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# HILL COUNTRY GALLERIA

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BEE CAVE, TEXAS



**OPEN**

REALTY ADVISORS  
A NEWMARK company.

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## HILL COUNTRY GALLERIA

is more than fashion icon, more than a thriving business district or residential utopia—it's a

# Social Evolution.

This multi-use complex features 713,000 square feet of retail, 285,000 square feet of Class A office space, 300,000 square feet of apartments, 100,000 square feet of residential condominiums and 50 acres of green space, and is anchored by Dillard's, Barnes & Noble, Dick's Sporting Goods, Cinemark and Whole Foods Market.

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HILL COUNTRY  
**GALLERIA**

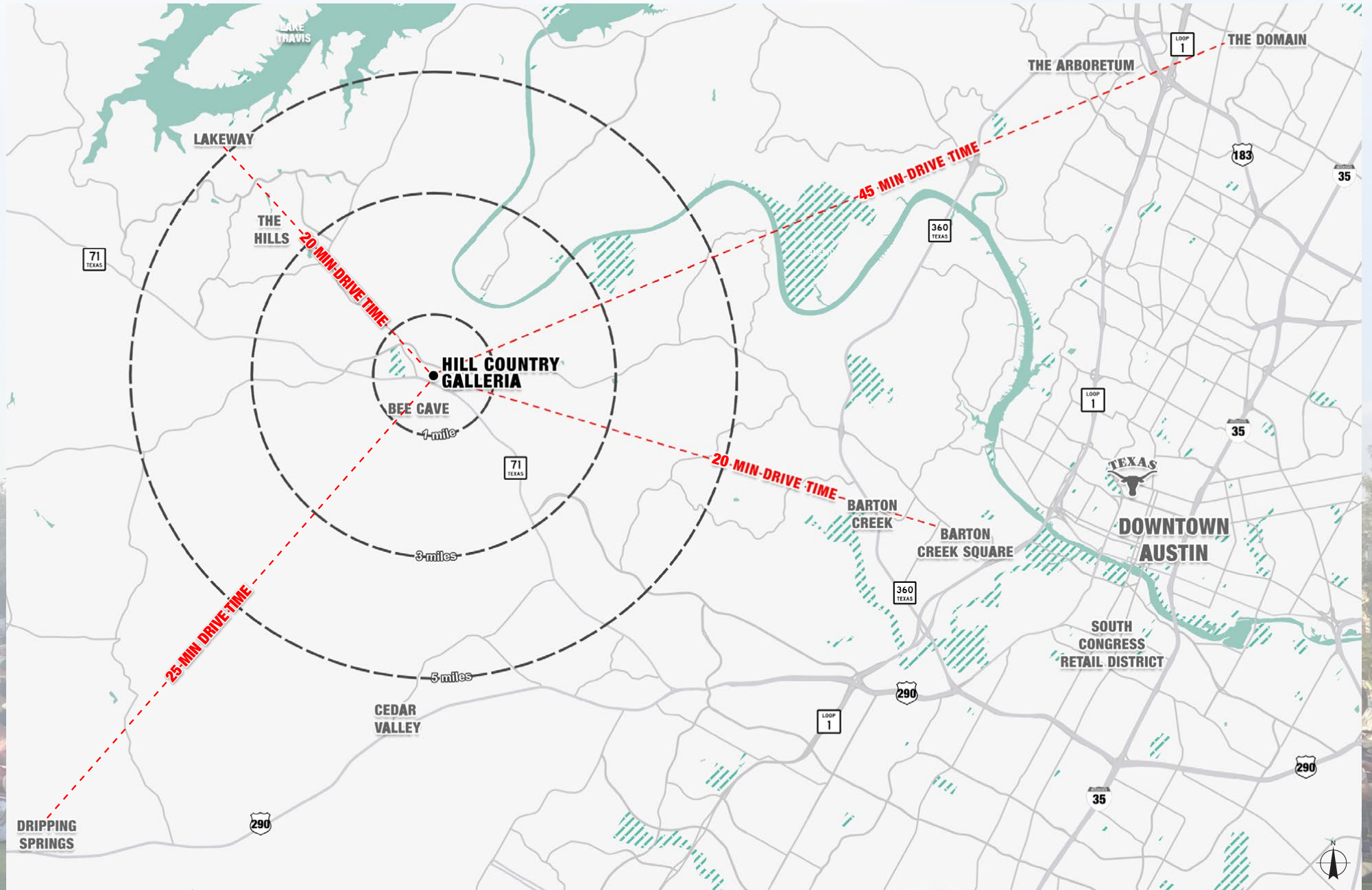
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NEWMARK

