

1890^R

RANCH

EIGHTEEN NINETY RANCH

AUSTIN, TEXAS

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 441,620 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 220,379 people with an avg. HH income of \$166,740 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.

1890 Ranch presents investors the unique opportunity to acquire one of the state's most highly trafficked shopping destinations, boasting incredibly resilient historical occupancy at or just below 100%, with strong near-term growth potential via mark-to-market opportunities and a 3.2%+ 10-Year CAGR.



WHAT YOU REALLY NEED TO KNOW...

9.9M

ANNUAL VISITS

TOP 1% OF SHOPPING CENTERS NATIONALLY

99%

OCCUPIED

4.9 YEARS

WALT

**NATURAL
GROCERS**



Super TARGET.

GROCERY INTEGRATED CENTER

FUTURE

DENSIFICATION OPPORTUNITIES

LOCATED IN

AUSTIN, TX

TOP 10 BEST PLACE TO LIVE IN THE US
(U.S. NEWS & WORLD REPORT, 2024-2025)



#1

LOCATION NATIONWIDE
(339 TOTAL STORES)



TOP 1%

OF SPORTING GOODS
STORES NATIONWIDE

8.1%

HISTORICAL 5-YR CAGR (2020-2025)

98%+

OCCUPANCY SINCE 2022

1 MILE

FROM



HOME OF THE



3.2%+

10-YEAR CAGR

\$167K

AVG. HH INCOME
(5-MILE RADIUS)

PROPERTY SUMMARY

| | |
|--------------------------------|---|
| Address | 1335 E. Whitestone Blvd, Cedar Park, TX 78613 |
| Rentable Square Footage | 441,620 SF |
| MSA | Austin |
| Submarket | Cedar Park |
| Occupancy | 99% |
| WALT | 4.9 Years |
| National Tenancy | PetSmart, Academy, Ross, Natural Grocers, Burlington, Dollar Tree, Cinemark, Crunch Fitness |
| Shadow Anchors | Super Target, Hobby Lobby, Ashley Furniture, Mardel |
| Year Built | 2008-2011 |
| Site Size | 41.56 Acres |



