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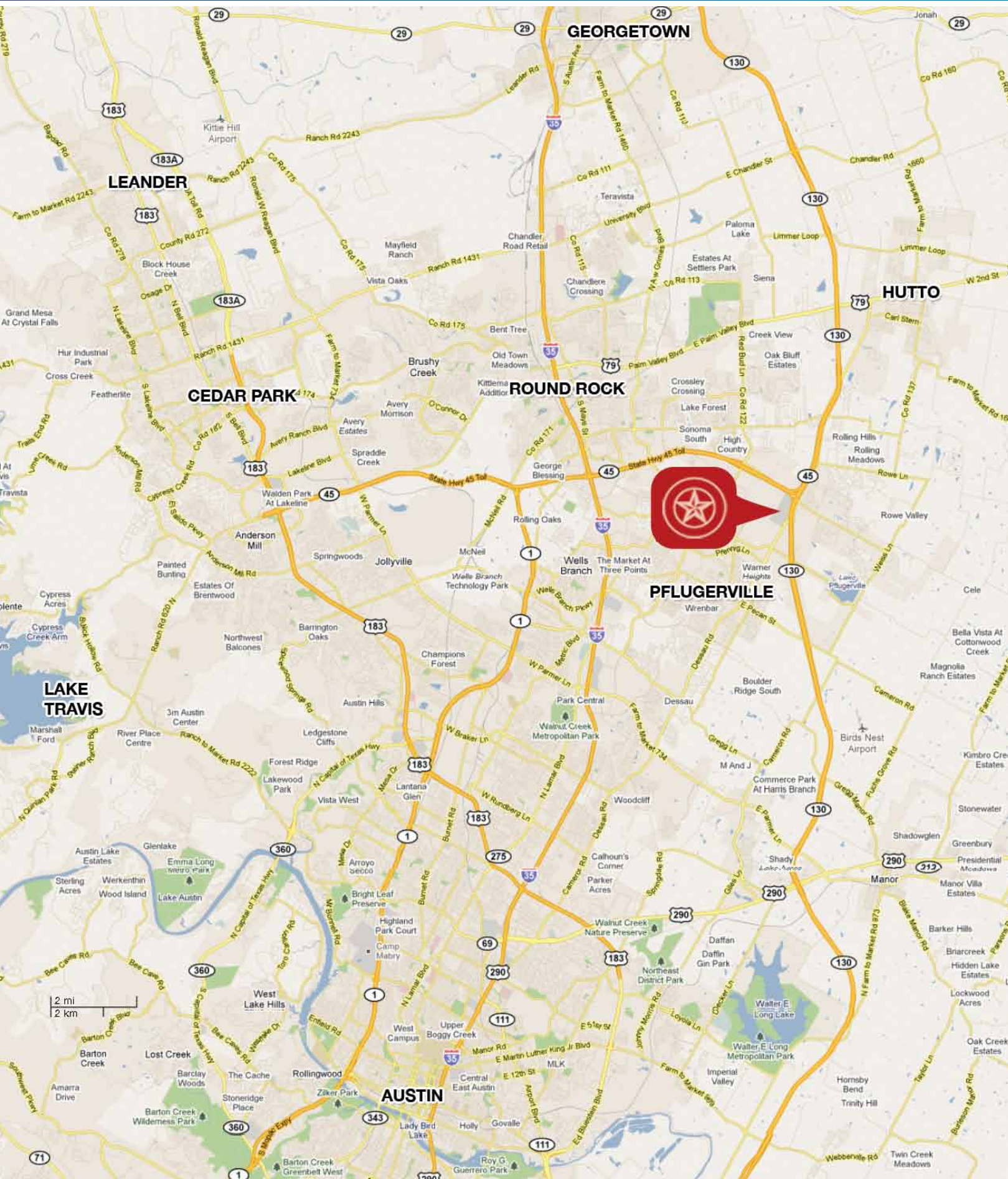
Stone Hill Town Center

SWC of SH 130 & SH 45 | Pflugerville, Texas

David Meyers | Heather Nguyen | NewQuest.com | 281.477.4300

Stone Hill Town Center

SWC SH 130 & SH 45 | Pflugerville Texas



MERCHANTS

TENANTS



PROPERTY DESCRIPTION

Located 12 miles northeast of Austin at the SWC of SH 130 and 45, Stone Hill Town Center serves the thriving communities of Pflugerville, Round Rock, Hutto and Taylor. This 196 acre master planned development has approximately 1,000,000 square feet of retail space and 5,100 feet of street frontage. The Dell world headquarters and Samsung campus are within 5 minutes of Stone Hill Town Center, making Pflugerville home to many highly-educated residents. Currently with ten anchor tenants, this development will ultimately include a luxury, multi-family project with 325 units, as well as hotel and professional offices.

