



**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	9,755	76,951	197,473
2019 Average HH Income	\$104,936	\$87,154	\$89,216
2019 Daytime Population	4,487	30,271	94,263

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FOR LEASE

1.75 Acres - \$7.00 PSF (\$533,610)

*(Estimate provided by Landlord and subject to change)

BUILD-TO-SUIT LEASE/PURCHASE

**1,200 SF - 15,000 SF
Call for Pricing**

ATM PAD SITE

\$1,000/month

PROPERTY HIGHLIGHTS

- Equity in the project available for an established and qualified tenant
- Recently completed renovations to Gilleland creek completed
- Current tenants drive significant traffic to the center
- Easy access to Toll 130
- Plentiful parking
- Unmatched location next to Gilleland creek, parks and trails

TRAFFIC COUNT

Dessau Rd: 21,167 VPD

Pecan St: 8,707 VPD

(CoStar 2018)

AREA TRAFFIC GENERATORS



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Creekside at Dessau Center – Phase II

SEQ OF DESSAU & PECAN ST
16051 DESSAU RD
PFLUGERVILLE, TX 78660



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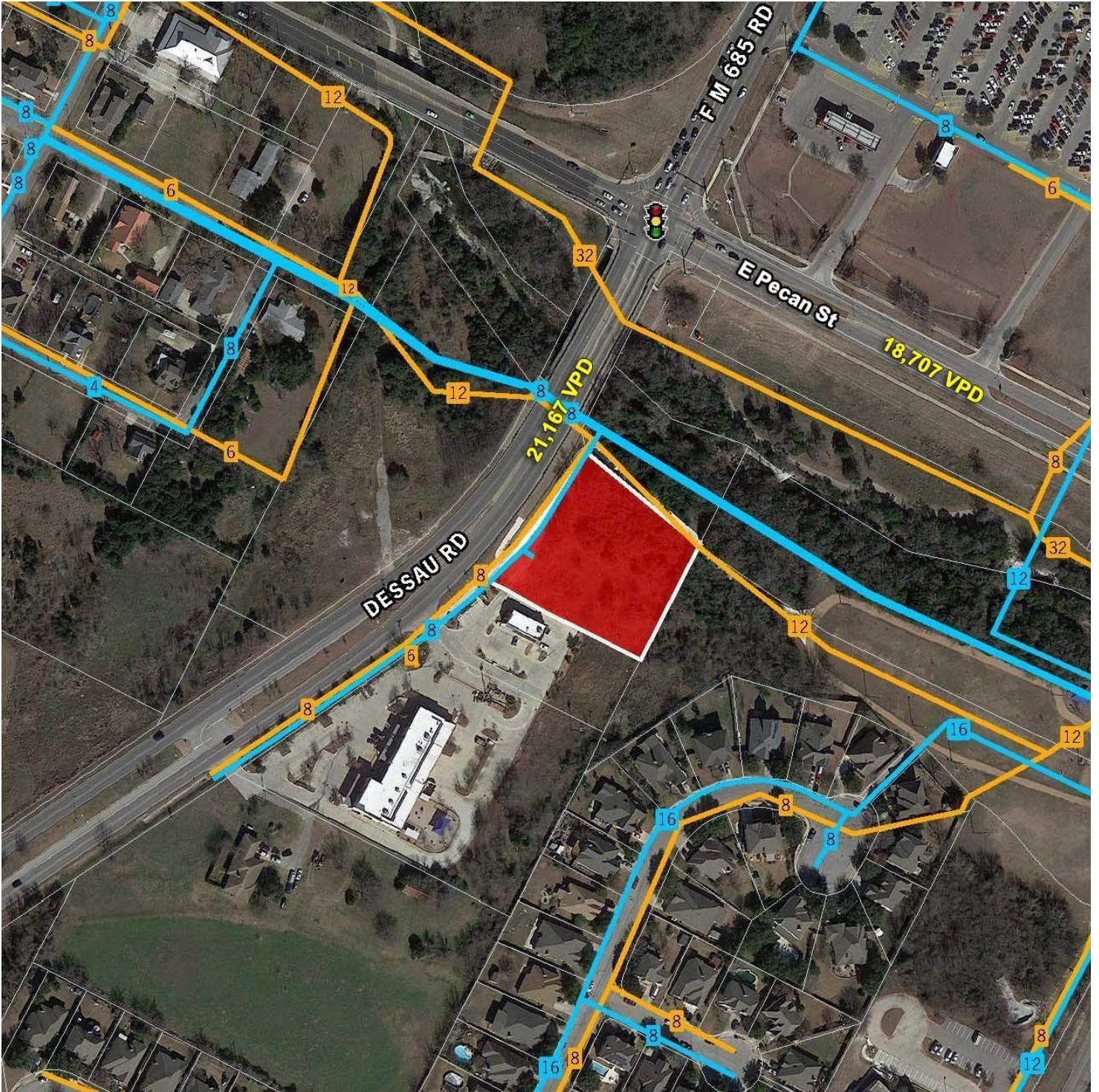
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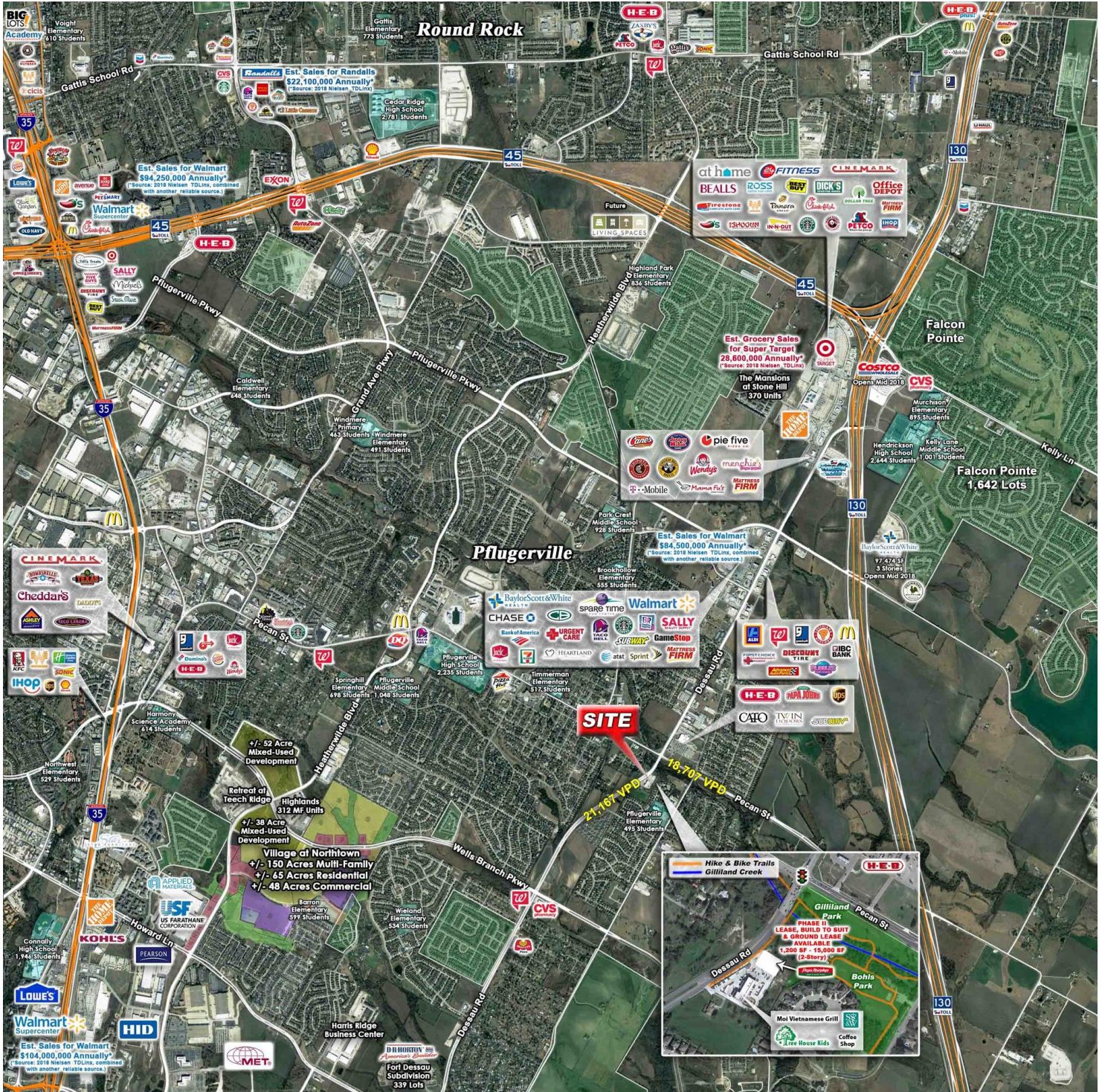
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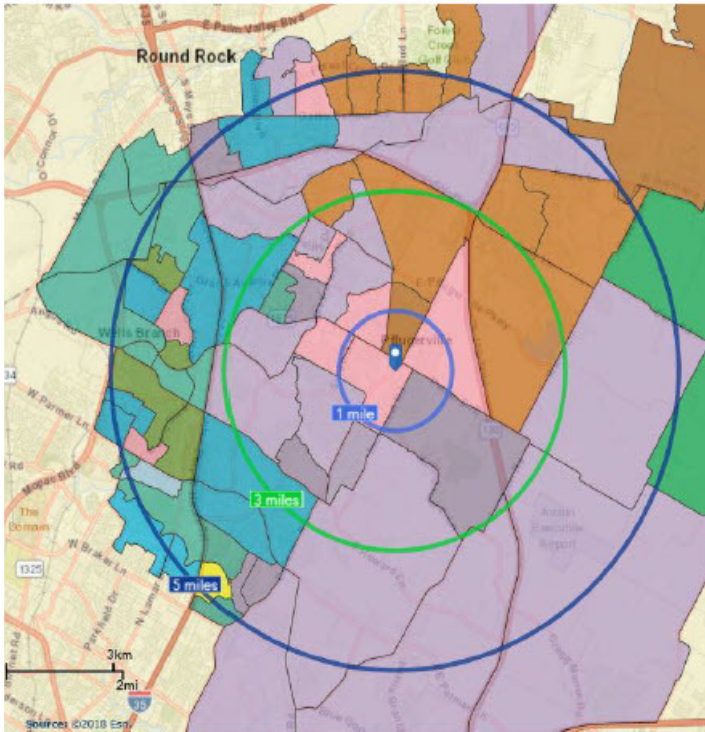
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Tapestry Segmentation



