



# Retail Recruitment Strategy Update

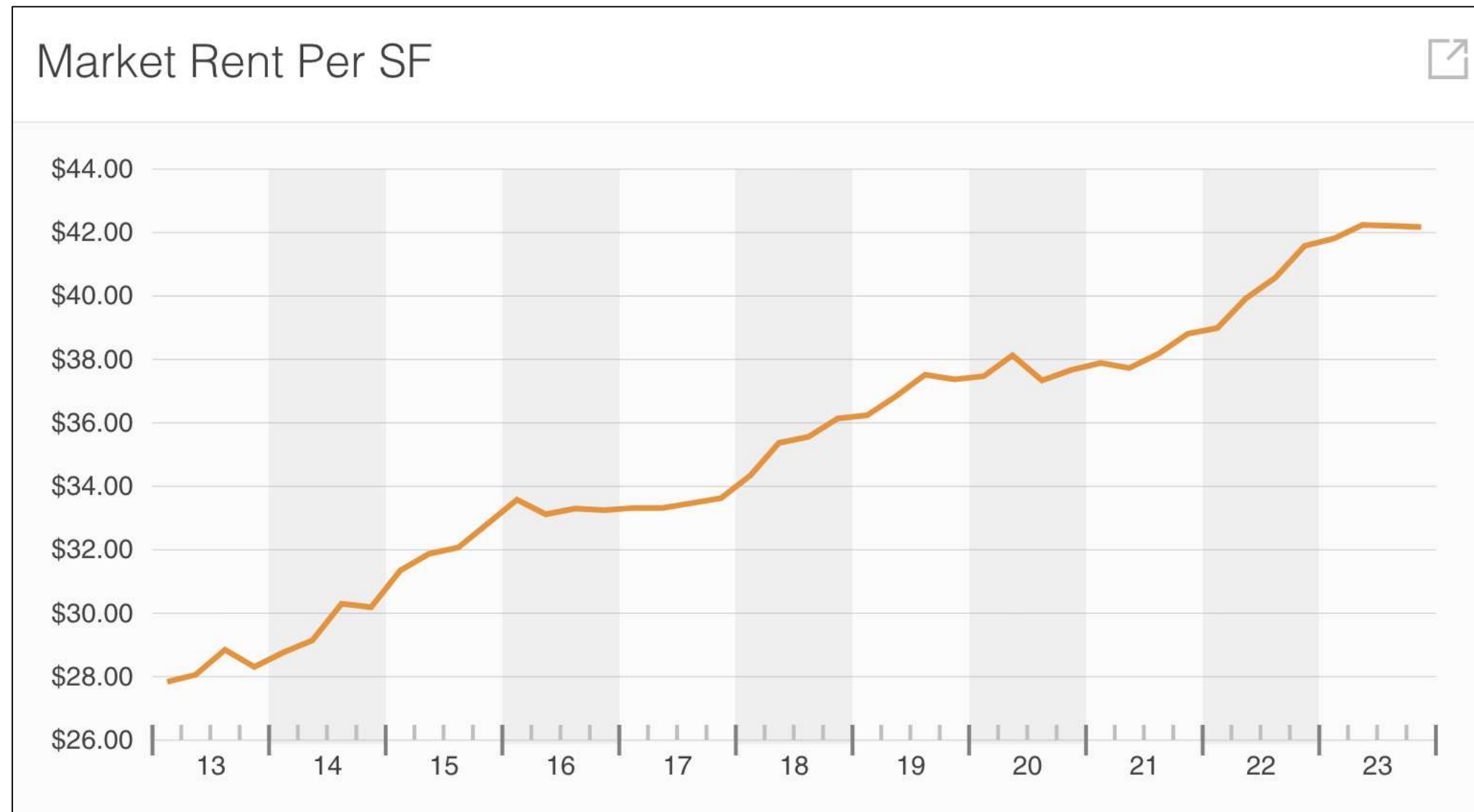
Rollingwood, Texas

December 2023



# Rollingwood Market Analytics

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF
<b>151K</b> +0%	<b>0</b> -	<b>847</b> +108.2%	<b>12.4%</b> -0.6%	<b>\$42.17</b> +1.8%	<b>\$270</b> -6.3%
Prior Period 151K	Prior Period 0	Prior Period (10.3K)	Prior Period 13.0%	Prior Period \$41.44	Prior Period \$288



# Property Owner Search

Company Name	Market Share	RBA	SPACE AVAILABLE			NUMBER OF BUILDINGS				
			Total	Direct	Sublet	Total	Office	Ind	Flex	Retail
1 3003 Bee Cave Partnership, LP	31.4%	<b>69,247</b>	0	0	0	1	0	0	0	0
2 SRC Centre II Owner, LP	24.7%	<b>54,600</b>	16,383	6,542	9,841	1	1	0	0	0
3 GENERATIONAL CENTRE ONE LLC	18.0%	<b>39,722</b>	5,200	5,200	0	1	1	0	0	0
4 Routh Properties and Commercial Retail Group	9.9%	<b>21,935</b>	0	0	0	1	0	0	0	1
5 Capital Leasing Management & Sales	6.7%	<b>14,838</b>	2,421	2,421	0	1	1	0	0	0
6 2714 Bcr Llc	4.5%	<b>10,028</b>	0	0	0	1	1	0	0	0
7 Trudi F Gold 1988 Revocable Trust	2.5%	<b>5,464</b>	0	0	0	1	1	0	0	0
8 Davis Trust	2.2%	<b>4,840</b>	0	0	0	1	0	0	0	1
9 Trilight Properties, LLC	0.0%	<b>0</b>	0	0	0	1	0	0	0	0

# Rollingwood Plaza Update

- Ownership is still interested in the re-development of this shopping center
- As of last week, they expect to have new plans for a two story version of the redevelopment very soon.
- Ownership has no interest in partnering or selling the center. They have said that they have the capabilities to complete it all and are not in need of capital.

# Park Hills Baptist Church Update

- They continue to be willing to look at offers for their current site. This could be for the entire property or the property minus the daycare.
- Any offer will have to deal with the re-location of their church to another location.

# Rollingwood Commercial Exchange

- Meeting with property owners, brokers, interested prospects to discuss opportunities in Rollingwood.
- Shooting for February for the first meeting. Who with RCDC/City of Rollingwood should our team work with to coordinate the first event?

# Incentives and Public Private Partnerships

- Our team is finalizing a potential incentive policy framework for the RCDC to review. This will be ready for review before the next RCDC Meeting.
- Public Private Partnership Examples will also be ready before the next RCDC Meeting.

RETAIL RECRUITMENT EXPERTS



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