

1890^R RANCH

EIGHTEEN NINETY RANCH

OFFERING SUMMARY



THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present the rare opportunity to acquire 1890 Ranch ("the Property"), a best-in-class retail destination consisting of 444,248 SF of quality anchor and shop space, represented by an exceptional line up of national retailers including Super Target (NAP), Hobby Lobby (NAP), Ross, Academy, Natural Grocers, Burlington, PetSmart, and more. Located in Austin, Texas' rapidly growing Northwest suburb, Cedar Park, the Property serves a vast and growing trade area consisting of 213,000 people with an avg. HH income of \$124,000 within a 5-mile radius.

Moreover, 1890 Ranch possesses future optionality and placemaking opportunities; the property's west-central block can be redeveloped with minimal existing tenant complications. Additionally, an investor can lower its' basis by selling the separately parceled Academy and Ross. The Property's irreplaceable location, future optionality, and complementary tenancy coupled with Austin's explosive growth provide investors with a unique opportunity to invest in the booming Northwest Austin market at well below replacement cost.

THE ASSET

Address	1335 E. Whitestone Blvd, Cedar Park, 78613
Submarket	Cedar Park
Occupancy	99%
National Tenancy	PetSmart, Academy, Ross, Natural Grocers, Burlington, Dollar Tree, Cinemark, Gold's Gym
Shadow Anchors	Super Target, Hobby Lobby, Ashley Furniture, Mardel
Year Built	2008-2011
Site Size	41.56 Acres
CAGR	2.41%



INVESTMENT MERITS

TOP 2%
OF SHOPPING CENTERS
NATIONALLY

**SIGNIFICANT
IN-PLACE
CASH FLOW**
WITH STRONG NATIONAL
TENANCY

**GROCERY
INTEGRATED
CENTER**

**COVERED LAND
PLAY & POTENTIAL
REDEVELOPMENT
OPPORTUNITY**

**ROBUST
DEMOGRAPHICS**
\$124,000 AVG. HH INCOME
(5-MILE RADIUS)

AUSTIN, TEXAS
IS THE #1 CITY FOR REAL ESTATE
INVESTMENT (2020)

CEDAR PARK IS ONE OF THE FASTEST GROWING CITIES IN THE UNITED STATES



WITHIN A 5-MILE RADIUS

78,000
HOUSEHOLDS

19,846
APARTMENT UNITS

200,000
TOTAL DAYTIME POPULATION

205%
POPULATION GROWTH SINCE 2001

\$330,000
AVERAGE HOME VALUE
(WITHIN A 3-MILE RADIUS)

