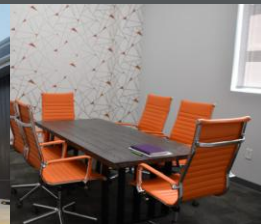
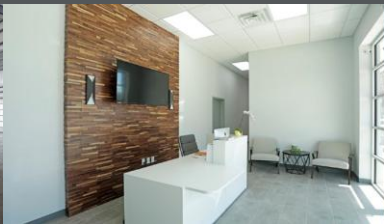




WILKE LN, PFLUGERVILLE, TX 78660
Special Use Permit (SUP) Presentation



INDEX

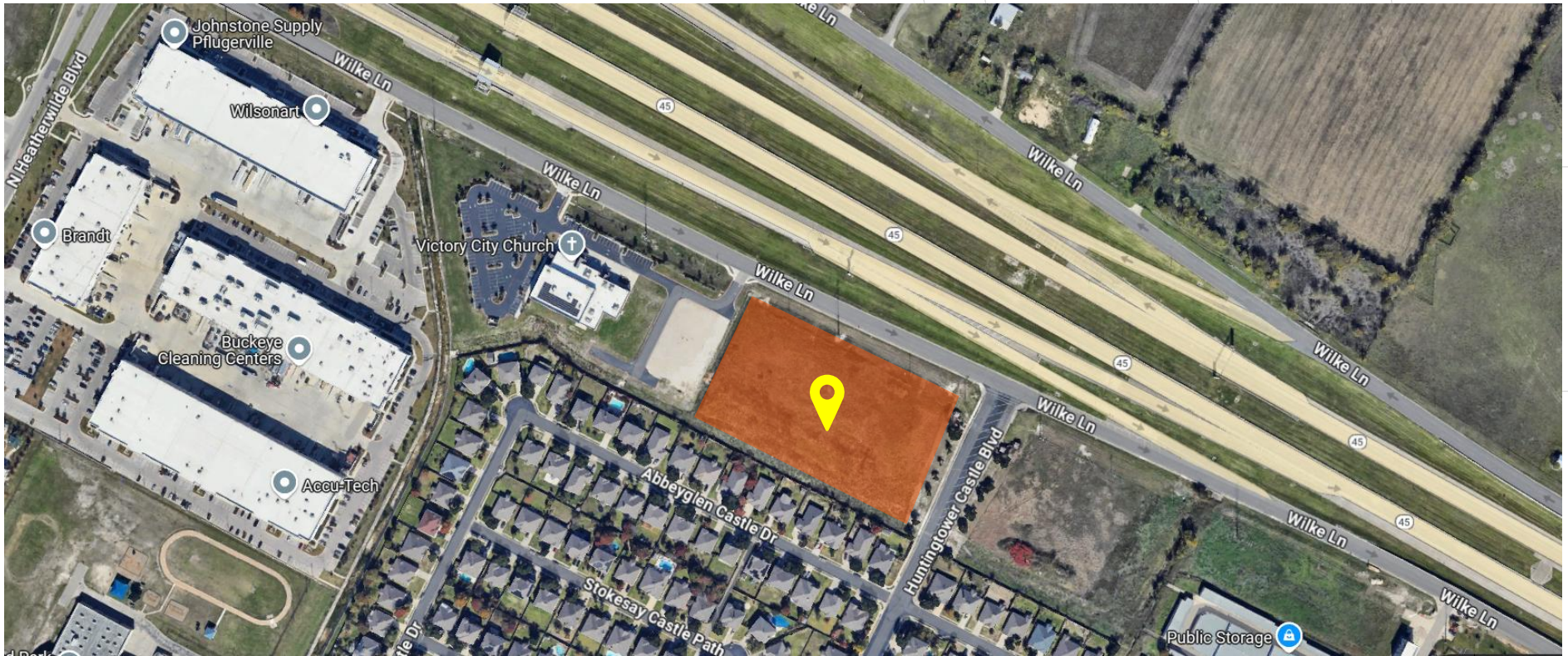
Location	03
Project Introduction	04
Site Plan	05
Project Specifics	07
Buildings Floor Plan	08
Look & Feel	10
Estimated Economic Impact	16



LOCATION

Block A, Lot 2 Blk A

NW, Wilke Lane & Huntingtower Caste Blvd, Pflugerville, TX



PROJECT INTRODUCTION

Welcome to WorkHub Pflugerville.

We appreciate the opportunity to present this exciting new project and look forward to the possibility of collaborating to transform this property into a dynamic and sustainable development that enhances the City of Pflugerville. With WorkHub's extensive experience, dedication, and strategic vision, we are confident that this project will create lasting benefits for the community while embodying the values and aspirations of all stakeholders. Having carefully assessed the property's potential, we are fully committed to delivering a development that aligns seamlessly with the City's vision for growth and progress.

Our projects are designed to provide our tenants with a highly adaptable and efficient space tailored to their unique operational needs. By offering integrated solutions, we enable businesses to concentrate on their core operations while positioning ourselves as a strategic partner in their growth and expansion.

This development will deliver significant benefits to the City of Pflugerville, including the addition of premium light industrial commercial office and warehouse space, job creation, the introduction of a modern and innovative complex, and the cultivation of a dynamic business ecosystem that fosters collaboration and success.

We are fully committed to working with the city to realize these benefits while ensuring compliance with all regulatory requirements and incorporating community input.



SITE PLAN

The project will feature two 30-foot-tall light industrial commercial buildings, strategically designed with surrounding parking to accommodate the needs of property tenants.

The development will span approximately 71,000 square feet and consist of 28 office and warehouse suites. Each suite is thoughtfully designed for dual-purpose functionality, with the front portion serving as office/showroom space and the rear portion designated as a warehouse area. Additionally, the project will feature 49 flexible co-warehouse units designed with a compact footprint to accommodate diverse business needs.

Both buildings will be pre-engineered metal structures, integrating office and warehouse spaces to maximize efficiency and versatility. Additionally, the site will include a designated green space at the building's outer end, a dedicated trash enclosure, and a dumpster area.

The project is meticulously designed to comply with the City of Pflugerville's development standards and regulations. It adheres to requirements regarding building height, placement, orientation, setbacks, massing, articulation, and high-quality materials. Moreover, we have prioritized compliance with the city's parking and circulation guidelines to ensure seamless traffic flow and convenience for tenants and visitors alike.



SITE PLAN



RENTAL AREA: 71,527.11 SF



PROJECT SPECIFICS

Number of Suites:	28 Units + 49 Co-Warehouse Units
Location:	NW, Wilke Lane & Huntingtower Caste Blvd.
Rental Sq. Ft.:	71,527.11 Sq. Ft.
Average Sq. Ft. per Suite:	1,989.12
Type of Building:	Two, Pre-Engineered Metal Buildings
Land Area:	5.84 Acres
Vehicle Parking:	183 spaces
Site Access:	Wilke Lane & Huntingtower Caste Blvd.
Green Area:	71,912.28 Sq. Ft. (28.25%)
Pavement Area:	111,125.81 Sq. Ft. (43.65%)
Buildings Area:	71,527.11 Sq. Ft. (28.10%)



BUILDINGS FLOOR PLAN

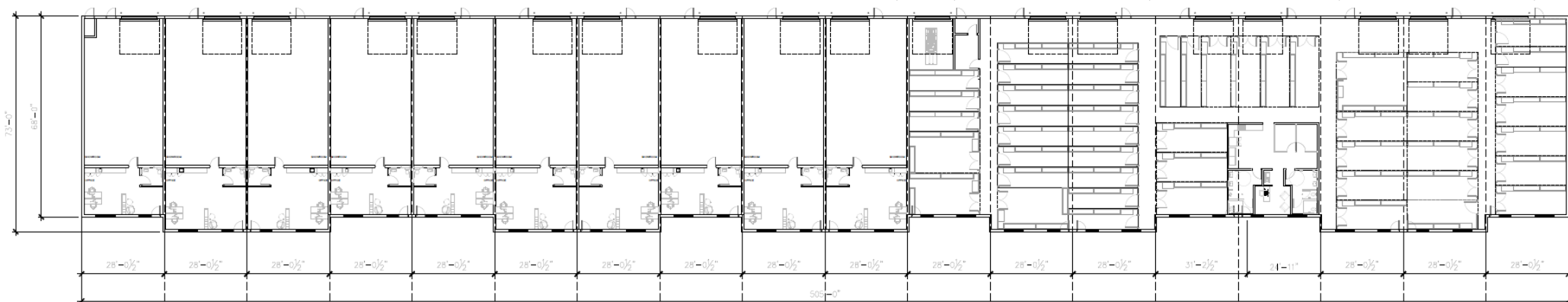
The interiors of our buildings will showcase a modern, open design, fostering a welcoming environment for tenants, customers, and visitors. Every unit has been thoughtfully designed to balance functionality and aesthetics, ensuring an exceptional user experience.

