

5.531 ACRE SITE (Office, Retail and/or Multi-family)

Northbound SH-130 Frontage Road, Pflugerville, TX

(Just North of SH-130 & SH-45 Interchange)



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Executive Summary

TOTAL SIZE

5.531 Acres

PRICE

\$2,165,000

UTILITIES

Water, wastewater, electric available to the site.

LOCATION OVERVIEW

The subject property is located in Pflugerville and fronts the northbound SH-130 Access Road just north of the SH-45 and SH-130 interchange. This highly visible and well located 5+ acre commercial site is ripe for development of office, retail and/or multi-family.

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 Tesla, Amazon, Dell, Samsung, Freescale Semiconductor 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)

Other significant developments in the immediate vicinity and along the SF 130 corridor in addition to the Medical Center include:

- Tesla
- Amazon
- Hendrickson Highschool (in Falcon Pointe)
- Weiss Highschool (New Pflugerville ISD Highschool approximately 1 mile east of Falcon Pointe)
- HEB grocery
- Typhoon Texas Water Park
- Pflugerville Crossing anchored by Wal-Mart Supercenter
- Costco
- Lake Pflugerville Recreation Area (See News Article on Page 9)
- Stone Hill Town Center has the following anchor tenants and a myriad of other retailers/restaurants:
 - Target
 - Home Depot
 - Best Buy
 - Dicks Sporting Goods
 - Cinemark Theatre



Executive Summary

AREA RESIDENTIAL 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, the community offers homes priced from the \$300,000s to the \$400,000s. (*Source: Newland Communities*)

Star Ranch

Star Ranch is a 1,000-acre master-planned neighborhood located between Round Rock and Hutto near the intersection of Gattis School Road and Highway 130. Home shoppers looking for the fun and beauty of a golf course community, but also desiring a private backyard are finding the best of both worlds in Star Ranch. At Star Ranch, it's pay as you play—there is no initiation fee and no monthly dues to enjoy a round of golf. Residents can also relax at the neighborhood Star Ranch bar and grill. Throw in the neighborhood pool and nearby parks and you've got one of the best values in the Austin area.

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 \$300,000s to the \$500,000s price range.

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 \$300,000s.

Other Nearby Communities:

