



QUEST REALTY
TEXAS

STONEGATE AT CAT HOLLOW



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Quest Realty and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors o n any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Quest Realty Texas, INC recommends, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

STONEGATE AT CAT HOLLOW

BROCHURE OUTLINE

DISCLAIMER & PROPERTY INFORMATION

PROPERTY INFORMATION

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BUILDING 2

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BROKER INFORMATION

STONEGATE AT CAT HOLLOW

Property Information

Overview: StoneGate at Cat Hollow consists of 2 architecturally unique one story office buildings with office suites ranging in size from 1,616 to 15,000 square feet, totaling approximately 29,622 square feet. StoneGate also offers the buyer additional flexibility in designing environmental storage for files and equipment. This is accomplished by designing the roof systems to allow for additional heated and air-conditioned storage area to be built above each module. Each buyer is limited to a maximum of 2,000 square feet of storage for each individual office.

Location: StoneGate is located at the north west Corner of FM 620 and Cat Hollow Blvd in Round Rock, Texas.

Building Information:

Ideally located for medical, dental or professional office users with its close proximity to St. David's Round Rock Medical Center, St. David's Outpatient Rehab therapy Clinic & Oakwood Surgery Center and many major Round Rock Employers. The Architectural design of the buildings is reminiscent of Tuscan-influenced architecture with masonry exterior and a natural clay tiled roof.

Finish-out: There are no costly building common areas to deal with at StoneGate at Cat Hollow. This provides each suite with its own private entrance/exit. The office suites are provided as unfinished "shell space" to allow each user to individually specify the appropriate level of finish-out for his or her use. Each unfinished office space is designed with a clear-span interior, which allows for an interior space plan with maximum flexibility. The first floor foundation is designed with "leave-out" areas to allow for any desired plumbing requirements.

Utilities: Available

Parking: 1:200 parking ratio to meet all medical, dental, and professional office needs.

