

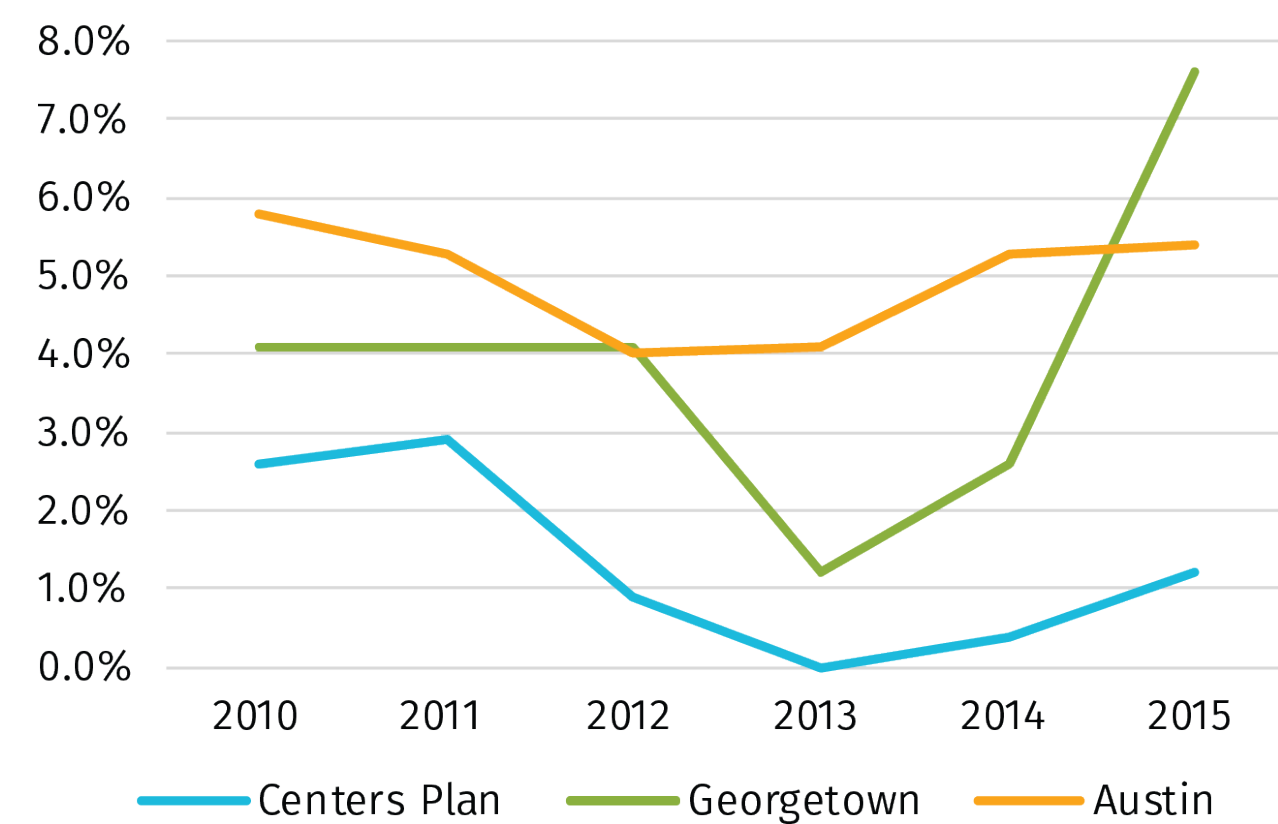


Williams Drive Real Estate Trends

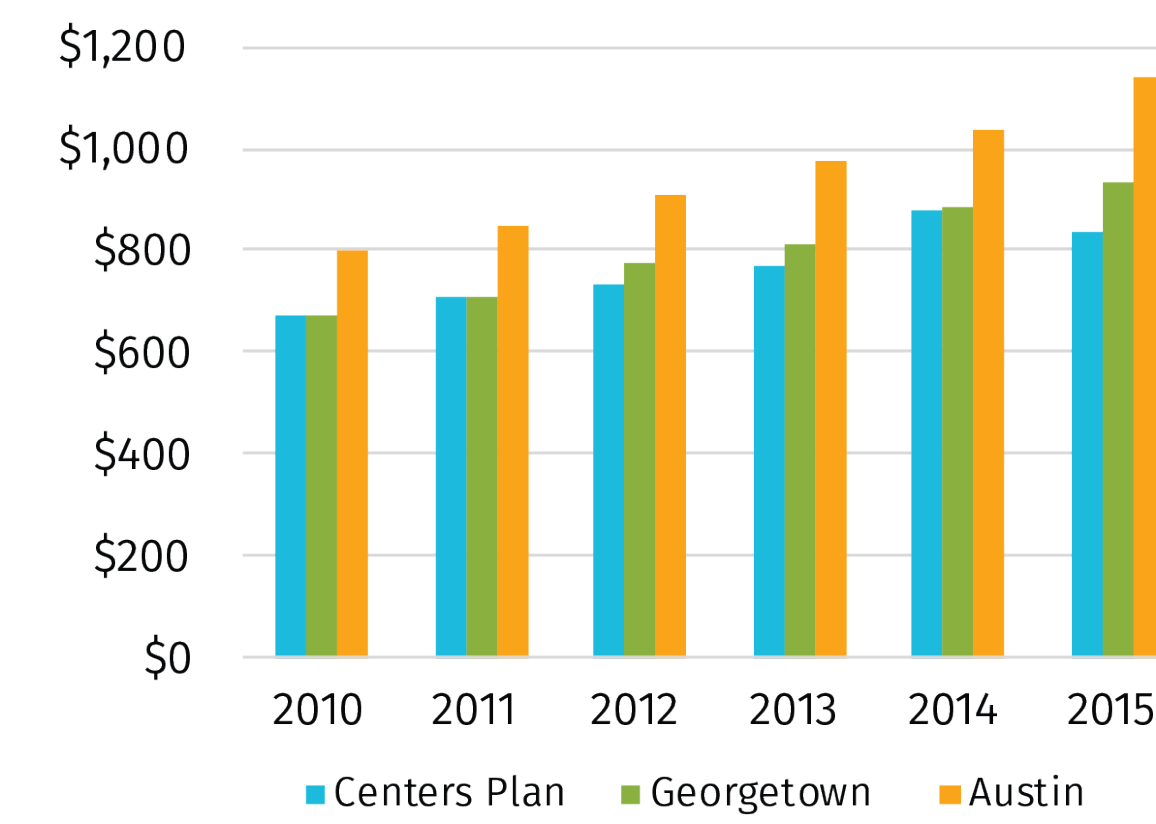
Key Trends

- » Residential growth will continue in the near- and medium-term.
- » Abundant land and the desire for more suburban lifestyles drive much of the area's growth. Developers and planners must consider housing type carefully if they wish to increase density along the corridor.
- » Commercial space delivery will be dependent upon build-to-suit opportunities and not speculative growth.
- » Retail supply is balanced with demand, but desire for higher quality offerings and growing population will drive opportunities in the future.

