

Commercial & Multifamily Sites

FALCON POINTE - Pflugerville, Texas



Exclusively Offered By:



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Location Aerial Map



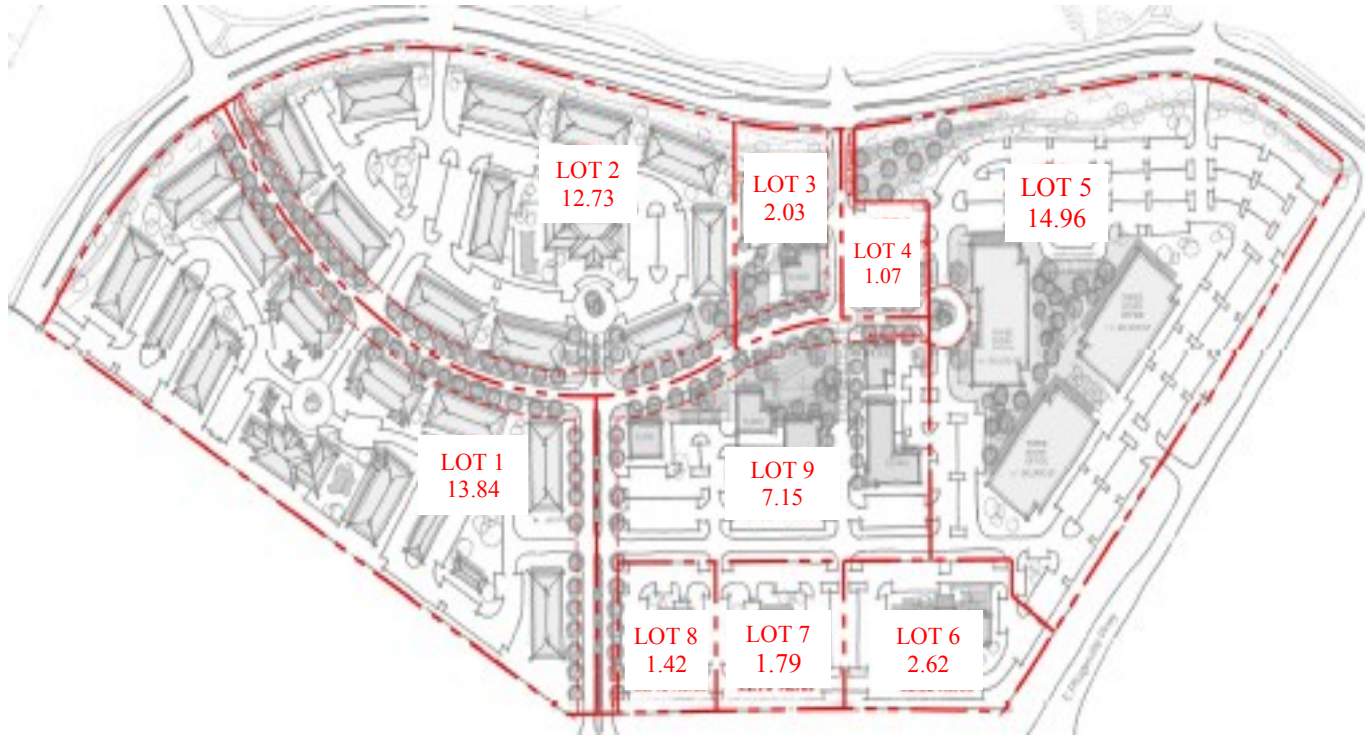


SUBJECT 1: Sample Site Plan





SUBJECT 1: Possible Subdivision of Parcels



PRICING CHART

LOT	USE	ACREAGE	PRICE
1	Multifamily	13.84 *	\$6.00/sf
2	Multifamily	12.73 *	\$6.00/sf
3	Office/Retail	2.03	\$10.00/sf
4	Office/Retail	1.07	\$10.00/sf
5	Office/Retail	14.96	\$7.00/sf
6	Hotel	2.62	\$15.00/sf
7	Retail	1.79	\$15.00/sf
8	Retail	1.42	\$14.00/sf
9	Retail	7.15	\$13.00/sf

