

HOWARD POST





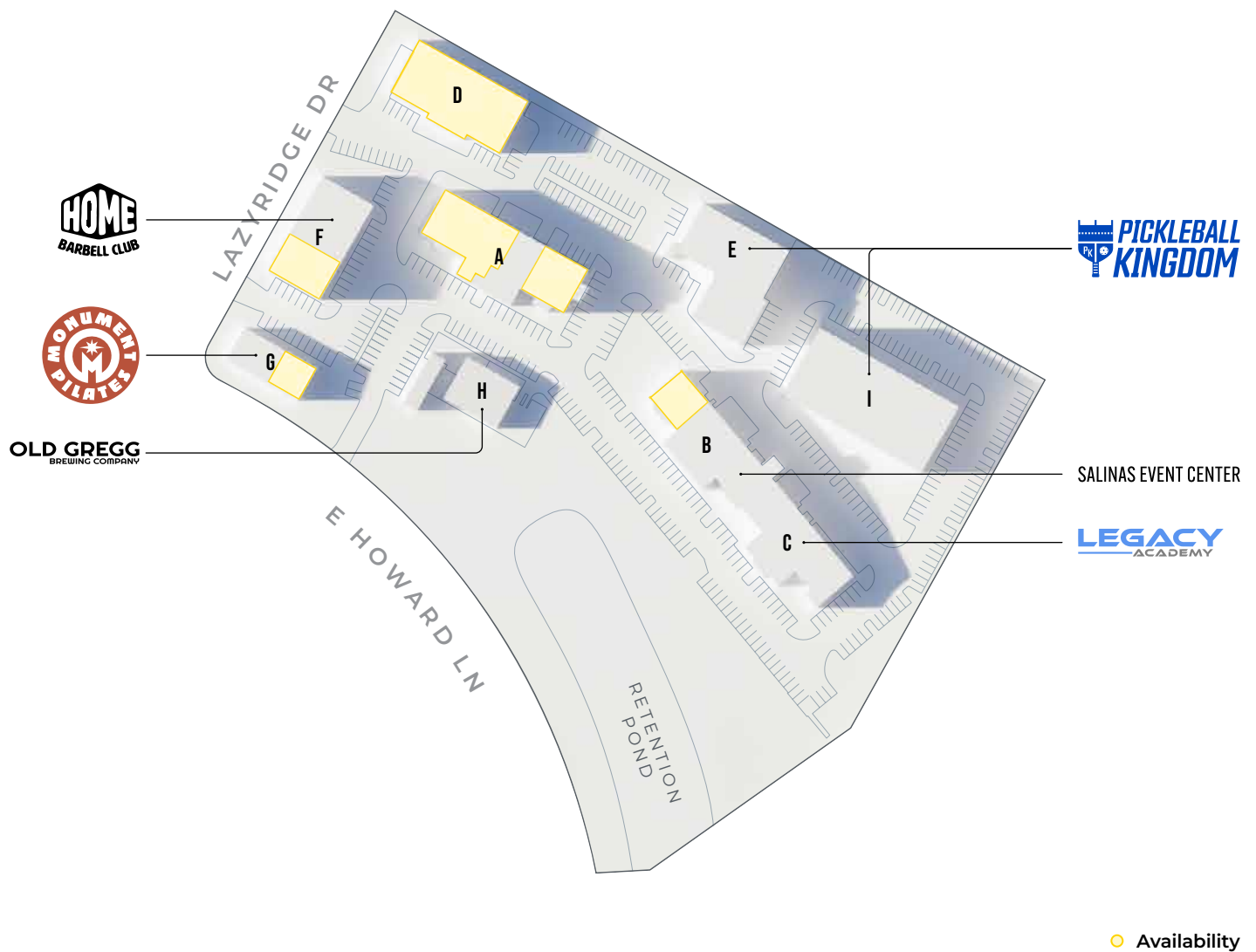
HOWARD POST

1900 E HOWARD LN, PFLUGERVILLE

Minutes to Austin tech corridor and home to a sprawling new brewpub

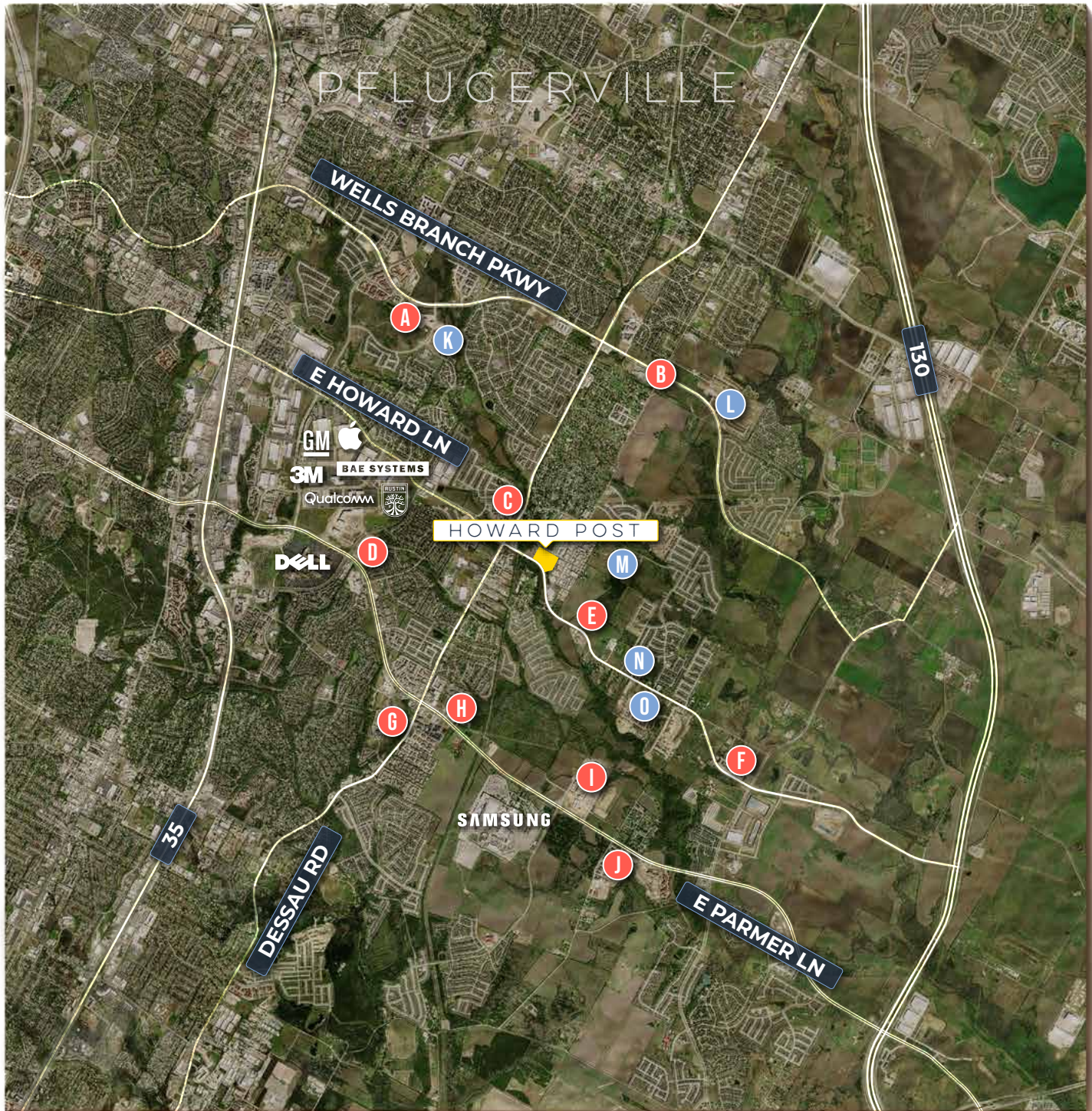
HIGHLIGHTS

- Spaces fully customizable for tenants needs
- NNN \$7.50/RSF/YR (est.)
- 3.29:1000 parking ratio
- Located in an Opportunity Zone near Tech Ridge surrounded by substantial new & future residential development
- A new 6,000 SF Brewpub (Old Gregg Brew Co.)
Designed by Michael Hsu Office of Architecture
- Re-skin of new building facades
- Complete landscape overhaul
- New 4,325 RSF Retail Pad Site



LEGEND

A Office Retail	F Retail
B Office Restaurant	G Retail Restaurant
C Retail	H Old Gregg Brewery
D Industrial Flex	I Pickle Ball Kingdom
E Pickle Ball Kingdom	



A Edenbrook Ridge	UC	336 Units	I The Vaughan	P	154 Units
B The Wylde	P	192	J Camber Ranch	C	483
C Bridge at Tech Crossing	C	288			
D Parmer Village	UC	292	K Village at Northtown	UC	98 C 22 P
E The Merle	UC	444	L Lisso	UC	217 C 78 P
F The Element	C	300	M Banyan	UC	234 P
G Progress at Tech Ridge	UC	460	N Cantarra Meadows	UC	93 UC
H 1900 Parmer	UC	365	O East Village	UC	422 C 38 P

● Multi-family **P** Proposed **UC** Under Construction
● Single Family **C** Complete





