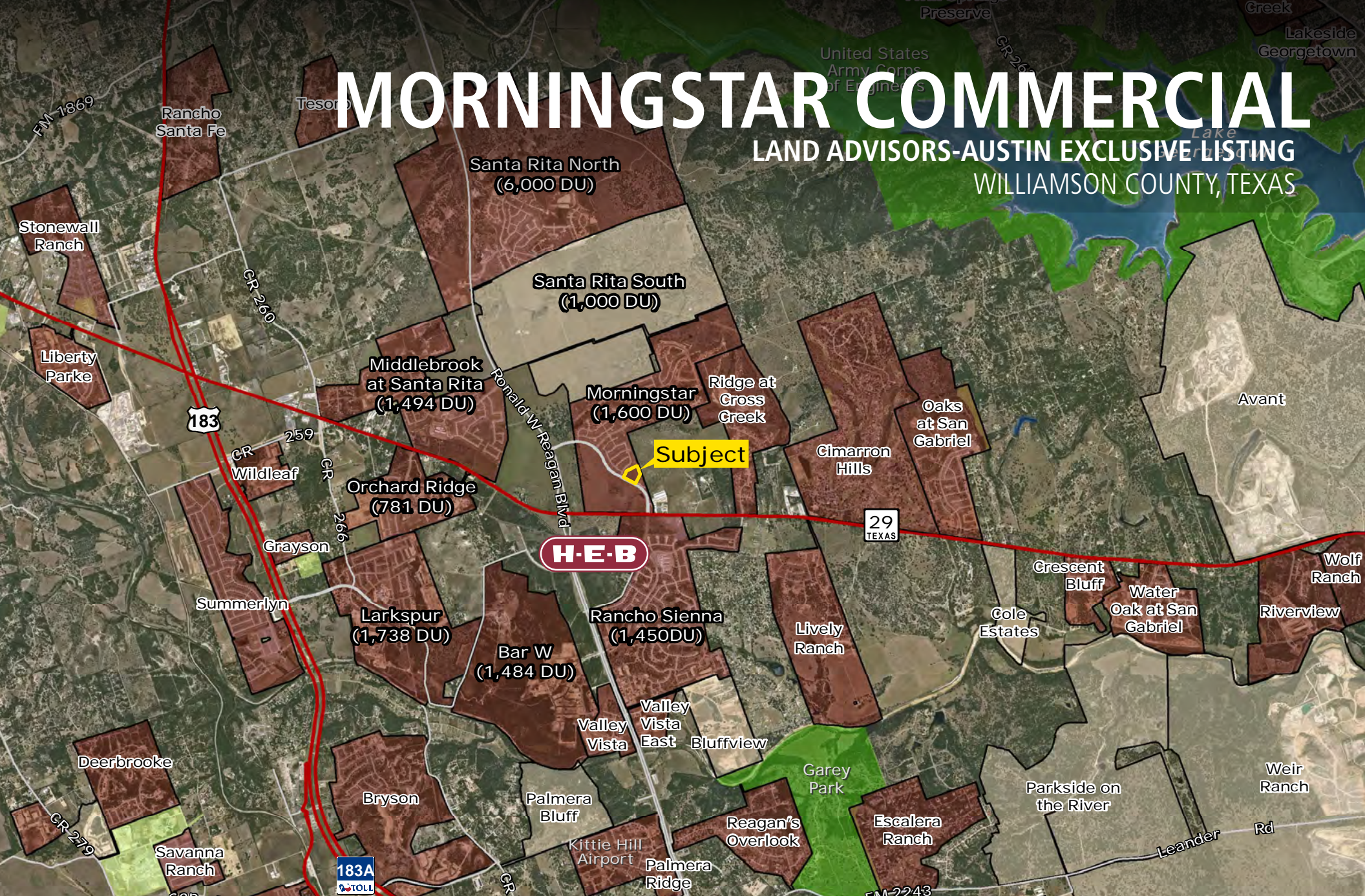


MORNINGSTAR COMMERCIAL

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING

WILLIAMSON COUNTY, TEXAS



Josh Cameron | jcameron@landadvisors.com | cell 512.829.1121 | Hal Guggolz | hguggolz@landadvisors.com
3101 Bee Caves Rd, Centre II, Suite 306, Austin, TX 78746 | ph. 512.327.3010 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXWilliamson213991 - 10.28.20

 Land Advisors[®]
ORGANIZATION

MORNINGSTAR COMMERCIAL PROPERTY ATTRIBUTES

COMMENTS The Ronald Reagan & State Highway 29 corridor has been one of the major centers for tremendous growth within the Austin MSA. Currently, There are 1,641 new home starts annually in the seven mile retail trade area of MorningStar with 17,640 future lots in new home residential subdivisions planned in this corridor. Within a one mile radius of MorningStar Commercial there are over 12,000 new homes planned and under development. Morningstar is currently the #8 best performing community in the entire Austin MSA for new home starts with over 300 new homes built annually.

Notable Announcements:

- H.E.B is expected to build a site in the south east corner of the Ronald Reagan & State Highway 29 intersection.
- MorningStar is less than 15 miles from the newly announced Billion Dollar Apple Corporate Campus, which is expected to add an additional 15,000 new Jobs to the area.
- MorningStar is in Liberty Hill which was the #1 submarket in the entire Austin MSA for new Home starts in 3Q18.

LOCATION The MorningStar Commercial project is located on the north side of State Highway 29 just east of the intersection with Ronald Reagan Blvd, Williamson County, Texas. The property is less than 30 miles from Downtown Austin.

SIZE ±6.4 Acres

JURISDICTION City of Liberty Hills extra-territorial jurisdiction. The site is not subject to any zoning restrictions. Potential uses include retail, office, multifamily, and medical.

SCHOOLS Liberty Hill Independent School District

FRONTAGE The property has frontage along of Kauffman loop just north of the intersection of Highway 29.

PRICING \$7.50/Sqft

UTILITIES All utilities are available. MorningStar is the only commercial corner in the Ronald Reagan- SH 29 corridor that has all utilities available and completed Kauffmann Loop frontage.

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population 2019	±15,750	±33,576	±86,391
Projected Population Through 2021	±23,217	±46,176	±102,900
Household 2019	±5,431	±11,192	±28,797
Projected Households 2021	±8,006	±15,392	±34,300

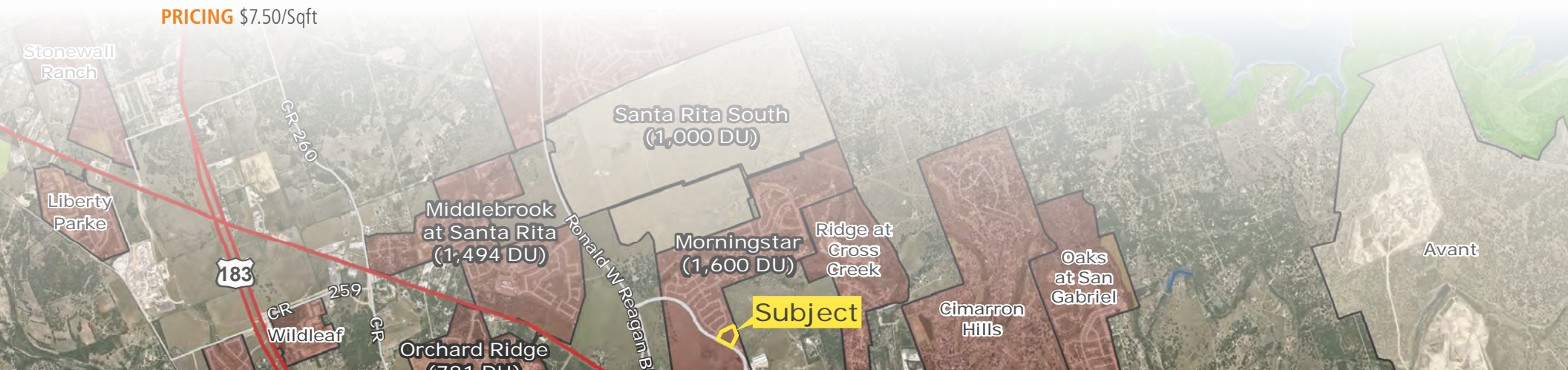
Source: Metrostudy, Neustar, LAO Projections

ENTITLEMENTS

MUD: The property is part of the approved and operational Williamson County MUD #23. Qualified water, wastewater and drainage infrastructure for the project will be applicable for reimbursement through future bond sales.