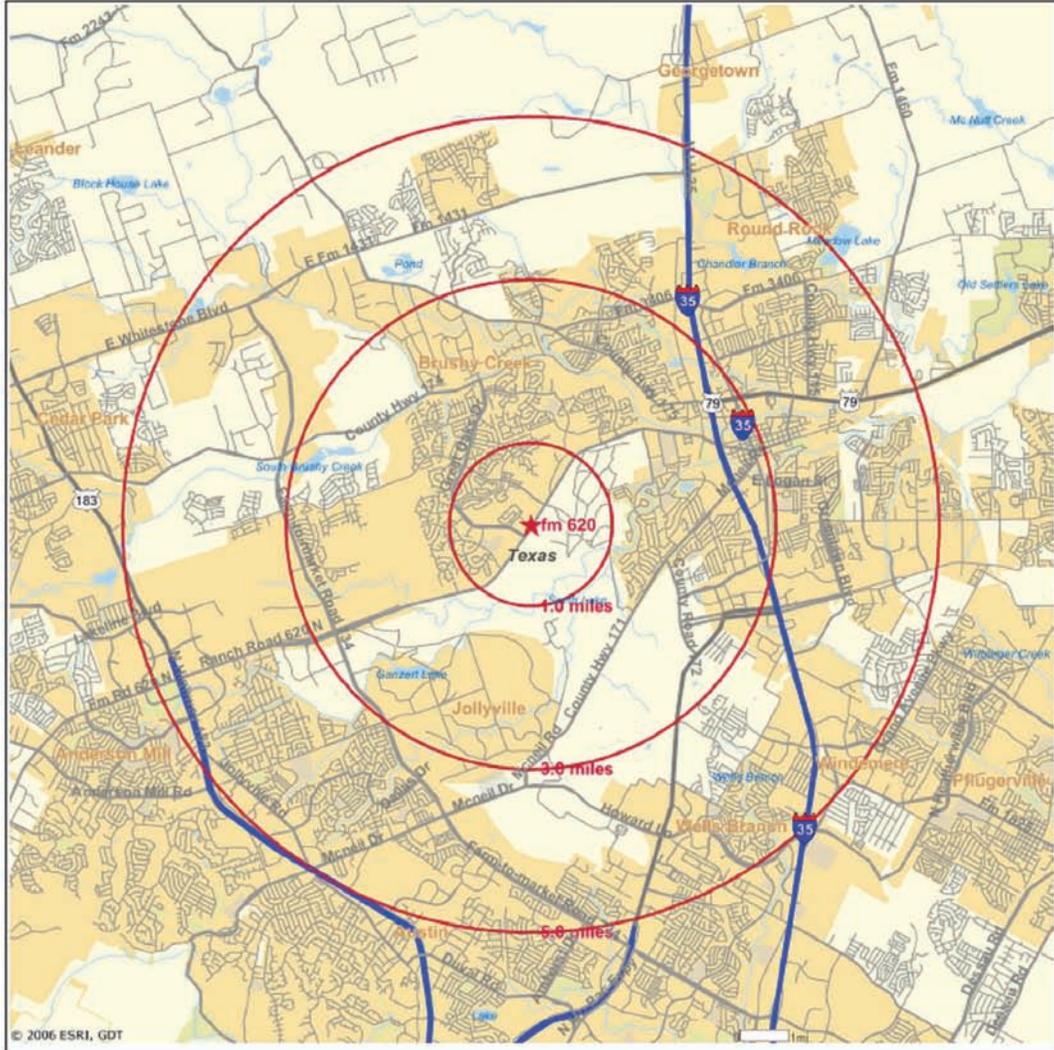
Zoning: Brushy Creek MUD

Site Map

fm 620
round rock, TX

October 18, 2006

Latitude: 30.4956
Longitude: -97.7246



STONEGATE AT CAT HOLLOW

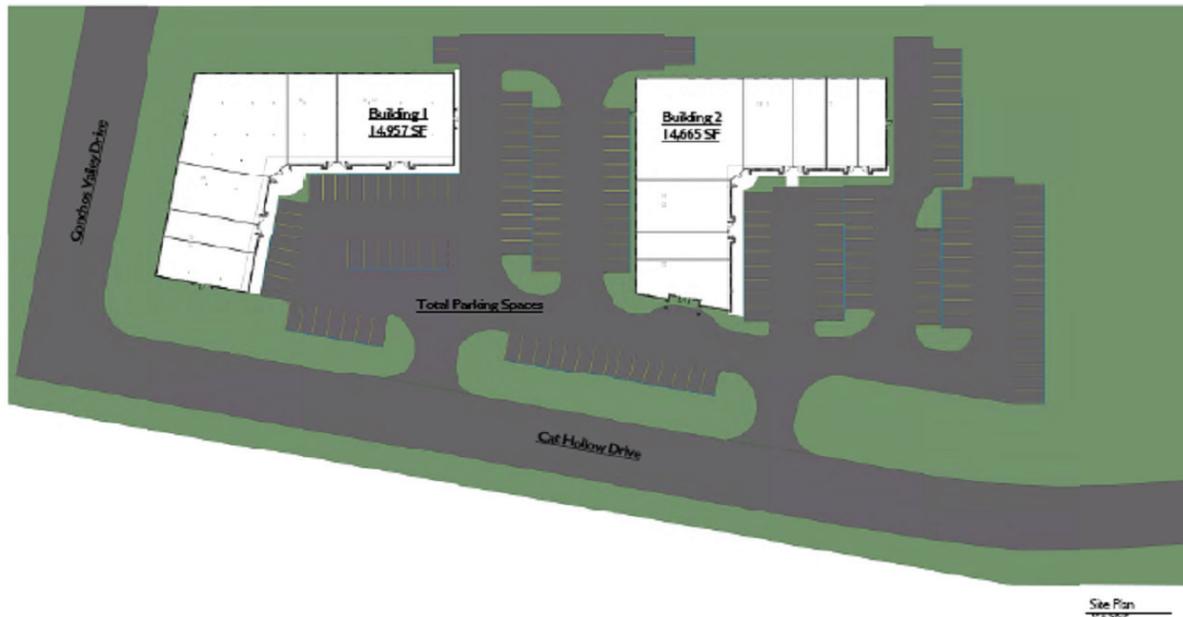
AERIAL



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STONEGATE AT CAT HOLLOW

SITE PLAN



Site Plan
1/11/2017



CARSON
DESIGN
ASSOCIATES
TEL: 512.877.2803
FAX: 512.877.2884
1000 RICHMOND BLVD.
SUITE 104 AUSTIN
TEXAS 78701
10/12/06

Site Plan
Cat Hollow Buildings 1 & 2

Concho Valley Drive & Cat Hollow
Drive
Austin, Texas 78731



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STONEGATE AT CAT HOLLOW

BUILDING 1



Building 1

Suite 101	1560 SF	\$195 per sf (Finished Out)
Suite 102	1188 SF	\$160 per sf
Suite 103	1864 SF	\$155 per sf
Suite 104	4045 SF	\$150 per sf
Suite 105	1893 SF	\$155 per sf
Suite 106	1187 SF	\$155 per sf
Suite 107	1187 SF	\$155 per sf
Suite 108	2027 SF	\$175 per sf
	14,951 SF	