# ORIENTATION MAP

HILL COUNTRY  
**GALLERIA**



# AERIAL VIEW

## HILL COUNTRY GALLERIA



### 2024 Population

5 MILE	64,691
10 MILE	273,872
15 MILE	992,248

### Daytime Population

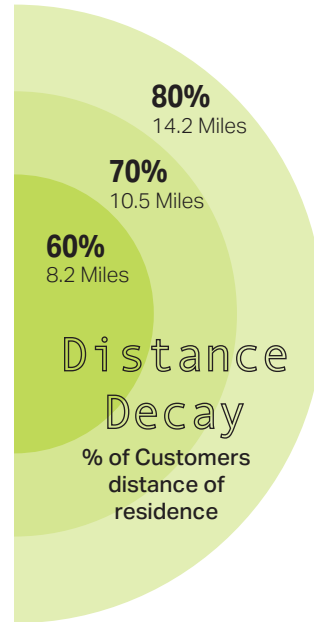
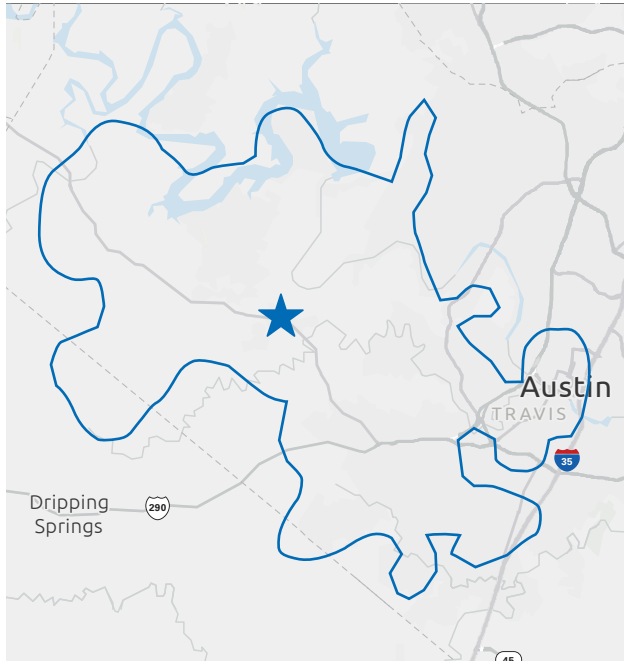
5 MILE	65,947
10 MILE	291,021
15 MILE	1,348,204

### Average Household Income

5 MILE	\$219,469
10 MILE	\$197,645
15 MILE	\$149,198

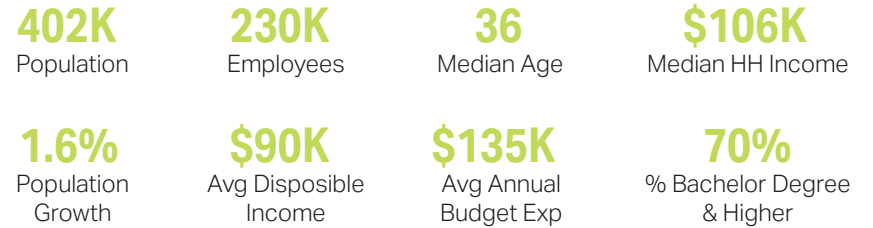
# DEMOGRAPHICS

## TRADE AREA



The trade area 1s derived by calculating the ratio between the v1s1tor's home locations and the base population. This penetration percentage along with distance decay analysis determines a market baseline Each census tract is compared to the baseline and the highest indexes are selected until a threshold is reached.