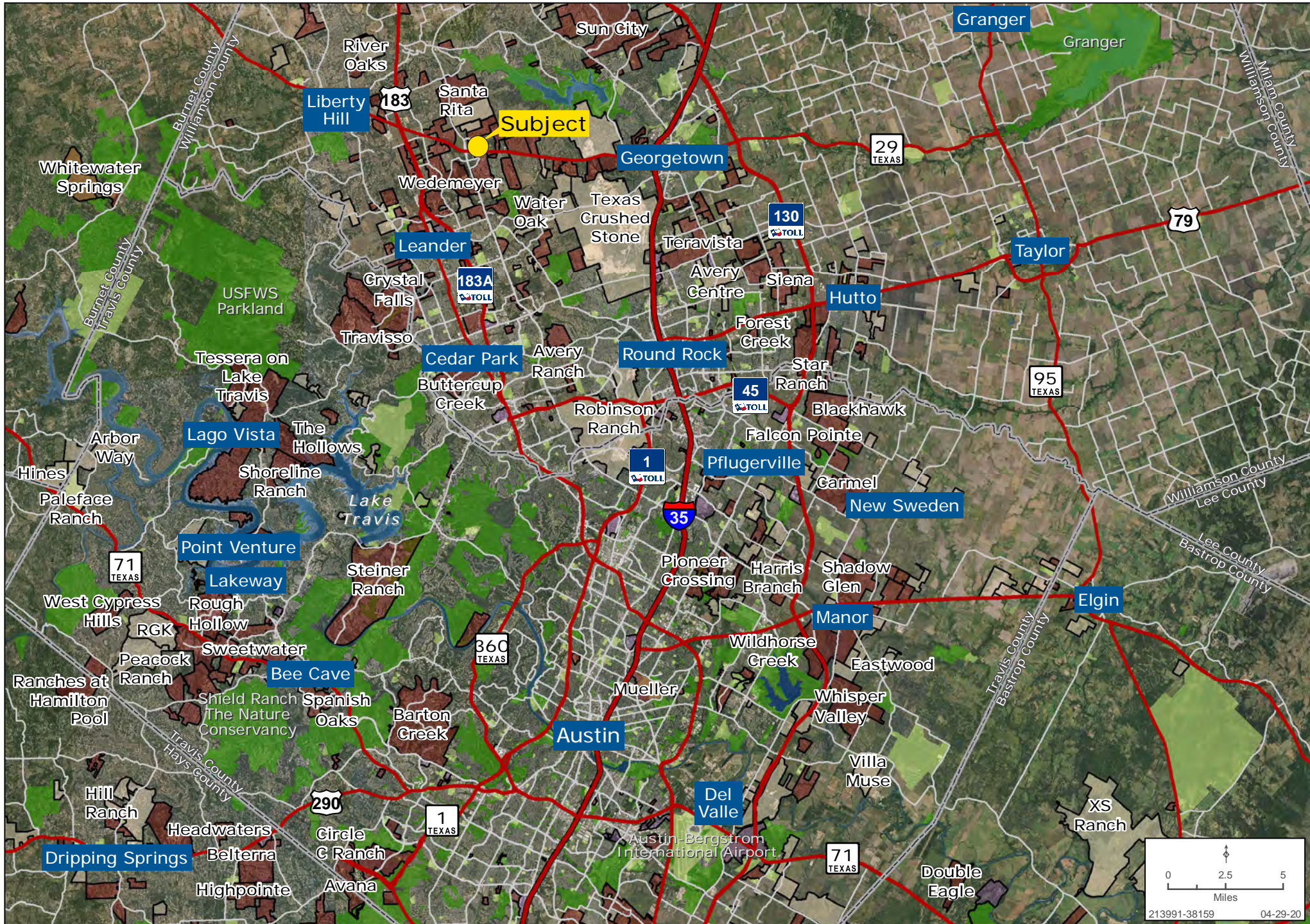
MorningStar MPC: The property is a part of the active MorningStar MPC which has 1,300 of the 1,600 residential units sold or under contract.

LIBERTY HILL 380 AGREEMENT Project developer retains percentage of all sales tax revenue for 20 years. For information regarding the Liberty Hill 380 agreement please contact broker for more details.



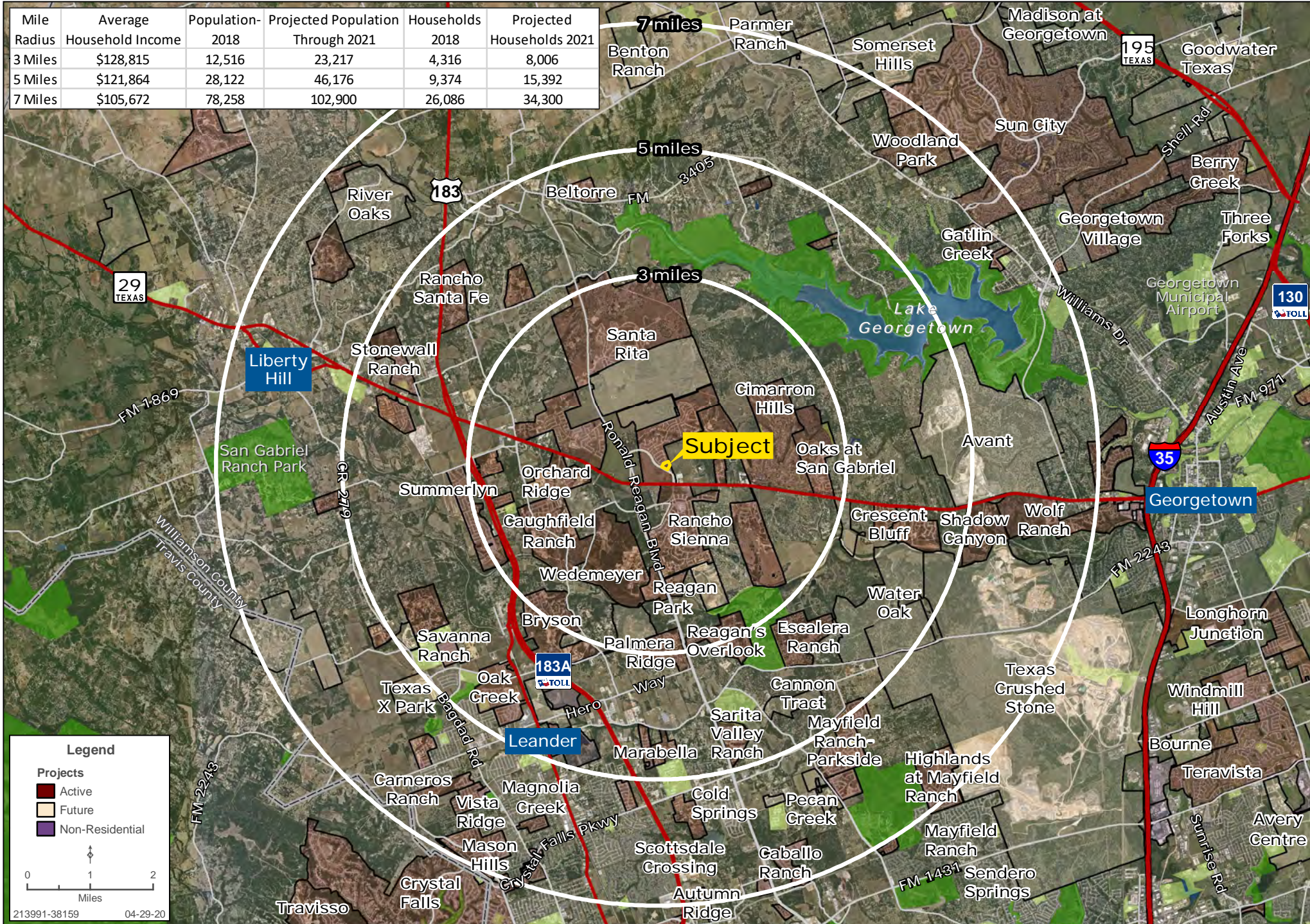
REGIONAL MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com