\$5.3 BILLION
ANNUAL CONSUMER SPENDING POWER

45,000 VPD
E WHITESTONE BLVD

33,000 VPD
SH 183 A

45,000 VPD
SH 183

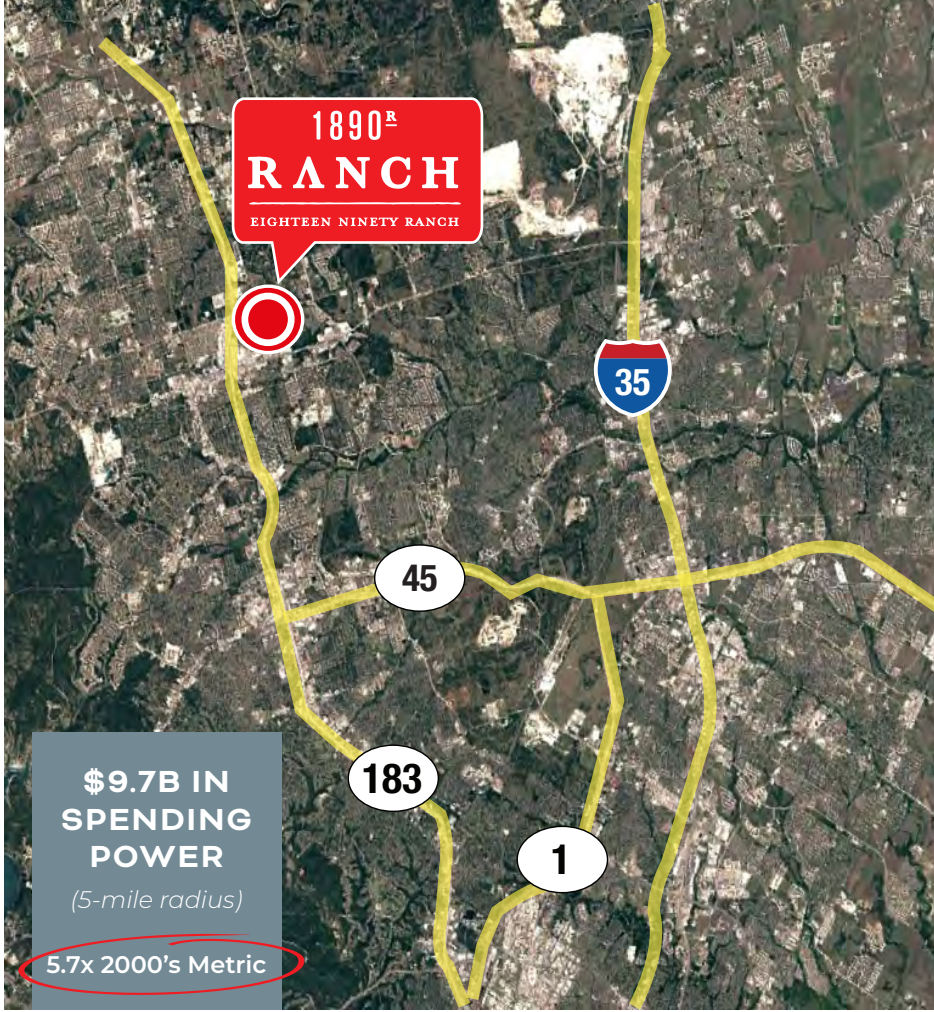
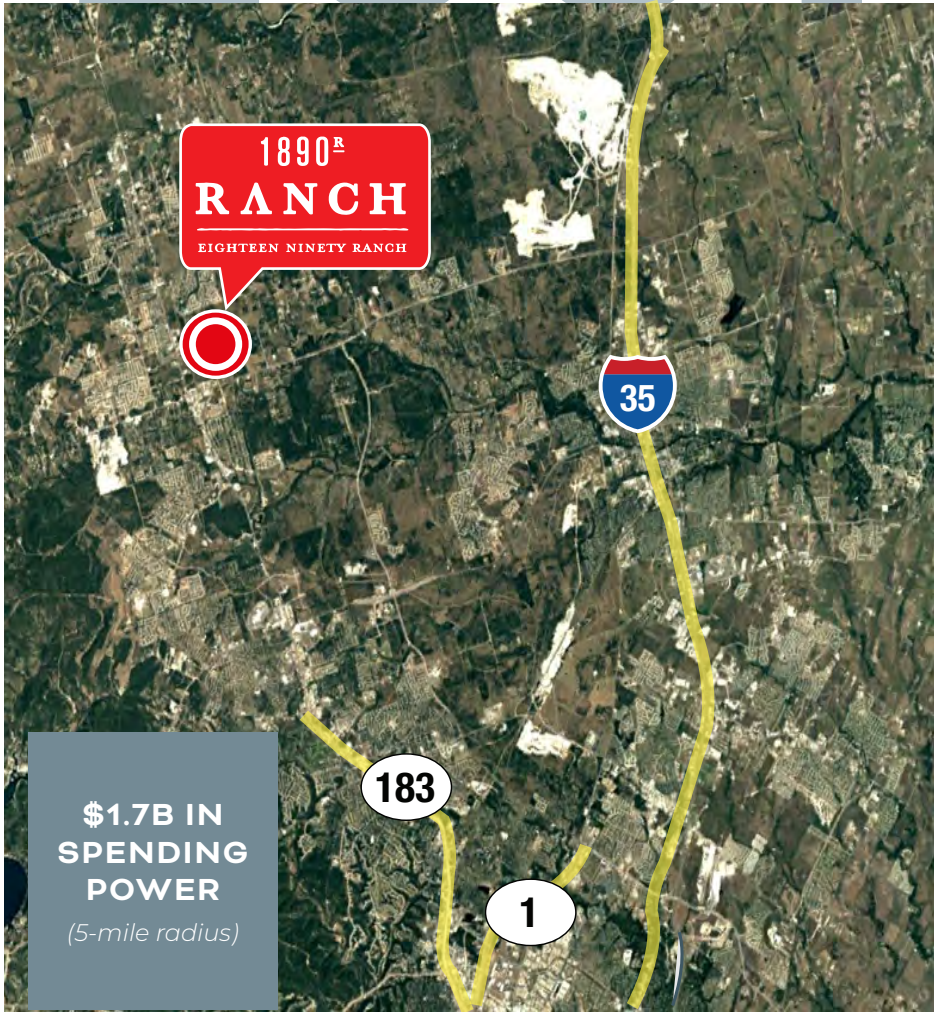
\$124,000
AVERAGE HOUSEHOLD INCOME

50%
HOLD A BACHELOR'S DEGREE OR HIGHER
(WITHIN A 3-MILE RADIUS)

PATHWAY NORTH // FUTURE EPICENTER OF AUSTIN GROWTH

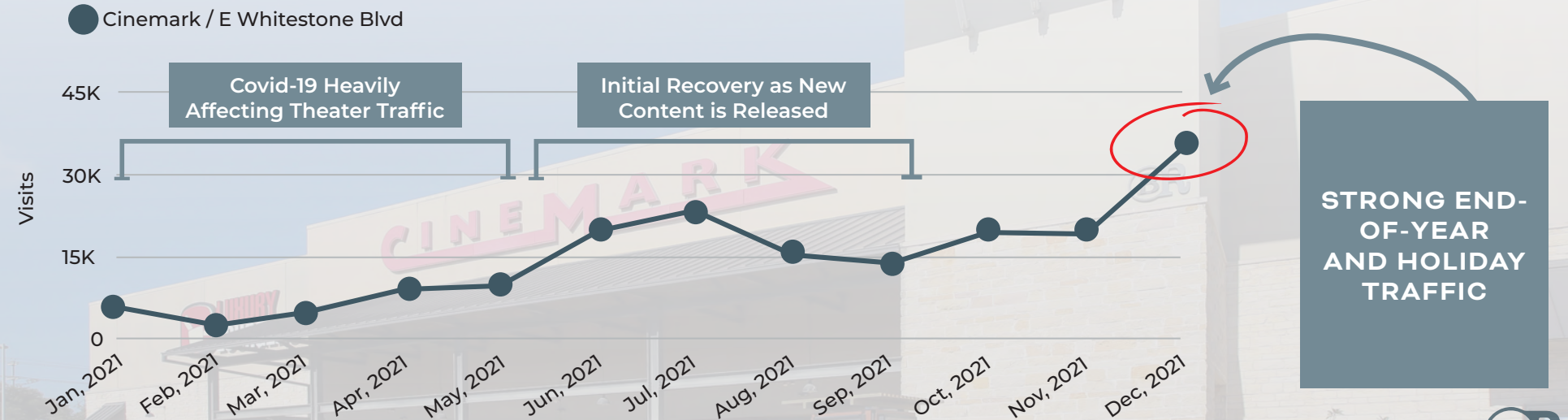
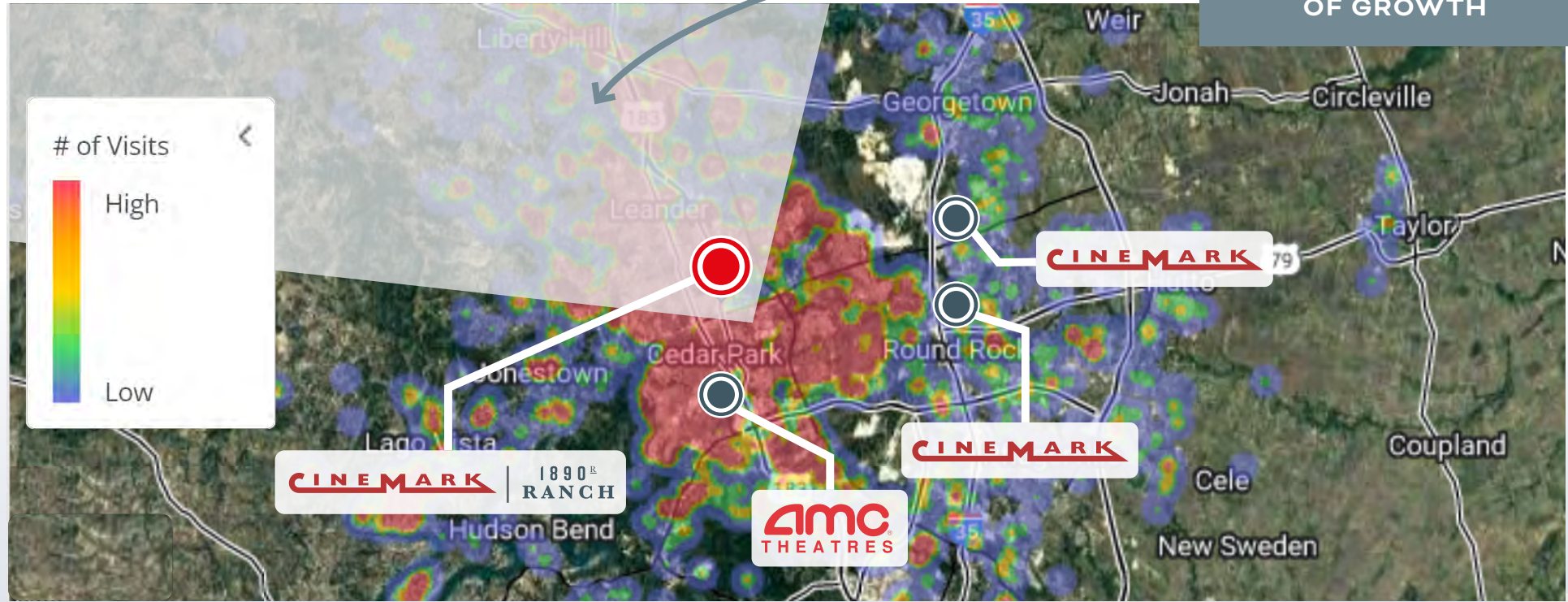
Over the past 20 years, increased migration to central Texas has created a population explosion to the North, fueled by the investment in infrastructure in cities such as Round Rock and Cedar Park. With future highway expansion likely in the future, Cedar Park is set to become one of Austin's primary hubs of explosive growth north.