Size:

- 196 acre master-planned commercial development
- ±1,000,000 SF retail space
- 36 acres of multi-family development

CONTACT

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Stone Hill Town Center

SWC SH 130 & SH 45 | Pflugerville Texas

RETAIL AERIAL

Highland Park
(1,274 lots; 250 townhomes)

Highland Park North
(610 lots)

Westchester Woods
Star Ranch
(1,040+ lots)

SH 45

Logos and store names shown in callouts:

- 24 FITNESS
- THE HOME DEPOT
- AUSTIN TELCO FEDERAL CREDIT UNION
- PANDA EXPRESS
- W
- Chick-fil-A
- GNC GENERAL NUTRITION CENTERS
- SportClips HAIRCLIPS
- TSO TEXAS STATE OPTICAL
- Seton Family of Hospitals
- Central Texas Dance
- Target SUPER TARGET
- 1 Dollar Tree, Inc.
- maximizes
- rue21
- BEALLS ROSS DRESS FOR LESS
- CINEMARK The Best Seat in Town
- DICK'S SPORTING GOODS
- PETCO Where the pets go.
- BEST BUY
- Office DEPOT
- Firestone
- RBFCU FARMER'S CREDIT UNION
- StDavid's HEALTHCARE
- StDavid's HEALTHCARE
- StDavid's HEALTHCARE
- MATTRESS FIRM
- verizon wireless
- Castle Dental
- SHOGUN Japanese Grill & Sushi Bar
- FM 685
- SH 130