## TRADE AREA DEMOGRAPHICS



Trade area demographics use 2023 ESRI provided data by enriching the predefined trade area provided by Near.

## TRADE TAPESTRY SEGMENTATION

### 1C BOOMBURBS

**24.8%**

Young professionals with families that have opted to trade up to the newest housing in the suburbs. This is an affluent market but with a higher proportion of mortgages Residents are well-educated professionals with a running start on prosperity.

### 4A WORKDAY DRIVE

**16.6%**

An affluent, family-oriented consumer with a country flavor Life in the suburban wilderness is often hectic for the two working parents, but is made easier by their devices, family activities, and outdoor sports.

### 1E EXURBANITES

**13.8%**

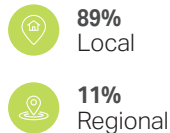
Entrenched in their traditional, rural lifestyles. Cherish family time and tending to their gardens. They Embrace the outdoors. Experts with DIY, but the latest technology is not their forte.

**Tapestry Segmentation** is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics

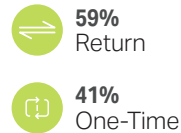
### SHOPPERS & WORKERS



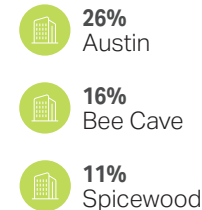
### LOCAL VS TOURIST



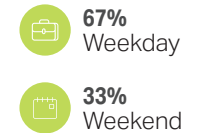
### CUSTOMER FREQUENCY



### VISITOR HOME LOCATION



### WEEKLY TRAFFIC





# Invesco Real Estate

## 40 Years of Experience; Stability for our Tenants

Invesco Real Estate is a global leader in the real estate investment management business with \$91.1 billion in real estate assets under management, 586 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate was established in 1983 and today invests across the risk return spectrum, from core to opportunistic; in equity and debt; listed and direct; locally and globally. Invesco Real Estate is a business name of Invesco Advisers, Inc., an indirect, wholly owned subsidiary of Invesco Ltd. Invesco Ltd. is an independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. NYSE: IVZ; <http://www.invesco.com/realestate>