2001 2022



CINEMARK: CAPTIVE GROWTH MARKET

SIGNIFICANT TRADE AREA WITH NO COMPETITION IN PATH OF GROWTH



AUSTIN'S EXPLOSIVE RESIDENTIAL GROWTH



1890 RANCH 2003



BREAKAWAY PARK
409 BREAKAWAY ROAD, CEDAR PARK, TX

5 Min Drive	\$1,199,900 Listing Price	42 Average days on the market
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BRUSHYCREEK
814 ARROWHEAD TRL, CEDAR PARK, TX

8 Min Drive	\$770,000 Listing Price	12 Average days on the market
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EAST AUSTIN'S EXPLOSIVE RESIDENTIAL GROWTH & BOOMING HOUSING MARKET

Population		5 Miles from 1890 Ranch
2000 Census		69,838
2010 Census		138,229
2021 Census		213,251
2026 Projected		247,041
Population Growth		
% Change: 2000 - 2010		97.9%
% Change: 2010 - 2021		54.3%
% Change: 2021 - 2026		15.8%
2019 v. 2021 Estimated Household Income		
2019 Median Household Income		\$75,413
2021 Median Household Income		\$107,933
% Change		43.1%



1890 RANCH 2021



FOREST OAK
1109 SHILOH ST, CEDAR PARK TX

5 Min Drive	\$783,000 Listing Price	28 Average days on the market
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NORTH BUTTER CUP CREEK
405 MONARCH COVE CEDAR PARK, TX

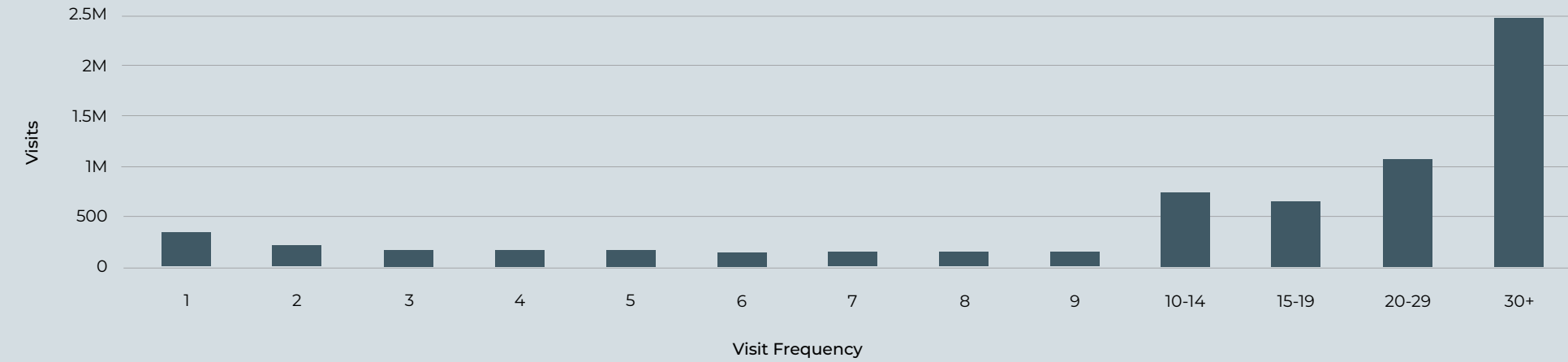
7 Min Drive	\$779,900 Listing Price	27 Average days on the market
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RETAIL MARKET OVERVIEW