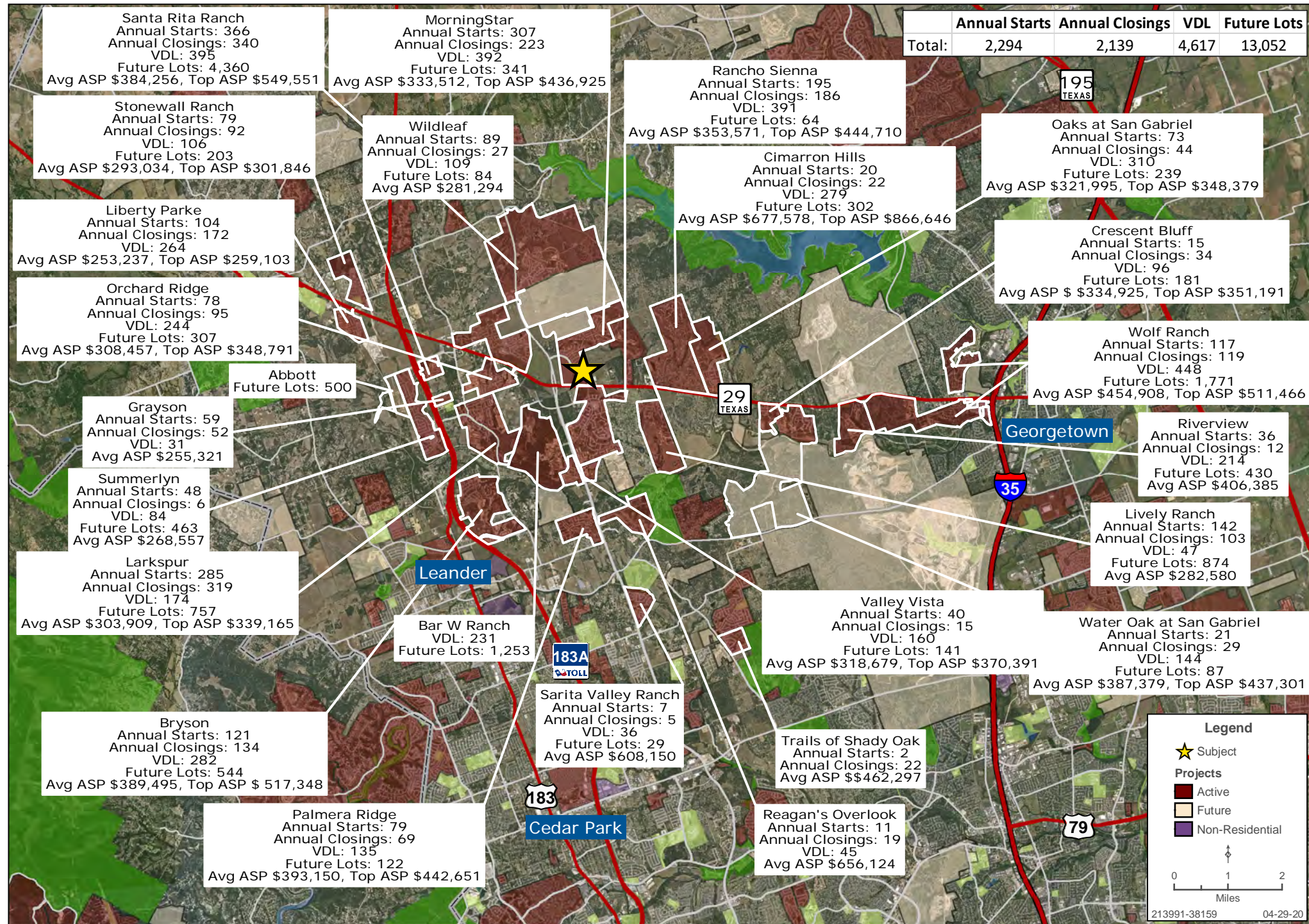
HOUSEHOLD INCOME & POPULATION MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com



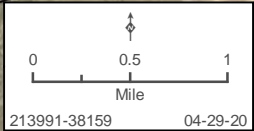
AREA INVENTORY ANALYSIS MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com