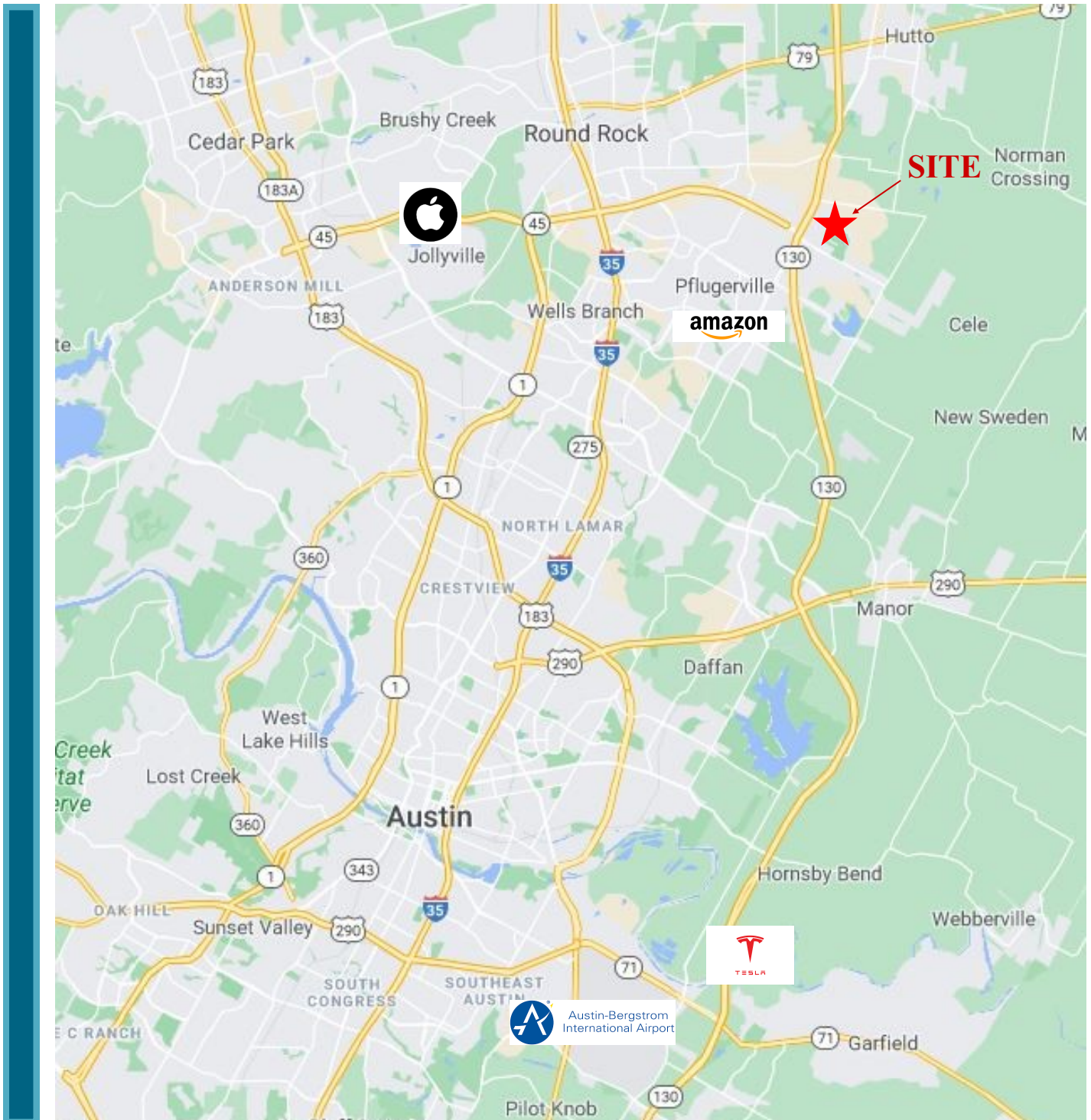
The Reserve at Westcreek (600 homes), Sorrento (1,000 homes) and Carmel (1,900 homes)—all east of SH-130 within 1.5 miles of Falcon Pointe.

Lake Pflugerville

Lake Pflugerville is just .75 miles east on E. Pflugerville Parkway. In addition to providing water for the City itself, Lake Pflugerville also serves as a recreational area offering various water activities. The City just announced extensive improvements to Lake Pflugerville. (See Page 9)



Location Map





SUBJECT 1: Sample Site Plan





Access to Property





News Article - Baylor, Scott & White Hospital

Baylor Scott & White opens first hospital in Pflugerville

By Ariana Garcia

Posted Dec 2, 2018 at 8:27 PM

Updated Dec 3, 2018 at 10:20 AM

Pflugerville's first hospital opened its doors Saturday morning.

Baylor Scott & White Health, the largest not-for-profit health system in Texas, opened its newest medical center at 2600 E. Pflugerville Parkway. The medical center is the system's first newly constructed hospital in Travis County.

"Pflugerville is one of the fastest-growing cities in the nation," said Jay Fox, regional president of Baylor Scott & White Health. "With this tremendous growth comes the need for medical services and increased access to care. We hope building hospitals in growing communities like Pflugerville will provide convenience for residents living in the area."

The three-story, 52,000-square-foot medical center is a full-service hospital with inpatient and primary care services and a specialty care clinic. The hospital has an emergency department, radiology and operating rooms.

Fox said the hospital, which sits on a 26-acre property just off Texas 130, has room to provide future services to accommodate a quickly-growing community.

Specialties offered at the medical center include internal medicine, women's services, dermatology, neurology, cardiology, orthopedics, pulmonology, podiatry, urology, general surgery, endocrinology and gastroenterology.