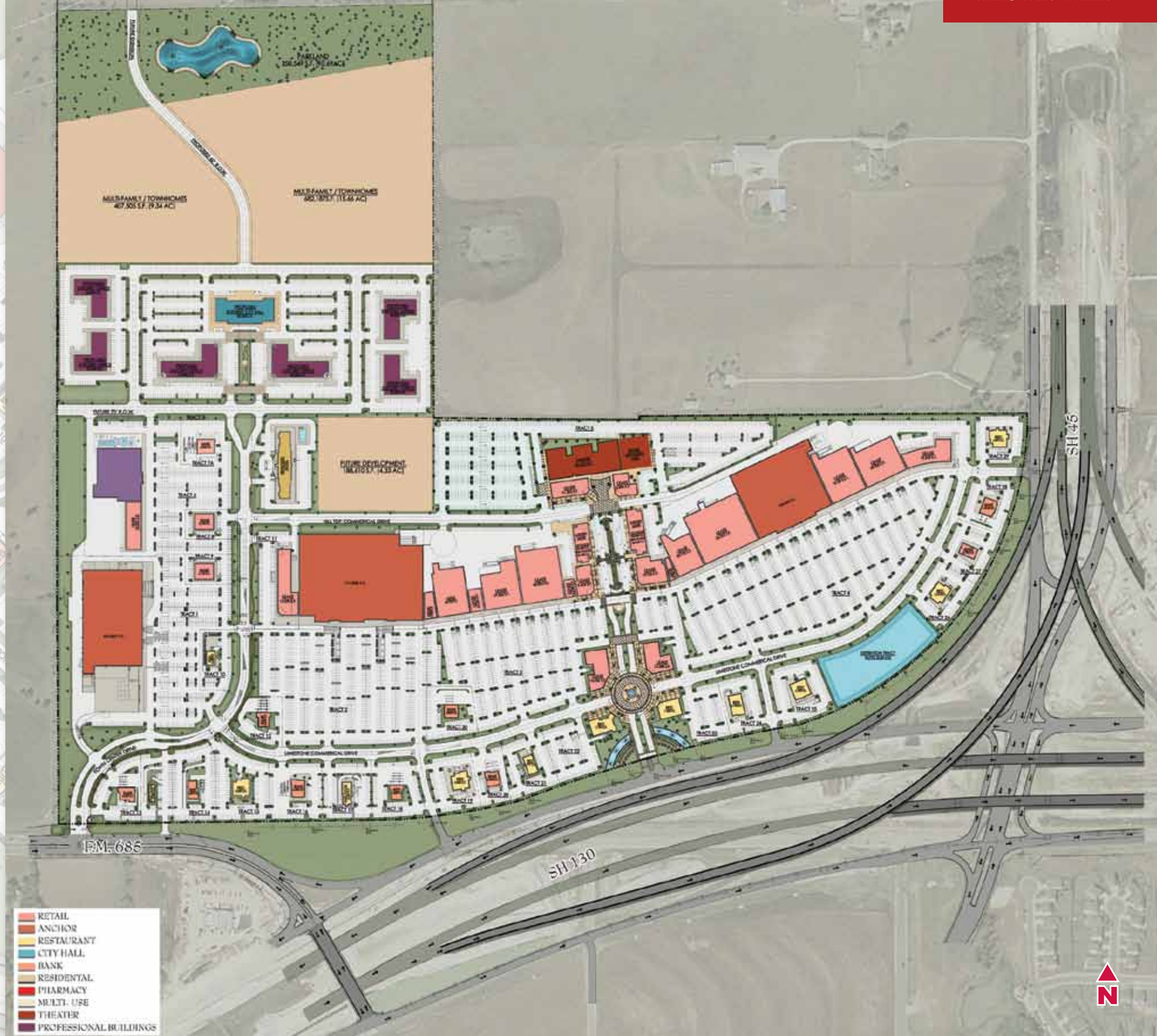


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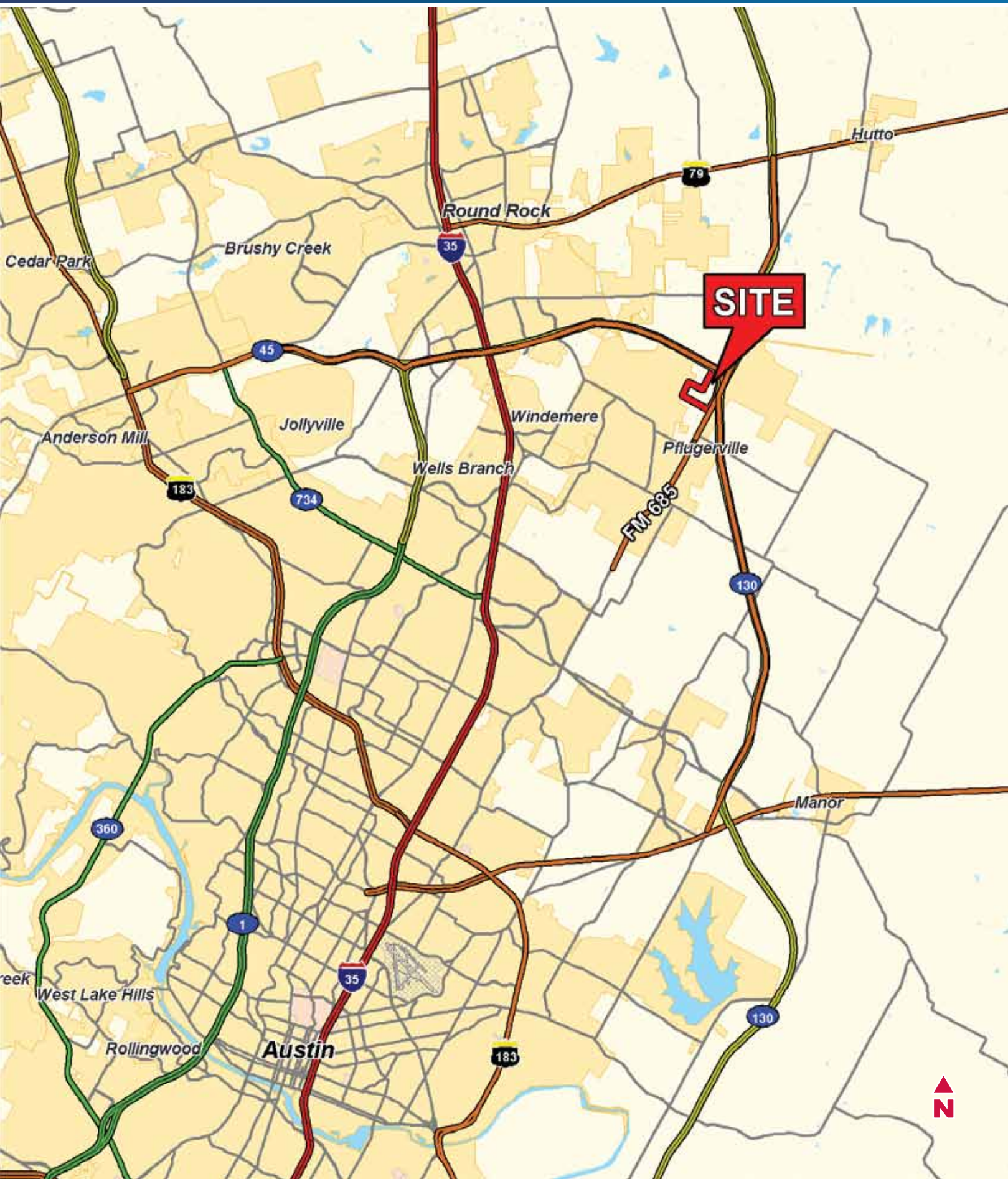
MASTER PLAN