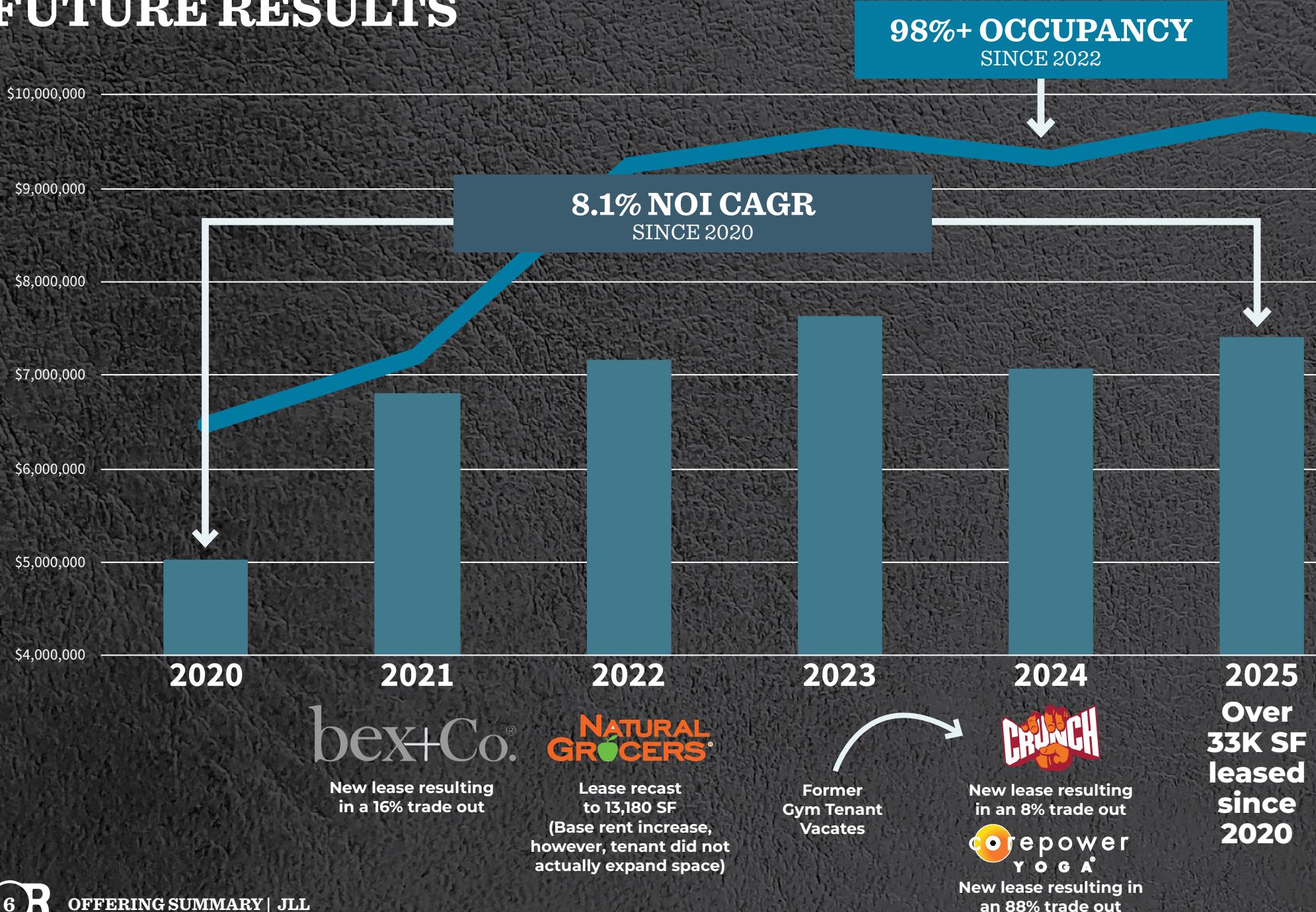
BEST-IN-CLASS ANCHOR TENANTS

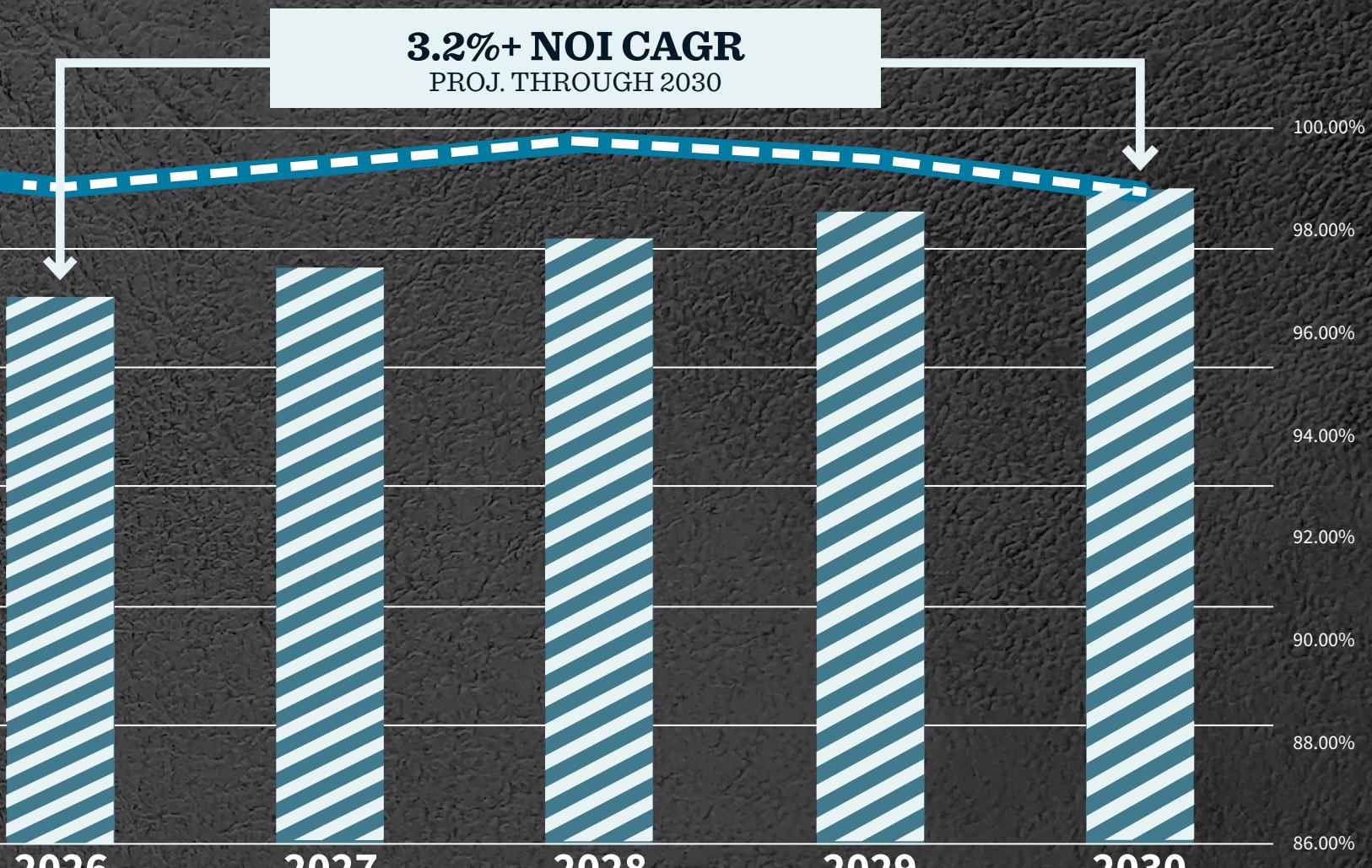
1890 RANCH
FEATURES PROMINENT
ANCHOR TENANTS THAT
SIGNIFICANTLY DRIVE
THE CENTER'S

9.9 MILLION
ANNUAL VISITS.



PAST PERFORMANCE IS INDICATIVE OF FUTURE RESULTS





Expiring Tenants with No Fixed Rate Options Remaining



GNC
LIVE WELL

NUTRISHOP

Rock Springs

CHICAGO TITLE

Huntington
LEARNING CENTER

ADVENTURE KIDS
PLAYCARE

Pigtails & Crewcuts
haircuts for kids

I SPA NAILS

STRONG HISTORICAL PERFORMANCE WITH FUTURE UPSIDE

1890 Ranch has achieved impressive rent growth over the years, driven by consistently high occupancy and the strength of the Cedar Park submarket. Despite these strong historical gains, in-place rents still trail market levels, offering meaningful upside potential.