"Patients need accessible, convenient and coordinated care in order to stay healthy and engaged in their wellness," Robin Watson, MD, chief medical officer, Baylor Scott & White Health in Austin, said in a news release. "Bringing a multitude of services to Pflugerville under one roof, and with physicians working as a team, is going to help this community get better and we're proud to be leading this change."

The medical center will feature new technology. An interactive medical records system has touch screens that can visually map trends in a patient's health progress. Fox said this will allow informed, interactive conversations among patients and their doctors to create care plans. "An interactive medical records system creates transparency, allowing you and your physician to access the same data about your medical history, previous and future appointment, lab results, allergies and preventive health information," he said.

The medical center also focuses on healthy living habits with ongoing programs and initiatives, including health and wellness seminars and nutrition classes.

Doctors at the facility are also involved in the "Walk with a Doc" program where community members can meet and chat with physicians.

"This facility is focused on well care rather than sick care," Fox said. "Our goal is to keep you healthy."

The hospital is bringing more than 125 jobs locally and is still actively recruiting, Fox said.

"Nearly 70 percent of our staff at the new medical center are residents of Pflugerville, so they're part of this community — working here, living here and caring for their neighbors," he said.

Baylor Scott & White is slated to open medical centers in Buda and Austin. The system already has medical centers in Round Rock, Lakeway, Taylor and Cedar Park, and more than 60 access points spanning a five-county area.

For more information, call the medical center at 512-654-6100 or visit bswhealth.com.



News Article - How The Pandemic Is Changing Huge Northpointe Project

By Daniel Salazar

Posted Aug 31, 2020 at 2:52 PM

A lot is going on around Pflugerville's massive NorthPointe project, which as proposed would turn a large swath of the suburb's east side into a bustling mixed-use district.

The Covid-19 pandemic pushed back construction and led to changes in how the developers thought about office space.

But huge construction projects by Amazon.com Inc. and Tesla Inc. in eastern Travis County underscore the desire by companies to build up and down the State Highway 130 toll road.

"I think the 130 corridor is on fire," said Tomas Sheleg with NorthPointe developer Negba Group LLC.

Negba wants to transform about 119 acres of Pflugerville with thousands of residential units, major office and retail development and open space. The land was rezoned last December. Pape Dawson is the project's lead engineer and DPZ Design and others are involved in NorthPointe's architecture.

Sheleg declined to disclose what lease agreements have been reached so far.

Northpointe is one of a handful of mixed-use projects proposed for Austin and its suburbs that have been compared to the Domain, the roughly 300-acre North Austin community that has turned into a second downtown for the city.

With tons of homebuilding expected in eastern Travis County in coming years, because of cheaper land and the moves of big employers like Tesla, major commercial projects such as NorthPointe could become more common along SH 130.

Groundbreaking pushed to next year

Like other projects, Northpointe's development timeline has been affected by the Covid-19 pandemic, pushing the likely start date into next year.

"We were interested or looking to start breaking ground mid-year this year, Q2 into Q3 of 2020," Sheleg said. "But this year, you know, has been bananas."

"The idea, at least at this point in time, is to break ground early 2021," he added.

Sheleg said they were fortunate that the project was in advanced stages but hadn't started construction when the pandemic hit.

"We didn't have heavy equipment on the ground that wasn't doing anything or uncertainty on how we're executing," he said. "We didn't break ground but we had all of our plans and all our documentation in order."

Sheleg thinks worries that the office environment will never recover from Covid-19 are overblown.

"I don't like and I don't appreciate when people speak with vengeance on "Everything is going to change, things are never going to be back to what they were and people are going to work from home forever," he said. "That, to me, is simply not fair. Nobody has a crystal ball. At the end, we're all creatures of habit."

Sheleg said his development team did regroup and rethink some aspects of the project this spring. They also worked with the city of Pflugerville to align expectations on the roadway infrastructure in the first phase.





Cont'd—News Article - How The Pandemic Is Changing Huge Northpointe

“We understand that the first phase is going to dictate the overall nature of what this is going to represent for the city and the [metro],” he said.

Sheleg said they’ve tweaked some of the office designs to add ore balconies and open space—in part due to Cove-19.