Dominate Tapestry Segmentation		
1 Mile Radius		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Soccer Moms	65.3%	65.3%
American Dreamers	14.9%	80.2%
Sassy Suburbanites	12.9%	93.1%
3 Mile Radius		
Up & Coming Families	40.3%	40.3%
Soccer Moms	19.9%	60.2%
Boombergs	14.7%	74.9%

4A Soccer Moms

Household Married Couples
 Housing Single Family

Prof/Mgmt
 College Degree
 White

- Go jogging, biking, golfing, boating
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

Median Age: 37.0
 Median Income: \$90K
 Households: 3,541,300

1D Sassy Suburbanites

Household Married Couples
 Housing Single Family

Prof/Mgmt
 College Degree
 White

- Enjoy good food, wine
- Carry first, second mortgages
- DIY gardening, home remodeling
- Shop, bank online
- Prefer late-model SUVs minivans, station wagons

Median Age: 45.1
 Median Income: \$70K
 Households: 3,664,200

7A Up and Coming Families

Household Married Couples
 Housing Single Family

Prof/Svcs
 College Degree
 White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

Median Age: 31.4
 Median Income: \$72K
 Households: 2,901,200

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Austin is again No. 1 US market for real estate investment in closely watched study

Apple campus, Statesman site redevelopment mentioned as major projects to mind

Sep 19, 2019, 7:26am CDT

Austin is once again the top market in the country for real estate investment looking ahead to 2020, according to a national study released Sept. 19 by PricewaterhouseCoopers and Urban Land Institute.

