

Noble  Capital

presents

The Jonestown Center

9414 Anderson Mill Road, Suite 101
Austin, Texas 78729

512-249-2800
realty@noble-capital.com

The Jonestown Center

18601 FM 1431

Jonestown, Texas 78645



- New Construction
- 6,500 SF total
- 5,575 SF available
- \$17 psf plus NNN
- Traffic Count +/- 20,000
- Tenant Finish-out Allowance
- Ready for finish out today!

Contact: Real Estate
Office: (512) 249-2800

Property Highlights

The Jonestown Center

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Fax: (512) 249-2803

Property Overview: Neighborhood Retail Center on corner with frontage on FM 1431 in Jonestown's central business district. High visibility & owner is flexible on sizes.

Rental Rate: \$17 psf (annual)

NNN: \$4.08 (1st year projection)

Min Divisible: n/a

Max Contiguous: 3,975 SF

Date Available: Now!

Lease Term: 3-5 Years

Lease Type: Triple Net (NNN)

Space Type: New Construction



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Property Overview
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The Jonestown Center, a 6,500 square foot neighborhood retail center is a welcomed addition to the growing Jonestown community!



This class "A" retail shopping center features cutting edge architectural design and presents the North Shore community with an inviting atmosphere; exhibiting lush landscaping to complement the already attractive area. Excellent location, ease of accessibility, and the variety of retail, restaurant, and service retailers will make The Jonestown Center a successful addition to the North Shore community.

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General Information

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Located within five miles of a population of over 22,059 people and with a traffic count of 20,000, The Jonestown Center is positioned to succeed! The Jonestown Center's diverse lake community of working families has generated a real need for development in this area! With new homes popping up left and right, this community continues to grow. It is estimated that by 2010, The Jonestown Center will be surrounded by 26,106 people; that is an 18.35% increase from 2005!

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Location
The Jonestown Center

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Street Address: 18601 FM 1431

State: TX

City: Jonestown

Postal Code: 78645

Nearest MSA: Austin-Cedar Park

County: Travis

Submarket Type: Suburban/Retail

Retail Type: Neighborhood Retail Center

**Gross Building
Area (GBA): 6,500 SF**

**Building Size
(Rentable SF): 6,500 SF**

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Location
The Jonestown Center

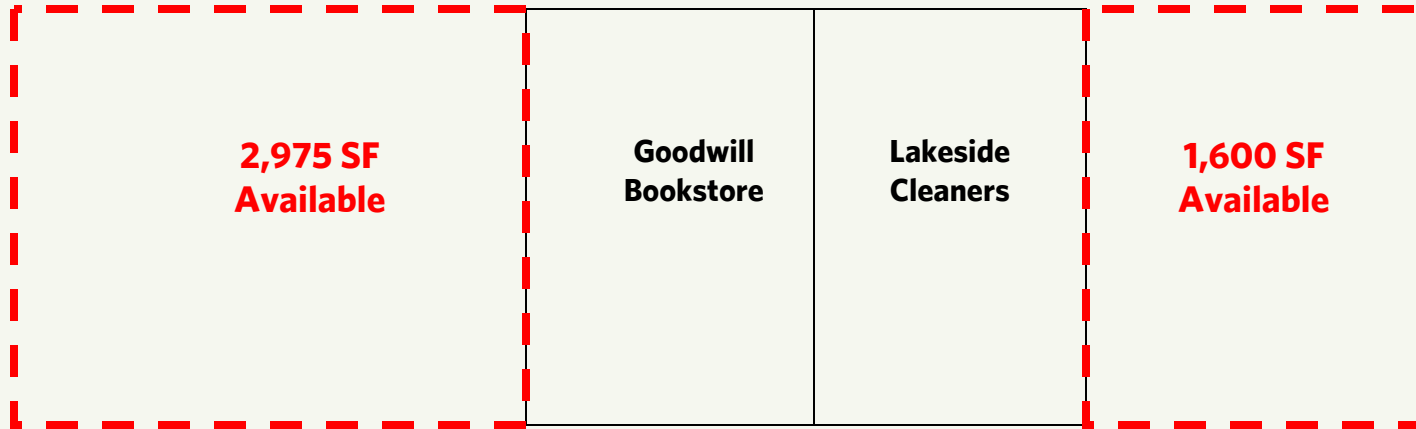
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Aerial
The Jonestown Center

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Fax: (512) 249-2803



Square footage shown are projections only. Actual leasable space will be flexible, based on Tenant's needs. The 6,500 square foot building will be finished out in a shell condition and tenants will be given a tenant finish-out allowance.

