

CORNERSTONE

SEC SH-130 & SH-45 | PFLUGERVILLE, TX



MULTI-TENANT RETAIL & PAD SITES AVAILABLE

- Regional Costco anchored retail development surrounded by explosive residential growth.
- Located on the SEC of SH-130 and Kelly Lane, directly across SH-130 from Stone Hill Town Center, a 1 million SF power center anchored by Super Target, Home Depot, and Best Buy.

AREA RETAILERS



DEMOGRAPHICS

Total Population
Avg HH Income
Total Households
Population Growth (2020-2024)

3 MILE

106,755
\$166,250
35,974
21.9%

5 MILE

225,820
\$147,850
78,371
21.6%

TRADE AREA

260,951
\$141,432
91,499
18.9%

TRAFFIC COUNTS

52,958 VPD on SH-130
41,895 VPD on SH-45
18,637 VPD on Kelly Ln

CONTACT FOR MORE INFORMATION

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CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX



HENDRICKSON
HIGH SCHOOL
2,406 students

E PFLUGERVILLE PKWY

H-E-B

COLORADO SAND DR EXTENSION

FUTURE
PHASE

FUTURE
PHASE

FUTURE
PHASE

COPPER MINE DR

FUTURE
PHASE

+/- 17,000 SF
2026 DELIVERY

KOHL'S

PAD
AVAILABLE

PAD
AVAILABLE

COLORADO SAND DR

BLACK ROCK
COFFEE BAR

Frost

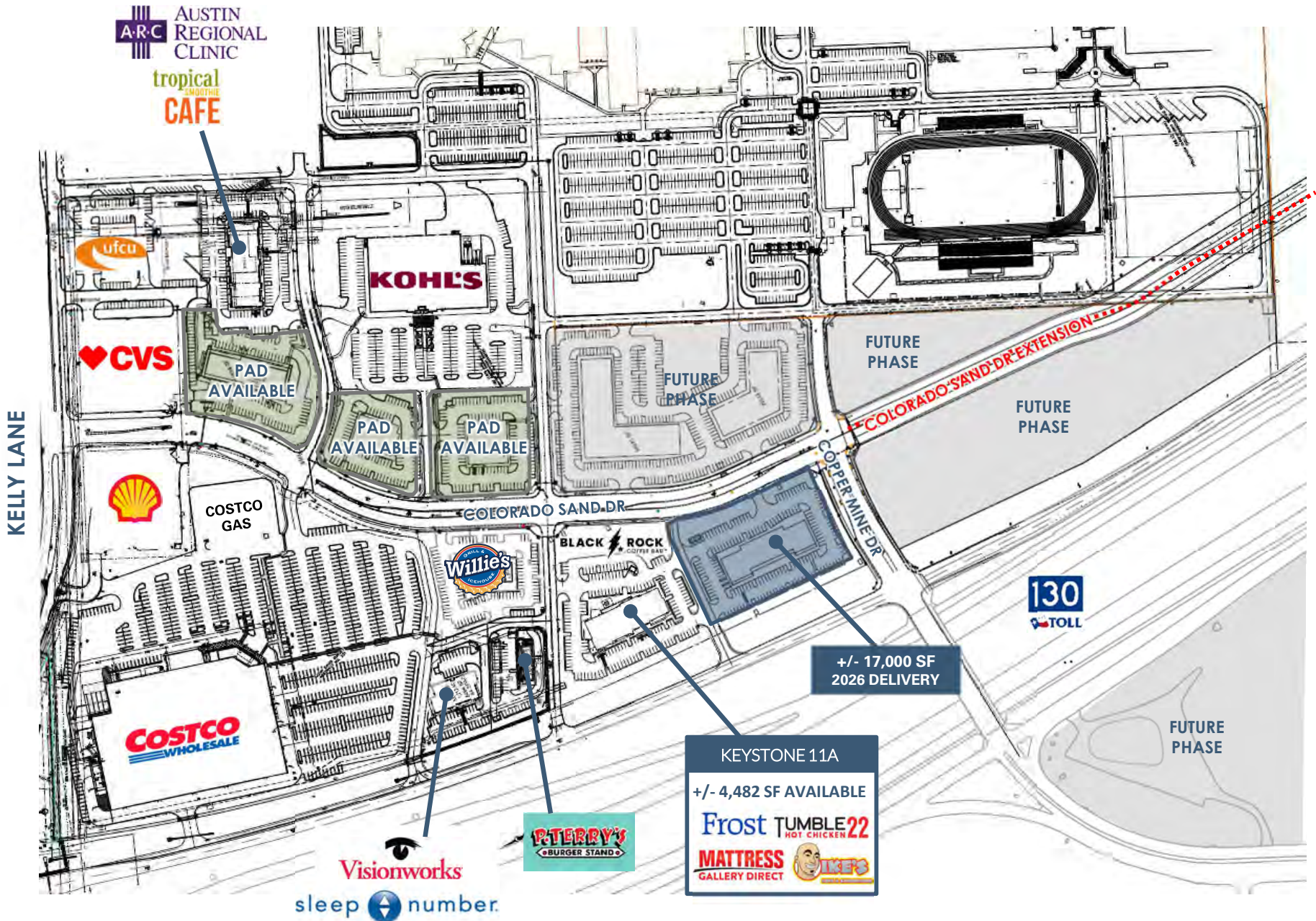
MIKE'S
HOT CHICKEN 22

TUMBLE 22
HOT CHICKEN 22

Willie's
GRILL & ICEHOUSE

130
TOLL

CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX



AUSTIN REGIONAL CLINIC
A-R-C

tropical SMOOTHIE CAFE

