

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

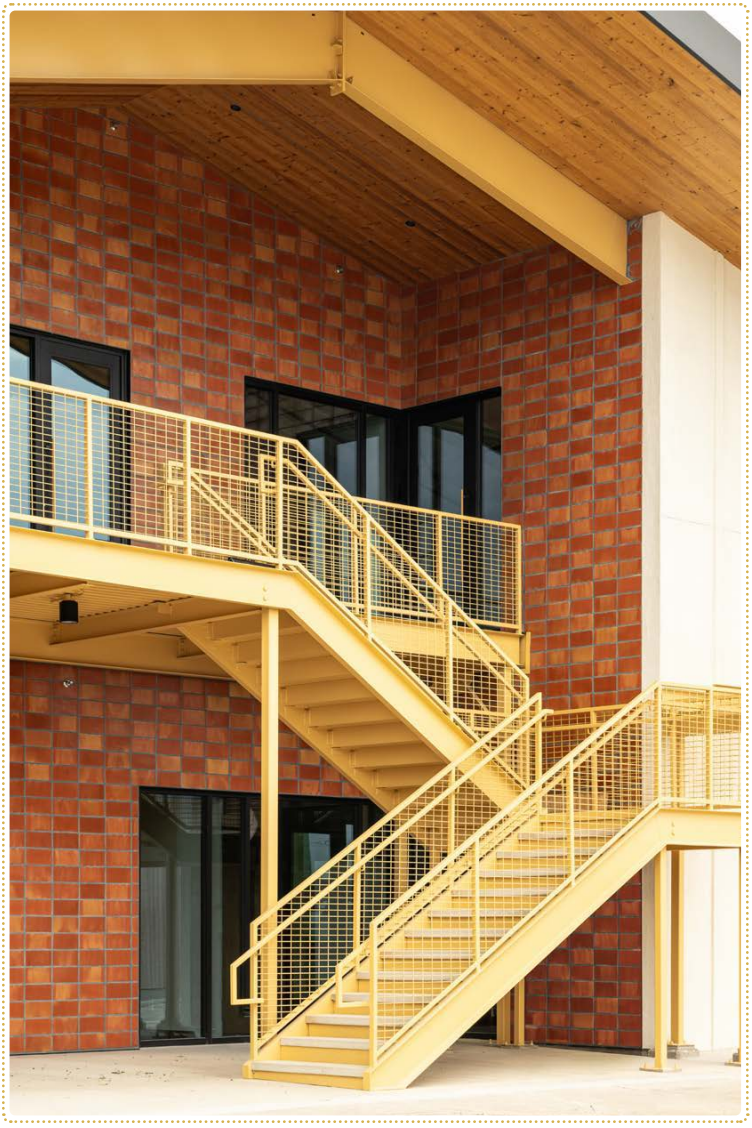
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WELCOME TO HOWARD POST