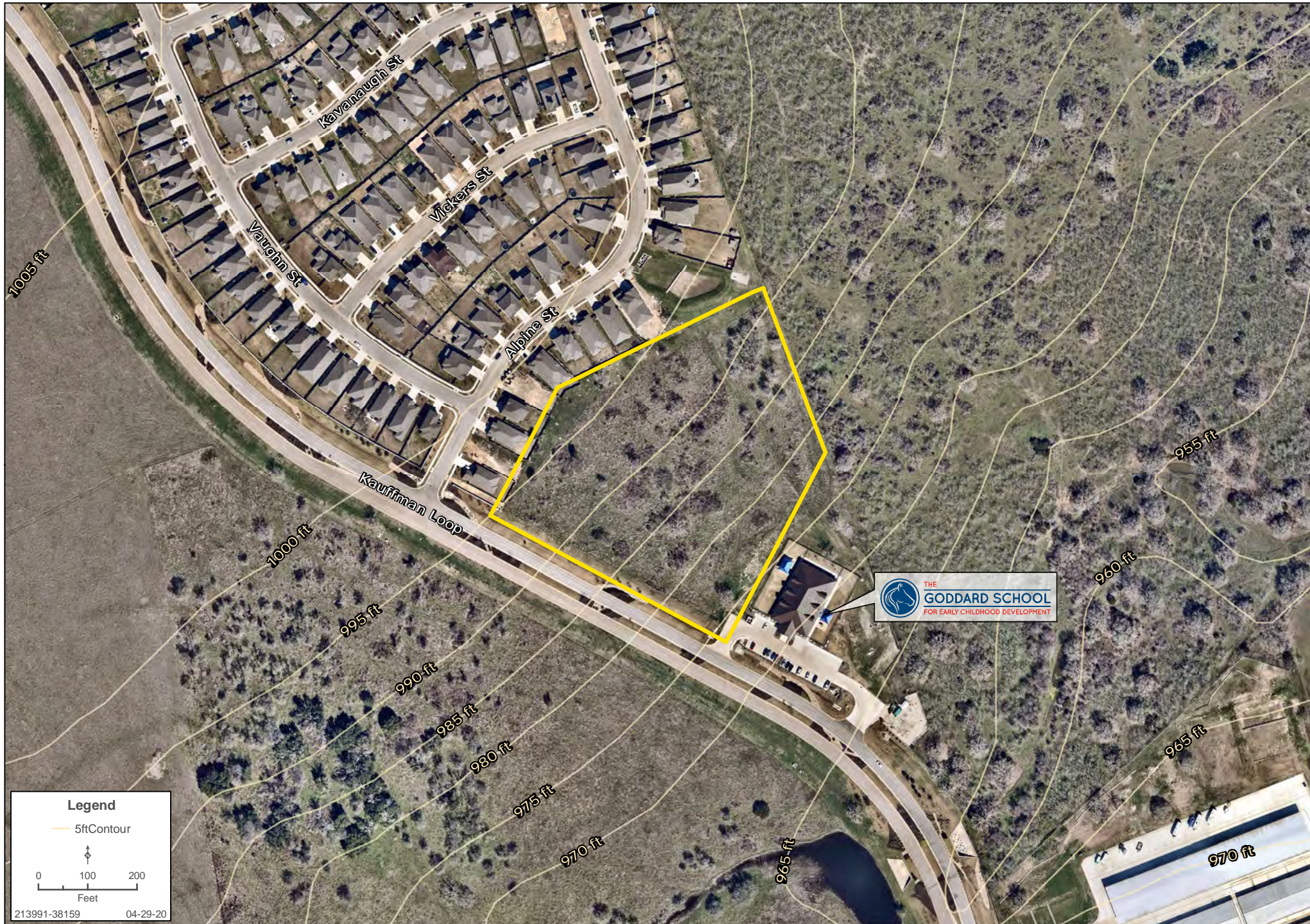
Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