1

\$31.84

CURRENT IN-PLACE RENT

15.7%

% CHANGE FROM
2019 TO TODAY

9.9%

CURRENT RENT
DISCOUNT VS.
MARKET

2

\$29.26

CURRENT IN-PLACE RENT

26%

% CHANGE FROM
2019 TO TODAY

17.7%

CURRENT RENT
DISCOUNT VS.
MARKET

3

\$29.94

CURRENT IN-PLACE RENT

28.5%

% CHANGE FROM
2019 TO TODAY

9.0%

CURRENT RENT
DISCOUNT VS.
MARKET

4

\$37.62

CURRENT IN-PLACE RENT

39.2%

% CHANGE FROM
2019 TO TODAY

9.3%

CURRENT RENT
DISCOUNT VS.
MARKET

5

\$41.17

CURRENT IN-PLACE RENT

15.3%

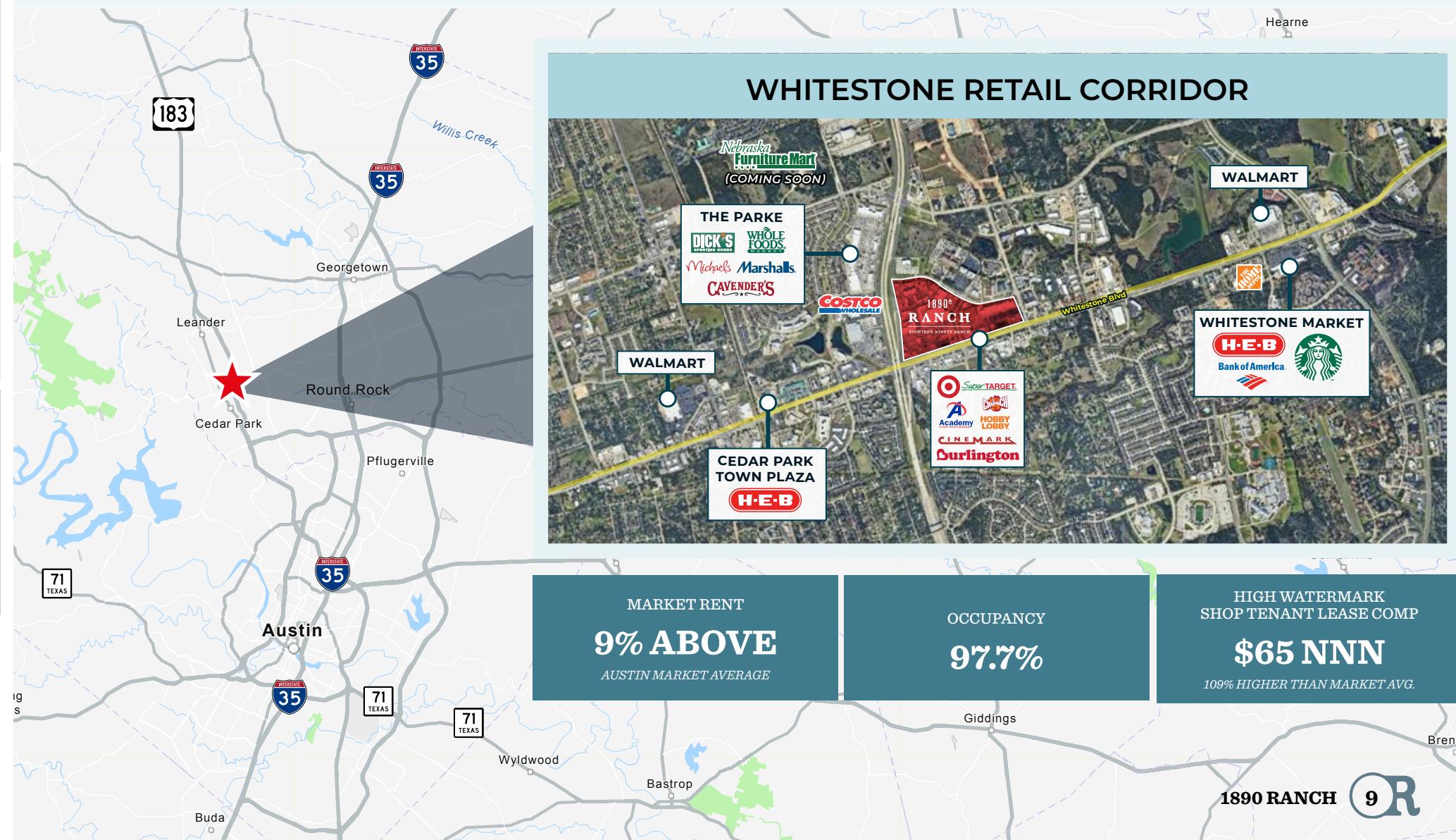
% CHANGE FROM
2019 TO TODAY

24.4%

CURRENT RENT
DISCOUNT VS. MARKET

WHITESTONE RETAIL CORRIDOR OUTPERFORMS

The Whitestone Retail micromarket stands out for its exceptional fundamentals, featuring historically low vacancy rates and rental rates that surpass those of the Greater Austin market. The area's attractive demographics drive strong demand and have attracted a roster of high-quality tenants, solidifying its reputation as a premier retail destination in the region.



TOP NATIONAL CONTENDER

9.9 MILLION
ANNUAL
VISITORS

CUSTOMERS
VISITED AN
AVERAGE OF
10 TIMES WITHIN
THE PAST YEAR

3RD MOST VISITED
CENTER IN A 50-
MILE RADIUS

TOP 1% OF CENTERS
IN
THE U.S.