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

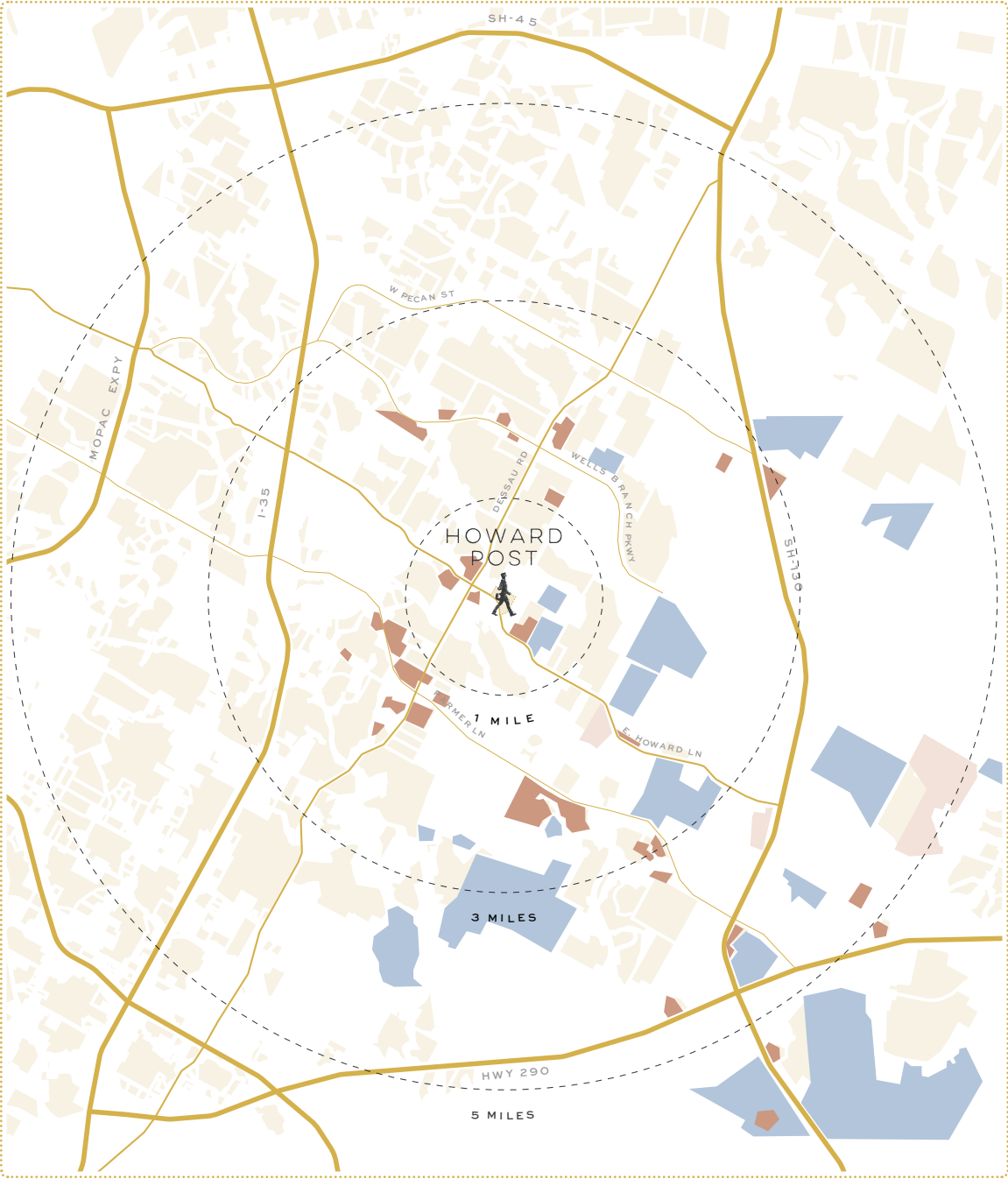
2024 DEMOGRAPHICS*

	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

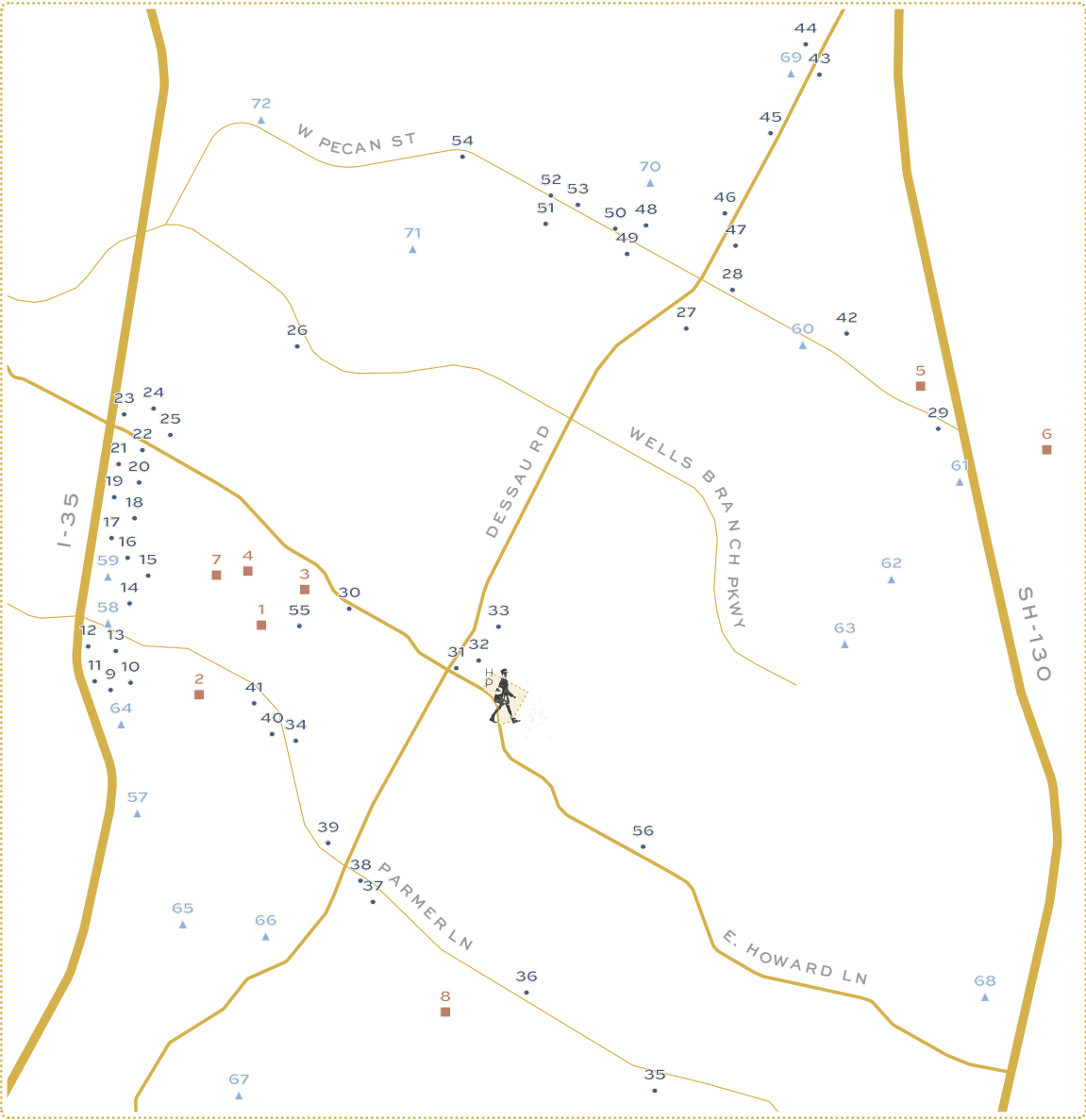
*DATE PROVIDED BY STI: POPSTATS

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

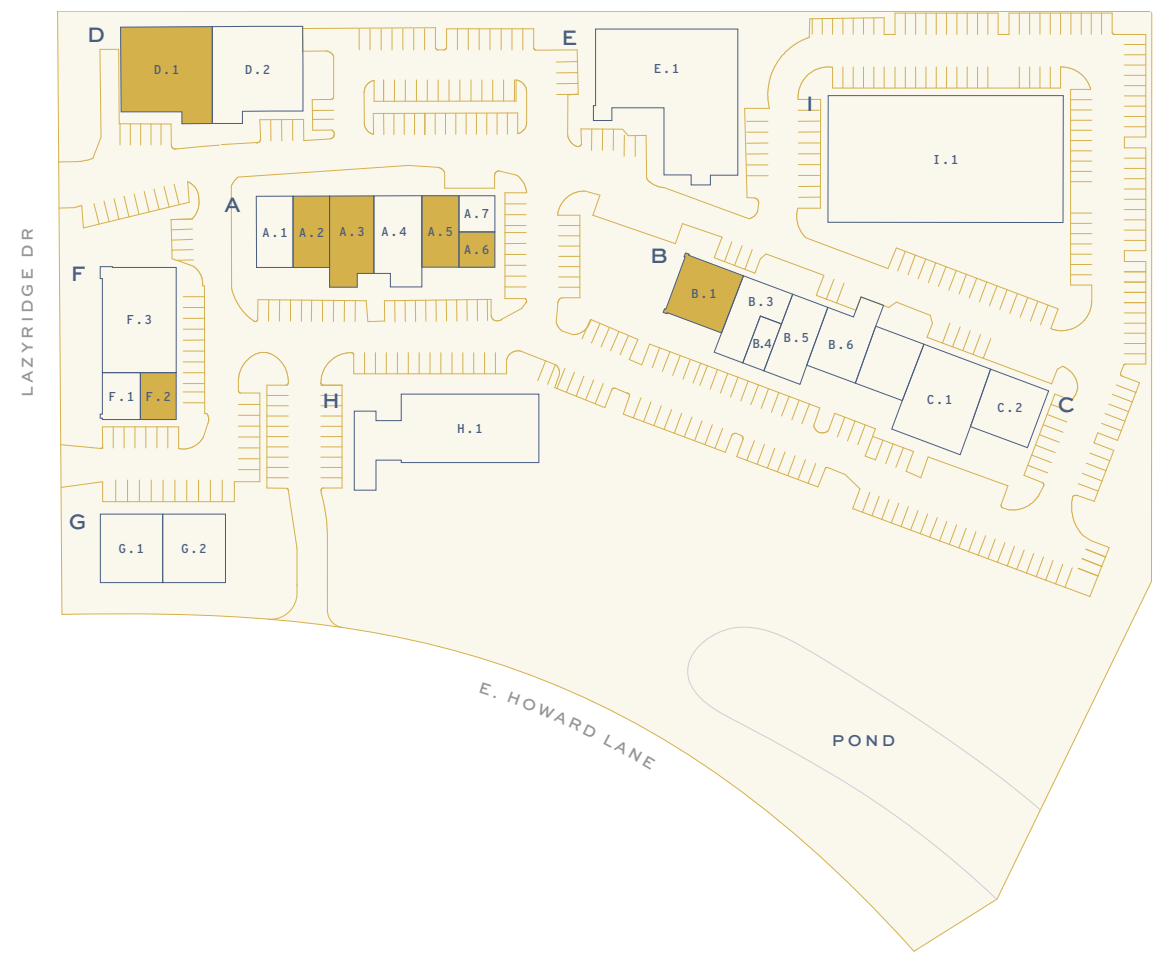
AUSTIN
» 25 MINUTES (~ 13 MI)
AUSTIN-BERGSTROM INTL. AIRPORT
» 19 MINUTES (~ 24 MI)

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
11.74 Acres

PARKING RATIO
3.29:1000

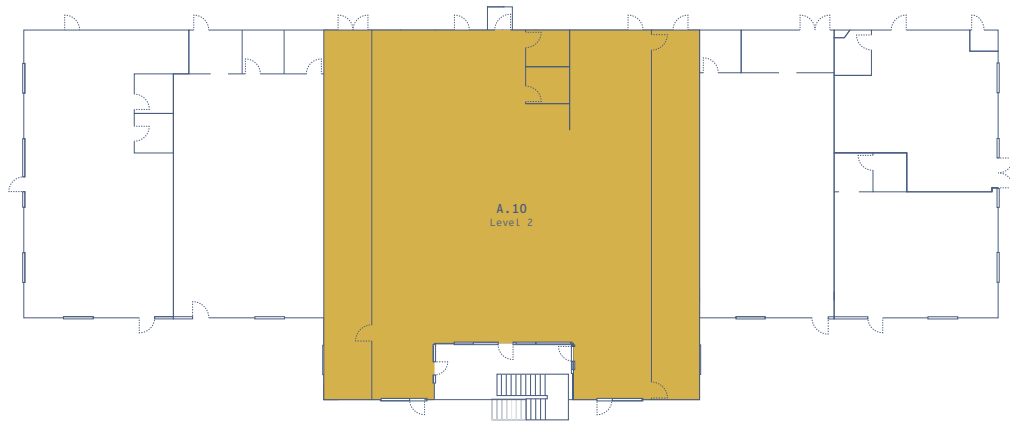
TOTAL RSF
101,486 RSF

- 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 B**
B.1 2,562 RSF • FOOD & BEVERAGE *NOW LEASING*
B.3 Sunder Energy
B.4 Kokosai
B.5-6 Salinas Event Center
- BUILDING C**
C.1 Legacy Academy
C.2 Legacy Academy
- BUILDING D**
D.1 5,570 RSF • FLEX *NOW LEASING*
D.2 6,070 RSF • Flex
- BUILDING E**
E.1 Pickleball Kingdom
- BUILDING F**
F.1 1,375 RSF • Drive Thru
F.2 1,725 RSF • RETAIL *NOW LEASING*
F.3 Home Barebell Club
- BUILDING G**
G.1 Monument Pilates
G.2 Mam Mam
- BUILDING H**
H.1 Old Gregg
- BUILDING I**
I.1 Pickleball Kingdom





LEVEL 1



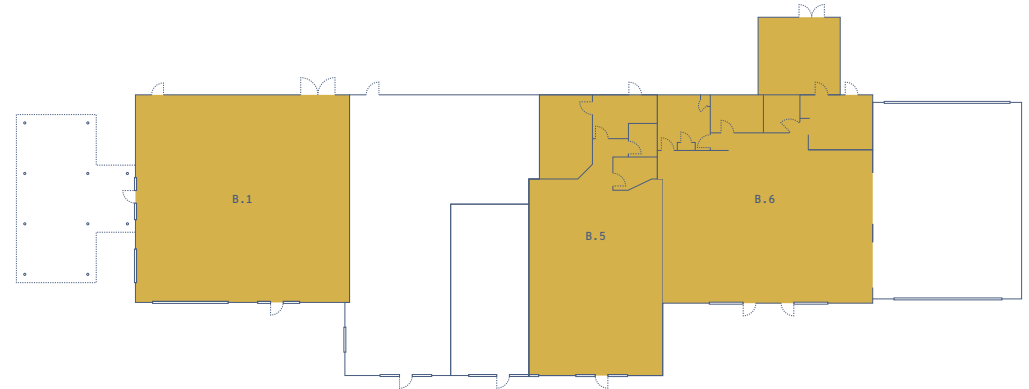
LEVEL 2

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

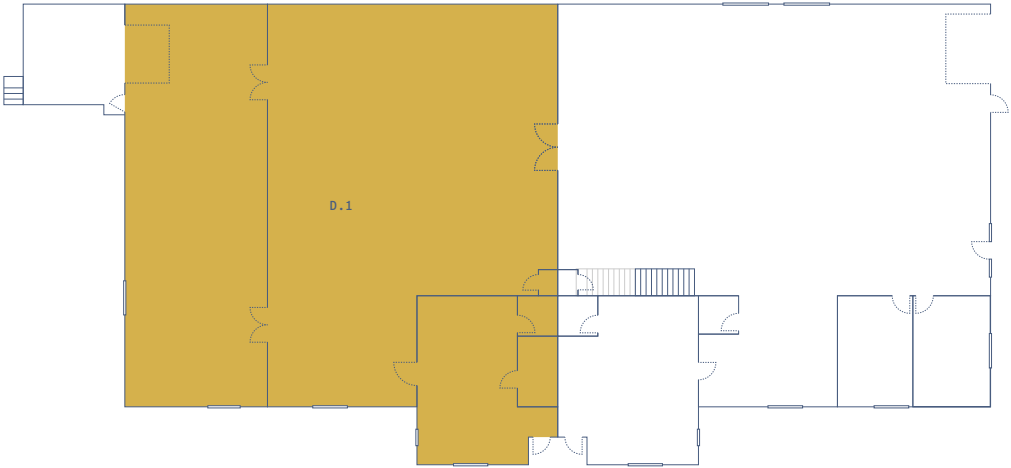
B.1	2,562 RSF	FOOD & BEVERAGE	NOW AVAILABLE
B.5	2,000 RSF	RETAIL	NOW AVAILABLE
B.6	2,500 RSF	RETAIL	NOW AVAILABLE

FEATURES

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



D

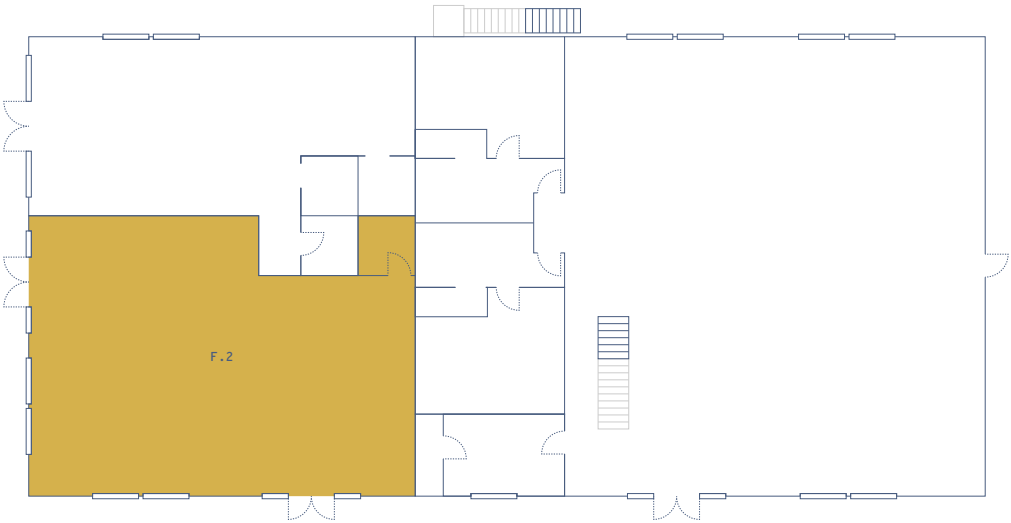


D.1 6,070 RSF FLEX NOW AVAILABLE

FEATURES

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

F



F.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

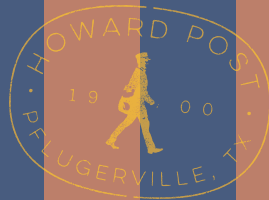
At TOPO, we're a full-service commercial real estate development company based in Austin, Texas. We create dynamic, design-forward properties that are deeply rooted in the communities we serve. Every space we build is a balance of innovation and intention—designed to encourage growth while honoring the 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.



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