ORGANIZATION

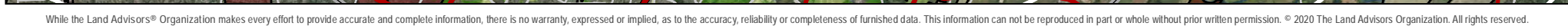


PROPERTY DETAIL & CONTOUR MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

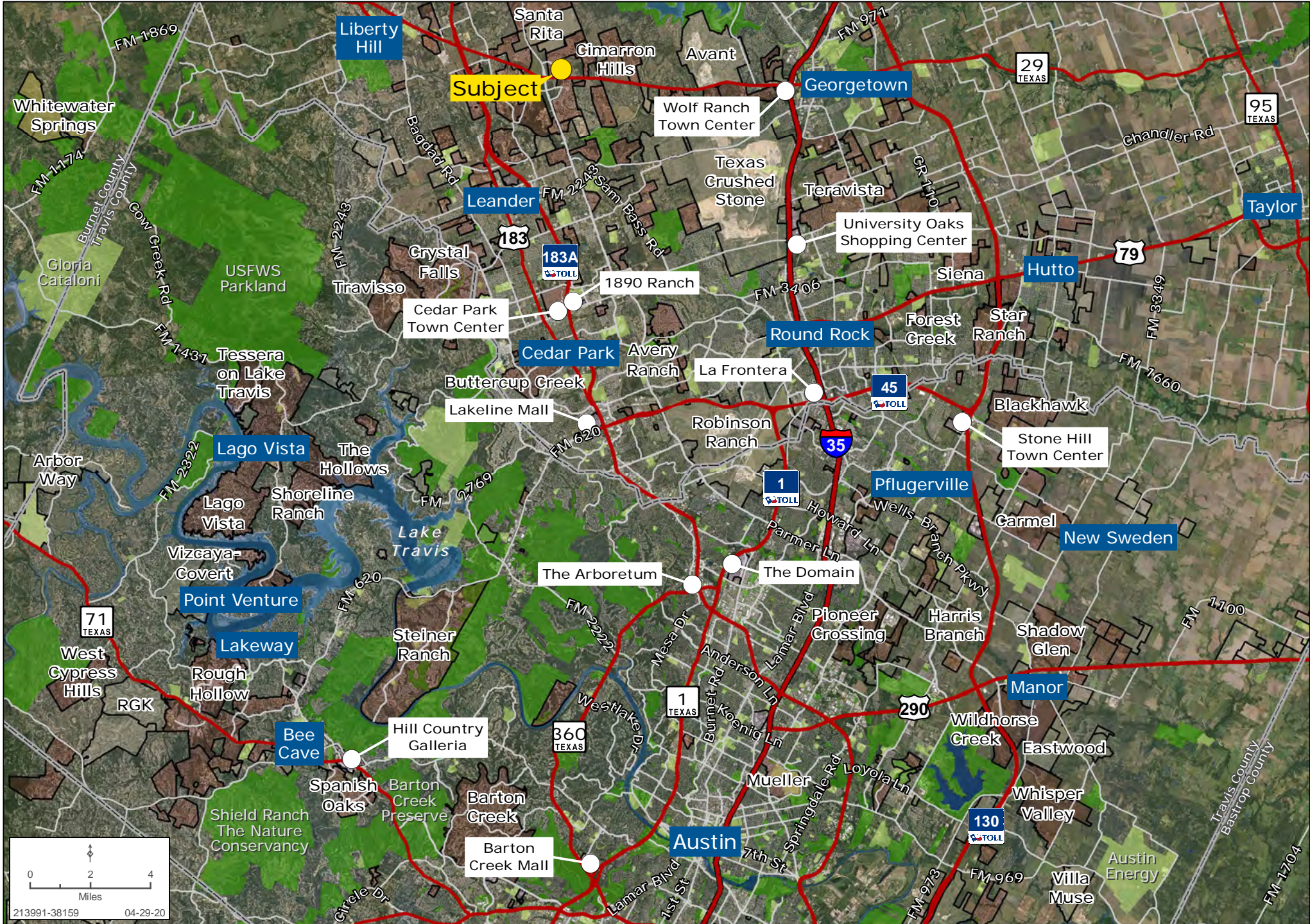


Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

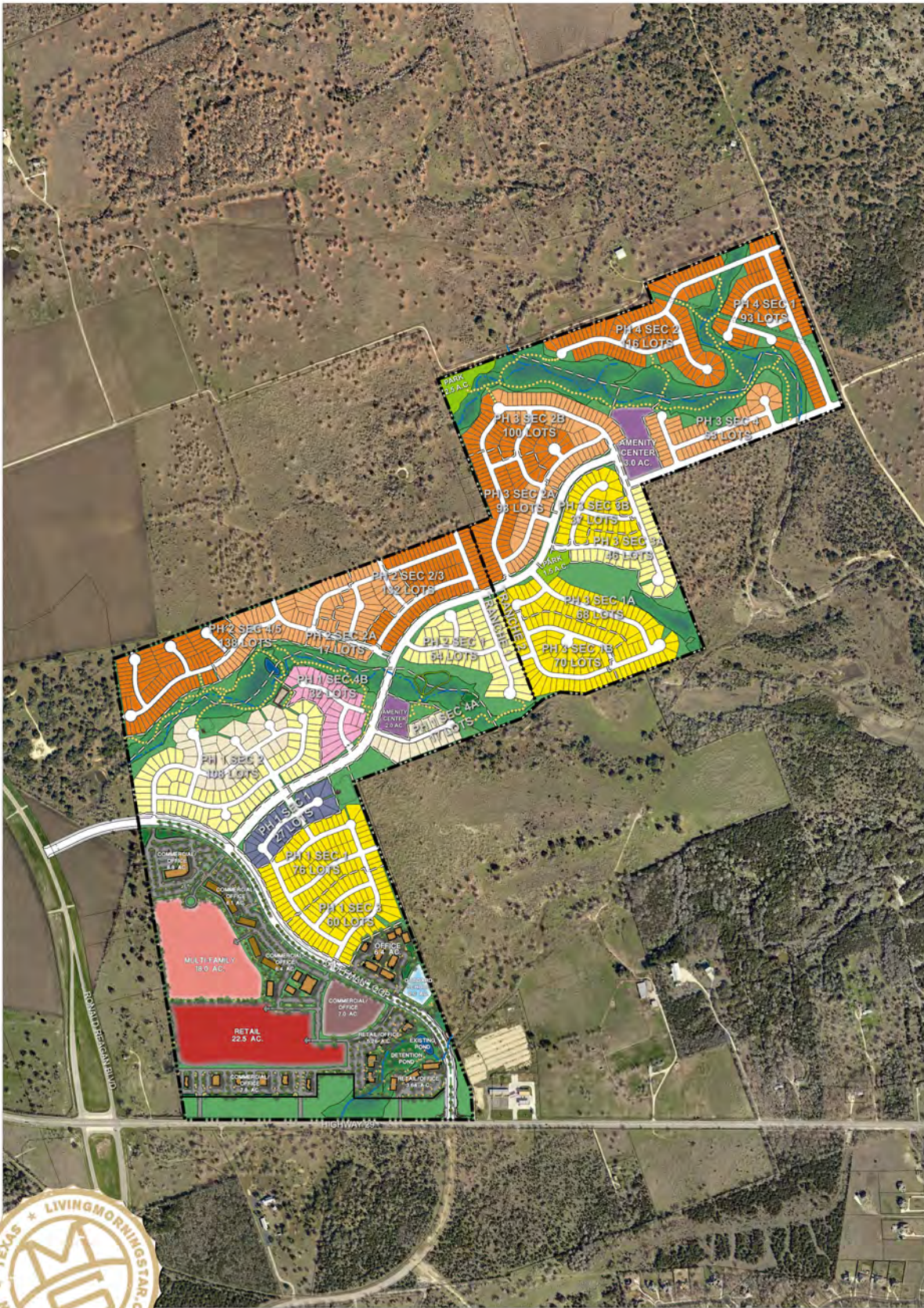


AREA RETAIL CENTERS MAP

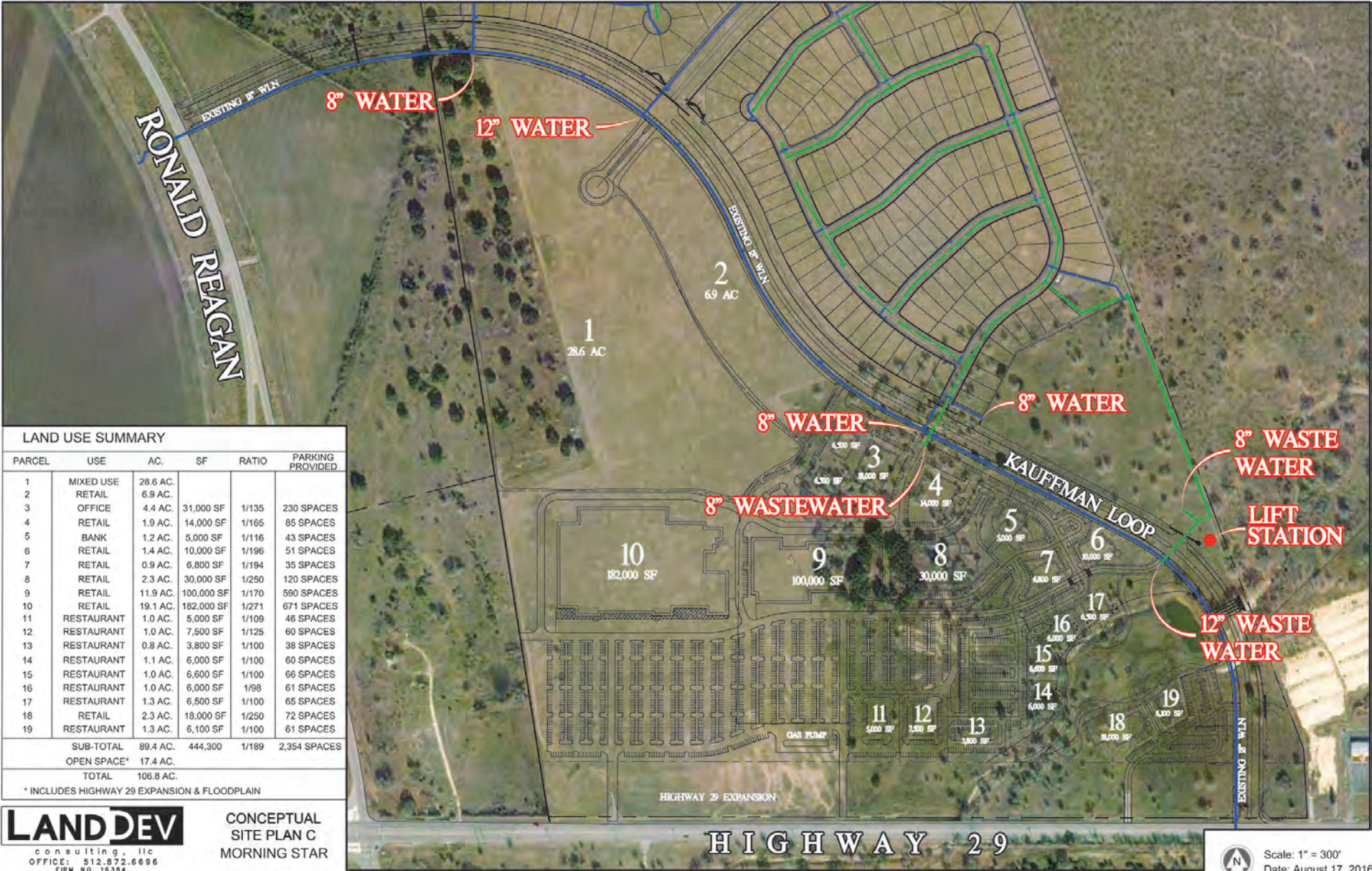
Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com



While the **Land Advisors® Organization** makes every effort to provide accurate and complete information, there is no warranty, expressed or implied, as to the accuracy, reliability or completeness of furnished data. This information can not be reproduced in part or whole without prior written permission. © 2020 The Land Advisors Organization. All rights reserved.