TOP 2% OF ALL FAST
FOOD RESTAURANTS
NATIONWIDE



#1 LOCATION
IN THE COUNTRY



#2 STORE IN A
50-MILE RADIUS



TOP 2% OF ALL
MOVIE THEATERS
NATIONWIDE

SHOPPING CENTER RANKINGS

UNITED STATES

194 / 41,468

99%

TEXAS

27 / 4,105

99%

LOCAL: 50 MI

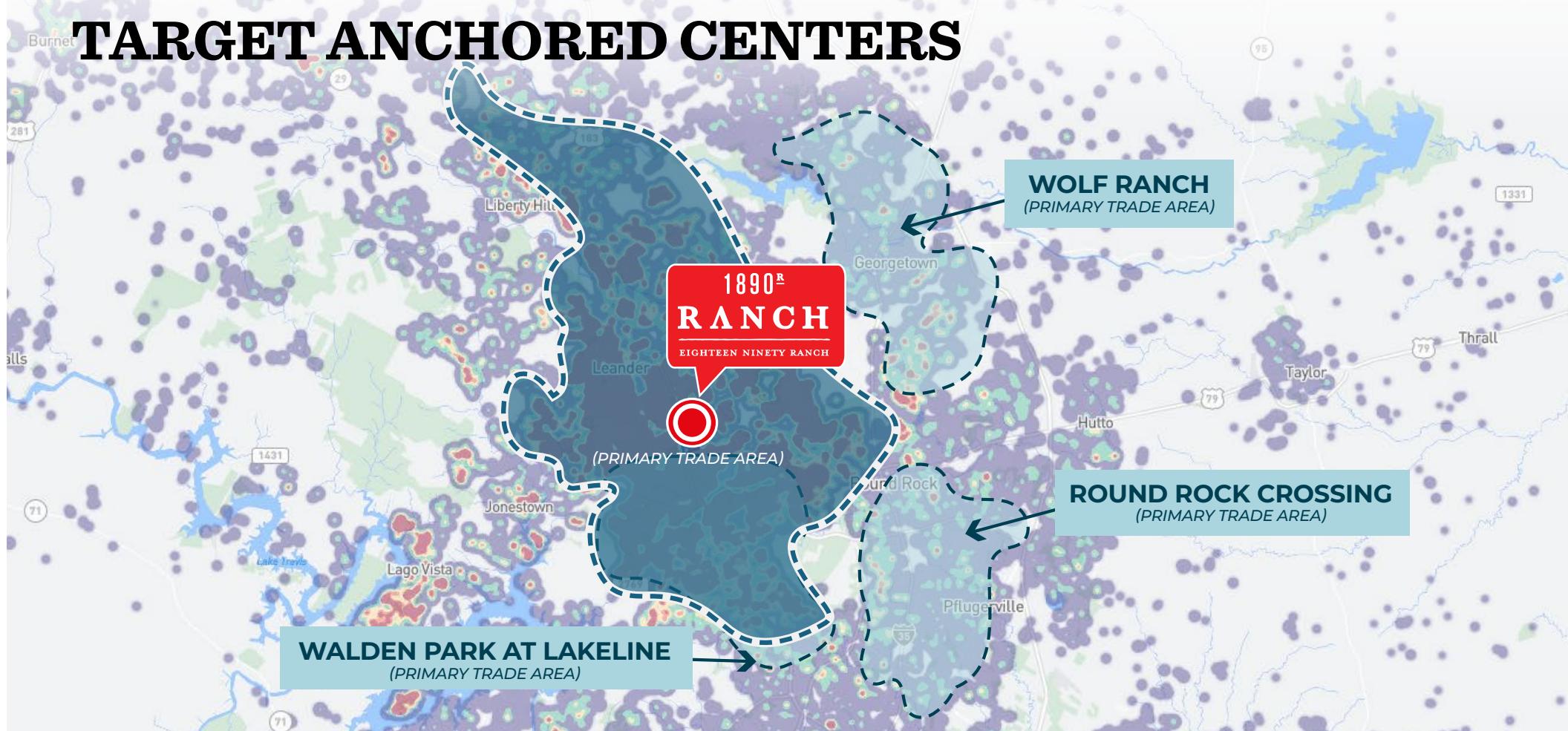
3 / 381

99%



OFFERING SUMMARY | JLL

DOMINANT TRADE AREA DRAW VS. COMPETING TARGET ANCHORED CENTERS



Annual Visits

1890 Ranch

9.9 Million

Median Visitor HH Income

\$122.5K

Ranking (Within a 50-Mile Radius)

#3



Tenants

Wolf Ranch

7.4 Million

Median Visitor HH Income

\$105.3K

Ranking (Within a 50-Mile Radius)

#7



Round Rock Crossing

4.2 Million

Median Visitor HH Income

\$98.5K

Ranking (Within a 50-Mile Radius)

#36



Walden Park at Lakeline

2.9 Million

Median Visitor HH Income

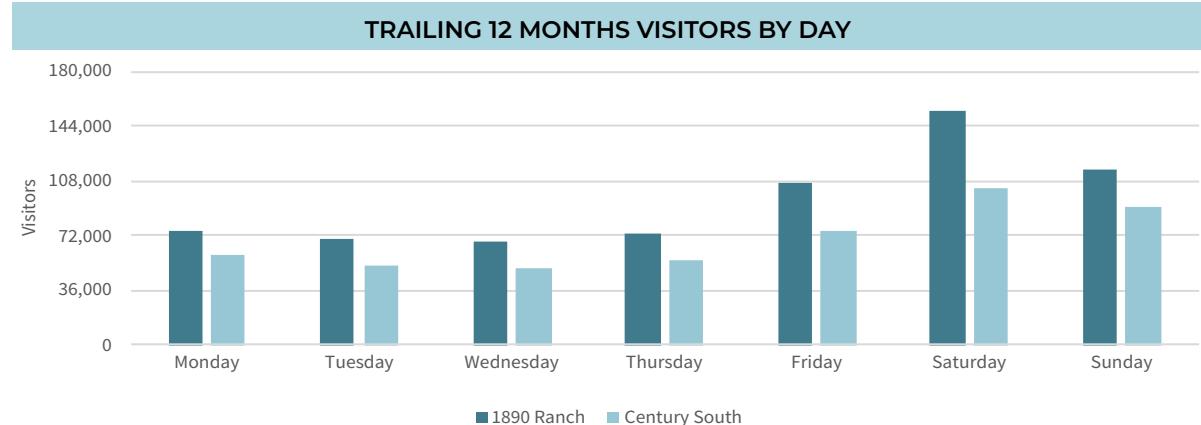
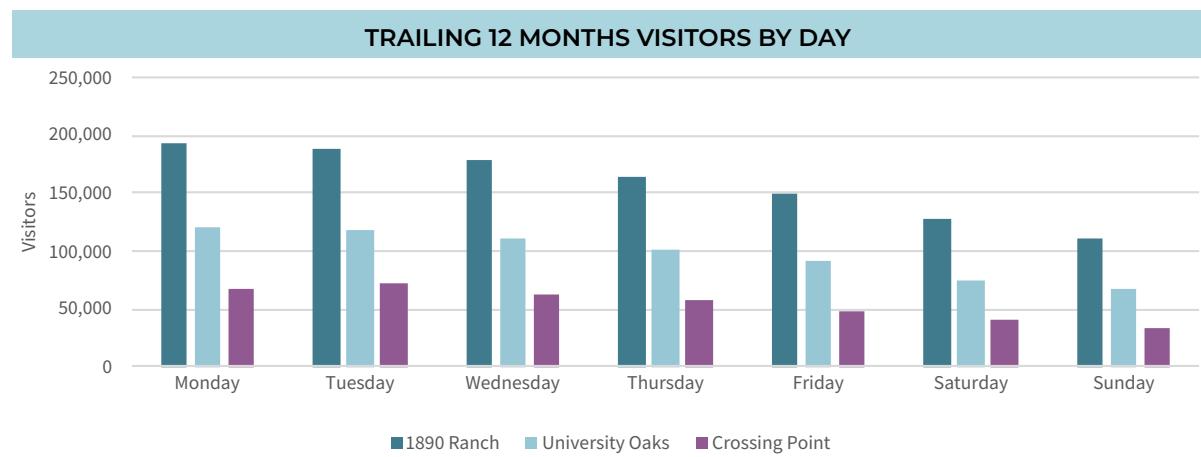
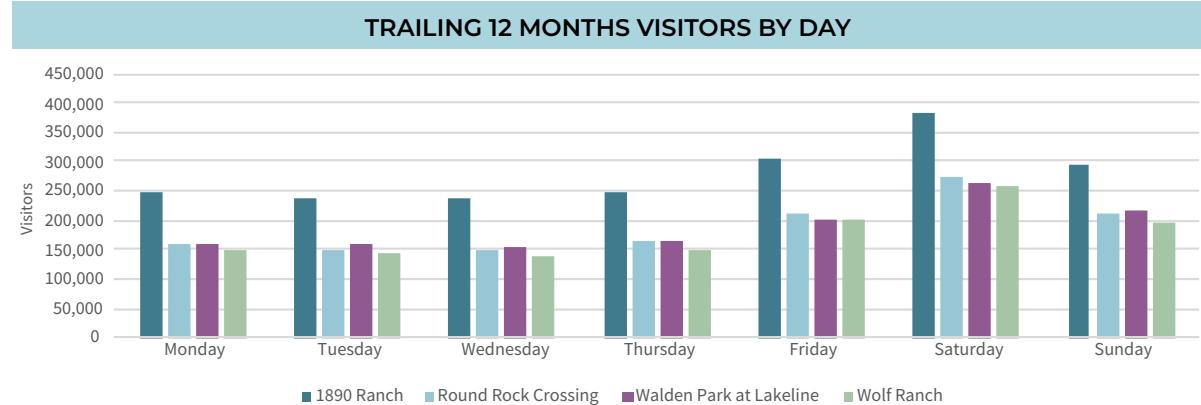
\$119.5K

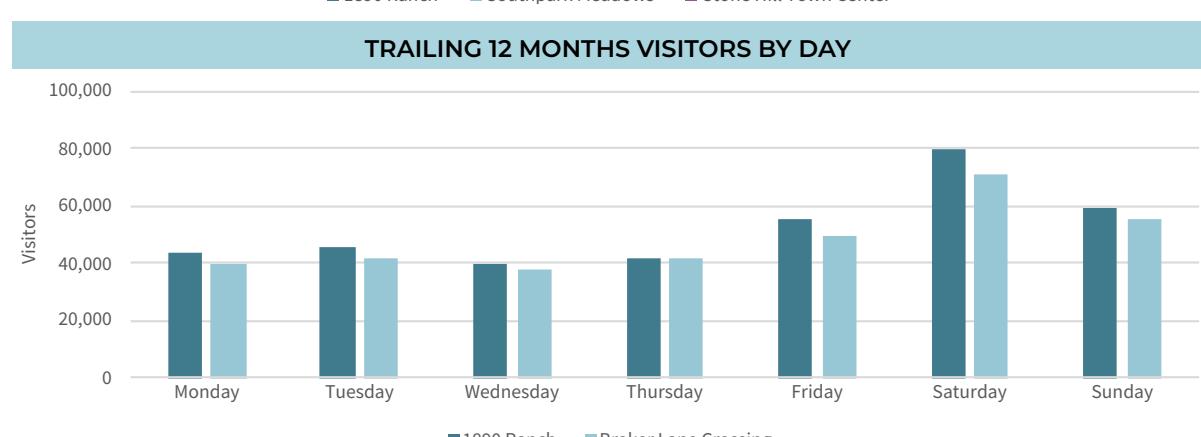
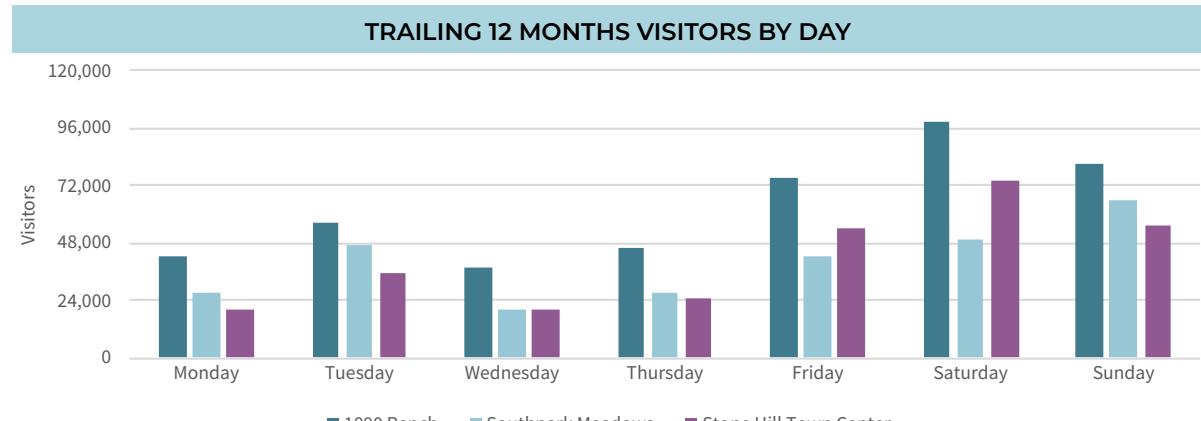
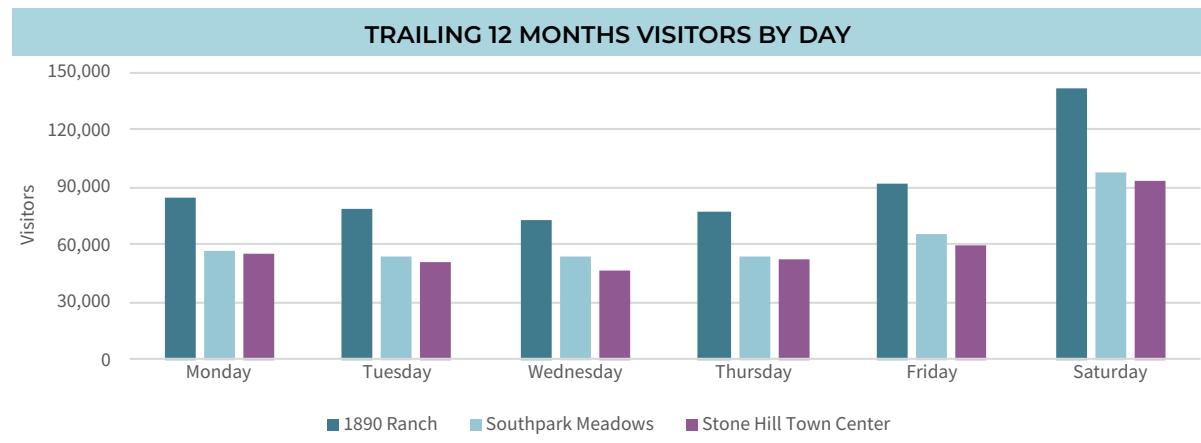
Ranking (Within a 50-Mile Radius)