Sheleg characterized the updates as the “newest version of the old plan.”

“For us, we were trying to come up with something that was ahead of its time and the time is now,” he said. “Reality kind of catches up to what we were trying to achieve anyway.”

Impact of Tesla, Amazon

Shortly after NorthPointe’s planned unit development zoning was secured last December, plans emerged for a massive Amazon warehouse in Pflugerville. The online retail giant later confirmed its involvement and said the facility would employ 1,000 people.

More recently, Tesla picked a far East Austin site for its next factory, promising 5,000 jobs in the coming years.

The Amazon warehouse would be just a couple miles south of NorthPointe. The Tesla factory would be about 20 miles south. Both “have boosted the interest in the development and the area in a big way,” Sheleg said.

“It’s not necessarily just the fact that a giant like that is landing in your backyard, but it’s the recognition,” he added about the Tesla factory.

Sheleg said the developers fielded inquiries from Chicago, San Francisco, Florida and even internationally after the Tesla announcement.

“We got a lot of unsolicited calls,” he said.

Sheleg said they’d love to work out some sort of deal with Tesla for a community dedicated to Tesla employees with the company’s identity prominently featured.

“[But] that’s just an idea,” he said.

Sheleg expects this “transformation” of eastern Travis County to continue, through projects like his own as well as others.

Work with the city

While some of the office designs for NorthPointe are in flux, not much of the actual development layout is changing.

“Our master plan was very flexible in its core,” Sheleg said.

He said most of the property is divided into roughly even subdivisions that are just over an acre in size.

“Based on our PUD, I can mix and match and do whatever I want as far as the usage on each and every cut,” he said.

“The only thing is we’re capped by a a maximum amount of units and a maximum of square feet but you can blend it between the two sites.”

Sheleg said they’ll resubmit early next year a petition for a public improvement district on the east side of the project to help build new roads.

“This element does not affect our immediate plans at this time,” he said. “I don’t see why we won’t get our PID approved when we’re good and ready.”



News Article - Lake Pflugerville Improvements

Lake Pflugerville design report includes added parking, new restrooms

By Mike Parker

Posted Jun 26, 2019 at 2:13 PM

Updated Jul 1, 2019 at 10:06 AM



More parking, new restrooms and a larger community garden are among projects in the first phase of improvements slated for Lake Pflugerville.

The estimated \$3.8 million in projects are part of a preliminary design report approved by the Pflugerville City Council on Tuesday night. The report sets the stage for further developing design and construction documents. City staff could not provide a timeline for construction.

The improvements and additions focus on the North Beach area on the eastern side and the Biehle House property near the far western arm of the lake. General obligation bonds approved by voters in 2014 are budgeted for the first phase of improvements, which city spokesperson Maggie Holman said received the highest priority among others in a lake master plan created in 2014.

Mayor Victor Gonzales said the improvements are important as the city must continue investing in Lake Pflugerville, particularly in areas such as North Beach, where there is growing traffic.

“The new restroom facilities and especially additional parking accommodations will enhance the value to the lake users,” he said in an email. “This enables the city to make Lake Pflugerville more ‘fun’ and exciting for our users.”

The preliminary design report provided by design firm Halff Associates recommended an estimated \$2.1 million in improvements to the North Beach area. Those improvements include expanding the parking area, expanding and improving restroom facilities, adding landscaping and installing lighting and electrical infrastructure.

Another \$1.7 million project in the report entails relocating a community garden to the Biehle House property, creating a new parking lot and improving the property for office or outdoor programming use. City staff said the Biehle House, which the city had acquired after purchasing the property to build the lake, will have to be demolished to make way for the improvements.

The report comes after the council approved a \$99,856 contract with Halff Associates in October to refine the scope of lake improvements, create concepts for those improvements and estimate construction costs.

In 2014, Halff Associates created the lake master plan, which was steered through public input gathered at open house forums. Among comments at those forums were a need for additional parking and restroom facilities at the lake and expanding the beach area.



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.

11-2-2015



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- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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- 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:
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