ufcu

CVS



COSTCO GAS

COSTCO WHOLESALE

KOHL'S

PAD AVAILABLE

PAD AVAILABLE

PAD AVAILABLE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

COLORADO SAND DR EXTENSION

+/- 17,000 SF
2026 DELIVERY

KEYSTONE 11A

+/- 4,482 SF AVAILABLE

Frost TUMBLE 22
HOT CHICKEN

MATTRESS GALLERY DIRECT MIKE'S

Visionworks

sleep number

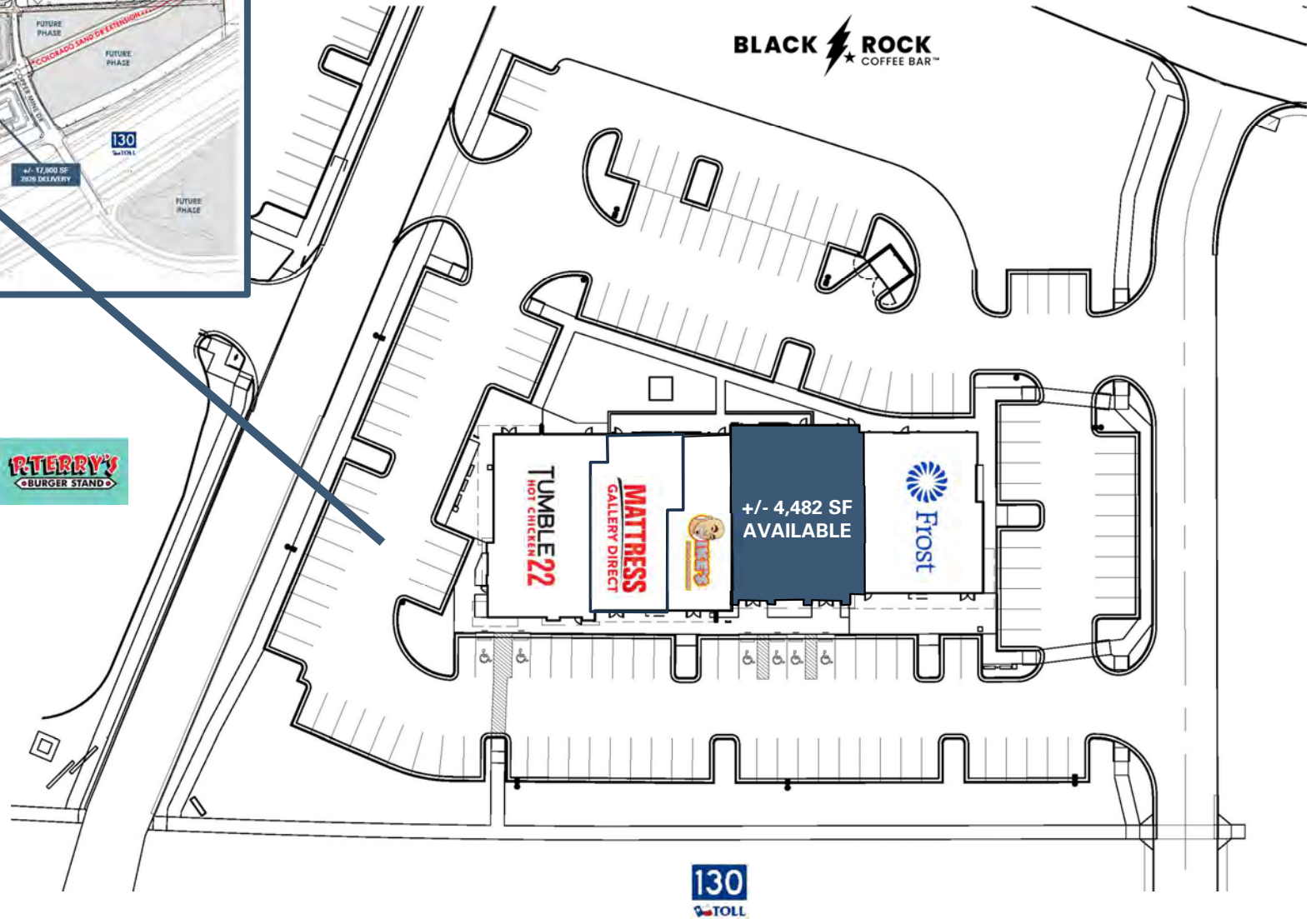
P. TERRY'S BURGER STAND

BLACK ROCK COFFEE BAR

130 TOLL

FUTURE PHASE

CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX



KEYSTONE 11A

CORNERSTONE | SEC SH-130 & SH-45, PFLUGERVILLE, TX



KEYSTONE 11A

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WEISS
HIGH SCHOOL
2,171 students