#68



TOP TENANTS OUTPERFORM NEARBY CENTERS



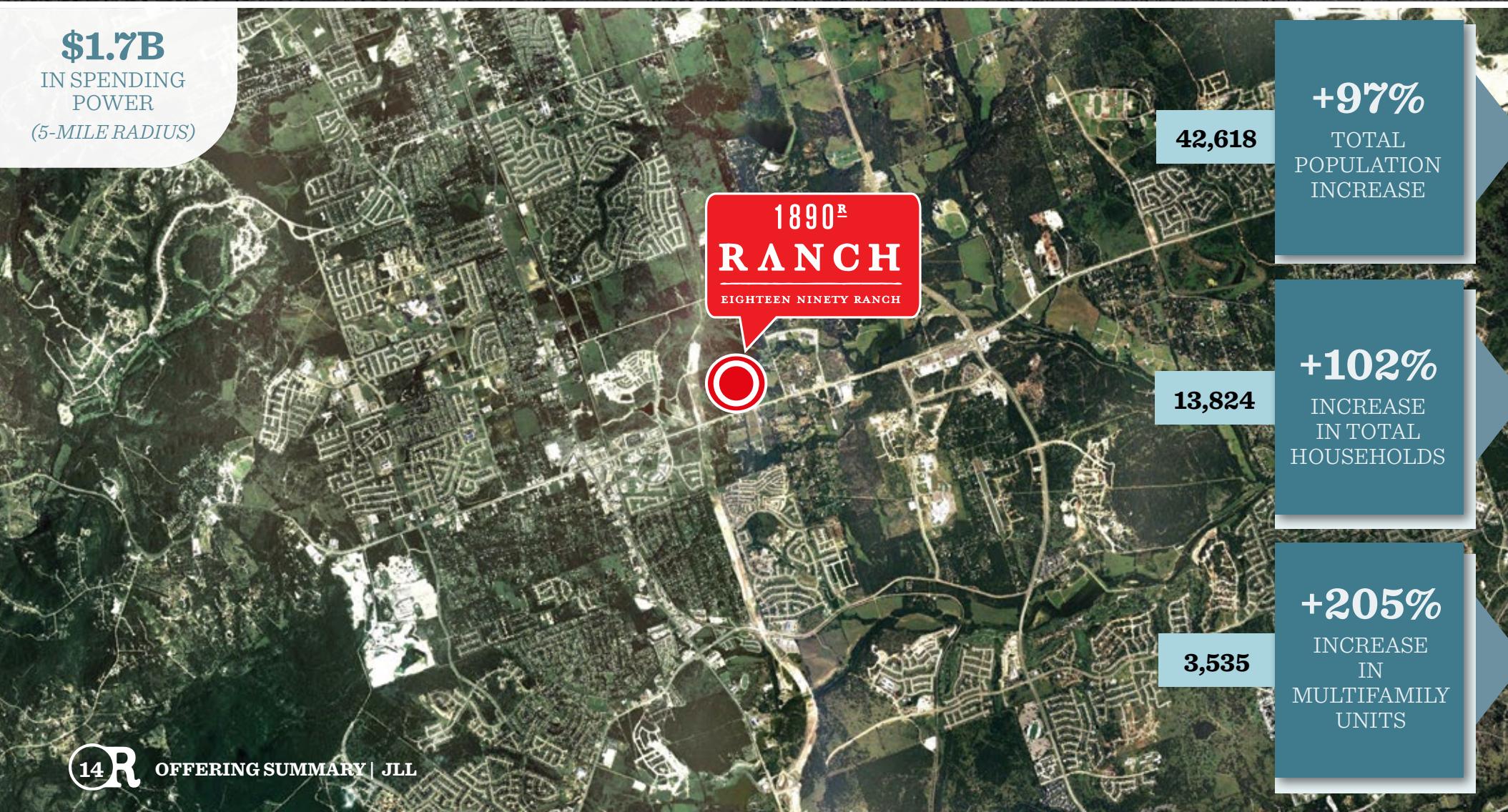


AUSTIN'S EXPLOSIVE RESIDENTIAL GROWTH & BOOMING HOUSING MARKET

CEDAR PARK 2005

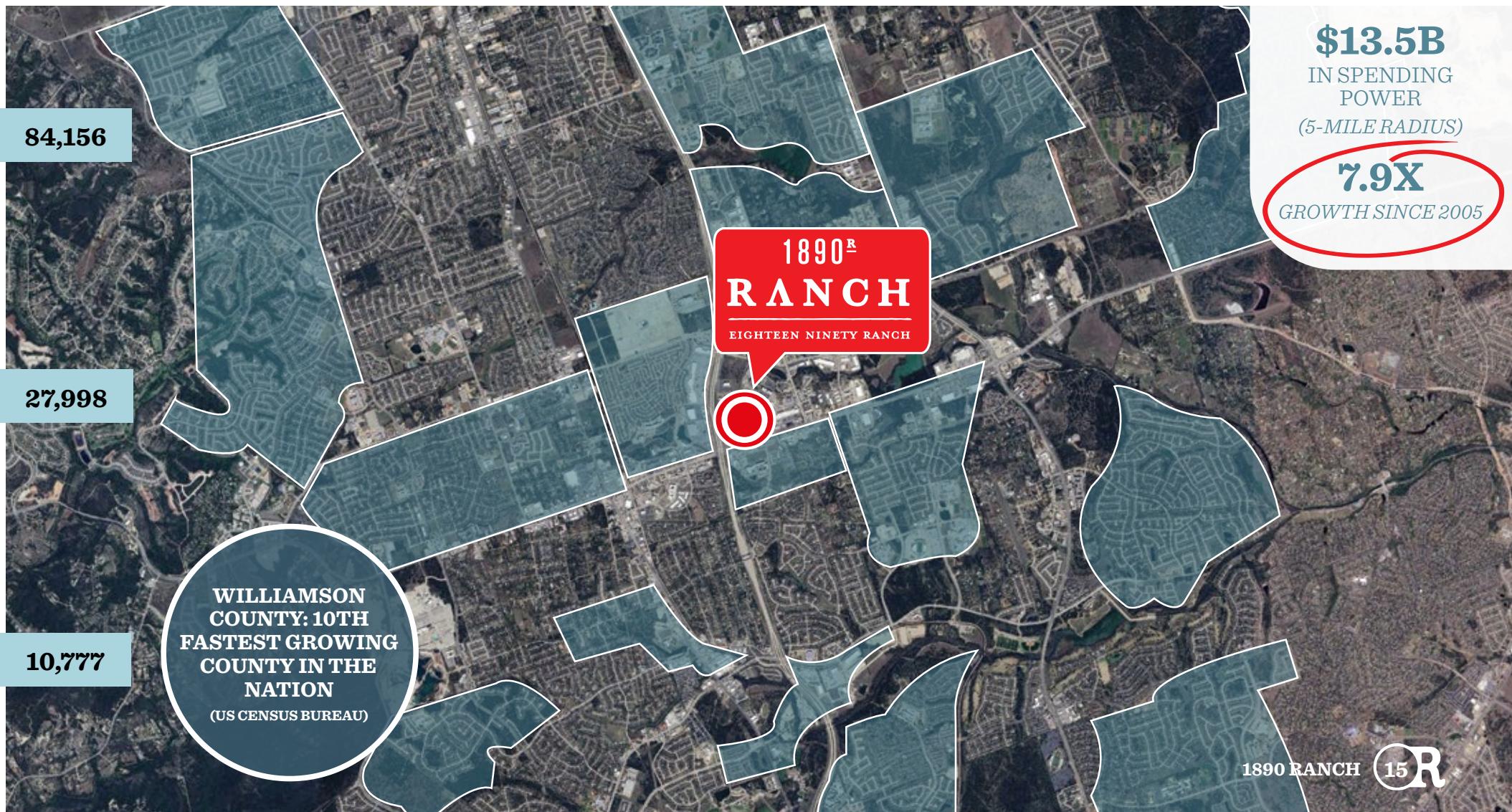
\$1.7B

IN SPENDING