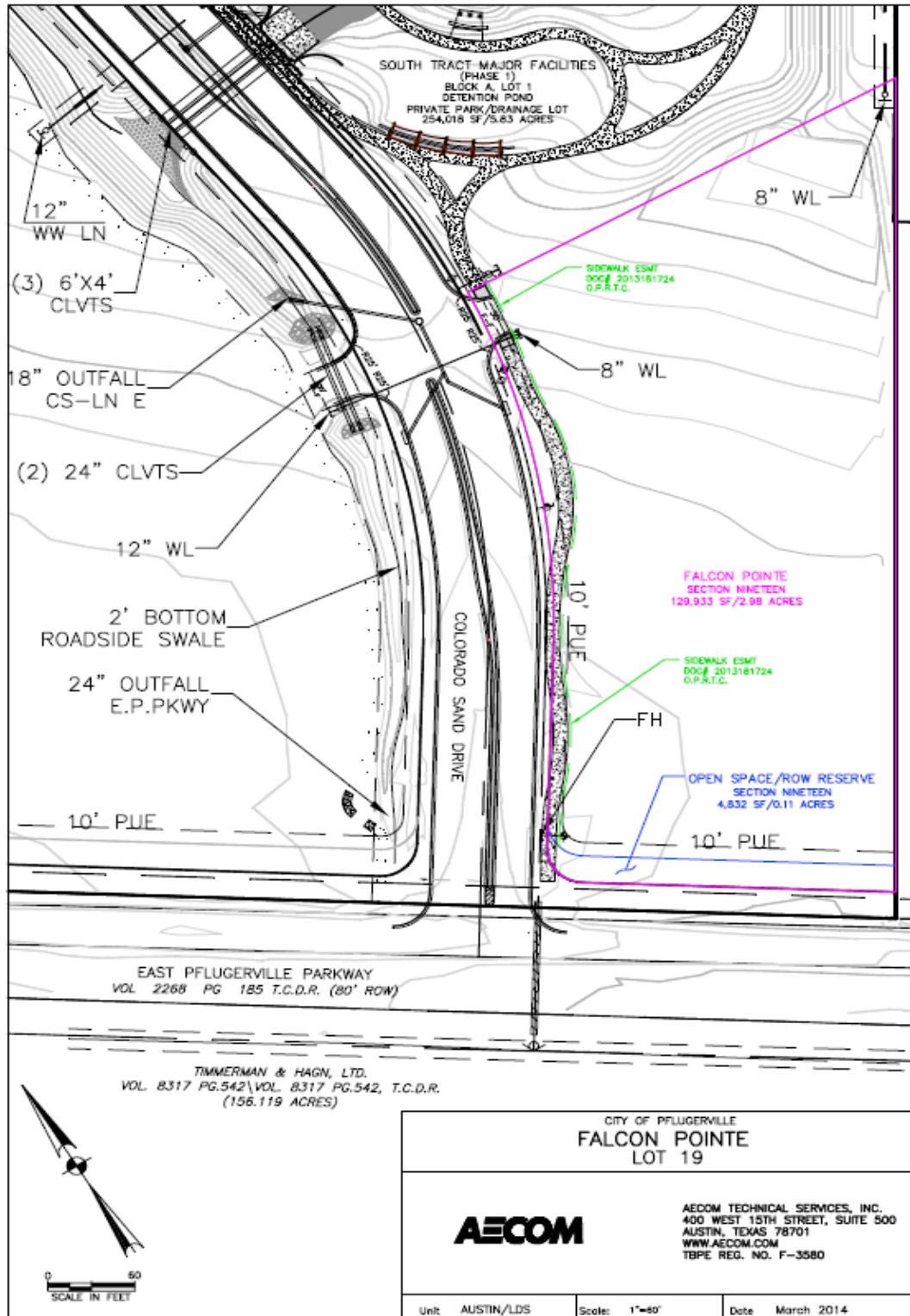
Uses and configurations are flexible

** Up to 30 units per acre allowed*



SUBJECT 2: Survey

2.98 AC (divisible) | Office, Retail, Medical, Multifamily | Contact Broker for Pricing





Executive Summary

LOCATION OVERVIEW

The subject property is located in Pflugerville, Texas at the northeast corner of SH-130 and Pflugerville Parkway. Located between the City of Austin and the City of Round Rock, Pflugerville has benefited tremendously from the rapid growth of these two cities and the easy access to major employers such as Dell, Samsung, Freescale Semiconductor (formerly Motorola) and IBM. More than 500,000 people live within ten miles of downtown Pflugerville, representing over a third of the total MSA population. Area transportation planners predict Pflugerville's population will quadruple in the next 25 years. *(Source: Pflugerville Community Development Corporation)*

These commercial and multifamily sites adjoin Falcon Pointe, a master-planned community being developed by Newland Communities. Other significant new developments are also planned or underway in the immediate vicinity, including a Wal-Mart Supercenter anchored project at FM 685 and Pflugerville Loop, a Target and Home Depot anchored center at the SWC of SH-130 & SH-45, and an HEB grocery along FM 685 at Gattis School Rd. to the north. The local High School, Middle School and Elementary School are all located adjacent to the subject property.

The additions of State Highways 45 and 130, the largest toll way project in the United States, has created a new regional commercial corridor fueling retail, commercial and residential growth in the area.

AREA DEVELOPMENT

Falcon Pointe