MORNINGSTAR COMMERCIAL | WATER/WASTEWATER MAP



Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Housing Overview. Projections



7-Mile Trade Area			Actual (Census)	Estimates (Neustar, Census)								Projections (Metrostudy, Neustar, Census)				
2010 US Census			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
US Census Population	46,850	Population	46,850	48,507	49,950	52,140	55,029	59,022	64,164	70,971	78,258	86,391	94,680	102,900	111,300	121,527
US Census Households	15,844	Households	15,844	16,169	16,650	17,380	18,343	19,674	21,388	23,657	26,086	28,797	31,560	34,300	37,100	40,509
US Census Avg. Residents per Housing Unit	3.0	Metrostudy Closings	353	325	481	730	963	1,331	1,714	2,269	2,429	2,711	2,763	2,740	2,800	3,409

5-Mile Trade Area			Actual (Census)	Estimates (Neustar, Census)								Projections (Metrostudy, Neustar, Census)				
2010 US Census			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
US Census Population	10,644	Population	10,644	11,253	11,955	13,035	14,361	16,155	18,771	23,163	28,122	33,576	39,576	46,176	53,436	61,422
US Census Households	3,631	Households	3,631	3,751	3,985	4,345	4,787	5,385	6,257	7,721	9,374	11,192	13,192	15,392	17,812	20,474
US Census Avg. Residents per Housing Unit	2.9	Metrostudy Closings	142	120	234	360	442	598	872	1,464	1,653	1,818	2,000	2,200	2,420	2,662

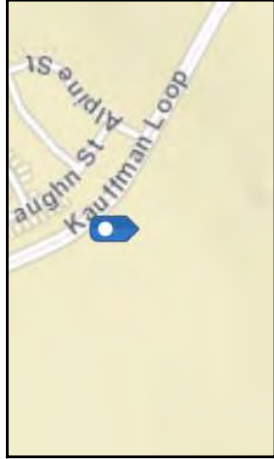
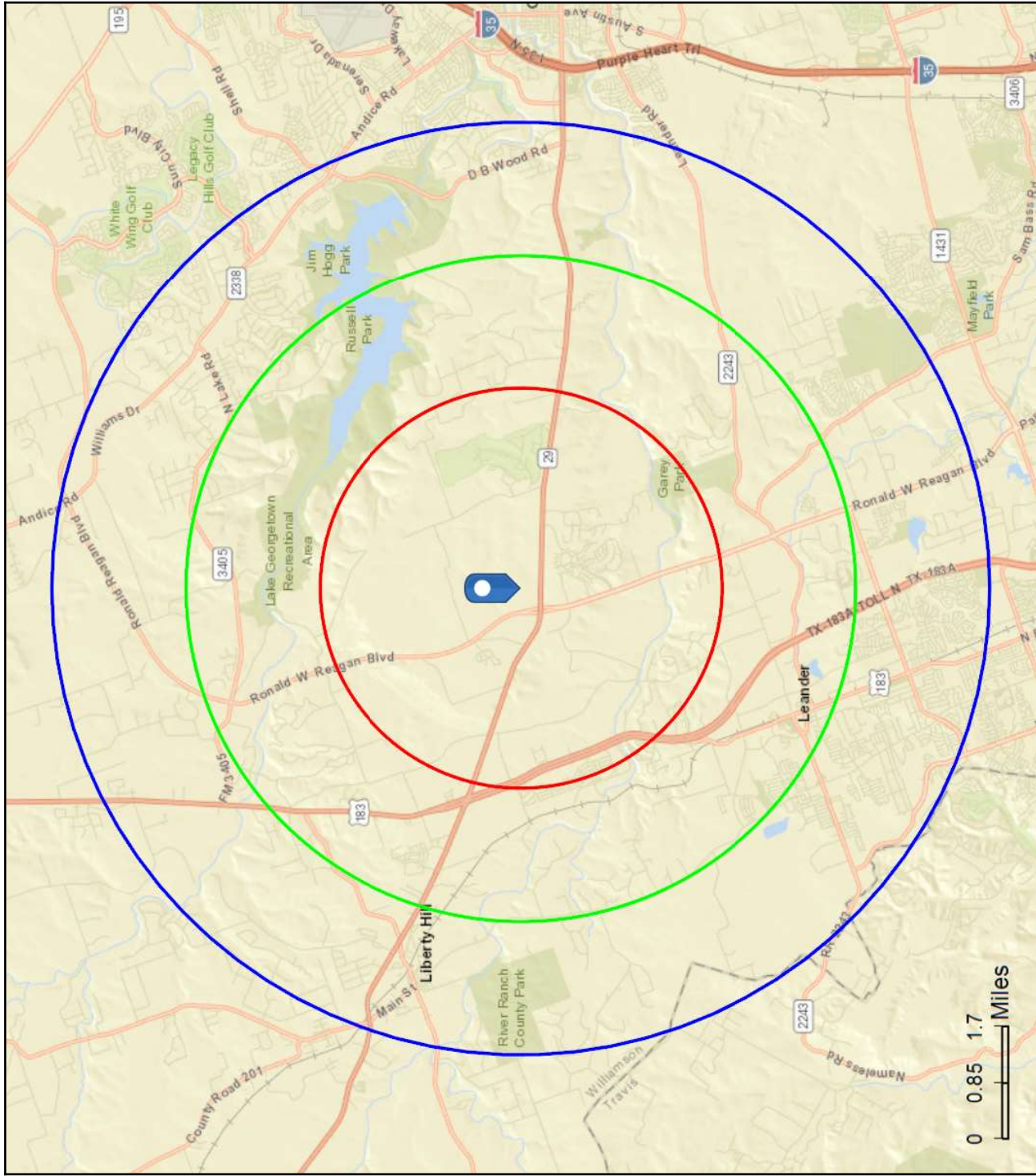
3-Mile Trade Area			Actual (Census)	Estimates (Neustar, Census)								Projections (Metrostudy, Neustar, Census)				
2010 US Census			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
US Census Population	2,937	Population	2,937	3,207	3,727	4,425	5,017	5,768	7,134	9,576	12,516	15,750	19,305	23,217	27,521	32,257
US Census Households	1,030	Households	1,030	1,106	1,285	1,526	1,730	1,989	2,460	3,302	4,316	5,431	6,657	8,006	9,490	11,123
US Census Avg. Residents per Housing Unit	2.9	Metrostudy Closings	79	76	179	241	204	259	471	842	1,014	1,115	1,226	1,349	1,484	1,633



Site Map

Morningstar Commercial Demographic Report
2153-2263 Kauffman Loop, Georgetown, Texas, 78628
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 30.64174
Longitude: -97.82276





Retail MarketPlace Profile

Morningstar Commercial Demographic Report
 2153-2263 Kauffman Loop, Georgetown, Texas, 78628
 Ring: 7 mile radius