POWER
(5-MILE RADIUS)

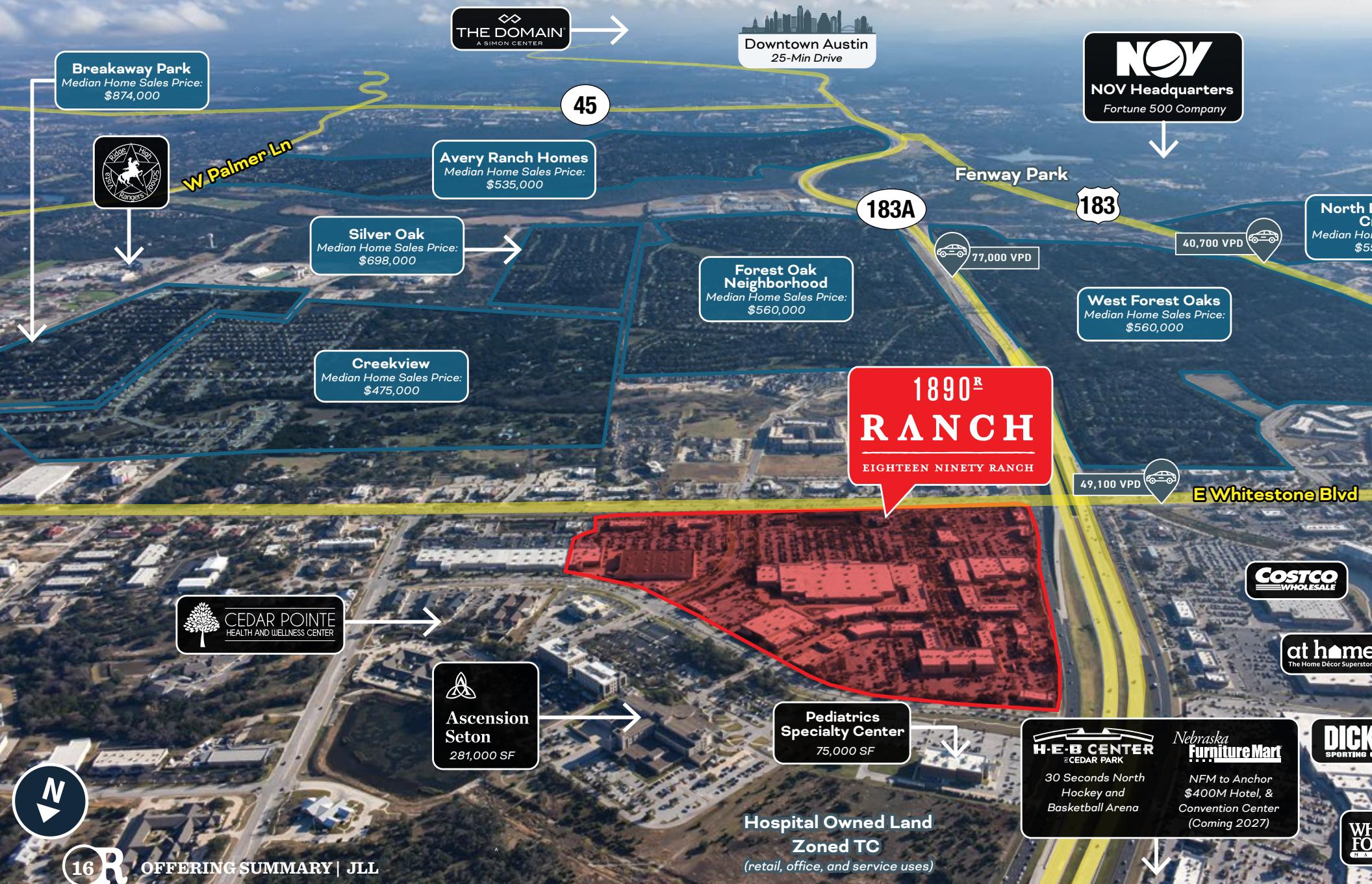


WITH THE EXPONENTIAL GROWTH IN CEDAR PARK, 1890 RANCH HAS BECOME THE EPICENTER AND ANCHOR FOR AUSTIN'S MOST DOMINANT RETAIL CORRIDOR ALONG WHITESTONE BLVD.