Falcon Pointe is a 700-acre master-planned community in Pflugerville, Texas, strategically located at the intersection of SH-45, SH-130 and FM 685, offering excellent access to the fast-growing North Austin high-tech region. The highly ranked Pflugerville Independent School System serves Falcon Pointe, with adjacent schools within walking distance of all homes. Falcon Pointe is adjacent to the Blackhawk daily fee golf club and other nearby golf courses and offers great shopping options close by.

With a total of 1,670 single-family homes planned, the community offers homes priced from the \$180,000s to the \$300,000s. *(Source: Newland Communities)*

SH-130

As Central Texas has grown, so has its traffic congestion. SH-130 is intended to relieve traffic in the area by creating a commuter and NAFTA corridor alternative to I-35. It is a four-lane divided highway with five major interchanges, one being with SH-45 less than 1/2 mile from the subject parcels. SH-130 currently extends just north of Georgetown, east of metropolitan Austin, to Highway 71 with connections all the way south to I-10 near Seguin.

Blackhawk & Avalon

Located on Kelly Lane, just east of FM 685, Blackhawk is a master-planned community and golf club. The master plan calls for approximately 5,000 single-family homes in the \$200,000s to the \$400,000s price range.



Executive Summary

AREA DEVELOPMENT (CONT'D)

The Villages of Hidden Lake

The Villages of Hidden Lake is a new multi-sectioned community offering approximately 1,300 single-family homes. Homes starting in the \$180,000s.

Other Nearby Communities:

The Reserve at Westcreek (600 homes), Sorento (1,000 homes) and Carmel (1,900 homes)—all east of SH-130 within 1.5 miles of Falcon Pointe.