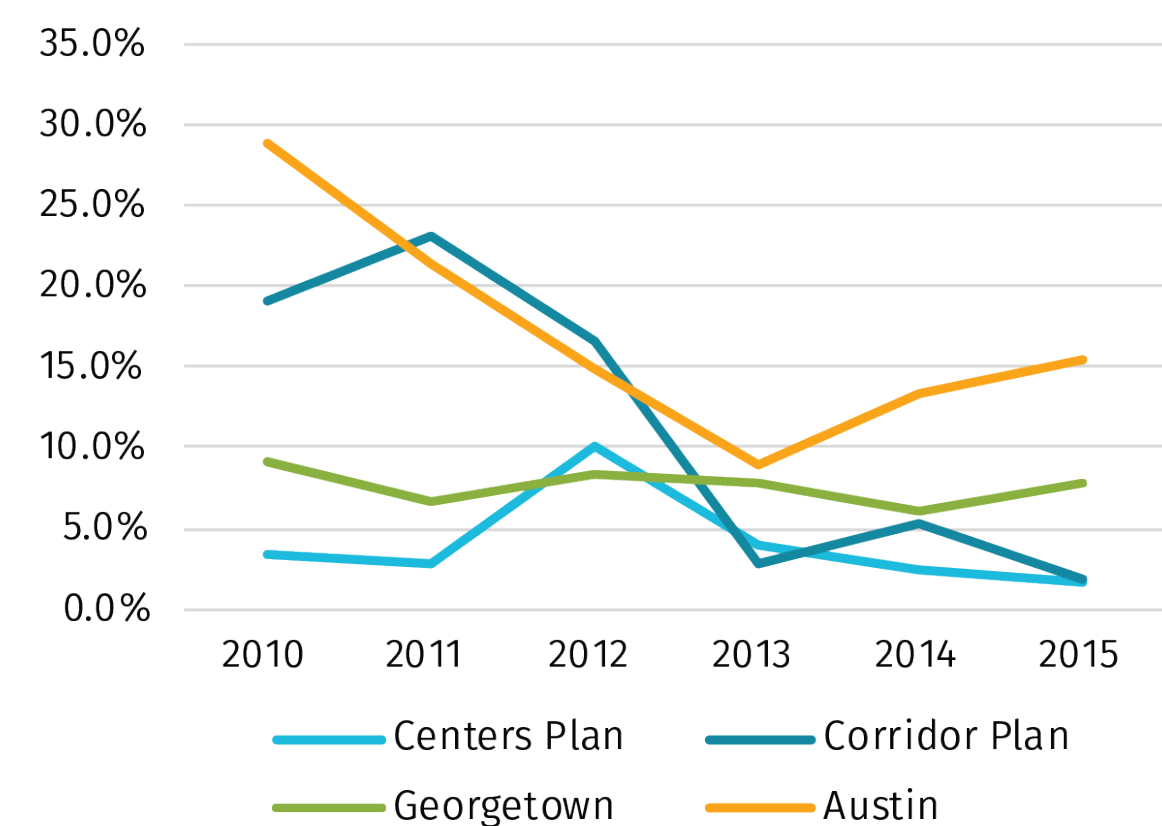
2010 - 2015 Apartment Vacancy Rates



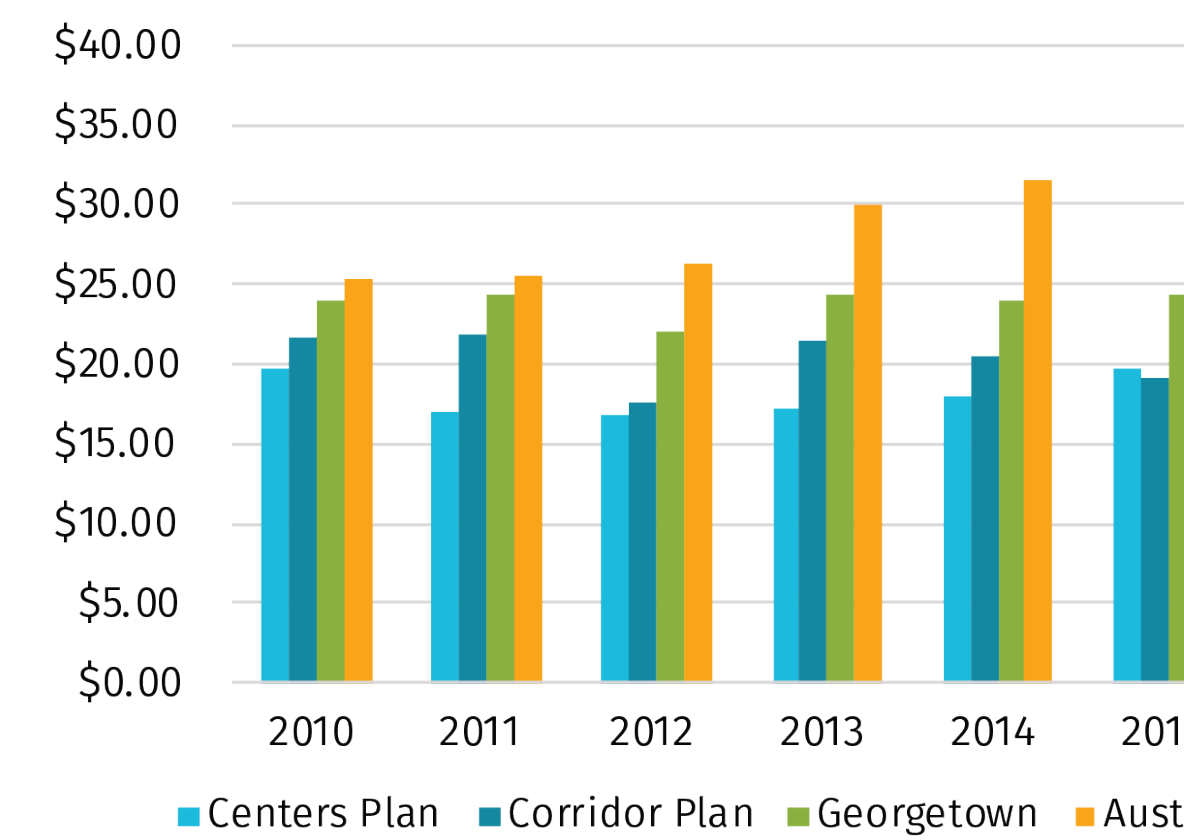
2010 - 2015 Effective Apartment Rent Per Unit



