

# HOWARD POST

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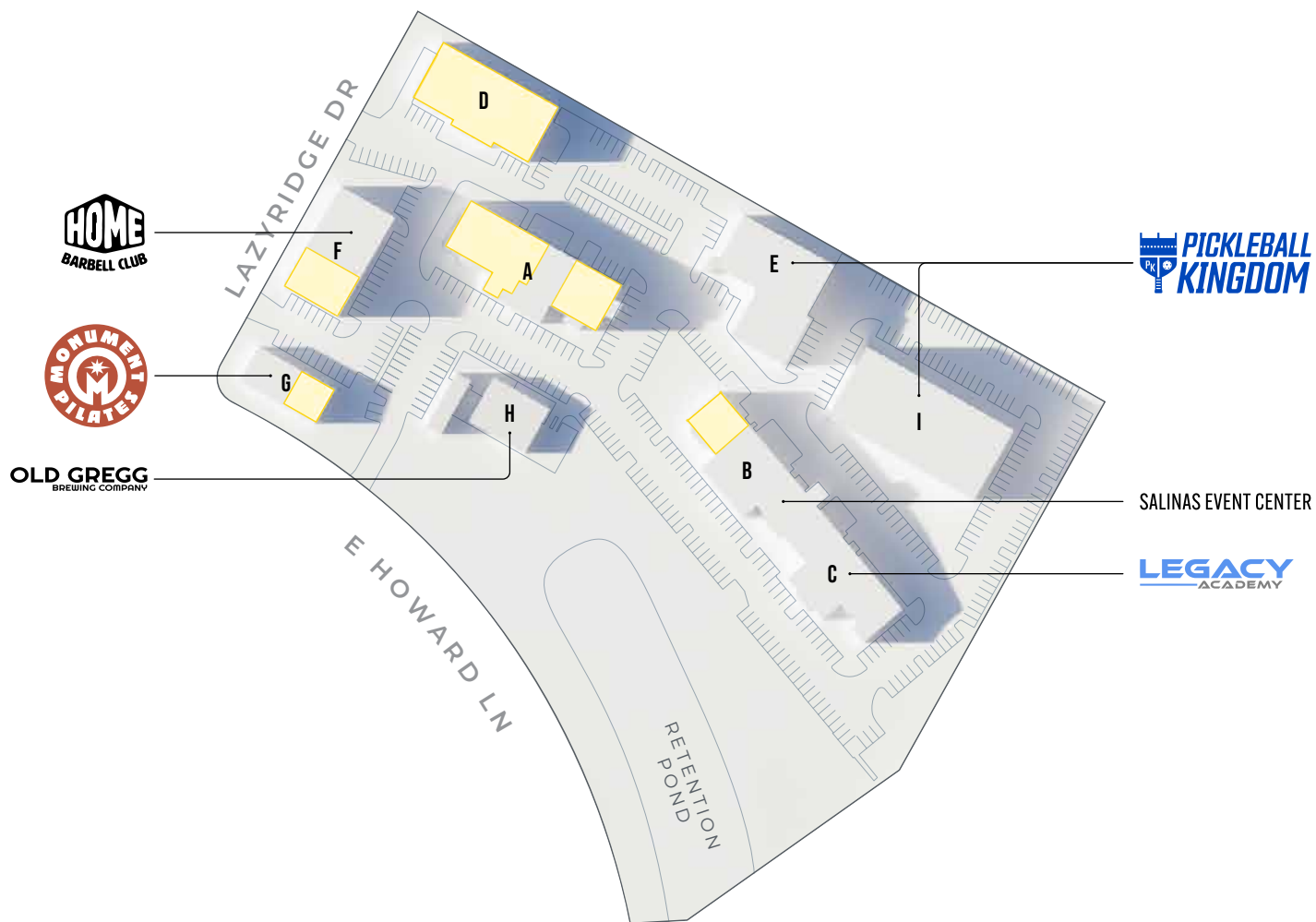
# HOWARD POST

1900 E HOWARD LN, PFLUGERVILLE

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

## HIGHLIGHTS

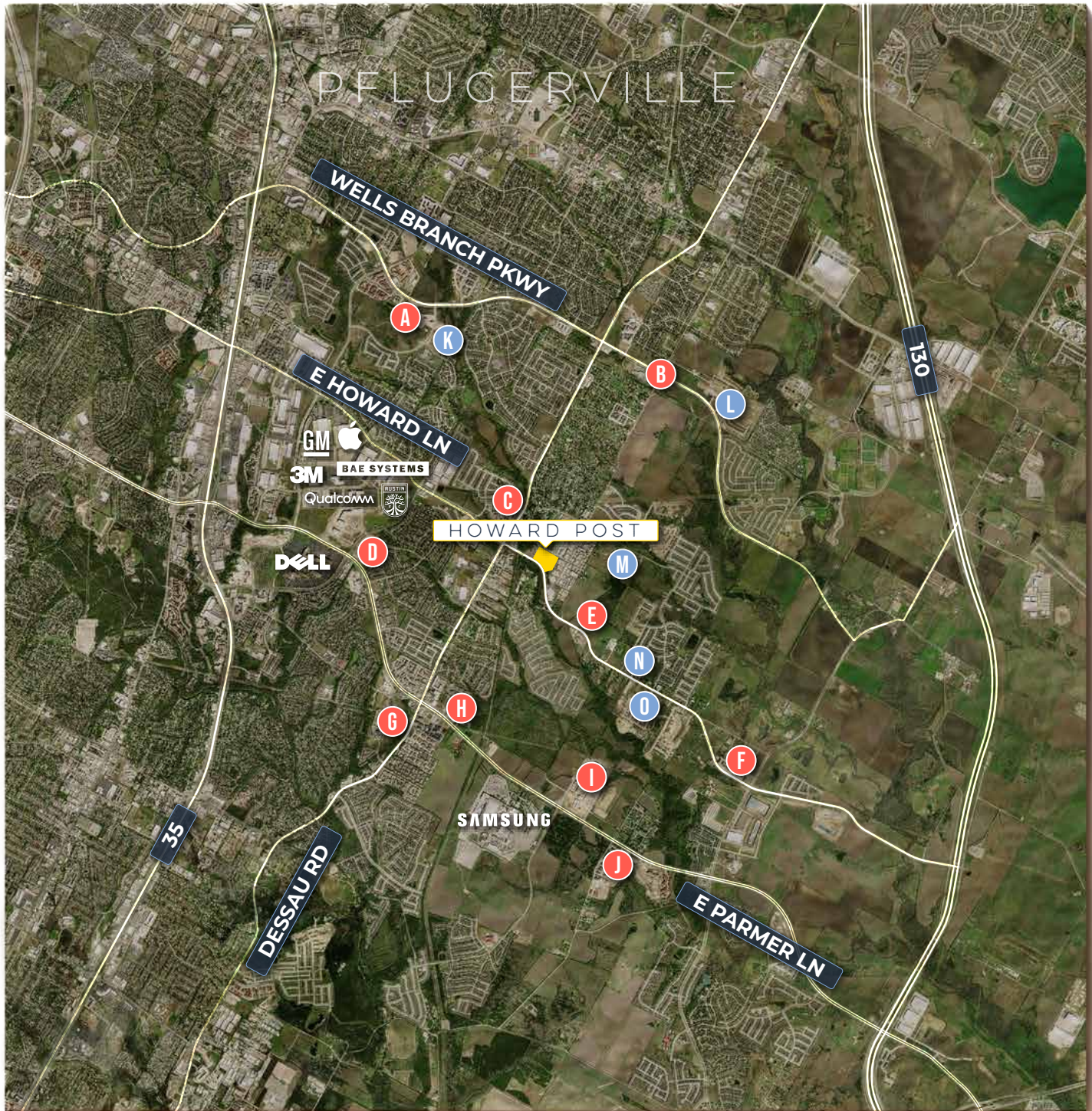
- Spaces fully customizable for tenants needs
- NNN \$7.50/RSF/YR (est.)
- 3.29:1000 parking ratio
- Located in an Opportunity Zone near Tech Ridge surrounded by substantial new & future residential development
- A new 6,000 SF Brewpub (Old Gregg Brew Co.)  
Designed by Michael Hsu Office of Architecture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



○ Availability

## LEGEND

- |                              |                              |
|------------------------------|------------------------------|
| <b>A</b> Office   Retail     | <b>F</b> Retail              |
| <b>B</b> Office   Restaurant | <b>G</b> Retail   Restaurant |
| <b>C</b> Retail              | <b>H</b> Old Gregg Brewery   |
| <b>D</b> Industrial   Flex   | <b>I</b> Pickle Ball Kingdom |
| <b>E</b> Pickle Ball Kingdom |                              |



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

● Multi-family  
● Single Family

P Proposed  
C Complete

UC Under Construction





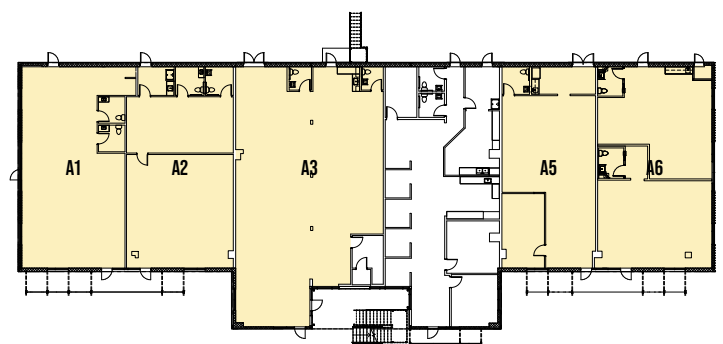
# BUILDING A

## DETAILS

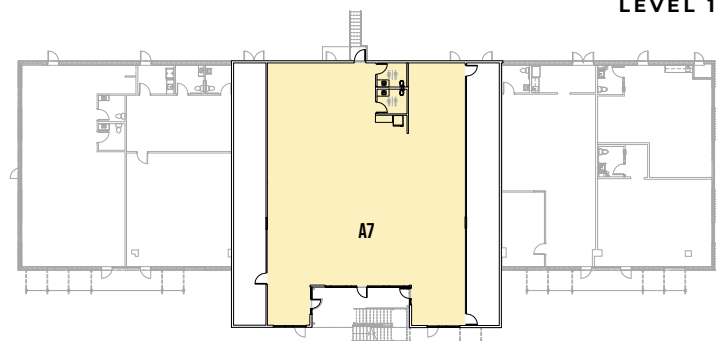
- Open concept, end cap for office or retail
- High ceilings
- Exterior renovation including new doors and windows, completed early 2024
- Abundant natural light and open concept
- Level 2 | Stair access only
- Level 2 | Fully customizable and devisable into two tenants

## SPECIFICATIONS

|           |           |      |                 |
|-----------|-----------|------|-----------------|
| <b>A1</b> | 1,823 RSF | \$24 | Office   Retail |
| <b>A2</b> | 1,783 RSF | \$21 | Office   Retail |
| <b>A3</b> | 2,941 RSF | \$21 | Office          |
| <b>A5</b> | 1,595 RSF | \$21 | Office          |
| <b>A6</b> | 1,986 RSF | \$24 | Office   Retail |
| <b>A7</b> | 3,850 RSF | \$21 | Office   Retail |



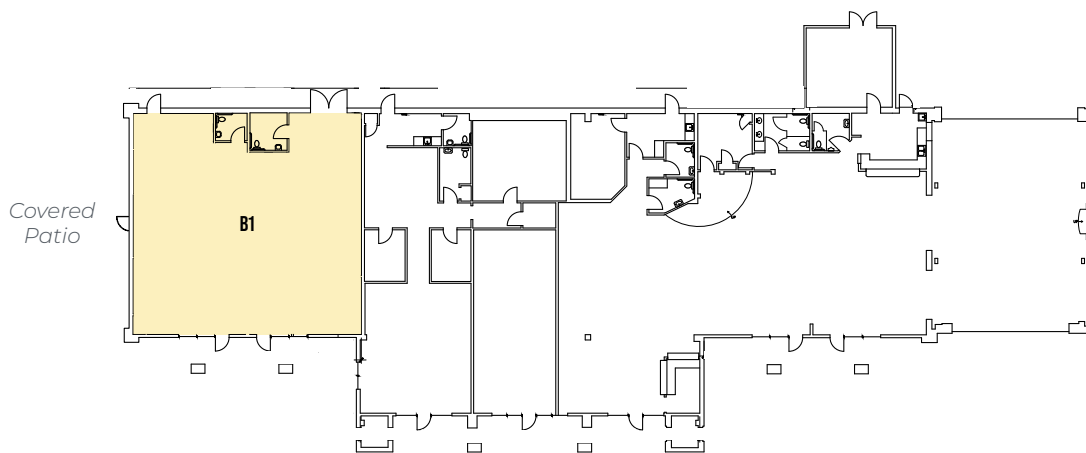
LEVEL 1



LEVEL 2



## BUILDING B



### SPECIFICATIONS

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

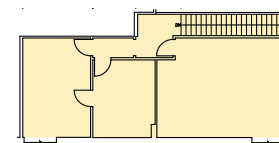
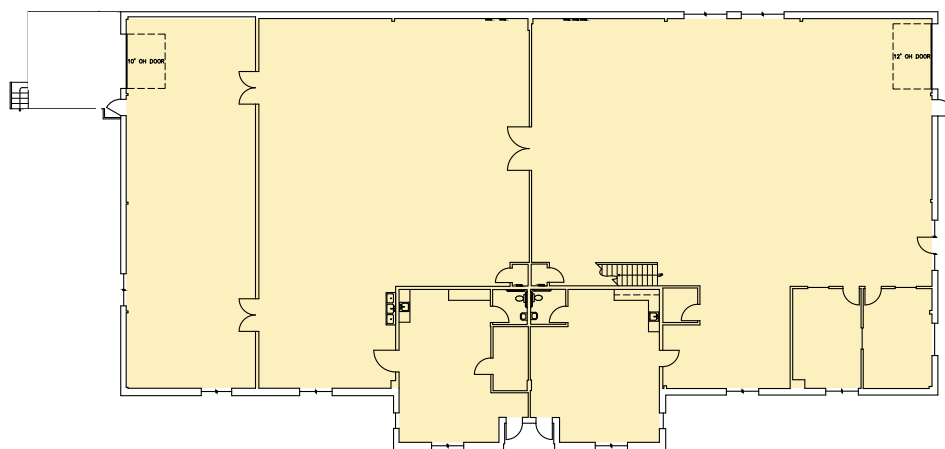
\*Cold dark shell delivery with TI allowance

### DETAILS

- Fully customizable
- Adjacent to brewpub
- Large outdoor patio



## BUILDING D



MEZZANINE

### SPECIFICATIONS

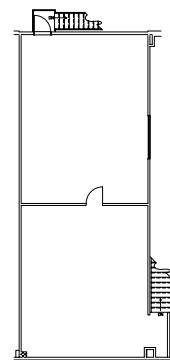
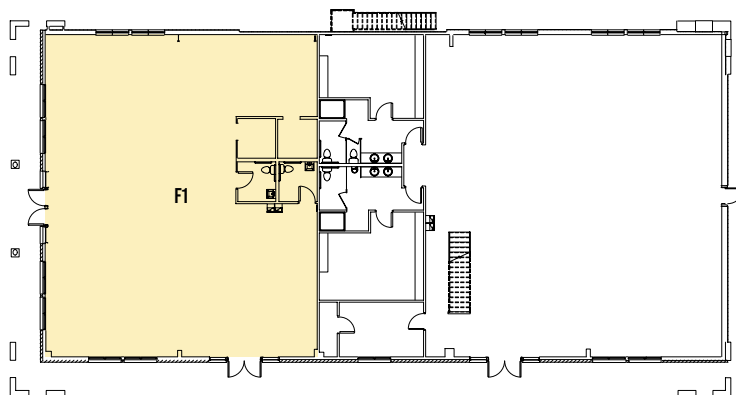
12,140 RSF    \$16.50/rsf/yr base rent    Industrial | Flex

### 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.

## CONTACT

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