Prepared by Esri
 Latitude: 30.64174
 Longitude: -97.82276

Summary Demographics							
2018 Population							78,496
2018 Households							26,435
2018 Median Disposable Income							\$69,210
2018 Per Capita Income							\$36,062
2017 Industry Summary							Number of Businesses
Total Retail Trade and Food & Drink		NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	239
Total Retail Trade		44-45,722	\$1,152,574,817	\$435,657,708	\$716,917,109	45.1	
Total Food & Drink		44-45	\$1,034,959,584	\$394,977,933	\$639,981,651	44.8	182
		722	\$117,615,234	\$40,679,775	\$76,935,459	48.6	57
2017 Industry Group							Number of Businesses
Motor Vehicle & Parts Dealers		441	\$223,668,356	\$39,010,389	\$184,657,967	70.3	26
Automobile Dealers		4411	\$179,593,938	\$18,573,875	\$161,020,063	81.3	10
Other Motor Vehicle Dealers		4412	\$24,348,581	\$10,638,965	\$13,709,616	39.2	4
Auto Parts, Accessories & Tire Stores		4413	\$19,725,837	\$9,797,549	\$9,928,288	33.6	12
Furniture & Home Furnishings Stores		442	\$37,423,585	\$7,152,000	\$30,271,585	67.9	7
Furniture Stores		4421	\$21,511,775	\$3,658,798	\$17,852,977	70.9	3
Home Furnishings Stores		4422	\$15,911,810	\$3,493,202	\$12,418,608	64.0	4
Electronics & Appliance Stores		443	\$38,597,750	\$14,098,692	\$24,499,058	46.5	10
Bldg Materials, Garden Equip. & Supply Stores		444	\$70,470,550	\$67,662,548	\$2,808,002	2.0	22
Bldg Material & Supplies Dealers		4441	\$66,628,214	\$66,369,894	\$258,320	0.2	19
Lawn & Garden Equip & Supply Stores		4442	\$3,842,336	\$1,292,654	\$2,549,682	49.7	3
Food & Beverage Stores		445	\$183,633,514	\$84,258,001	\$99,375,513	37.1	25
Grocery Stores		4451	\$166,310,149	\$75,976,105	\$90,334,044	37.3	16
Specialty Food Stores		4452	\$7,769,910	\$3,173,509	\$4,596,401	42.0	4
Beer, Wine & Liquor Stores		4453	\$9,553,455	\$5,108,387	\$4,445,068	30.3	5
Health & Personal Care Stores		446,4461	\$58,222,899	\$40,338,513	\$17,884,386	18.1	12
Gasoline Stations		447,4471	\$101,235,516	\$42,340,740	\$58,894,776	41.0	15
Clothing & Clothing Accessories Stores		448	\$48,249,520	\$8,641,870	\$39,607,650	69.6	12
Clothing Stores		4481	\$31,749,752	\$4,024,290	\$27,725,462	77.5	8
Shoe Stores		4482	\$6,782,705	\$0	\$6,782,705	100.0	0
Jewelry, Luggage & Leather Goods Stores		4483	\$9,717,063	\$4,460,493	\$5,256,570	37.1	4
Sporting Goods, Hobby, Book & Music Stores		451	\$36,378,652	\$11,099,288	\$25,279,364	53.2	13
Sporting Goods/Hobby/Musical Instr Stores		4511	\$32,514,710	\$7,953,453	\$24,561,257	60.7	12
Book, Periodical & Music Stores		4512	\$3,863,942	\$3,145,835	\$718,107	10.2	1
General Merchandise Stores		452	\$181,206,488	\$57,910,061	\$123,296,427	51.6	14
Department Stores Excluding Leased Depts.		4521	\$127,053,524	\$50,563,694	\$76,489,830	43.1	4
Other General Merchandise Stores		4529	\$54,152,964	\$7,346,367	\$46,806,597	76.1	10
Miscellaneous Store Retailers		453	\$40,468,946	\$11,171,935	\$29,297,011	56.7	22
Florists		4531	\$1,788,206	\$627,977	\$1,160,229	48.0	2
Office Supplies, Stationery & Gift Stores		4532	\$8,936,331	\$5,249,630	\$3,686,701	26.0	5
Used Merchandise Stores		4533	\$7,046,602	\$1,123,538	\$5,923,064	72.5	5
Other Miscellaneous Store Retailers		4539	\$22,697,806	\$4,170,790	\$18,527,016	69.0	10
Nonstore Retailers		454	\$15,403,809	\$11,293,897	\$4,109,912	15.4	6
Electronic Shopping & Mail-Order Houses		4541	\$11,423,961	\$2,153,943	\$9,270,018	68.3	1
Vending Machine Operators		4542	\$909,968	\$68,898	\$841,070	85.9	1
Direct Selling Establishments		4543	\$3,069,881	\$9,071,056	-\$6,001,175	-49.4	4
Food Services & Drinking Places		722	\$117,615,234	\$40,679,775	\$76,935,459	48.6	57
Special Food Services		7223	\$1,421,137	\$0	\$1,421,137	100.0	0
Drinking Places - Alcoholic Beverages		7224	\$4,324,771	\$331,705	\$3,993,066	85.8	1
Restaurants/Other Eating Places		7225	\$111,869,326	\$40,348,070	\$71,521,256	47.0	56