CEDAR PARK 2025



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



ROBUST SURROUNDING DEMOGRAPHICS

WITHIN A 5-MILE RADIUS



81,262
HOUSEHOLDS



204,813
TOTAL DAYTIME POPULATION



\$583,022
AVERAGE HOME VALUE



49,100 VPD
E WHITESTONE BLVD



\$166,740
AVERAGE HOUSEHOLD INCOME



26,892
APARTMENT UNITS



216%
POPULATION GROWTH SINCE 2000



\$13.5 BILLION
ANNUAL CONSUMER SPENDING POWER

77,200 VPD
SH 183A

40,700 VPD
SH 183



59%
HOLD A BACHELOR'S DEGREE OR HIGHER

BREAKAWAY PARK

5
Min Drive

\$2,125,500
Median List Price



BRUSHY CREEK

8
Min Drive

\$750,000
Median List Price



NORTH BUTTER CUP CREEK

7
Min Drive

\$540,000
Median List Price



1890 RANCH SITE PLAN



| # | Suite | Tenant | SF |
|----|-----------|----------------------------------|--------|
| 1 | - | AT&T | NAP |
| 2 | - | Amy's Ice Creams | NAP |
| 3 | - | Spectrum | NAP |
| 4 | - | Via 313 | NAP |
| 5 | - | Mighty Fine Burgers | NAP |
| 6 | - | Carl's Jr | NAP |
| 7 | - | Chick-fil-A | NAP |
| 8 | - | Jack Allen's Kitchen | NAP |
| 9 | - | Wells Fargo | NAP |
| 10 | H-100 | Starbucks | 1,750 |
| 11 | H-200 | Great Haircuts | 1,200 |
| 12 | H-300 | FedEx Office Print & Ship Center | 1,992 |
| 13 | H-400 | The Lash Lounge | 1,286 |
| 14 | H-500 | Crumbl Cookies | 1,405 |
| 15 | H-600 | LensCrafters | 5,001 |
| 16 | H-800 | Nothing Bundt Cakes | 2,025 |
| 17 | G-17 | Natural Grocers | 10,515 |
| 18 | G-19 | Dollar Tree | 10,306 |
| 19 | F-100 | PetSmart | 27,880 |
| 20 | E-100 | Sephora | 4,503 |
| 21 | E-125 | Pink Box | 2,497 |
| 22 | E-150 | Clear Choice Eyecare | 2,595 |
| 23 | E-200 | 2nd Street | 3,100 |
| 24 | E-300 | Massage Envy | 3,000 |
| 25 | E-400 | GNC | 1,200 |
| 26 | E-500 | bex+Co. | 1,400 |
| 27 | E-600 | Studio Nails | 1,642 |
| 28 | O-100 | Results Physiotherapy | 3,843 |
| 29 | O-200 | Maya's Browz Studio | 1,157 |
| 30 | O-300 | Black Castle Gamez | 1,590 |
| 31 | O-400/500 | Salons at 1890 Ranch | 6,976 |
| 32 | P-130A | Available | 2,311 |
| 33 | P-130B | Available | 2,674 |
| 34 | P-128 | Big Top Dentistry | 3,420 |
| 35 | P-100 | Harbor Health | 5,000 |
| 36 | - | Salata / Hardwood Bargains | NAP |
| 37 | S-110 | European Wax Center | 1,793 |
| 38 | S-120 | Aspire Allergy | 2,500 |
| 39 | S-130 | Boba Tea | 1,625 |
| 40 | S-140 | Baskin Robbins | 1,300 |
| 41 | S-150 | iSpa Nails | 1,200 |
| 42 | S-160/170 | Barrett's ATA Martial Arts | 4,817 |
| 43 | S-180 | Ike's Love & Sandwiches | 1,750 |
| 44 | S-190 | Amy's China Cuisine | 3,500 |
| 45 | - | Buffalo Wild Wings | NAP |
| 46 | B-100 | Cinemark | 39,144 |

| # | Suite | Tenant | SF |
|----|-----------|--|--------|
| 47 | T-165 | True Rest Float Spa | 2,100 |
| 48 | T-160 | The Little Gym | 3,459 |
| 49 | T-155 | Sitterle Homes | 1,200 |
| 50 | T-150 | Chada Thai | 2,500 |
| 51 | T-140 | Takara | 5,011 |
| 52 | T-130 | Curry Pizza House | 2,200 |
| 53 | T-120 | Hawaii Fluid Art | 1,911 |
| 54 | T-110 | EurAsia Ramen | 1,950 |
| 55 | T-100 | Thanh Nhi Vietnamese | 2,018 |
| 56 | D-185 | CorePower Yoga | 3,094 |
| 57 | D-195 | Adventure Kids Playcare | 3,620 |
| 58 | D-165/175 | Breeze Salon | 4,001 |
| 59 | D-155 | Half Price Books | 8,499 |
| 60 | D-145 | Affordable Dentures | 2,800 |
| 61 | D-135 | Pigtails & Crewcuts | 1,600 |
| 62 | D-125 | Huntington Learning Center | 2,232 |
| 63 | D-100 | Burlington | 36,736 |
| 64 | - | Super Target | NAP |
| 65 | C-100 | Office Depot | 17,992 |
| 66 | Y-100 | Aqua Tots | 5,166 |
| 67 | Y-200 | Home Vision Studio | 1,496 |
| 68 | Z-100 | Chicago Title Insurance Company | 3,489 |
| 69 | Z-200 | Rock Springs Changes | 6,783 |
| 70 | AB | Crunch Fitness | 40,000 |
| 71 | AA-225 | US Coast Guard | 2,000 |
| 72 | AA-235 | NutriShop | 1,400 |
| 73 | AA-245 | Tan It All | 2,425 |
| 74 | 0001B | Academy Sports + Outdoors | 80,352 |
| 75 | 0002B | Ross Dress for Less | 27,689 |
| 76 | - | Freddy's Frozen Custard & Steakburgers | NAP |
| 77 | - | Tropical Smoothie Café | NAP |
| 78 | - | uBreakiFix | NAP |
| 79 | - | Firehouse Subs | NAP |
| 80 | - | SportClips | NAP |
| 81 | - | 5 Star Nutrition | NAP |
| 82 | - | Einstein Bros. Bagels | NAP |
| 83 | - | Visionworks | NAP |
| 84 | - | Verizon Wireless | NAP |
| 85 | - | T4 Men | NAP |
| 86 | - | Cedar Park Modern Dentistry | NAP |
| 87 | - | PNC | NAP |
| 88 | - | Hobby Lobby | NAP |
| 89 | - | Ashley Furniture Homestore | NAP |
| 90 | - | Mardel Christian & Education | NAP |
| 91 | - | Rosa's Café | NAP |
| 92 | - | Longhorn Steakhouse | NAP |

TOTAL SF

441,620

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