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Current Site Plan
The Jonestown Center

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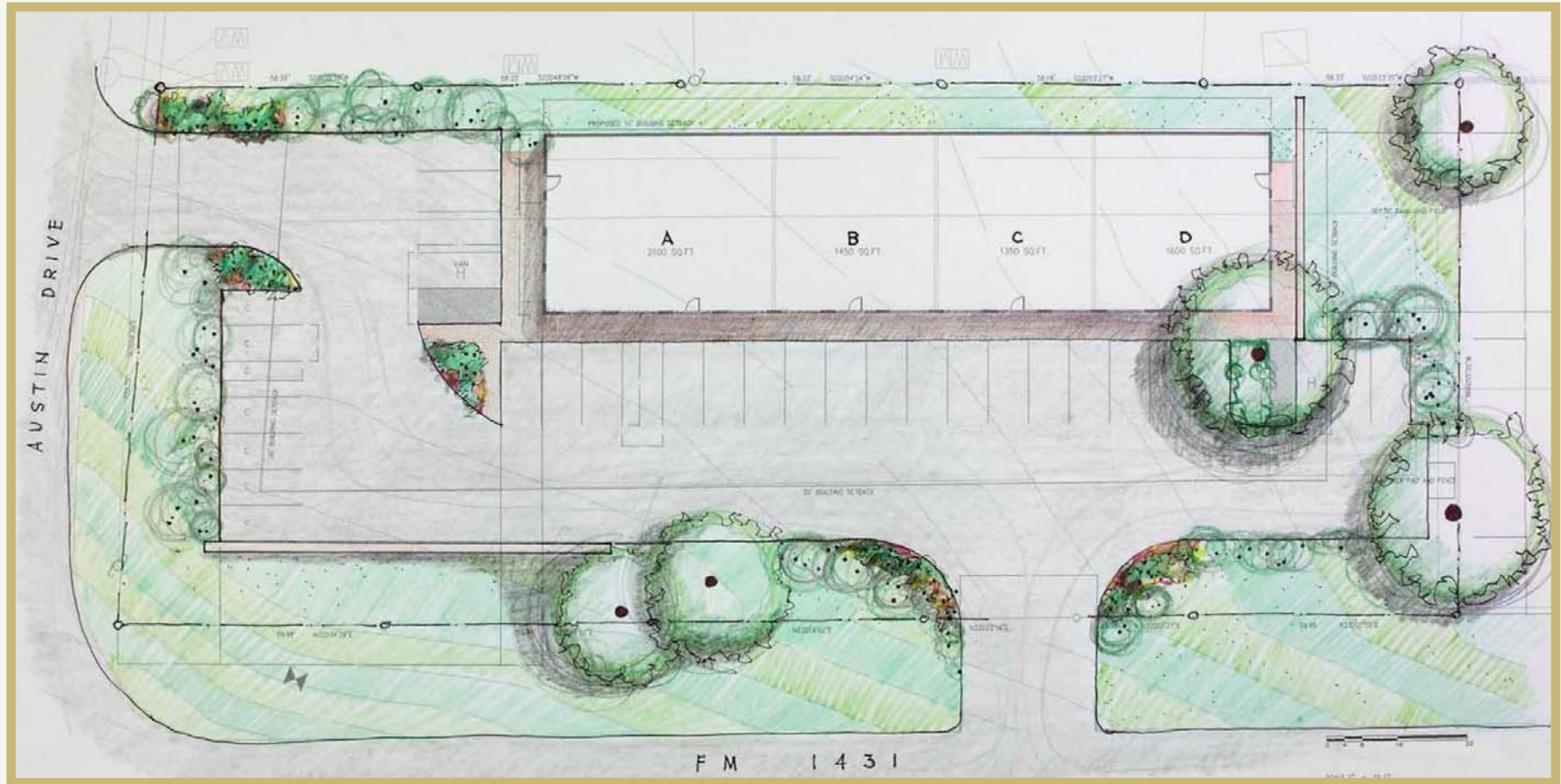