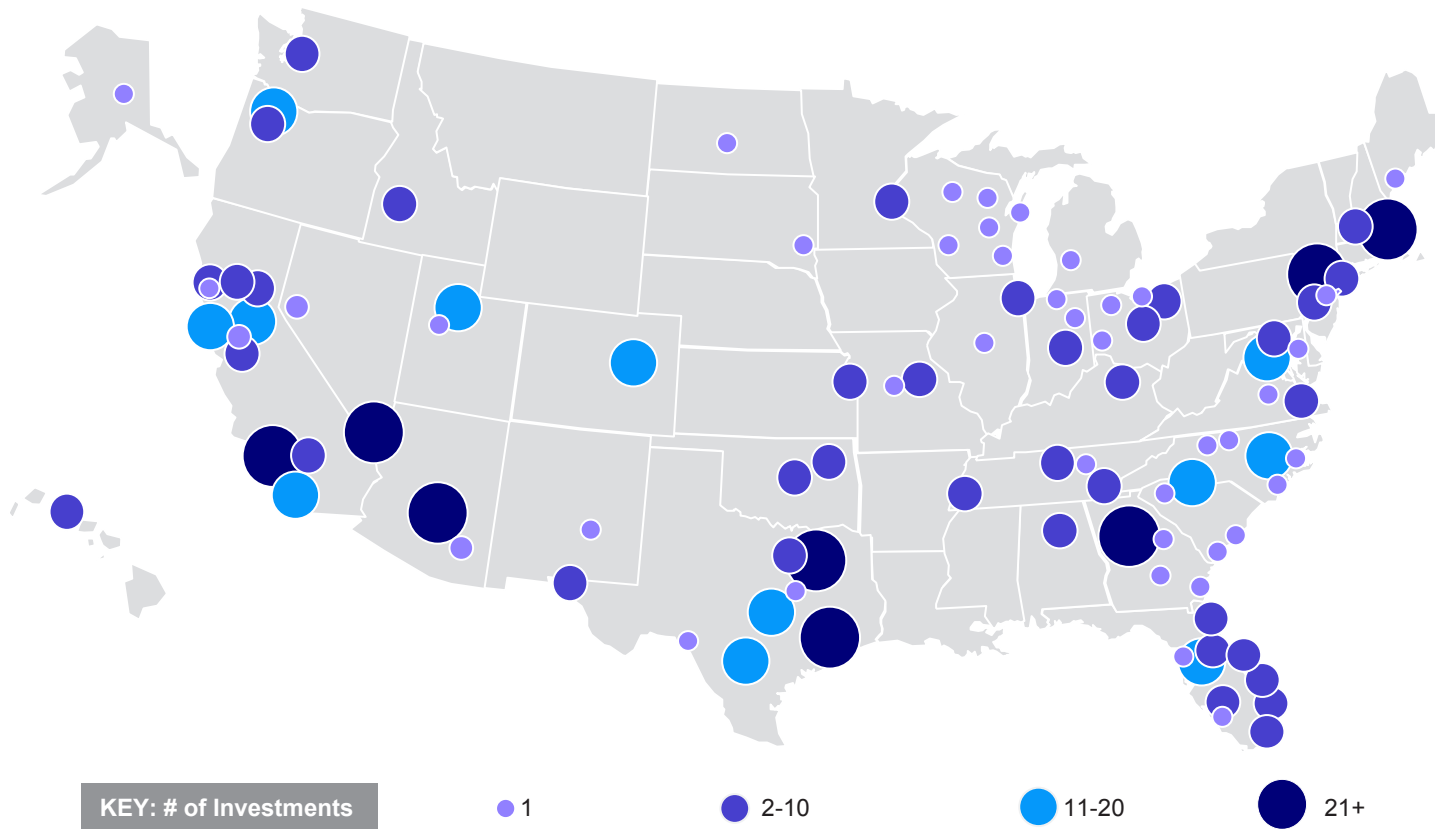
~350  
investments

~170M  
square feet

100  
markets

40  
years of  
experience

Invesco Real Estate's  
diversified portfolio and  
depth of experience  
provides stability for our  
Tenants



**Industrial**  
~65M SF

**Multifamily**  
~75K Units

**Office**  
~26M SF

**Retail**  
~11M SF

**Medical Office**  
~11M SF

**Single Family Rental**  
~9M SF

**Self Storage**  
~5M SF

**Life Science**  
~1M SF

**Other<sup>1</sup>**  
~3M SF

**Real Estate Debt**  
Over 100 Loans

<sup>1</sup>Other includes Data Centers, Hotel, Land, Manufactured Housing, Senior Housing, Parking.

Source: Invesco Real Estate as of March 31, 2023, latest data available. Percentage of total gross asset value of all US direct real estate assets shown. For use with tenant prospects and brokers for discussion purposes only, and not for further distribution. This overview is designed to describe our platform. It is not to be construed as an offer to buy or sell any financial instruments and should not be relied upon as the sole factor in any investment making decision. Invesco Advisers, Inc. is an investment adviser; it provides investment advisory services to individual and institutional clients and does not sell securities.





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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first

obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- **Must not, unless specifically authorized in writing to do so by the party, disclose:**
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date