STONEGATE AT CAT HOLLOW

BUILDING 2



Bulding 2

Suite 201	1616 SF	\$175 per sf
Suite 202	1185 SF	\$175 per sf
Suite 203	1919 SF	\$175 per sf
Suite 204	4558 SF	\$150 per sf
Suite 205	1919 SF	\$155 per sf
Suite 206	1185 SF	\$160 per sf
Suite 207	1188 SF	\$175 per sf
	14,653 SF	

STONEGATE AT CAT HOLLOW



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Demographics



Demographic and Income Profile

fm 620
round rock, TX

Site Type: Radius

Latitude: 30.4956
Longitude: -97.7246
Radius: 3.0 miles

Summary	2000	2006	2011
Population	38,405	55,448	72,987
Households	12,650	18,254	24,054
Families	10,360	14,900	19,570
Average Household Size	3.02	3.03	3.03
Owner Occupied HUs	9,681	14,098	18,581
Renter Occupied HUs	2,969	4,156	5,473
Median Age	32.0	32.8	32.4

Trends: 2006-2011 Annual Rate	Area	State	National
Population	5.65%	2.1%	1.30%
Households	5.67%	2.05%	1.33%
Families	5.6%	2.04%	1.08%
Owner HHs	5.68%	2.2%	1.41%
Median Household Income	4.68%	3.29%	3.32%

Households by Income	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	512	4.0%	485	2.7%	480	2.0%
\$15,000 - \$24,999	659	5.2%	523	2.9%	508	2.1%
\$25,000 - \$34,999	977	7.7%	767	4.2%	673	2.8%
\$35,000 - \$49,999	1,563	12.3%	1,699	9.3%	1,440	6.0%
\$50,000 - \$74,999	3,007	23.6%	2,877	15.8%	3,113	12.9%
\$75,000 - \$99,999	2,630	20.7%	3,380	18.5%	3,269	13.6%
\$100,000 - \$149,999	2,424	19.1%	5,012	27.5%	6,875	28.6%
\$150,000 - \$199,000	566	4.5%	2,118	11.6%	3,388	14.1%
\$200,000+	377	3.0%	1,394	7.6%	4,308	17.9%
Median Household Income	\$71,570		\$94,278		\$118,497	
Average Household Income	\$80,476		\$110,939		\$142,895	
Per Capita Income	\$26,905		\$36,629		\$47,181	

Population by Age	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,606	9.4%	5,290	9.5%	6,947	9.5%
5 - 9	3,661	9.5%	5,295	9.5%	6,331	8.7%
10 - 14	3,420	8.9%	5,153	9.3%	6,815	9.3%
15 - 19	2,872	7.5%	3,916	7.1%	5,329	7.3%
20 - 24	1,681	4.4%	3,361	6.1%	3,766	5.2%
25 - 34	6,132	16.0%	6,275	11.3%	9,502	13.0%
35 - 44	8,105	21.1%	11,326	20.4%	11,798	16.2%
45 - 54	5,163	13.4%	8,541	15.4%	12,715	17.4%
55 - 64	2,114	5.5%	4,091	7.4%	6,525	8.9%
65 - 74	952	2.5%	1,350	2.4%	2,089	2.9%
75 - 84	497	1.3%	624	1.1%	864	1.2%
85+	205	0.5%	228	0.4%	305	0.4%

Race and Ethnicity	2000		2006		2011	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,219	81.3%	43,104	77.7%	55,155	75.6%
Black Alone	1,838	4.8%	2,889	5.2%	3,890	5.3%
American Indian Alone	132	0.3%	195	0.4%	263	0.4%
Asian Alone	1,903	5.0%	3,721	6.7%	5,985	8.2%
Pacific Islander Alone	32	0.1%	61	0.1%	93	0.1%
Some Other Race Alone	2,502	6.5%	4,183	7.5%	5,820	8.0%
Two or More Races	780	2.0%	1,296	2.3%	1,780	2.4%
Hispanic Origin (Any Race)	6,114	15.9%	10,447	18.8%	14,665	20.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

INFORMATION ON BROKERAGE RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller of landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material *information known* to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) Shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and may not disclose any confidential information or any information that -a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an Intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records:

SELLER/LANDLORD:

BUYER/TENANT:

By:

By:

Title:

Title:

Dated:

Dated: