

HOWARD POST

1900 E. HOWARD LN
PFLUGERVILLE, TX 78660



COMMUNITY HUB
IN PFLUGERVILLE'S
TECH RIDGE

NOW
LEASING

DEVELOPED BY TOPO-DG.COM
TOPO DEVELOPMENT GROUP

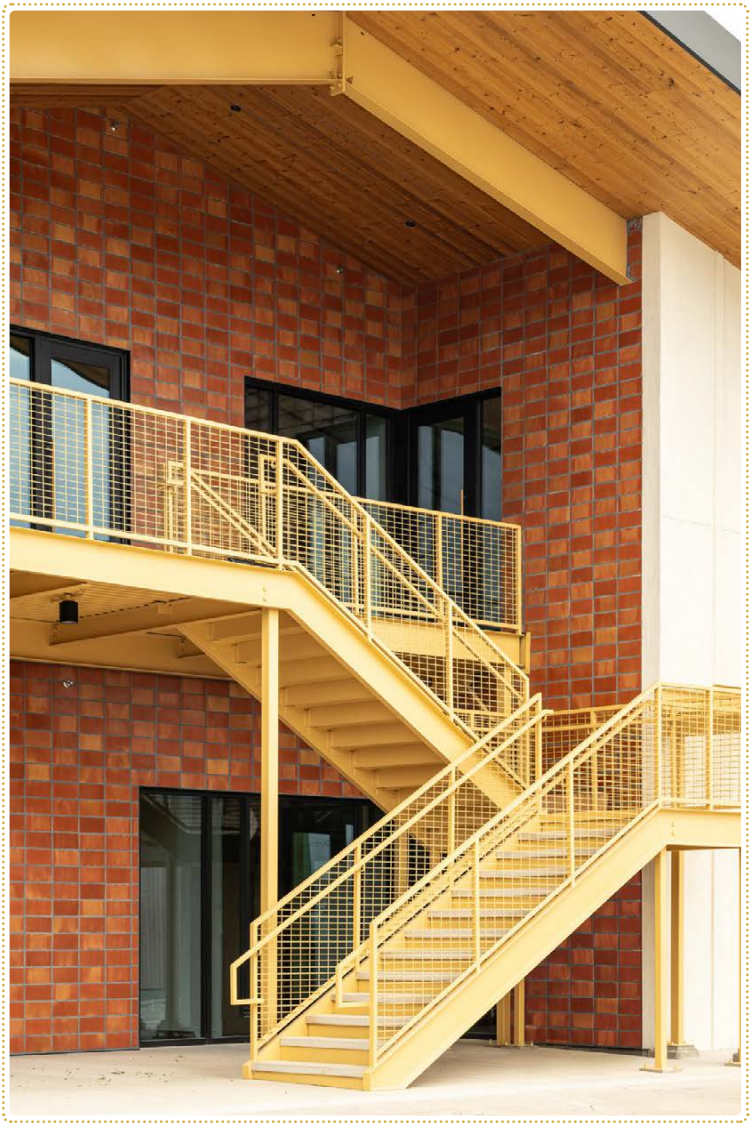
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P.512-768-5200



WELCOME TO HOWARD POST

MINUTES TO
AUSTIN TECH
CORRIDOR & HOME
TO A SPRAWLING
NEW BREWPUB



Design in collaboration with
Michael Hsu Office of Architecture.

HIGHLIGHTS

Fully Customizable Spaces for Tenant Needs

Operating Expenses \$7.75/RSF/YR EST. 2025

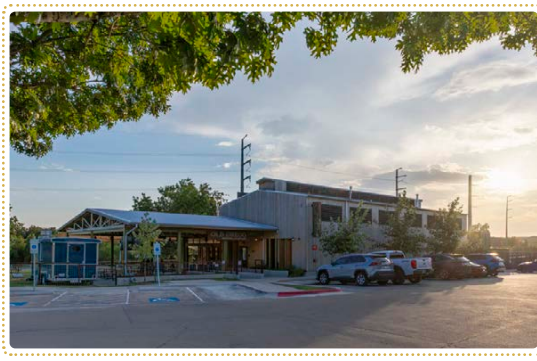
Located in an Opportunity Zone Near Tech Ridge
Surrounded by Substantial New & Future Residential
Developments

NEW 6,000 SF Brewpub Old Gregg Brew Co. on Site
DESIGNED BY Michael Hsu Office of Architecture

NEW Building Facades

Complete Landscape Overhaul

Adjacent to East Village, a 425 ACRE Mixed-Use
Development



Old Gregg Brew Co. @oldgreggbrewingco



COMMUNITY SPOTLIGHT



PICKLEBALL KINGDOM
@pickleballkingdom.pflugerville
pickleballkingdom.com



HOME BARBELL CLUB
@homebarbellatx
homebarbellclub.com



YELLOW BELL TACOS
@yellowbelltacos
yellowbelltacos.com



DEFT PIES
@deftpies
oldgreggbrewingco.com



MEET OUR COMMUNITY

FOOD & DRINKS



OLD GREGG BREWING CO.
@oldgreggbrewingco
oldgreggbrewingco.com



DEFT PIES
@deftpies



YELLOW BELL TACOS
@yellowbell
yellowbelltacos.com



MAM MAM
@mam.mam.atx
mam-atx.com

RECREATION



PICKLEBALL KINGDOM
@pickleballkingdom
pickleballkingdom.com



HOME BARBELL CLUB
@homebarbellatx
homebarbellclub.com



Monument Pilates
@monumentpilatesstudio
monumentpilates.com



LEGACY ACADEMY
@legacy.pflugerville
our.legacyacademy.com

RETAIL & OFFICE



YARNING FIBER ARTS
@yarningfiberarts
yarningfiberarts.com



SALINAS EVENT CENTER
@salinaseventcenter
thesalinaseventcenter.com



SUNDER ENERGY
@sunderenergy
sunderenergy.com



KOKUSAI
ksec.com

MEDICAL



AUSTIN DENTAL CARES
austindentalcares.com



ARIA SMILE DENTAL STUDIO
@username
website.com



DESIGNED FOR WHAT'S NEXT

DESIGNED BY
MICHAEL HSU OFFICE
OF ARCHITECTURE



Building F



Building G



Old Gregg Brewery



Old Gregg Brewery



Building I



Building A



Building A



Building D



EMERGING RESIDENTIAL
COMMUNITIES

5 MILES FROM THE
IMMEDIATE AREA

RESIDENTIAL GROWTH PROJECTIONS*

CURRENT	UNITS/LOTS	RESIDENTS
Households	92,235	235,928
IN CONSTRUCTION & PLANNING	UNITS/LOTS	PROJECTED RESIDENTS
Single-Family	12,192	37,917
Multi-Family	26,090	57,398
TOTAL	130,517	331,398

DATA PROVIDED BY PLACER AT/BCT BUILDCESTRAL/STI POPSTATS

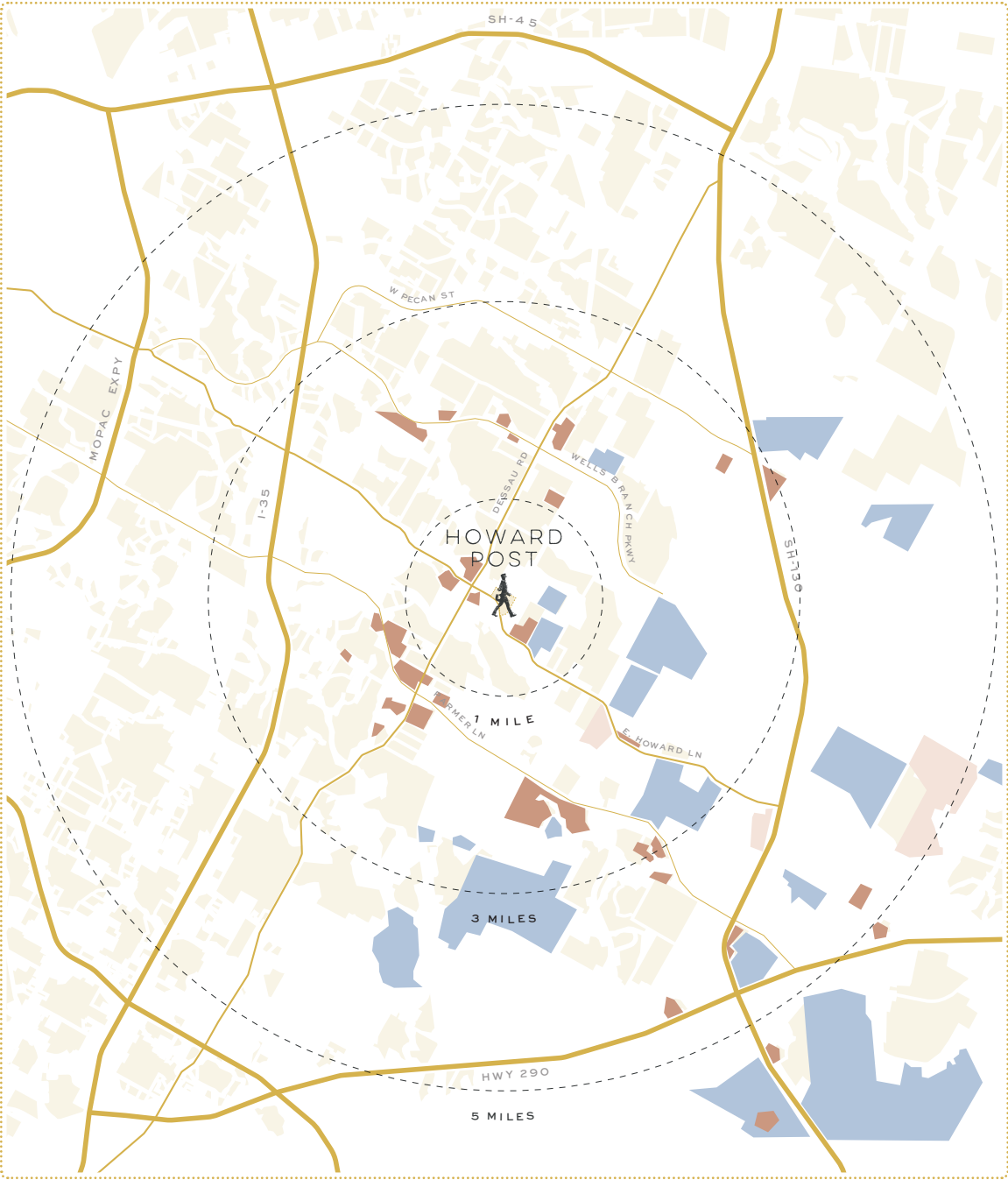
2024 DEMOGRAPHICS*

	5-MILE	7-MILE
Population	235,928	421,442
Average Age	36.2	36.0
Number of Households	92,235	165,502
Household Average Income	\$105,862	\$109,202
5-year Projected average Income	\$170,835	\$175,406
Average House Value	\$428,862	\$451,717

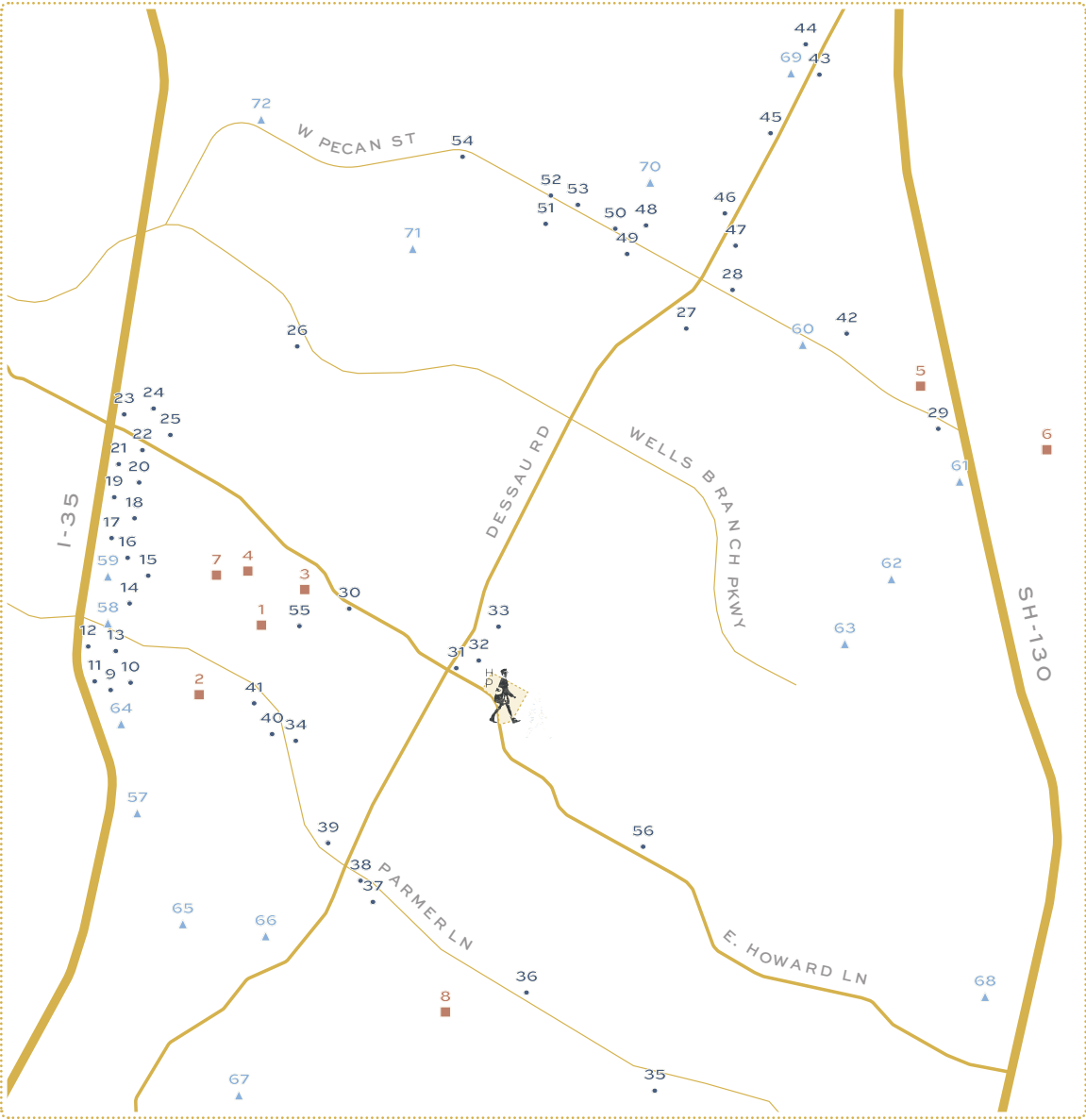
*DATE PROVIDED BY STI: POPSTATS

LEGEND

MULTI-FAMILY IN PROGRESS & RECENT	SINGLE-FAMILY IN-PROGRESS & FUTURE
MULTI-FAMILY FUTURE	SINGLE-FAMILY EXISTING



BUSINESS NEIGHBORS OF NORTH AUSTIN



■ MAJOR BUSINESSES

- 1. 3M
- 2. Dell
- 3. Bae Systems
- 4. General Motors
- 5. Amazon Fulfillment
- 6. Pepsi Co.
- 7. Qualcomm
- 8. Samsung

• FOOD & DRINKS

- 9. Asadas Grill
- 10. PINSTACK
- 11. In-N-Out Burger
- 12. MOD Pizza
- 13. OneTaco
- 14. The Burger Den
- 15. Chick-fil-A
- 16. Summer Moon Coffee
- 17. P. Terry's
- 18. Bep Saigon
- 19. Sankalp
- 20. Masala Wok
 - Indian + Asian Fare
- 21. Niki's Pizza Italian & Greek Cuisine
- 22. Freebirds
- 23. Chodang Tofu House
- 24. Ka-Prow Thai & Sushi
- 25. Wings 'N More

- 26. Haraz Coffee House
- 27. Cranky Granny's
- 28. Iron Fish
 - Sushi & Grill
- 29. Which Wich
- 30. Krystal Taqueria
- 31. Com tam PA PHI
- 32. Al Demashqi
- 33. Red's Smoking BBQ
- 34. Mero Kitchen
- 35. MAYS Treats
- 36. First Watch
 - Tora
 - Shake Shack
 - Kilwins
- 37. Dutch Bros Coffee
- 38. Chick-fil-A
- 39. Starbucks
- 40. Fresh Bowl
- 41. Little Woodrow's
- 42. Farmer's Fridge
- 43. Teapioca Lounge
- 44. Starbucks
- 45. The Growler Bar & Kitchen
- 46. Pita Shack
- 47. The Lone Star Bar
- 48. Hanovers Draught Haus
- 49. West Pecan
 - Coffee + Beer

- 50. Dazzle
 - Coffee & Smoothies
- 51. Pecan Street Station
- 52. Fogonero Venezuelan
- 53. The Human Bean
- 54. Baris Pasta & Pizza
- 55. The Pitch
- 56. Countryside Donuts

▲ RECREATION

- 57. Arena Weapon Arts
- 58. AMC
- 59. Fitness Connection
- 60. Tejano BMX Trails
- 61. D-BAT Austin
- 62. Northeast Metropolitan Park Soccer Fields
- 63. Travis County Cricket Ground (TCCG)
- 64. House of Gainz
- 65. Walnut Creek Greenbelt
- 66. Copperfield Nature Trail
- 67. Pioneer Farms
- 68. ATX polo
- 69. Spare Time Texas
- 70. Gilleland Creek Pool & Park
- 71. Club at Wells Point
- 72. Planet Fitness

DRIVE TIMES

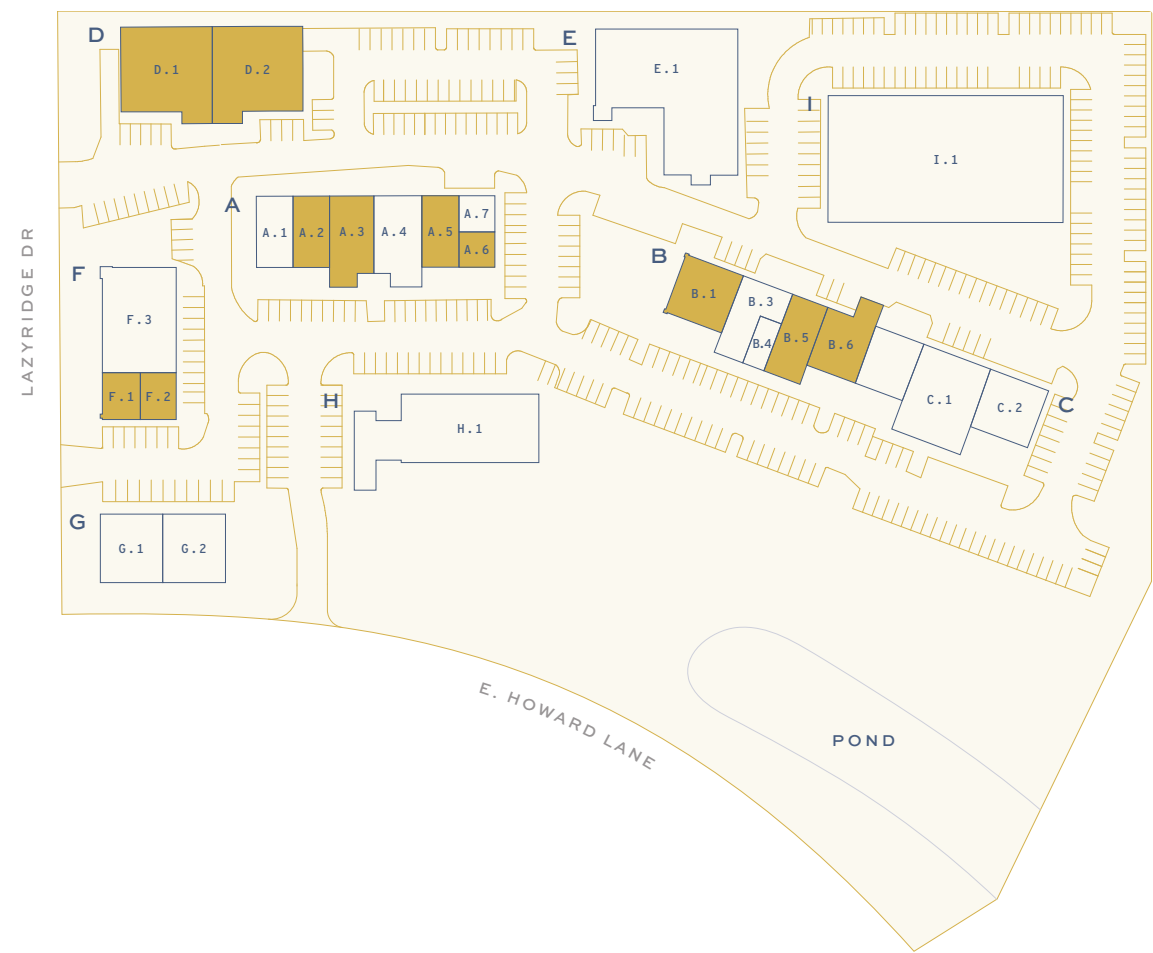
AUSTIN	.....
» 25 MINUTES (~ 13 MI)	.....
AUSTIN-BERGSTROM INTL. AIRPORT	.....
» 19 MINUTES (~ 24 MI)	.....

AUSTIN FC Q2 STADIUM	.....
» 16 MINUTES (~ 7 MI)	.....
CAPITOL	.....
» 20 MINUTES (~ 13 MI)	.....

DOMAIN	.....
» 15 MINUTES (~ 16 MI)	.....
PFLUGERVILLE	.....
» 10 MINUTES (~ 5 MI)	.....



TENANTS & AVAILABILITY



LEGEND

AVAILABLE SPACES

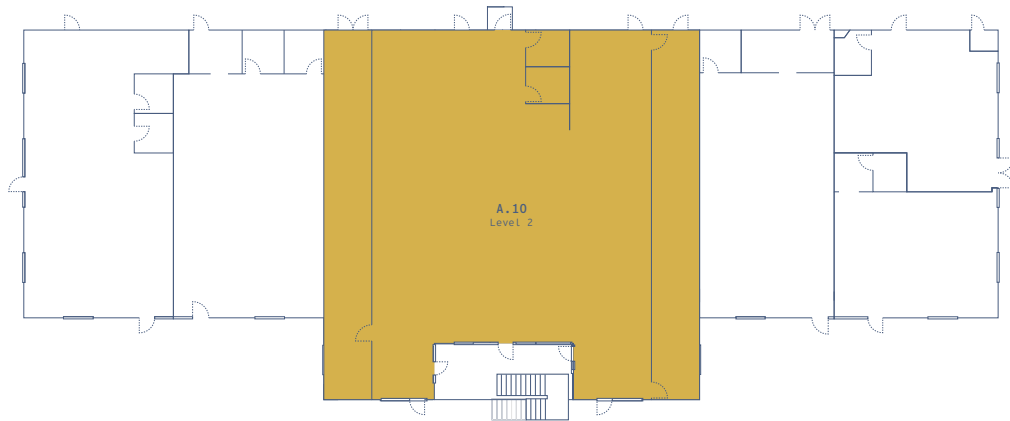
LAND AREA	PARKING RATIO	TOTAL RSF
11.74 Acres	3.29:1000	101,486 RSF

BUILDING A A.1 Aria Smile Dental Studio A.2 1,783 RSF • RETAIL NOW LEASING A.3 2,941 RSF • RETAIL NOW LEASING A.4 Austin Dental Cares A.5 1,579 RSF • RETAIL NOW LEASING A.6 998 RSF • RETAIL NOW LEASING A.7 Yarning Fiber Arts A.10 3,850 RSF • OFFICE/RETAIL NOW LEASING	BUILDING E E.1 Pickleball Kingdom
BUILDING B B.1 2,562 RSF • FOOD & BEVERAGE NOW LEASING B.3 Sunder Energy B.4 Kokosai B.5-6 6,679 RSF • RETAIL NOW LEASING	BUILDING F F.1 1,303 RSF • DRIVE THRU NOW LEASING F.2 1,750 RSF • RETAIL NOW LEASING F.3 Home Barebell Club
BUILDING C C.1 Legacy Academy C.2 Legacy Academy	BUILDING G G.1 Monument Pilates G.2 Mam Mam
BUILDING D D.1 6,070 RSF • FLEX NOW LEASING D.2 6,070 RSF • FLEX NOW LEASING	BUILDING H H.1 Old Gregg
	BUILDING I I.1 Pickleball Kingdom





LEVEL 1



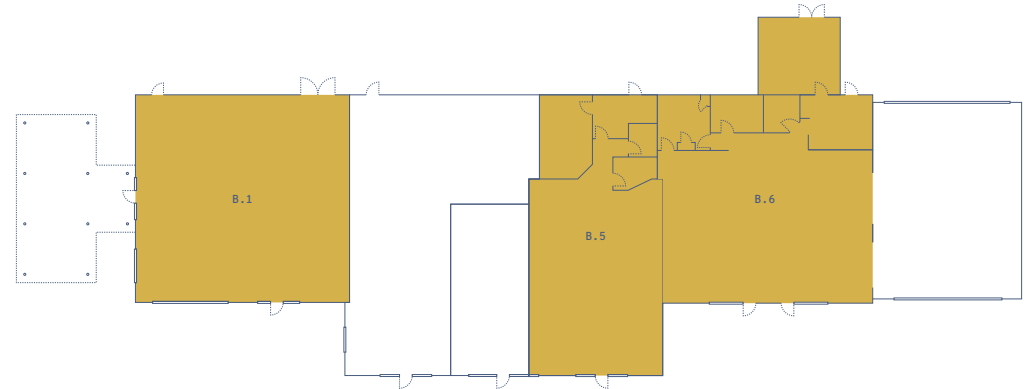
LEVEL 2

A

A.2	1,783 RSF	RETAIL	NOW AVAILABLE
A.3	2,941 RSF	RETAIL	NOW AVAILABLE
A.5	1,579 RSF	RETAIL	NOW AVAILABLE
A.6	998 RSF	RETAIL	NOW AVAILABLE
A.10	3,850 RSF	RETAIL	NOW AVAILABLE

FEATURES

POLISHED CONCRETE FLOORS
ABUNDANT NATURAL LIGHT
FRESH EXTERIOR RENOVATIONS FOR AN
UPDATED LOOK



B

B.1	2,562 RSF	FOOD & BEVERAGE	NOW AVAILABLE
B.5	2,000 RSF	RETAIL	NOW AVAILABLE
B.6	2,500 RSF	RETAIL	NOW AVAILABLE

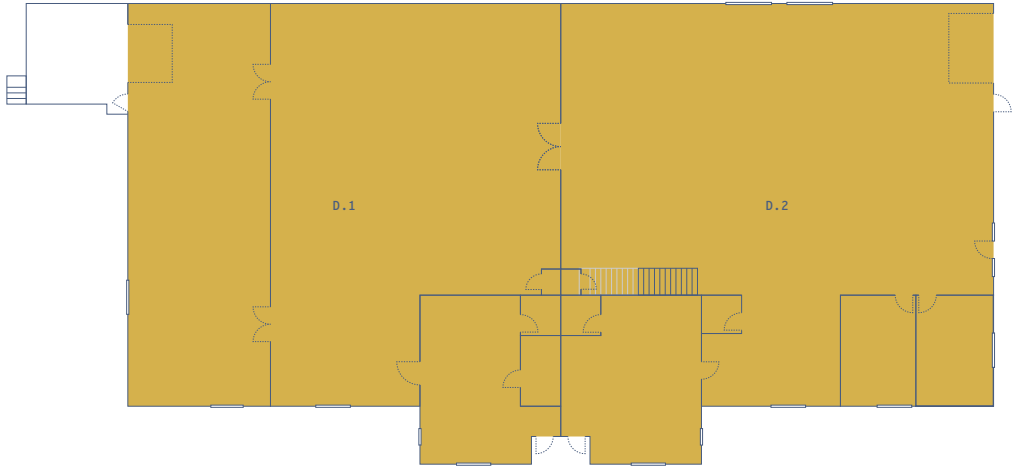
FEATURES

B.1 - FLEXIBLE COLD DARK SHELL FOR
CUSTOM BUILD-OUT
EXCLUSIVE 800 SF COVERED PATIO
RESTAURANT-READY

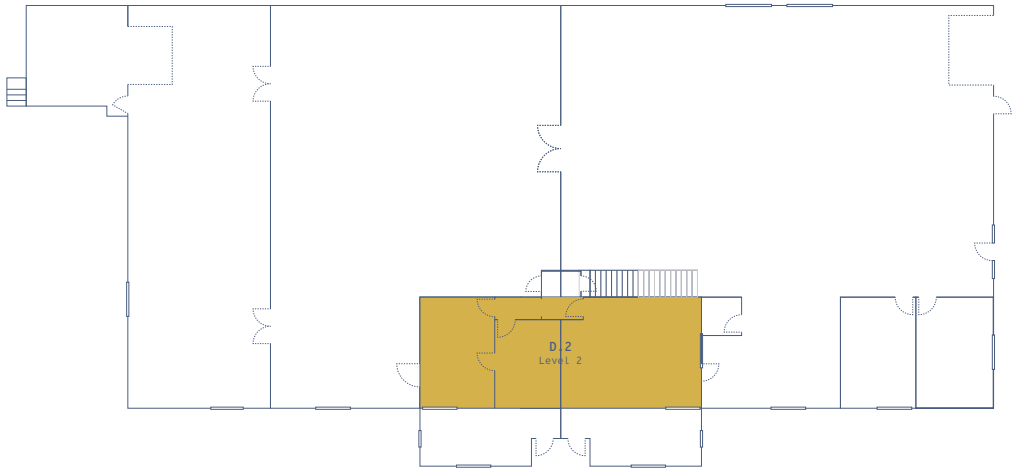
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LEVEL 1



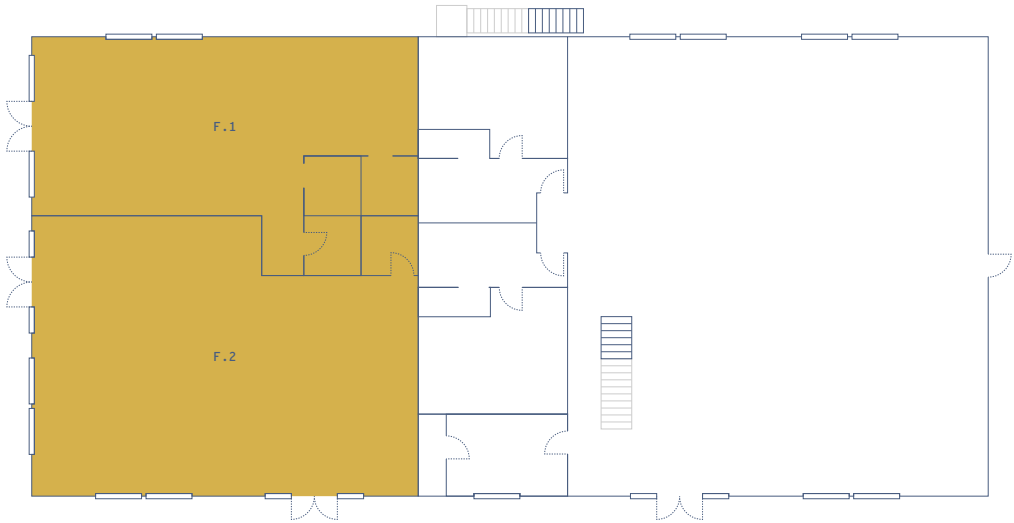
LEVEL 2

D

D.1	6,070 RSF	FLEX	NOW AVAILABLE
D.2	6,070 RSF	FLEX	NOW AVAILABLE

FEATURES

- D.1 - EFFICIENT DOCK-HIGH LOADING FOR SEAMLESS DISTRIBUTION
- D.2 - FLEXIBLE GRADE-LEVEL ACCESS WITH MEZZANINE OFFICE SPACE



F

F.1	1,303 RSF	DRIVE-THRU	NOW AVAILABLE
F.2	1,750 RSF	RETAIL	NOW AVAILABLE

FEATURES

- F.1 - 9-VEHICLE DRIVE-THRU LANE
- F.2 - MODERN STOREFRONT UPGRADES WITH ENHANCED VISIBILITY



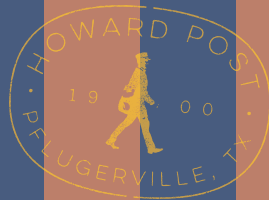
DEVELOPED BY TOPO

A NOD TO TOPOGRAPHY, WE EMBRACE THE CHALLENGES OF A SITE AND TURN OBSTACLES INTO OPPORTUNITIES.

OUR MISSION

At TOPO, we're a full-service commercial real estate development company based in Austin, Texas. We create dynamic, design-forward properties that are deeply rooted in the communities we serve. Every space we build is a balance of innovation and intention—designed to encourage growth while honoring the character of its surroundings. Guided by integrity, ownership, and a passion for purposeful work, we believe responsible development should add lasting value—not just to a building, but to the people connected to it.





GET IN TOUCH

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