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Population

The current year population in this selected geography is 22,059. The 2000 Census revealed a population of 18,157, and in 1990 it was 5,204 representing a 248.92% change. It is estimated that the population in this area will be 26,106 in 2010, representing a change of 18.35% from 2005. The current population is 50.77% male and 49.23% female. In 2005, the median age of the population in this area was 33.1, compared to the US median age which was 36.3. The population density in your area is 280.9 people per square mile.

Households

There are currently 7,307 households in this selected geography. The Census revealed household counts of 6,329 in 2000, up from 1,935 in 1990, representing a change of 227.10%. It is estimated that the number of households in this area will be 8,313 in 2010, representing a change of 13.77% from the current year. For the current year, the average household size in this area is 3.02 persons.

In 2005, the median number of years in residence in this geography's population is 2.55. The average household size in this geography was 3.00 people and the average family size was 3.51 people. The average number of vehicles per household in this geography was 2.1.

Income

In 2005, the median household income in this selected geography was \$73,055, compared to the US median which was \$46,350. The Census revealed median household incomes of \$65,093 in 2000 and \$32,497 in 1990 representing a change of 100.31%. It is estimated that the median household income in this area will be \$84,163 in 2010, which would represent a change of 15.20% from the current year.

In 2005, the per capita income in this area was \$29,098, compared to the US per capita, which was \$23,594. The 2005 average household income for this area was \$86,894, compared to the US average which was \$61,553.

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Demographic Summary
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Housing

The median housing value in this area was \$77,921 in 1990, compare this to the US median of \$78,382 for the same year. The 2000 Census median housing value was \$133,447, which is a 71.3% change from 1990. In 1990, there were 1,512 owner occupied housing units in this area vs. 6,329 in 2000. Also in 1990, there were 421 renter occupied housing units in this area vs. 761 in 2000. The average rent in 1990 was \$325 vs. \$696 in 2000.

Race & Ethnicity

In 2005, the racial makeup of this selected area was as follows: 79.52% White; 4.27% Black; 0.37% Native American; 3.24% Asian/Pacific Islander; and 8.64% Other. Compare these to the US racial makeup which was: 75.69% White, 12.15% Black, 0.83% Native American, 4.29% Asian/Pacific Islander and 4.59% Other. People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 15.05% of the current year population in this selected area. Compare this to the US makeup of 14.45%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 175.4% American Indian, Eskimo, Aleut Population; 1,487.1% Asian, Pacific Islander; 1,043.3% Black; 527.9% Hispanic Ethnicity; 356.3% Other; White 225.8%.

Employment

In 2005, there were 12,018 people over the age of 16 in the labor force in your geography. Of these 96.27% were employed, 3.69% were unemployed, 24.05% were not in the labor force and 0.03% were in the armed forces. In 1990, unemployment in this area was 4.12% and in 2000 it was 2.16%.

In 2005, there were 2,648 employees in this selected area (daytime population) and there were 515 establishments. For this area in 1990, 58.19% of employees were employed in white-collar occupations and 41.81% were employed in blue-collar occupations. In 2000, white collar workers made up 74.21% of the population, and those employed in blue collar occupations made up 25.79%. In 1990, the average time traveled to work was 20 minutes and in 2000 it was 33 minutes.

Current year data is for the year 2005, 5 year projected data is for the year 2010. Demographic data © 2005 by Experian/Applied Geographic Solutions. Crime data © 2005 by Experian/Applied Geographic Solutions. The retail centers data used in this site is licensed by National Research Bureau (NRB). Traffic Count data © 2005 by GDT. Properties data © 2005 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved. The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable. Neither STDB, Inc. nor the CCIM Institute assumes any liability for errors or omissions.

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