The Texas capital climbed up from No. 6 on the last Emerging Trends in Real Estate study. For 2018 it ranked No. 2 and for 2017 it ranked No. 1.

“Development is booming, and the landscape is studded with impactful projects,” the new report states about the Texas capital.

The Austin projects named in the report, which is based on a survey of more than 1,500 real estate professional across the world, are Apple Inc.'s forthcoming \$1 billion campus in Williamson County, the transit-oriented development proposed for the Austin American-Statesman site, the new Dell Medical School and a major expansion of Austin-Bergstrom International Airport.

“Capital is abundantly directed toward Austin — so much so that some locals wonder about the underwriting assumptions of outside investors,” the report states. “Transaction activity in Austin is above what you would expect from a market of its size, and 2019’s early results are above the three-year historical average.”

In 2020, Austin will be a solid “buy” market for industrial, office and multifamily properties, according to the 41st annual study from New York-based accounting firm PwC and the nonprofit Urban Land Institute.

Austin first appeared in the top 10 of the study about a decade ago, along with larger, mostly coastal cities such as New York City, Washington D.C. and San Francisco, said Mitch Roschelle, partner at PwC and co-publisher of the report. Initially, people thought Austin’s appearance was a mistake, he said.

“It’s not an aberration at all,” Roschelle said, after studying Austin for years. “[Austin] has almost become a force of nature.”

Austin’s explosive population and employment growth, as well as the continuing diversification of the economy, keep the capital city near the top of the list, Roschelle said.

“The population of Austin is growing at three times the population growth rate of the U.S.,” he said. The MSA is growing by about 45,000 people a year, Roschelle added, citing Census Bureau data. The latest federal numbers, released in April, found that the Austin metro population grew by 53,086 from 2017 to 2018, or about 145 a day.



ARNOLD WELLS/STAFF

Austin has been named the best city in the country for real estate investment by PwC and Urban Land Institute.

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There's so much momentum and potential for economic expansion in Austin that if the overall U.S. economy were to slow, the city would get its first opportunity to prove its resilience, Roschelle said. Historically Austin has fared better than many other cities during recessions, although now the Texas capital is more connected to the global economy than ever before.

On the diversification of Austin's economy, the city also scores highly. It is adding million-dollar businesses faster than any other major metro in the country, according to a recent report from LendingTree. From 2014 to 2016, the number of businesses in the Austin area with revenue of at least \$1 million climbed 15.1%.

Paulette Gibbins, executive director of ULI in Austin, agreed that the economy is diversifying. Army Futures Command's entrance into the city last year "represents quite a diversification of job opportunities within Austin," she said.

"They come here, and then they also bring in other companies interested in doing work with them," Gibbins said. "On top of that, Austin has really grown in the bio-tech sector (with the innovation district) and medical school."

Persistent challenges in Austin are traffic and rising housing costs, according to the report.

Gibbins said Austin is at a "tipping point" as it's working to update its land use code, improve public transit and address rising housing costs.

As Austin grows vertically — real estate insiders joke the tower crane is the unofficial city bird — it is also growing horizontally, Roschelle said.

"Suburbs start getting created where there weren't suburbs before," he said. "People start commuting from longer distances where the land and homes become more affordable. That's what tends to happen."

That's already happening in the Austin area as median home prices in the city have reached record highs, according to recent data from the Austin Board of Realtors. As a result, thousands of new homes are being built in nearby cities like Pflugerville, Buda, Kyle and Leander.

10 markets to watch in 2020 from Emerging Trends in Real Estate report

1. Austin
2. Raleigh-Durham, N.C.
3. Nashville
4. Charlotte
5. Boston
6. Dallas/Fort Worth
7. Orlando
8. Atlanta

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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.

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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