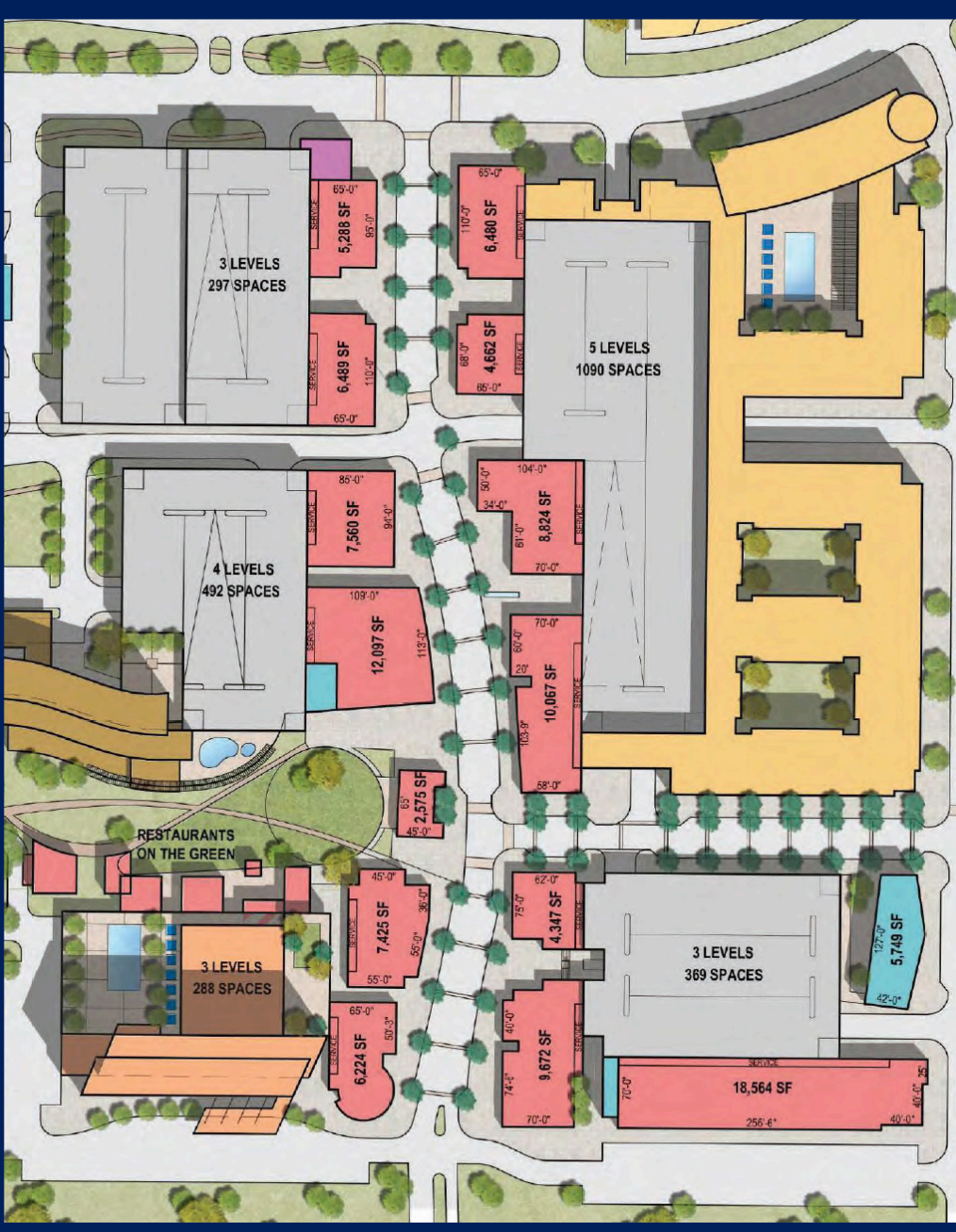


RETAIL	150,600 SF
OFFICE	47,250 SF
MOVIE THEATER	42,100 SF



GROUND LEVEL

SECOND LEVEL

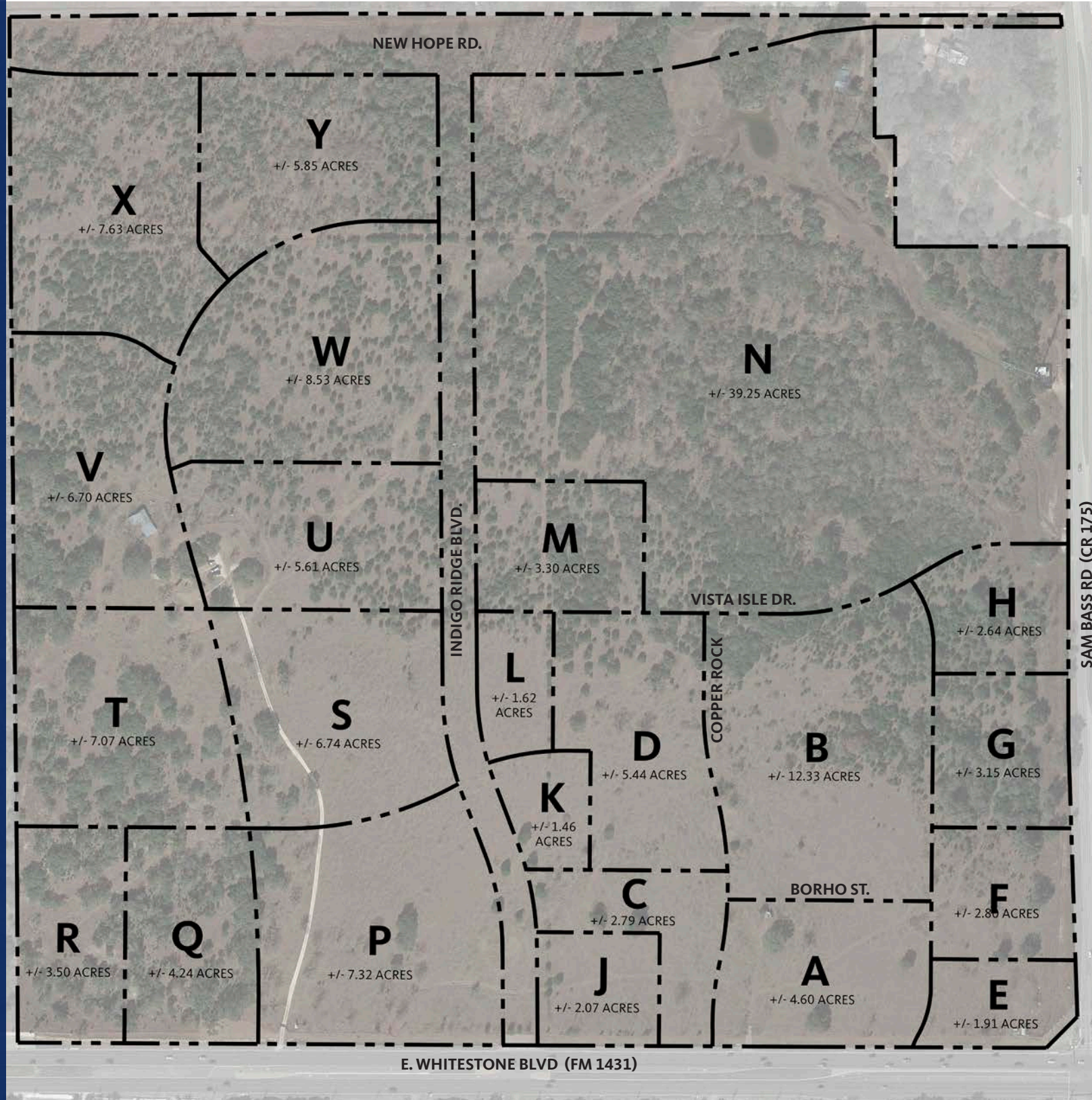


MERCHANDISING PLAN

LEVEL 1



LOT & BLOCK PLAN



DEMOGRAPHICS

	5 Min Drive Time	10 Min Drive Time	20 Min Drive Time	10 Mi Radius
POPULATION				
2018 Estimated Population	24,380	120,552	620,018	573,148
2023 Projected Population	28,898	142,724	717,544	665,651
2010 Census Population	15,601	94,020	475,516	445,836
2000 Census Population	4,395	43,654	306,388	289,007
Projected Annual Growth 2018 - 2023	3.7%	3.7%	3.1%	3.2%
Historical Annual Growth 2000 - 2018	25.3%	9.8%	5.7%	5.5%
HOUSEHOLDS				
2018 Estimated Households	7,834	39,555	227,788	209,760
2023 Projected Households	8,765	44,268	253,810	233,867
2010 Census Households	5,221	32,451	180,608	169,218
2000 Census Households	1,511	14,253	114,353	106,864
Projected Annual Growth 2018 - 2023	2.4%	2.4%	2.3%	2.3%
Historical Annual Growth 2000 - 2018	23.2%	9.9%	5.5%	5.3%
AGE (2018 Est.)				
Under 10 Years	16.0%	15.3%	13.7%	13.7%
10 To 19 Years	14.1%	14.9%	13.8%	13.9%
20 To 29 Years	10.7%	10.6%	13.2%	12.9%
30 To 44 Years	26.7%	26.1%	25.3%	25.1%
45 To 59 Years	18.7%	19.7%	19.5%	19.7%
60 To 74 Years	10.9%	10.2%	10.7%	10.9%
75 Years Or Over	3.1%	3.2%	3.6%	3.7%
Median Age	34.6	35.0	34.8	35.0
MARITAL STATUS & GENDRE (2018 Est.)				
Male Population	49.8%	49.5%	49.4%	49.4%