ACCESS



Stone Hill Town Center

SWC SH 130 & SH 45 | Pflugerville Texas



POSTAL COUNT

Delivery Statistics as of 3/11

	Stone Hill Town Center	2.00 Mi	3.00 Mi	5.00 Mi
Demographic Adjustment	Summary Data			
	Census 2000 Households	2,917	7,617	22,384
	Route Active Residential Count	10,195	21,738	48,402
	Census 2000 Average Persons per Household	3.13	3.09	2.96
	Census 2000 Population	9,156	23,674	66,517
	Recalculated Route Lower range	31,881	67,250	143,310
	Active Population Upper range	32,005	67,561	143,832
	Census Households vs Route Residential Count	249.55%	185.38%	116.23%
Residential Demographics	Origination Data			
	Active Residential Delivery	9,602	20,506	46,401
	Active Residential Box	583	1,221	1,989
	Active Residential Count	10,185	21,727	48,390
	Additional Active General Delivery Count	11	11	12
	Total Active Residential Count	10,195	21,738	48,402
	Additional Possible General Delivery Count	11	11	12
	Total Possible Residential Count	10,663	22,744	50,234
	Census 2000 Households	2,917	7,617	22,384
	Population in households	9,121	23,565	66,275
	1-person household	10.40%	11.03%	15.66%
	2-person household	28.01%	28.34%	28.53%
	3-person household	21.93%	22.35%	21.29%
	4-person household	24.92%	24.00%	20.88%
5-person household	9.80%	9.50%	8.88%	
6-or-more person household	4.94%	4.79%	4.76%	
Population in Group Quarters	36	109	241	
Total Housing Units	2,986	7,814	23,076	
Occupied housing units	97.69%	97.49%	97.00%	
Owner-occupied housing units	93.80%	89.45%	79.08%	
Renter-occupied housing units	6.20%	10.55%	20.92%	
Business Demos	Drop Site Business or Family Served Count	21	171	796
	Active Business Deliveries	463	1,158	2,906
	Possible Business Deliveries	502	1,252	3,207
	Active Versus Possible Business Deliveries	8.55%	8.06%	10.35%

2000 Census Block Group Data and Custom Sites USA Geography. (Census 2000 numbers may deviate from Block Group geography based reports).