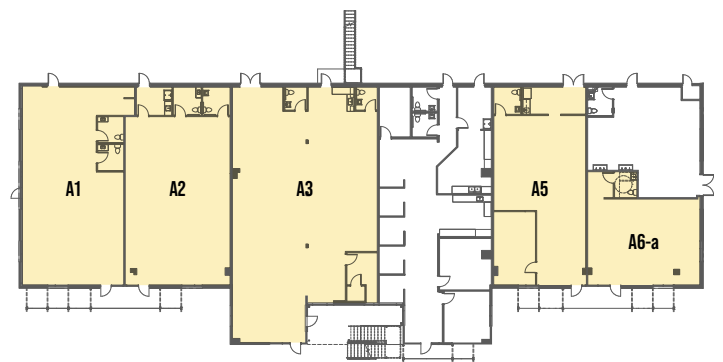
BUILDING A

DETAILS

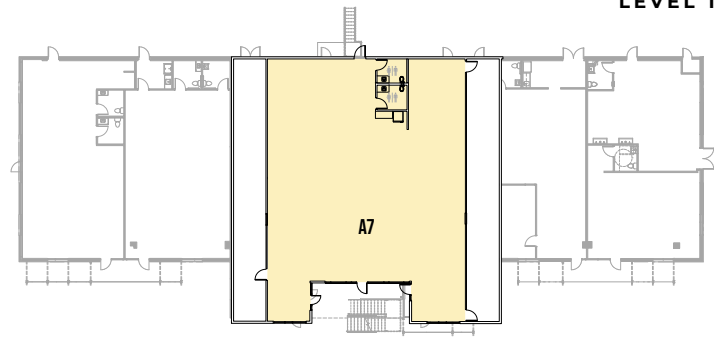
- Open concept, end cap for office or retail
- High ceilings
- Exterior renovation including new doors and windows, completed early 2024
- Abundant natural light and open concept
- Level 2 | Stair access only
- Level 2 | Fully customizable and devisable into two tenants

SPECIFICATIONS

A1	1,823 RSF	\$24	Office Retail
A2	1,783 RSF	\$21	Office Retail
A3	2,941 RSF	\$21	Office
A5	1,595 RSF	\$21	Office
A6-a	998 RSF	\$28	Office Retail
A7	3,850 RSF	\$19	Office Retail



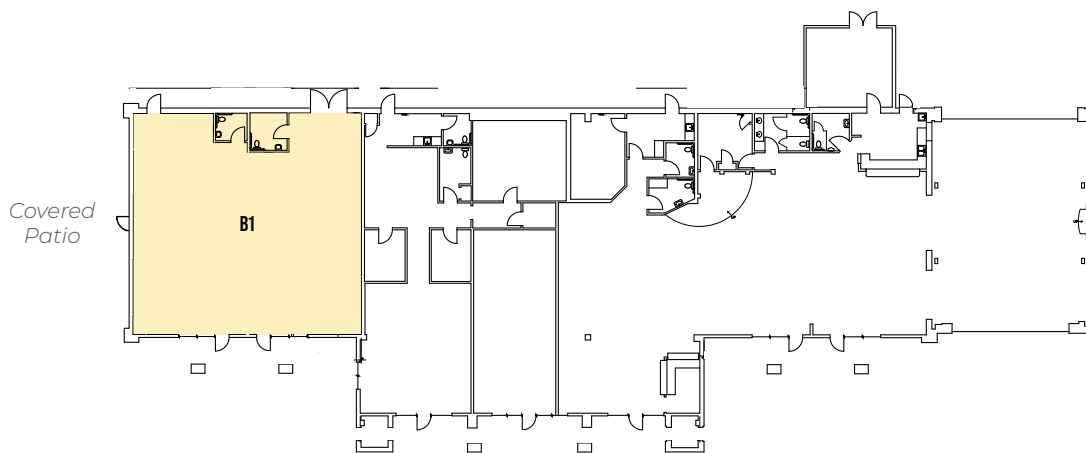
LEVEL 1



LEVEL 2



BUILDING B



SPECIFICATIONS

B1* 2,562 RSF \$34-38 Restaurant

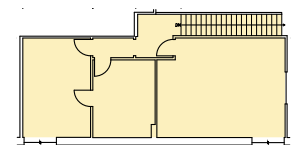
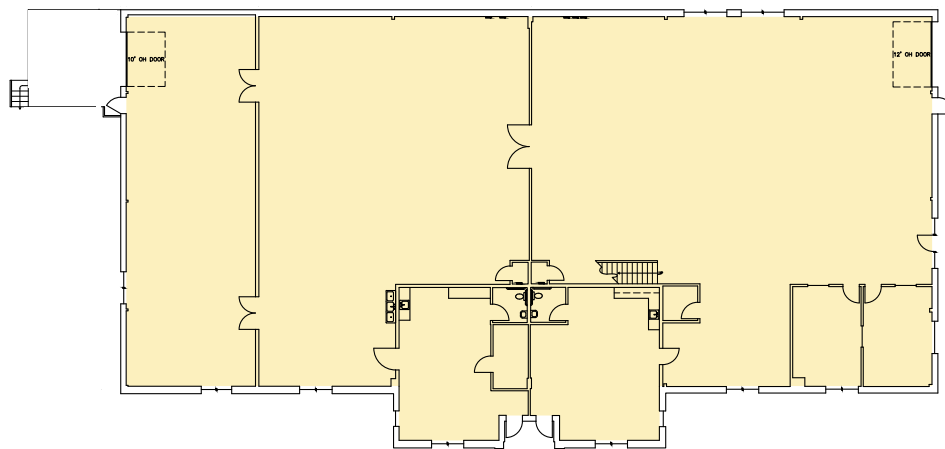
*Cold dark shell delivery with TI allowance

DETAILS

- Fully customizable
- Adjacent to brewpub
- Large outdoor patio



BUILDING D



MEZZANINE

SPECIFICATIONS

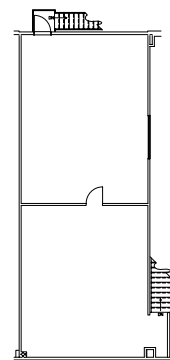
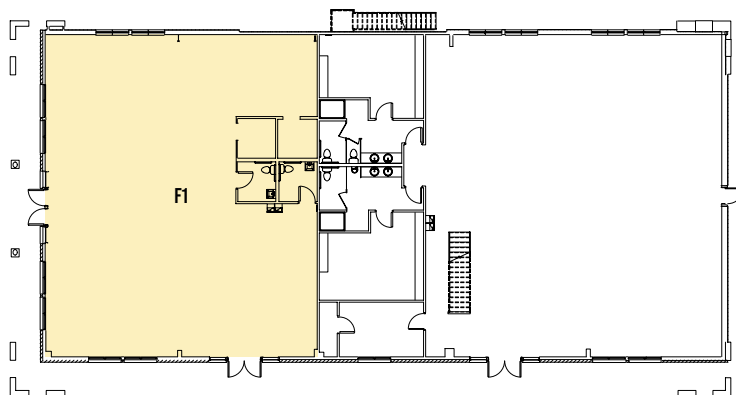
12,140 RSF \$16.50/rsf/yr base rent Industrial | Flex

DETAILS

- Available May 2025
- Fully customizable and devisable into two tenants
- One high loading dock
- One grade level loading dock



BUILDING F



F2 MEZZANINE

SPECIFICATIONS

F1 3,100 RSF (can be demisable) \$26 Retail

DETAILS

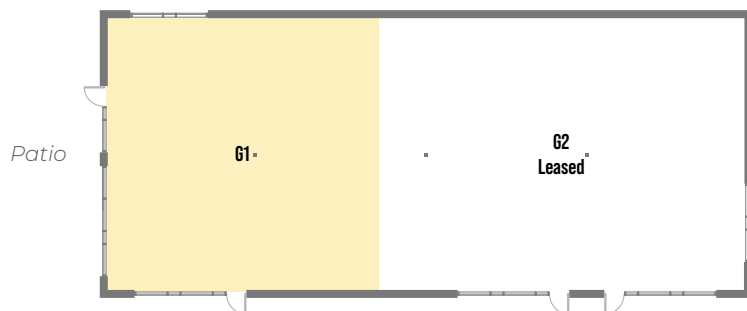
· Available January 2026 or possibly sooner



BUILDING G

DETAILS

- Fully demisable
- Great visibility along Howard Lane
- 14' Clear
- Fully Sprinklered
- 12' storefront
- 4" Sanitary Main
- 2" Domestic Water Service
- 4" Grease line for 1200 Gallon grease Trap
- 800 Amp Electrical Service 120/208 3Phase



SPECIFICATIONS

G1* 2,100 RSF \$37.50 + NNN Restaurant space with 400 sf covered patio

*Cold dark shell delivery with TI allowance



ABOUT TOPO

TOPO brings a unique perspective to real estate drawing from our experiences founding and operating hospitality businesses. We create uncommon spaces where thoughtful design produces meaningful impacts for our tenants, partners, and community - while having fun along the way.

Our fully integrated team finds innovative real estate solutions for businesses seeking dynamic, attainable workspaces. We build relationships with best-in-class partners who share our passion for activating destinations and helping them thrive. We are proud of what we have accomplished and excited for the opportunities ahead.

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