Female Population	50.2%	50.5%	50.6%	50.6%
Never Married	18.6%	24.6%	30.9%	30.3%
Now Married	68.1%	61.0%	49.9%	50.6%
Separated Or Divorced	10.3%	11.3%	15.6%	15.5%
Widowed	3.1%	3.2%	3.5%	3.6%
HH INCOME (2018 Est.)				
\$200,000 Or More	19.0%	14.9%	10.0%	10.3%
\$150,000 To \$199,999	18.1%	15.3%	10.4%	10.6%
\$100,000 To \$149,999	27.7%	25.3%	20.2%	20.1%
\$75,000 To \$99,999	11.8%	13.6%	14.6%	14.6%
\$50,000 To \$74,999	9.3%	13.6%	17.7%	17.3%
\$35,000 To \$49,999	6.0%	8.4%	11.3%	11.3%
\$25,000 To \$34,999	3.0%	3.7%	6.2%	6.2%
\$15,000 To \$24,999	3.4%	3.0%	4.9%	4.9%
Under \$15,000	1.7%	2.2%	4.7%	4.6%
Average HH Income	\$134,184	\$129,478	\$103,224	\$105,135
Median HH Income	\$128,267	\$112,121	\$89,003	\$89,906
Per Capita Income	\$43,123	\$42,489	\$37,983	\$38,539
Total Businesses	407	3,524	20,681	18,721
Total Employees	3,723	33,650	247,598	220,832

	5 Min Drive Time	10 Min Drive Time	20 Min Drive Time	10 Mi Radius
RACE (2018 Est.)				
White	74.4%	72.9%	70.4%	71.3%
Black	6.8%	5.7%	8.4%	7.9%
Asian or Pacific Islander	11.7%	13.2%	9.9%	9.7%
American Indian or Alaska Native	0.4%	0.5%	0.6%	0.6%
Other Races	6.7%	7.7%	10.7%	10.5%
EDUCATION (2018 Est.)				
Hispanic Population	4,823	22,696	147,613	133,566
Hispanic Population	19.8%	18.8%	23.8%	23.3%
2023 Proj Hispanic Population	20.1%	19.1%	24.1%	23.7%
2010 Hispanic Population	15.0%	16.4%	22.3%	21.8%