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SUMMARY DEMOGRAPHIC PROFILE

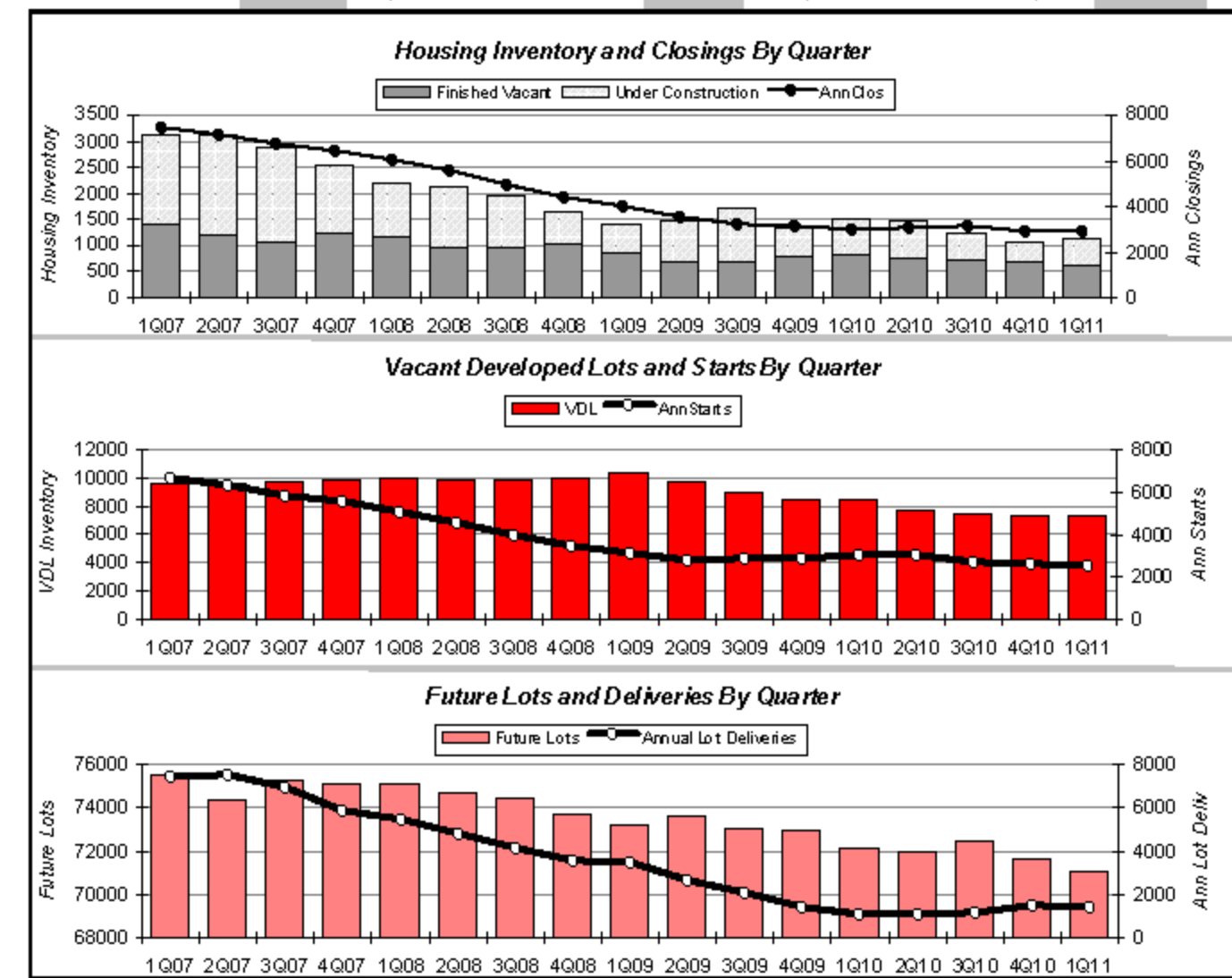
1990 - 2000 Census, 2010 Estimates & 2015 Projections