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

October 24, 2018

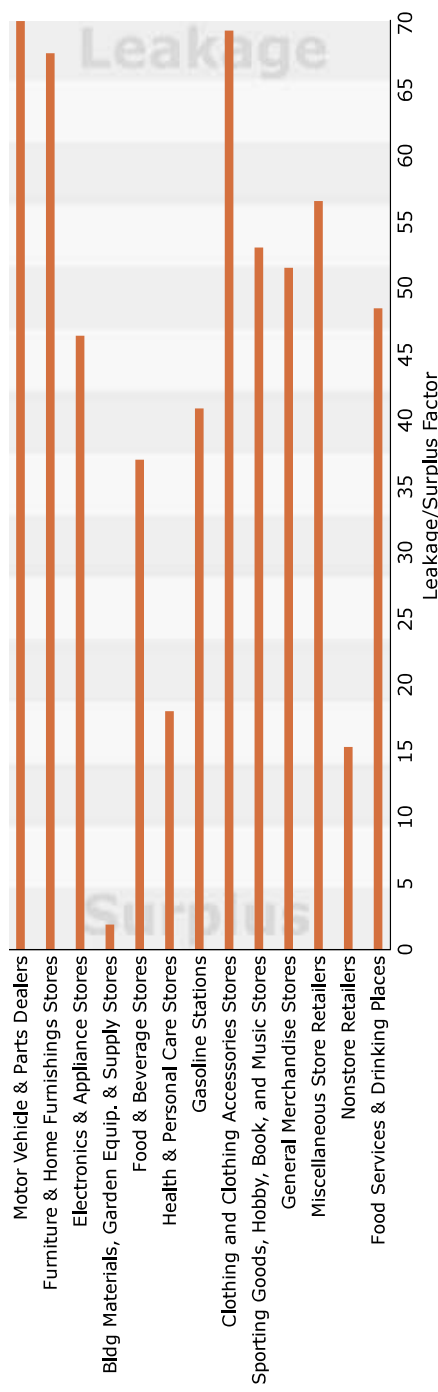


Retail MarketPlace Profile

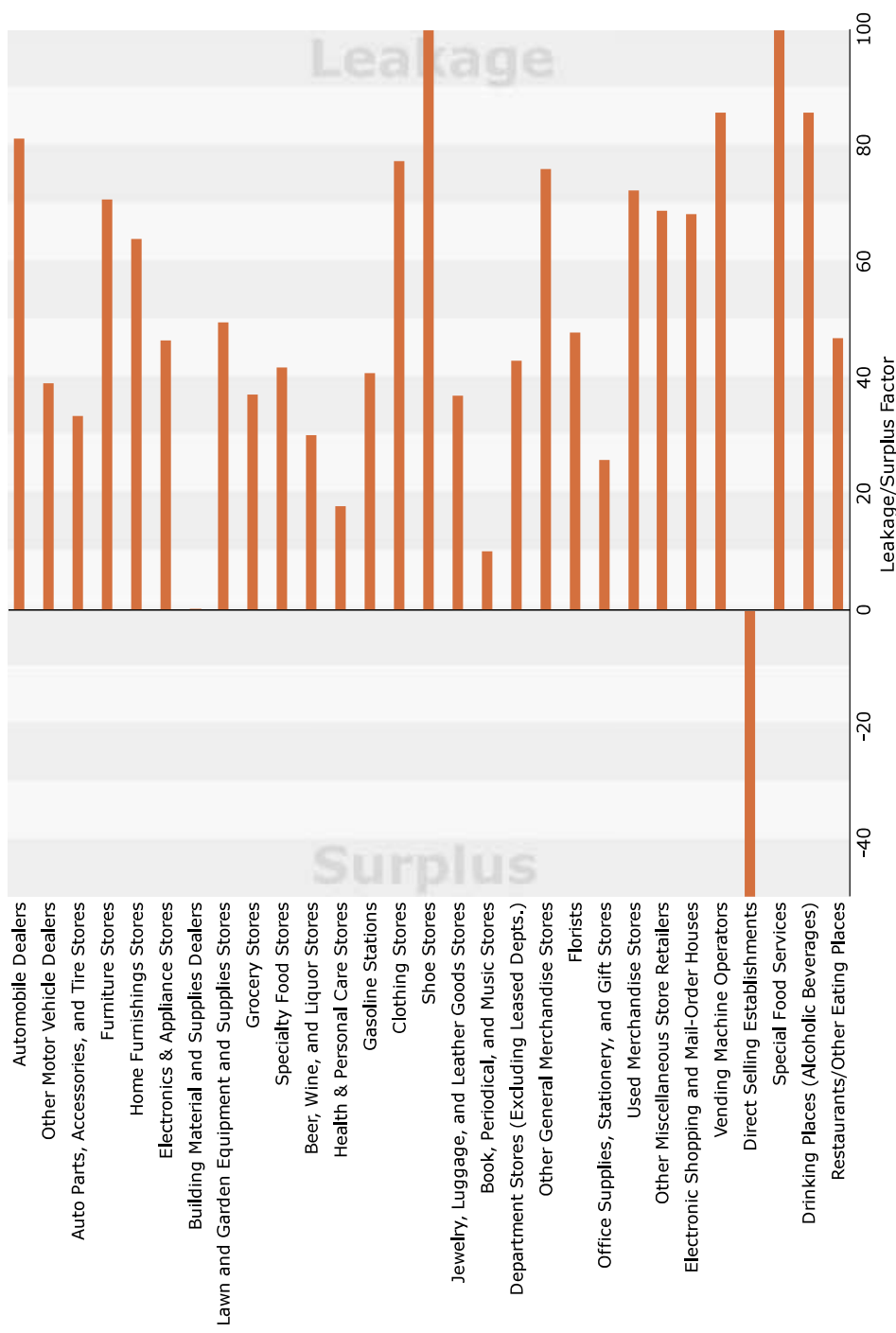
Morningstar Commercial Demographic Report
2153-2263 Kauffman Loop, Georgetown, Texas, 78628
Ring: 7 mile radius

Prepared by Esri
Latitude: 30.64174
Longitude: -97.82276

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group

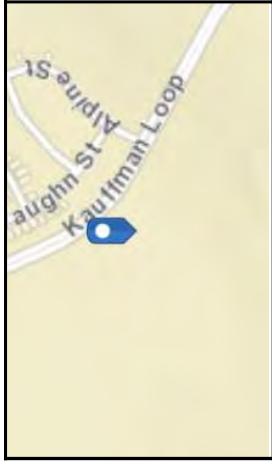
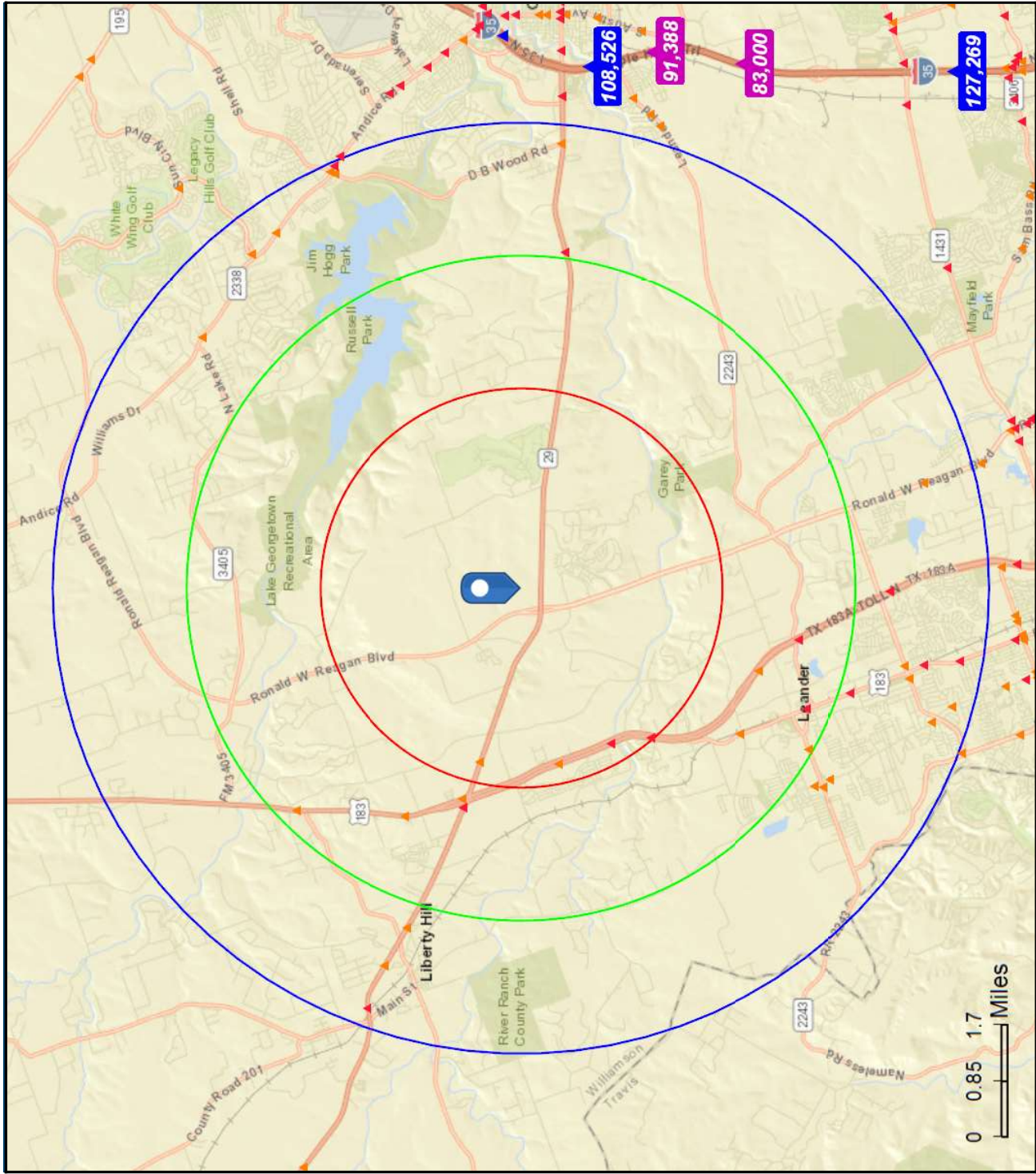




Traffic Count Map

Morningstar Commercial Demographic Report
2153-2263 Kauffman Loop, Georgetown, Texas, 78628
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 30.64174
Longitude: -97.82276



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kallibrate Technologies (Q2 2018).



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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
--	-------------	-------	-------

Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000