Adult Pop. (25 Years or Over)	15,845	78,217	414,276	382,638
Elementary (Grade 0 - 8)	1.7%	1.6%	2.3%	2.3%
Some High School (Grade 9 -11)	1.8%	2.1%	3.5%	3.4%
High School Graduate	12.2%	14.8%	17.8%	17.5%
Some College	18.1%	19.3%	21.8%	21.9%
Associate Degree Only	6.6%	8.2%	8.4%	8.5%
Bachelor Degree Only	39.5%	35.9%	30.7%	30.8%
Graduate Degree	20.1%	18.2%	15.5%	15.7%
HOUSING (2018 Est.)				
Total Housing Units	7,914	40,049	231,464	213,246
Owner-Occupied	77.3%	73.2%	56.9%	58.3%
Renter-Occupied	21.7%	25.5%	41.5%	40.1%
Vacant Housing	1.0%	1.2%	1.6%	1.6%
HOMES BUILT BY YEAR (2010)				
2005 or later	20.0%	9.4%	7.0%	7.1%
2000 to 2004	58.7%	44.5%	36.4%	35.6%
1990 to 1999	19.2%	25.9%	30.8%	29.8%
1980 to 1989	12.8%	15.9%	23.1%	22.9%
1970 to 1979	9.2%	7.5%	12.8%	13.0%
1960 to 1969	1.2%	1.3%	2.1%	2.2%
1950 to 1959	1.0%	1.2%	1.5%	1.6%
Before 1949	1.5%	1.8%	2.1%	2.2%
HOME VALUES (2010)				
\$1,000,000 or More	0.2%	0.1%	0.6%	0.6%
\$500,000 to \$999,999	14.3%	7.0%	8.9%	9.0%
\$400,000 to \$499,999	27.7%	13.6%	10.9%	11.2%
\$300,000 to \$399,999	40.6%	27.4%	22.1%	22.5%
\$200,000 to \$299,999	51.1%	45.0%	42.4%	41.8%
\$150,000 to \$199,999	13.4%	15.6%	20.0%	19.6%
\$100,000 to \$149,999	3.6%	5.7%	9.5%	9.3%
\$50,000 to \$99,999	1.0%	1.4%	2.6%	2.6%
\$25,000 to \$49,999	0.6%	1.1%	1.1%	1.1%
Under \$25,000	1.8%	1.5%	1.8%	1.8%
Median Home Value	\$306,226	\$272,716	\$260,041	\$262,186
Median Rent	\$1,234	\$1,199	\$1,086	\$1,083