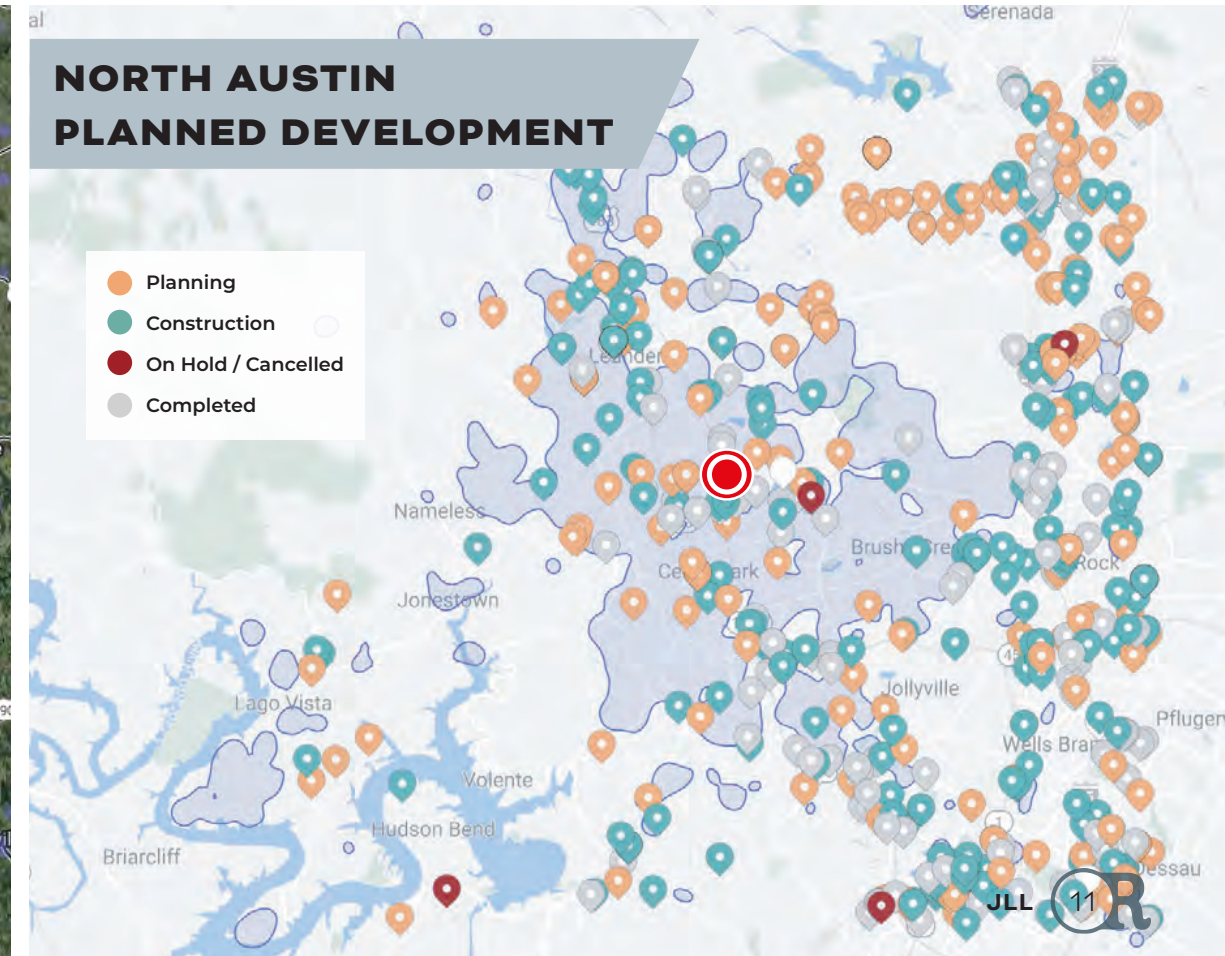
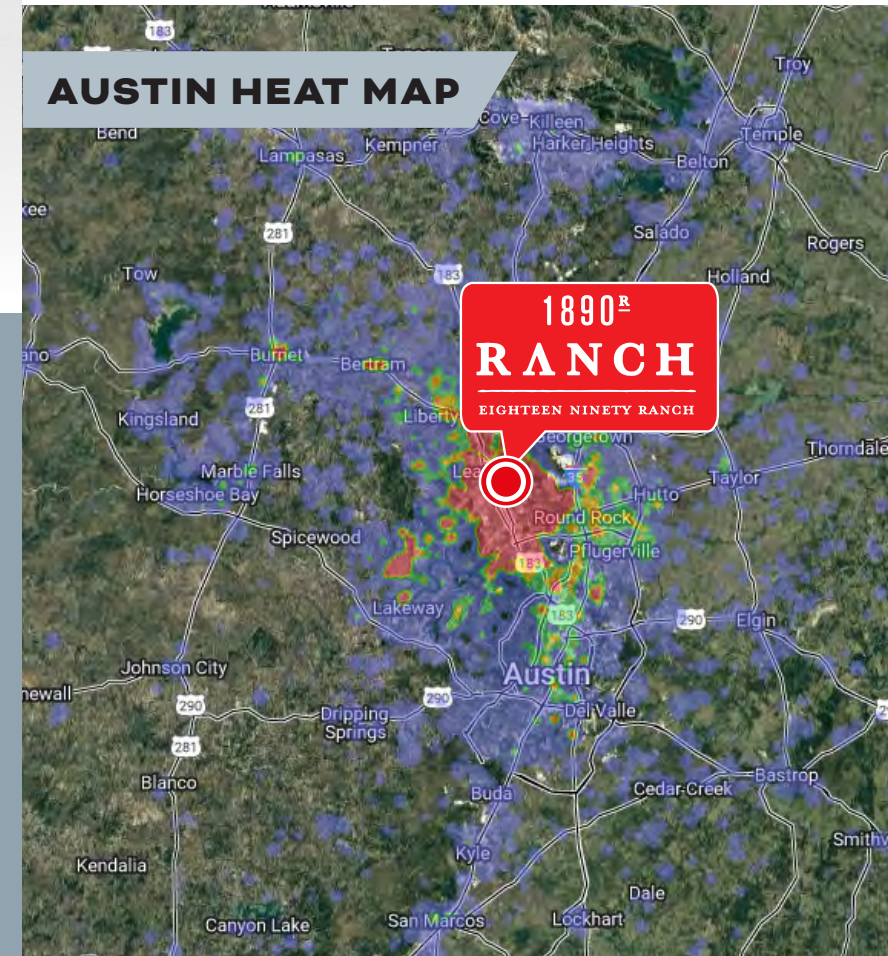
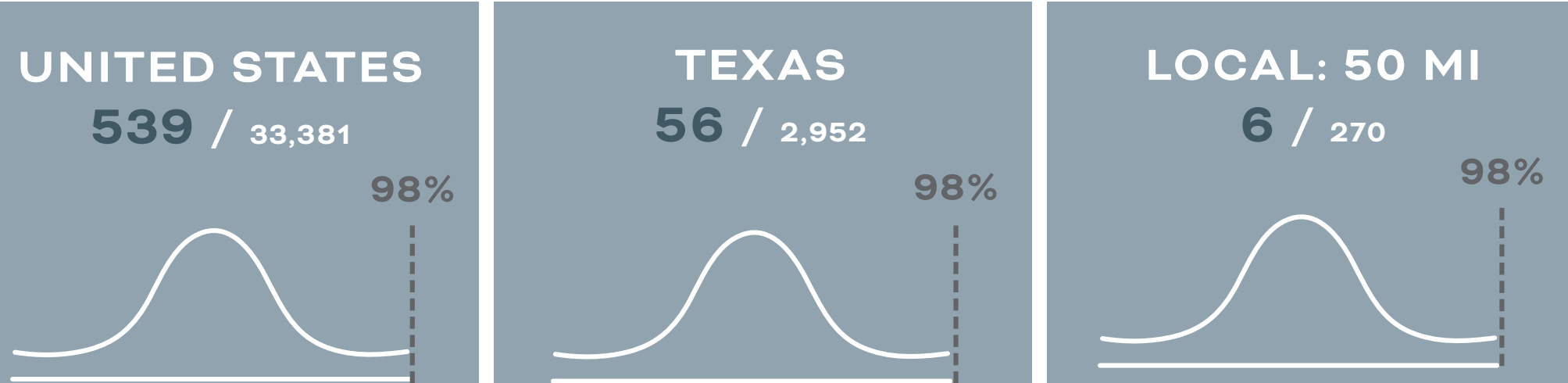
6.7 MILLION ANNUAL VISITORS	CUSTOMERS VISITED AN AVERAGE OF 8 TIMES WITHIN THE PAST YEAR
6TH MOST VISITED CENTER IN A 50-MILE RADIUS	TOP 2% OF CENTERS IN THE U.S.