	Stone Hill Town Center	2.00 Mi	3.00 Mi	5.00 Mi
Population	2010 Estimated Population	21,989	53,458	124,768
	2015 Projected Population	28,121	68,164	155,114
	2000 Census Population	9,157	23,665	66,535
	1990 Census Population	1,935	6,090	23,542
	Historical Annual Growth 1990 to 2010	51.8%	38.9%	21.5%
	Projected Annual Growth 2010 to 2015	5.6%	5.5%	4.9%
2010 Median Age 31.2	30.9	30.7		
Households	2010 Estimated Households	7,123	17,204	40,440
	2015 Projected Households	9,153	21,983	49,904
	2000 Census Households	2,917	7,614	22,390
	1990 Census Households	623	2,017	8,221
	Historical Annual Growth 1990 to 2010	52.1%	37.7%	19.6%
	Projected Annual Growth 2010 to 2015	5.7%	5.6%	4.7%
Population By Race	2010 Estimated White	84.0%	82.8%	81.7%
	2010 Estimated Black or African American	10.0%	10.6%	10.5%
	2010 Estimated Asian & Pacific Islander	4.7%	5.0%	5.8%
	2010 Estimated American Indian & Native Alaskan	0.3%	0.4%	0.5%
	2010 Estimated Other Races	1.0%	1.2%	1.4%
	2010 Estimated Hispanic	23.4%	24.1%	25.8%
Income	2010 Estimated Average Household Income	\$ 99,723	\$ 92,054	\$ 84,984
	2010 Estimated Median Household Income	\$ 80,247	\$ 78,483	\$ 74,457
	2010 Estimated Per Capita Income	\$ 32,660	\$ 30,043	\$ 27,860
Education (Age 25+)	2010 Elementary 3.0%	2.8%	3.7%	
	2010 Some High School	3.3%	3.6%	4.4%
	2010 High School Graduate	16.7%	18.5%	20.9%
	2010 Some College	24.7%	24.8%	24.3%
	2010 Associates Degree Only	8.9%	9.2%	9.4%
	2010 Bachelors Degree Only	30.6%	28.6%	26.2%
	2010 Graduate Degree	12.7%	12.4%	11.1%
Business	Number of Businesses	309	878	2,496
	Total Number of Employees	2,449	7,556	48,317
	Employee Population per Business	7.9	8.6	19.4
	Residential Population per Business	71.1	60.9	50.0

2000 Census Block Group Data and Custom Sites USA Geography, (Census 2000 numbers may deviate from Block Group geography based reports).

Housing Activity Summary Stone Hill Town Center Trade Area

Quarter/Year	Qtr Closings	Annual Closings	Housing Inventory	Supply (in Mos)	Qtr Starts	Annual Starts	Vacant Dev.Lots	VDL Supply (in Mos)	Future Lots	Ann Lot Deliveries
1Q07	1,567	7,413	3,373	5.5	1,347	6,689	9,589	17.2	75,504	7,417
2Q07	1,643	7,175	3,385	5.7	1,655	6,346	9,656	18.3	74,330	7,511
3Q07	1,711	6,775	3,106	5.5	1,432	5,851	9,664	19.8	75,234	6,953
4Q07	1,481	6,402	2,750	5.2	1,125	5,559	9,859	21.3	75,124	5,885
1Q08	1,199	6,034	2,427	4.8	876	5,088	9,971	23.5	75,133	5,470
2Q08	1,197	5,588	2,352	5.1	1,122	4,555	9,908	26.1	74,716	4,807
3Q08	1,039	4,916	2,176	5.3	863	3,986	9,842	29.6	74,453	4,164
4Q08	938	4,373	1,850	5.1	612	3,473	9,959	34.4	73,709	3,573
1Q09	788	3,962	1,590	4.8	528	3,125	10,351	39.7	73,156	3,505
2Q09	739	3,504	1,653	5.7	802	2,805	9,714	41.6	73,641	2,611
3Q09	730	3,195	1,877	7.0	954	2,896	8,974	37.2	73,049	2,028
4Q09	907	3,164	1,521	5.8	551	2,835	8,487	35.9	72,980	1,363
1Q10	579	2,955	1,661	6.7	719	3,026	8,428	33.4	72,152	1,103
2Q10	846	3,062	1,658	6.5	843	3,067	7,724	30.2	71,942	1,077
3Q10	827	3,159	1,404	5.3	573	2,686	7,417	33.1	72,463	1,129
4Q10	649	2,901	1,230	5.1	475	2,610	7,363	33.9	71,637	1,486
1Q11	554	2,876	1,278	5.3	602	2,493	7,299	35.1	71,089	1,364



AUSTIN Residential Survey (1Q11)

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LEASING TENANT REPRESENTATION DEVELOPMENT LAND BROKERAGE INVESTMENT SALES PROPERTY MANAGEMENT

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