	5 Min Drive Time	10 Min Drive Time	20 Min Drive Time	10 Mi Radius
LABOR FORCE (2018 Est.)				
Age 16 Years or Over	18,243	90,403	481,551	444,857
Civilian Employed	68.3%	70.9%	71.2%	70.8%
Civilian Unemployed	2.6%	1.8%	1.8%	1.8%
in Armed Forces	-	0.1%	0.2%	0.2%
not in Labor Force	29.1%	27.1%	26.8%	27.3%
2018 Labor Force Males	49.0%	48.8%	48.7%	48.7%
2018 Labor Force Females	51.0%	51.2%	51.3%	51.3%
OCCUPATION (2010)				
Age 16 Years or Over	12,983	63,804	342,714	315,166
Mgmt, Business, & Financial Operations	24.1%	20.9%	19.1%	19.2%
Professional, Related	33.4%	32.2%	29.1%	29.1%
Service	8.7%	10.7%	13.2%	13.1%
Sales, Office	24.7%	26.3%	25.6%	25.7%
Farming, Fishing, Forestry	0.1%	-	0.1%	0.1%
Construction, Extraction, Maintenance	3.7%	4.3%	6.0%	6.0%
Production, Transport, Material Moving	5.3%	5.5%	6.8%	6.8%
White Collar Workers	82.2%	79.4%	73.8%	74.0%
Blue Collar Workers	17.8%	20.6%	26.2%	26.0%
TRANSPORTATION TO WORK (2010)				
Drive to Work Alone	79.6%	80.4%	80.2%	80.1%
Drive to Work in Carpool	6.9%	7.7%	8.0%	7.9%
Travel to Work by Public Transportation	0.5%	0.7%	1.1%	1.1%
Drive to Work on Motorcycle	0.1%	0.3%	0.3%	0.3%
Walk or Bicycle to Work	1.2%	1.0%	1.4%	1.4%
Other Means	0.1%	0.1%	0.4%	0.4%
Work at Home	11.7%	9.7%	8.6%	8.8%
TRAVEL TIME TO WORK (2010)				
14 Minutes or Less	14.1%	19.4%	22.7%	22.6%
15 to 29 Minutes	38.3%	40.0%	40.3%	39.6%
30 to 59 Minutes	35.9%	34.1%	34.0%	34.0%
60 Minutes or More	9.2%	8.3%	7.3%	7.6%
Average Travel Time to Work	26.5	24.4	23.9	24.0
CONSUMER EXPENDITURE (2018 Est.)				
Total Household Expenditure	\$688 M	\$3.34 B	\$16.3 B	\$15.2 B
Apparel	\$24.6 M	\$119 M	\$577 M	\$538 M
Contributions, Gifts	\$57.3 M	\$267 M	\$1.22 B	\$1.15 B
Education, Reading	\$33.3 M	\$155 M	\$711 M	\$665 M
Entertainment	\$39.5 M	\$191 M	\$927 M	\$865 M
Food, Beverages, Tobacco	\$98.5 M	\$485 M	\$2.42 B	\$2.26 B
Furnishings, Equipment	\$25.2 M	\$121 M	\$581 M	\$543 M
Health Care, Insurance	\$55.0 M	\$271 M	\$1.36 B	\$1.27 B
Household Operations, Shelter, Utilities	\$213 M	\$1.03 B	\$5.04 B	\$4.70 B
Miscellaneous Expenses	\$9.47 M	\$46.7 M	\$234 M	\$218 M
Personal Care	\$8.81 M	\$42.9 M	\$211 M	\$197 M
Transportation	\$124 M	\$610 M	\$3.03 B	\$2.83 B



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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.

Avison Young - Texas, LLC	606048	--	--
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713.993.7810
Designated Broker of Firm	License No.	Email	Phone

NA			
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