 <p>TOP 10 CHICK-FIL-A WITHIN A 50-MILE RADIUS</p>	 <p>#2 STORE IN A 50-MILE RADIUS</p>
 <p>#3 STORE IN A 15-MILE RADIUS</p>	 <p>#2 CINEMARK IN A 30-MILE RADIUS</p>

HIGH VISITOR RETENTION



SHOPPING CENTER RANKINGS



UNLOCKING TRAPPED EQUITY

1

CAPTIVE GROWTH MARKET AUDIENCE

- ◇ Top performing Cinemark Location
- ◇ Significant Interest from other Regional Theater Operators
- ◇ Cinemark recently executed early renewal option

2

RETAIL/PODIUM REDEVELOPMENT

- ◇ Tenant Leases include redevelop clauses, allowing a new owner to redevelop the pad with minimal existing tenant restrictions

3

GOLDS GYM/WRAP REDEVELOPMENT

- ◇ Top Performing Golds Gym
- ◇ 4-Acre pad provides ideal site for wrap multi family or office development
- ◇ Target REA is flexible to development options, allowing multifamily, office, or medical uses as well as no restrictions on increased height

4

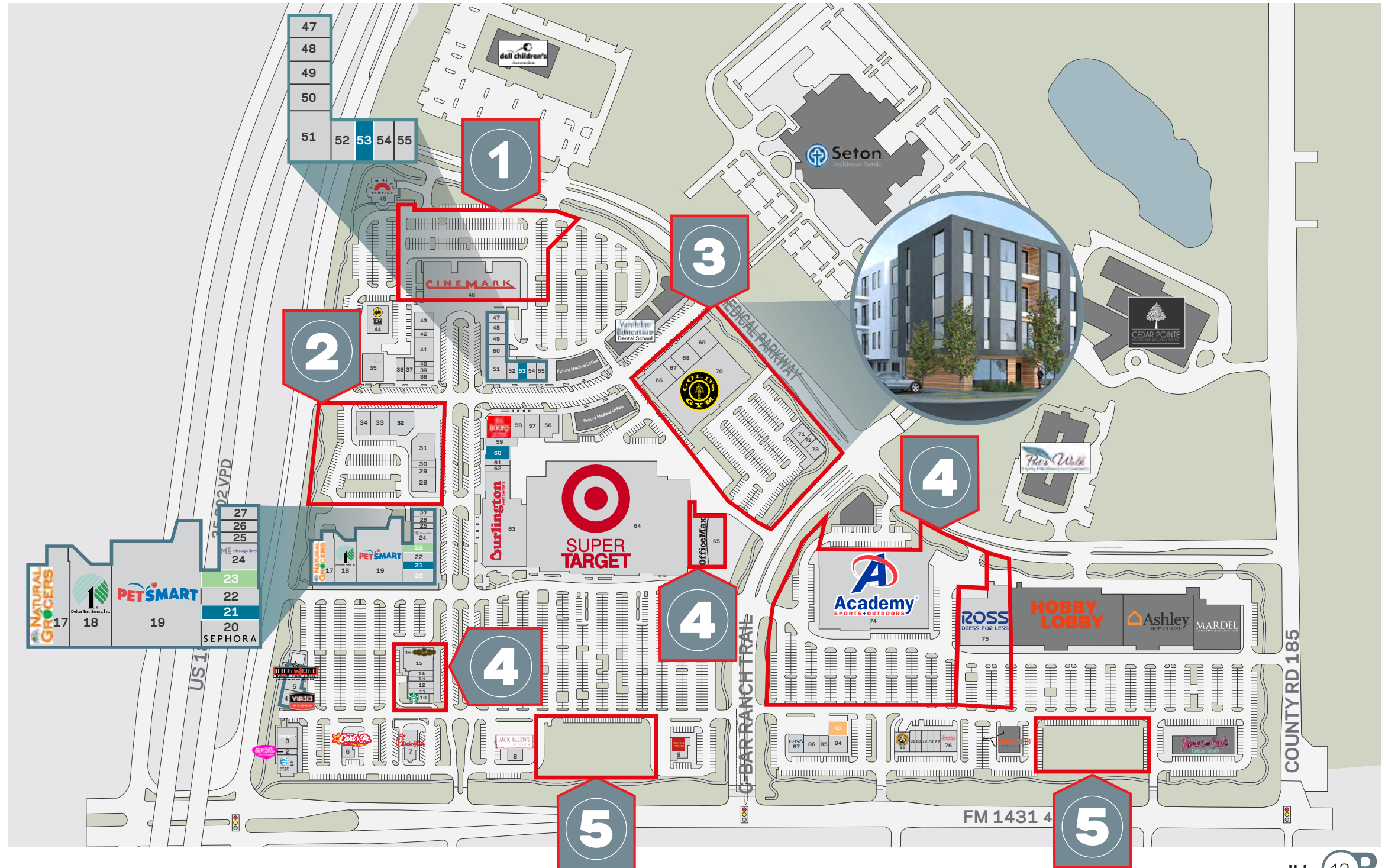
ABILITY TO SPIN OFF SINGLE TENANTS / PADS

- ◇ Academy, Ross, & Office Max are all separately parceled
- ◇ Natural Grocers / Dollar Tree shared building is separately parceled
- ◇ Southwest Multi-Tenant Pad Anchored by a Drive Through Starbucks

5

FUTURE PAD DEVELOPMENT

- ◇ Ability to develop pads over retentions ponds, unlocking additional rentable square feet with highway frontage





NATION LEADING ECONOMY AUSTIN, TEXAS



**AUSTIN IS THE #2
CITY FOR REAL ESTATE
INVESTMENT**

- ULI (2021)



**"FASTEST GROWING
CITY IN THE COUNTRY"**

- Forbes



**"#1 HOTTEST U.S. JOB
MARKET"**

- Wall Street Journal (2020)



**169 PEOPLE MOVING TO
THE CITY PER DAY**

- Austin Chamber



**NATION'S FASTEST
GROWING JOB MARKET**

3.5% growth | +36K jobs
in the last year



**#1 PLACE TO LIVE
2019, 2018 & 2017**

- U.S News

1890^R RANCH

EIGHTEEN NINETY RANCH

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Preserve West Capital



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