Lake Pflugerville

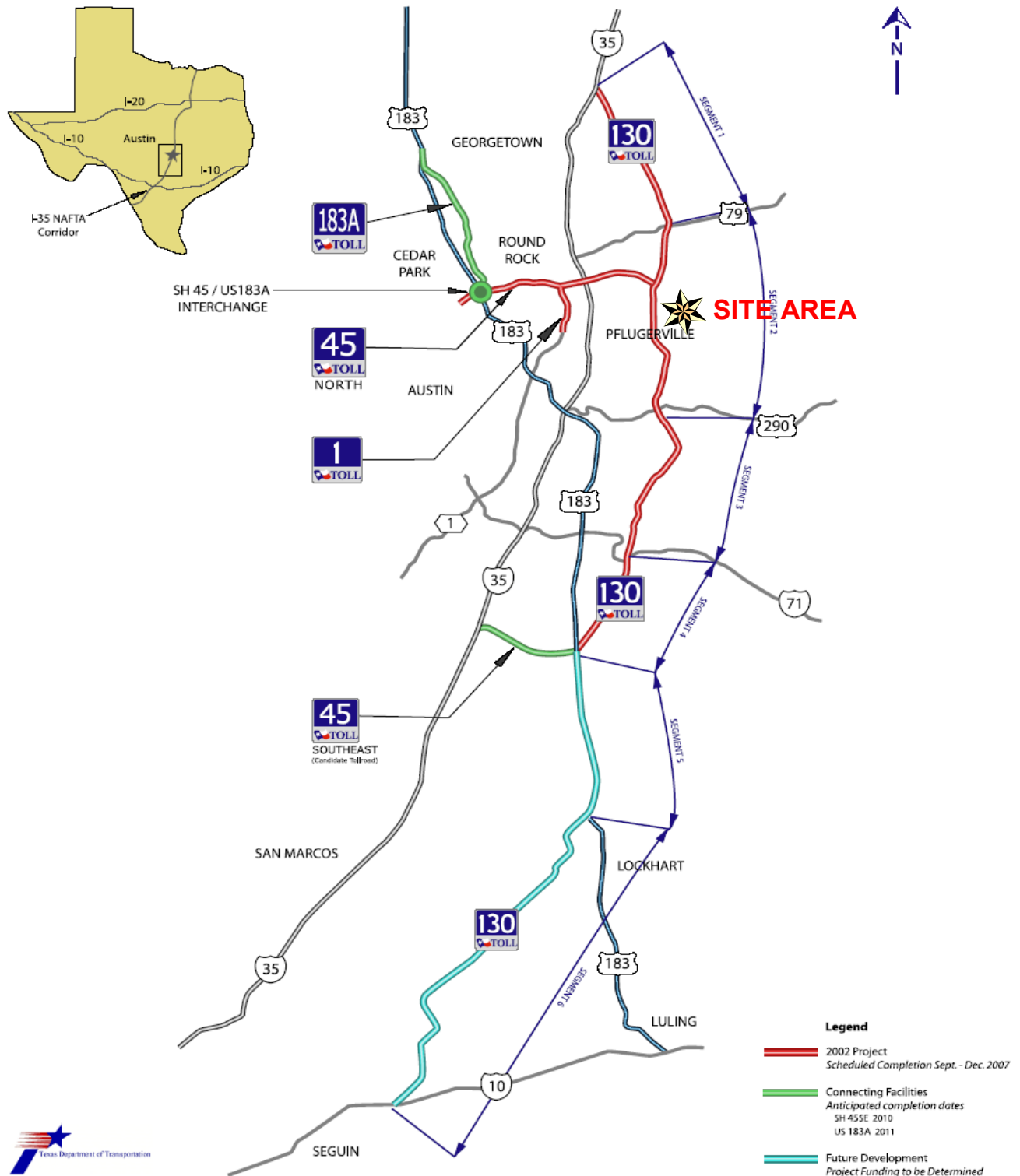
The City of Pflugerville has constructed its own water storage reservoir east of FM 685. In addition to providing water for the City itself, Lake Pflugerville also serves as a recreational area offering various water activities. A business park named Lake Pflugerville Commercial Park, which was recently annexed by the City of Pflugerville, will also be developed near the reservoir.

Other Area Development

- Wal-Mart Supercenter with approximately 200,000 square feet of associated junior anchors & pad sites
- Stone Hill Town Center, anchored by Target, Home Depot, 24 Hour Fitness, Dick's Sporting Goods, and Cinemark Theatre
- Proposed HEB-anchored center
- Hawaiian Falls Water Park: a 25-acre Water/Adventure Park that will be the largest venue of its kind within a 60 mile radius, located directly across SH-130 from the subject site.



Central Texas Turnpike System Map



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.