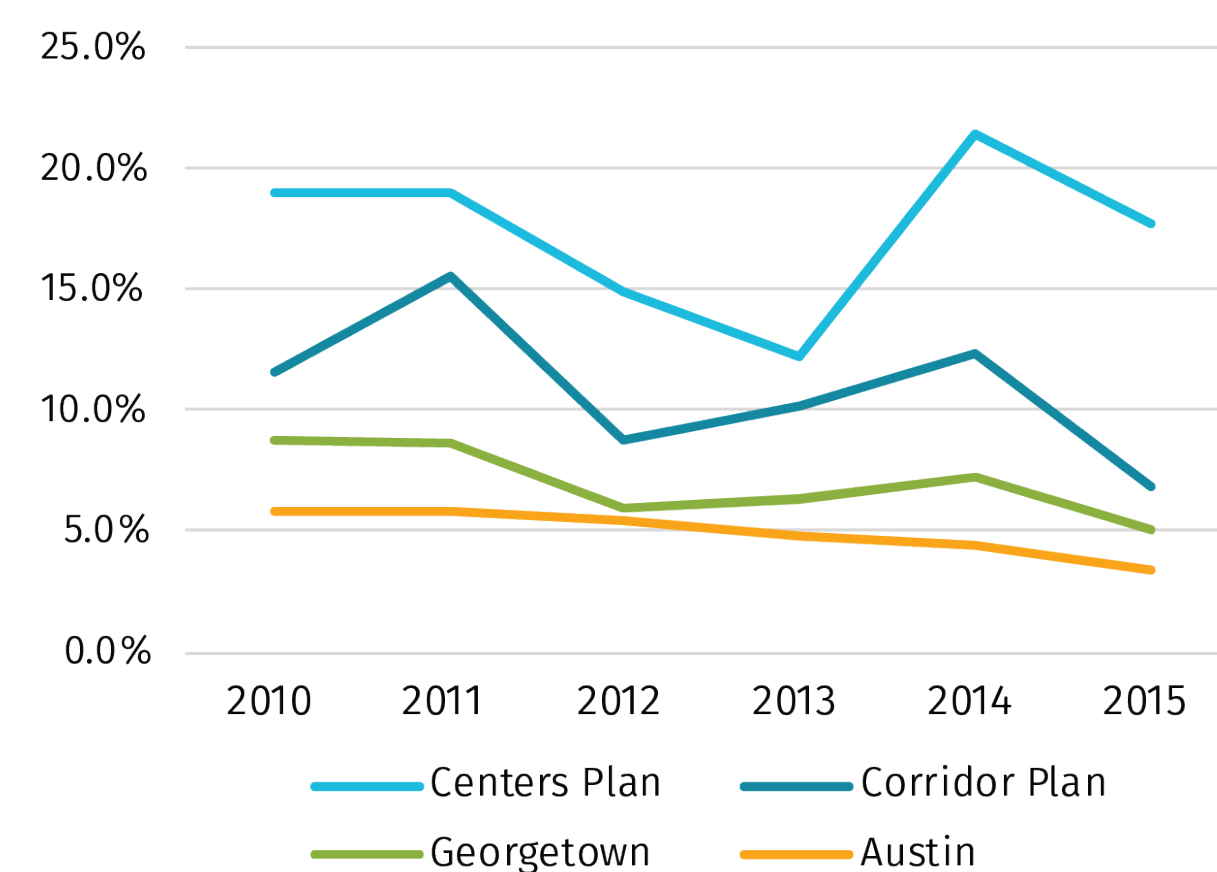
2010 - 2015 Office Vacancy Rates



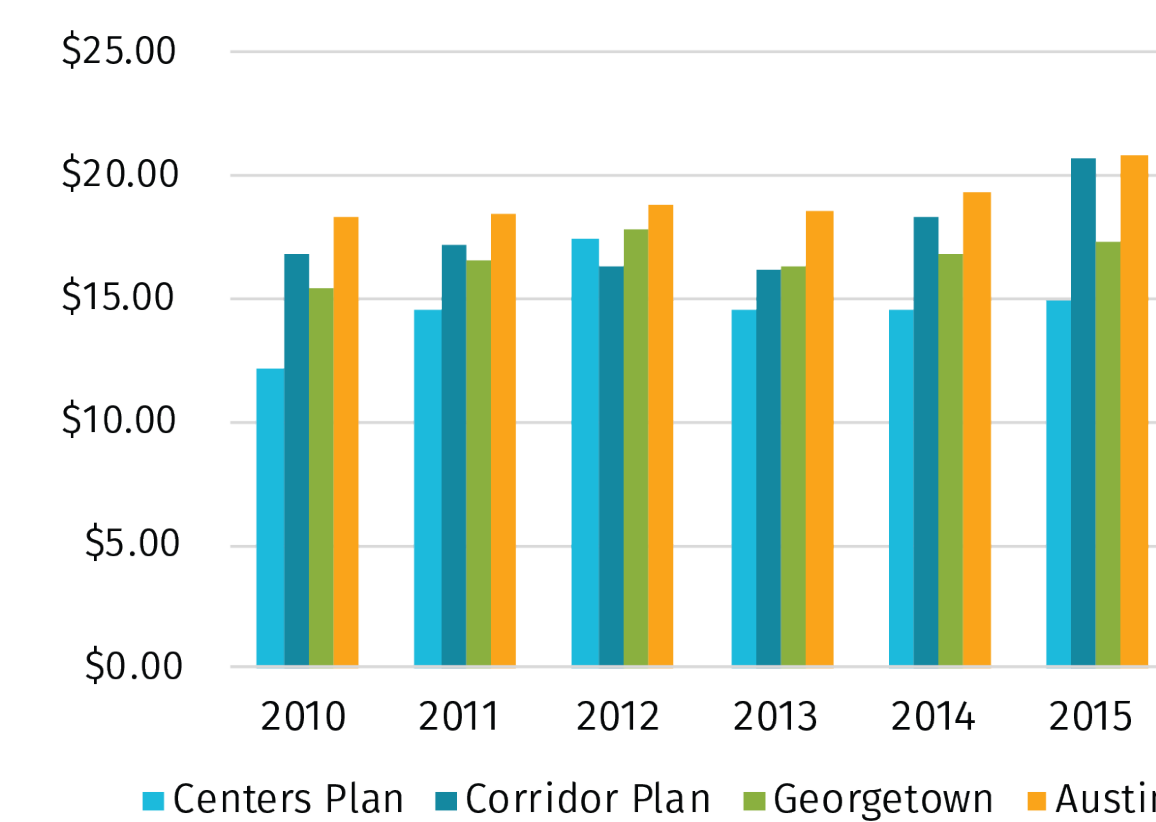
2010 - 2015 Gross Office Rent Overall



2010 - 2015 Retail Vacancy Rates



2010 - 2015 Retail Rent (All Service Types)



Corridor Plan

Development of a context-sensitive plan for 6 miles on Williams Drive, which addresses access management strategies, multi-modal transportation elements, safety and operational improvements, and recommendations for a private realm built-form that supports different modes of transportation and a sense of place.

Centers Plan

Development of a plan for a vibrant mixed-use center and gateway along Williams Drive from an area south of Austin Avenue to Lakeway Drive, consistent with the City's 2030 Comprehensive Plan and special taxing district and land use overlays.

Refer to the Study Area map to see the boundaries for both the Corridor Plan and Centers Plan.