Each suite will include:

- Demising Walls:** Clean, professional partitions throughout interior spaces.
- Insulated Glass Storefronts & Windows:** Maximize natural light with self-closing doors for energy efficiency.
- Insulation:** Installed in the metal building and interior walls for temperature control and energy efficiency.
- Polished Floors in Communal Areas:** Sleek, durable, and low-maintenance flooring for high-traffic spaces.
- High Ceilings:** Enhance spaciousness and adaptability for business needs.
- Individual A/C & Heating:** Each unit has its own system for personalized climate control.
- Premium LED Lighting:** High-end fixtures for bright, visually appealing spaces.
- Gas Available Upon Request:** Optional gas access is available for businesses requiring it.
- ADA & Fire Compliance:** Fully designed to meet accessibility and safety regulations.

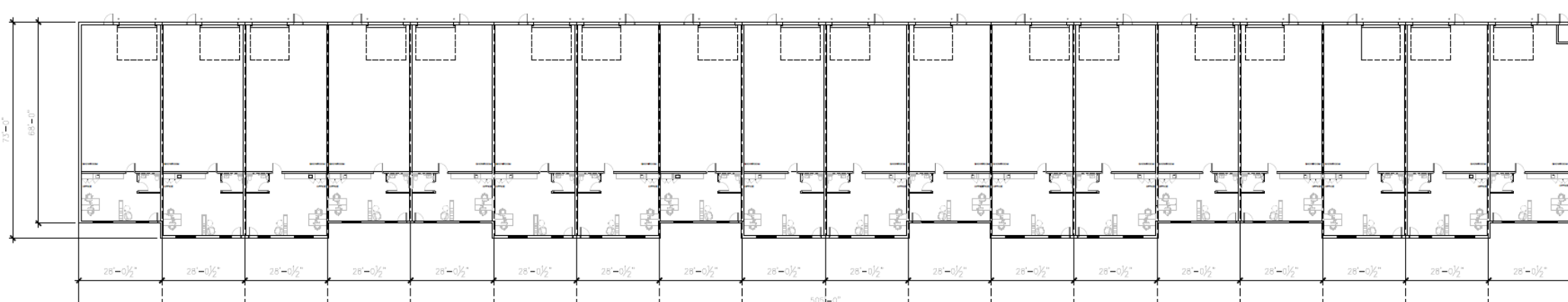


BUILDING A



35,763.55 SF

BUILDING B



35,763.55 SF



LOOK & FEEL

The two buildings within the complex will be identical in design, featuring architectural stucco panels in the front that contribute to a sleek and modern aesthetic. The combination of stucco and metal finishes, tall sloping roofs, and strategically varied color tones will enhance the development's contemporary appeal. The front façade of each building will incorporate canopies and expansive glass storefronts, allowing for ample natural light and an inviting atmosphere.

All buildings within the project will adhere to a cohesive design concept, with office spaces positioned at the front and warehouse areas in the rear. This layout is specifically crafted to accommodate businesses seeking functional and versatile commercial spaces. We recognize the importance of delivering a high-quality, upscale product that remains accessible and cost-effective, ensuring aesthetic appeal and practicality without compromising on excellence.



LOOK & FEEL



LOOK &
FEEL



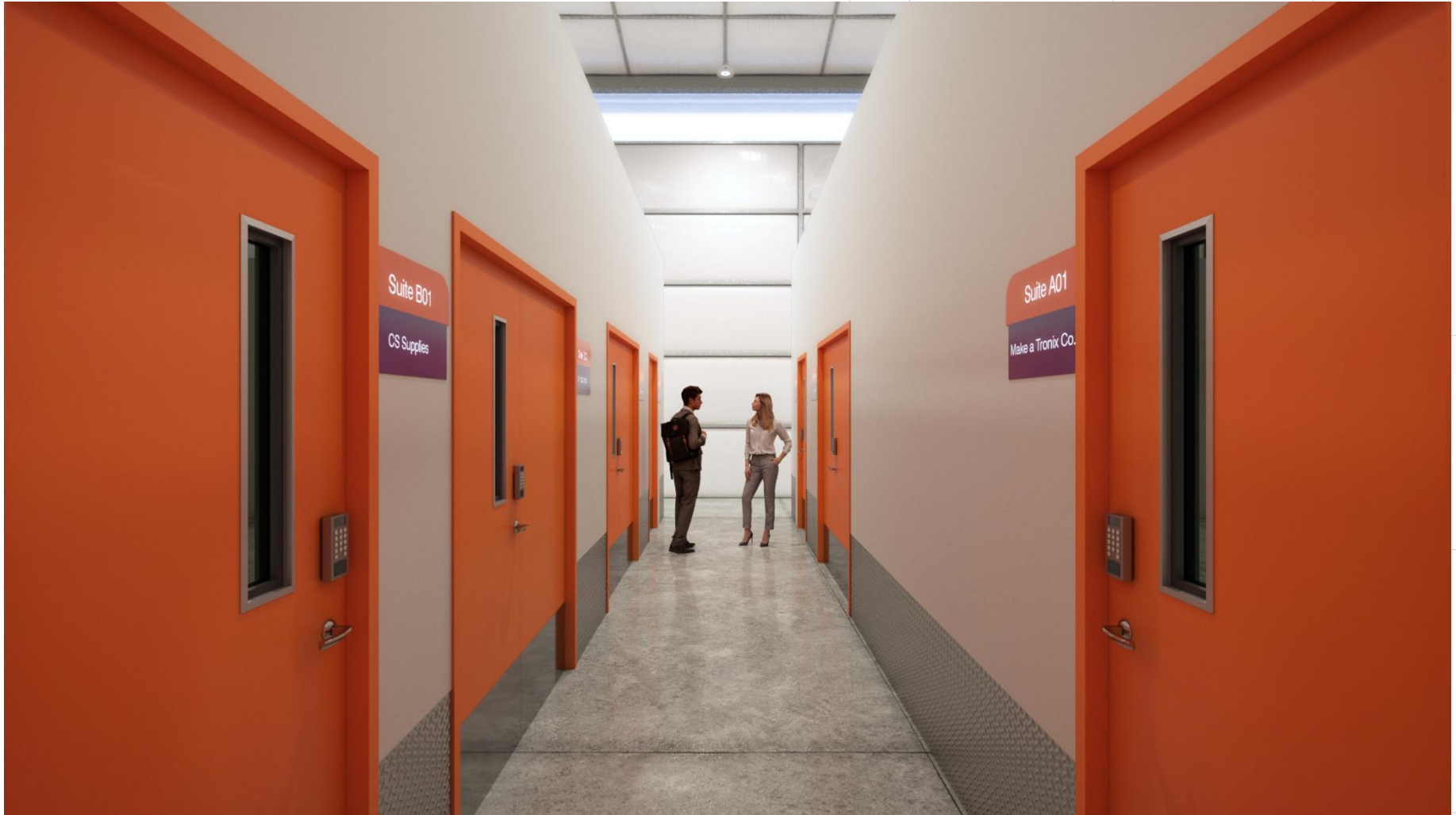
LOOK &
FEEL



LOOK & FEEL



LOOK & FEEL



ESTIMATED ECONOMIC IMPACT



Office/Showroom Businesses Units	28
Sales Revenue per Business	\$6 Million
(Est) Estimate Salaries per Unit	\$350,000
Flex/ Co-Working Businesses	49
Sales Revenue per Business	\$1.2 Million
(Est) Estimate Salaries per Unit	\$150,000
Total Investment by WorkHub	\$12.5 Million
Total Acres of Development	5.84
Total Finished Sq Ft	71,660

Estimates (Est) and projections are based on experience of current WorkHub Tenant Members plus estimated results from future WorkHub Tenant Members

“What WorkHub Brings to Pflugerville”





1780 Hughes Landing Blvd, Suite 670, The Woodlands, TX 77380

WORKHUB