KELLY LANE
MIDDLE SCHOOL
1,040 students

MURCHISON
ELEMENTARY
827 students

HENDRICKSON
HIGH SCHOOL
2,406 students

H-E-B
FUTURE

COLORADO SAND DR
EXTENSION

KOHL'S

CVS
pharmacy



KELLY LANE

COSTCO
WHOLESALE

WILLIE'S
sleep number
BLACK ROCK
Frost
TUMBLE22
MERRY
HOT CHICKEN

COPPER MINE DR

130
TOLL

685

TORCHYS
TACOS

crumbl
CUPCAKES

pepperoni
PIZZA

StDavid's
HEALTHCARE

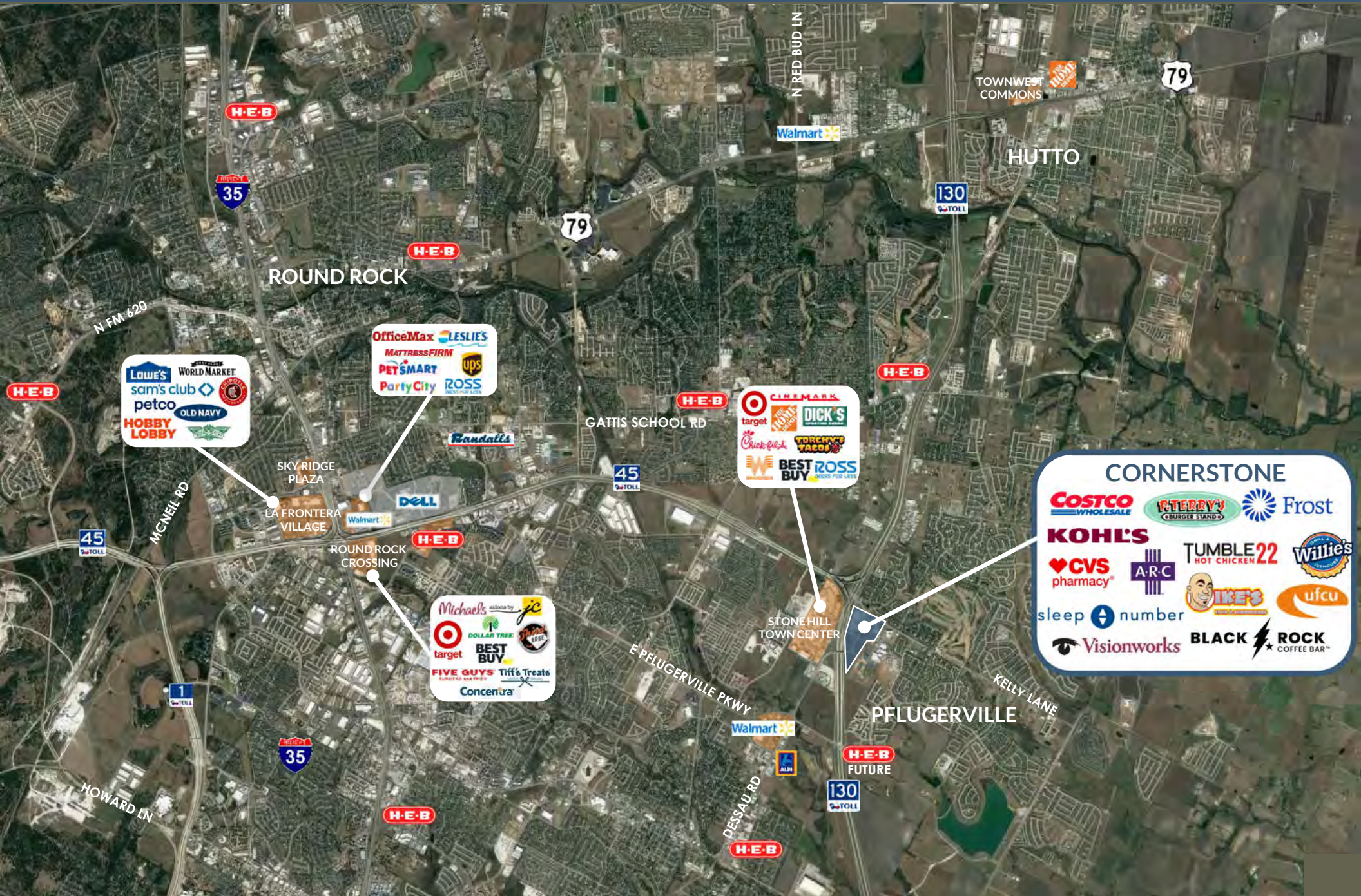
RFCU

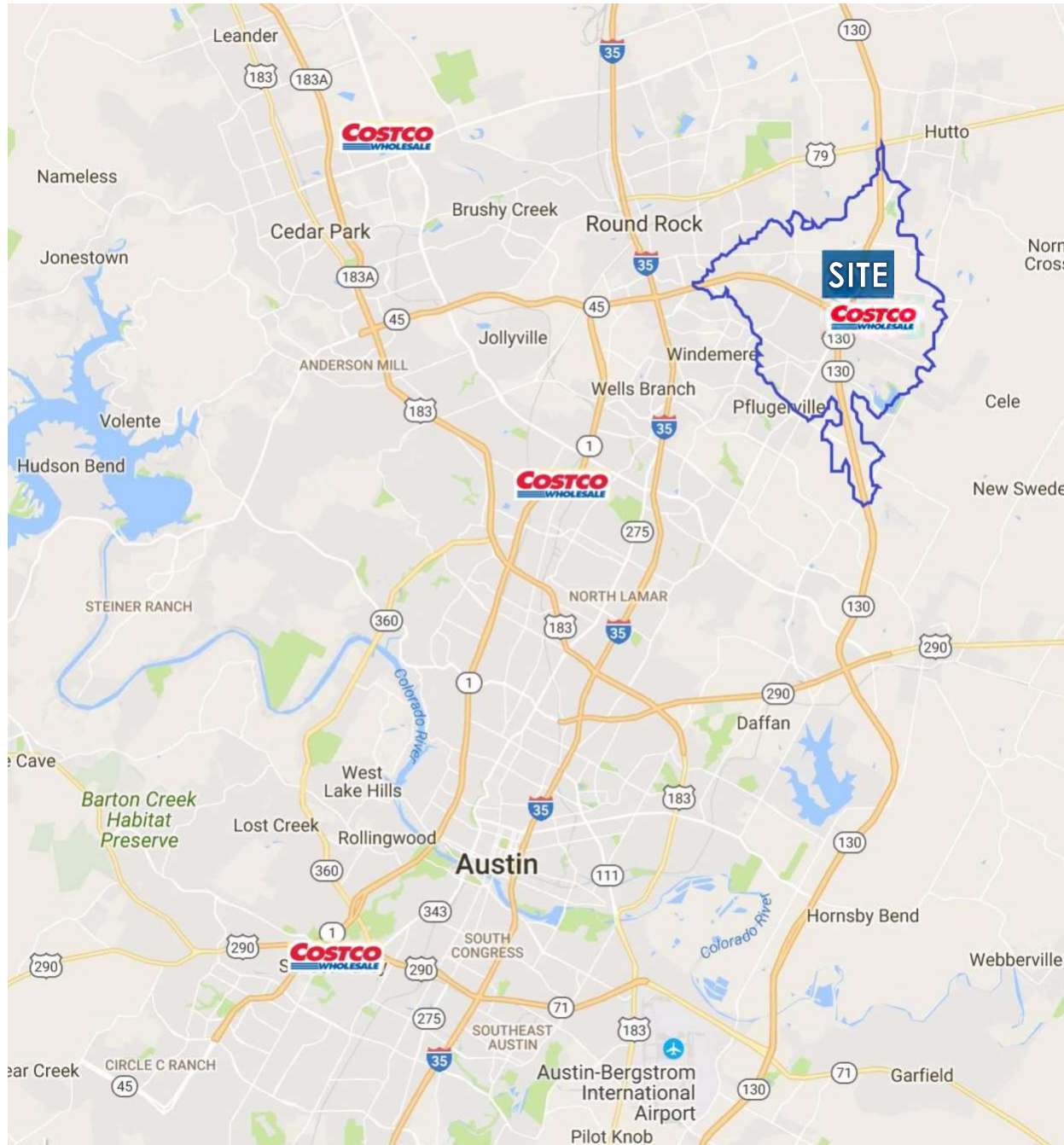
Firestone

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TRADE AREA FACTS

- Pflugerville is one of the fastest growing cities in the nation, according to the U.S. Census Bureau. With a 34% population growth within 3 miles since 2020, 1,000+ permits issued in 2020, \$160k+ household income within 3 miles and over 260,000 current population in the trade area.
- Pflugerville offers a prospering economic climate with generous business incentives, a skilled workforce, seamless expansion opportunities and an existing state-of-the-art infrastructure along prime US trade routes.
- Estimated \$2 Billion Dollars in retail sales potential.
- Located in Central Texas, Pflugerville was named among "America's Best Places to Live" by Money Magazine in 2012, 2013, 2015 and 2017.
- 3.8M SF Amazon Fulfillment Center now open and bringing 1,000 full-time jobs and \$250M to tax base.
- Toll 130 expansion to 3 main lanes in both directions.

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 on 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 listening 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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Buyer/Tenant/Seller/Landlord Initial

Date