DRAFT

Note: This draft includes references to Travis County participating in the TIRZ for a complete picture of the proposed TIRZ. At the time this document is being posted, Travis County has not made a decision on whether to participate.

City of Austin

Dog's Head

Tax Increment Reinvestment Zone No. 21

Preliminary Project and Financing Plan

July 23, 2026

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Executive Summary

The City of Austin proposes to create Tax Reinvestment Zone (TIRZ) Number Twenty-One to finance the construction of public improvements for Dog's Head (the "Project"). The proposed zone is bounded between the Colorado River, US Highway 183, and SH 130. It is an approximately 2,645-acre site, including 2,614 acres annexed into the City's full purpose jurisdiction on May 21, 2026. The site is located within 15 minutes of downtown Austin and 10 minutes from Austin-Bergstrom International Airport (ABIA).

The City Council-approved Dog's Head Development Agreement will result in a high-density mixed-use development with a mix of housing (including single-family and multifamily), retail space, office space, hospitality land use, and industrial land use. The majority of this area historically served as an industrial mining area. It is predominantly open and undeveloped, suffers from inadequate street and public utility infrastructure, and due to its size, location, and physical characteristics, development and redevelopment will not effectively occur solely through private investment in the foreseeable future. Proposed public improvements include new and refurbished public multi-modal roadways, regional water quality and drainage infrastructure, public water, wastewater, and electrical utilities, trails, and open spaces.

The total current estimated cost for infrastructure improvements for the zone is $5,630,604,135. Reimbursements will be funded through cash and debt supported by incremental property tax assessments and incremental sales tax collected within the zone.

Section 1: Introduction

1.1 Authority

The City of Austin, Texas, a Texas home-rule municipality (the "City") has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the full purpose or extraterritorial jurisdiction ("ETJ") of the City as a tax increment reinvestment zone to promote development or redevelopment of the area. For a zone to qualify under the Act, the governing body of the City (the "City Council") must determine that development or redevelopment within the zone would not occur solely through private investment in the reasonably foreseeable future and that the zone meets requirements of Section 311.005 of the Act, that the zone is feasible, and that improvements in the zone will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it either (1) substantially arrests or impairs the sound growth of the municipality designating the Zone, hinders the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition, (2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City, (3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community, or (4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least 50% of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 25% of the total appraised value of taxable real property in the City and in industrial districts created by the City. The area proposed meets this criterion as shown below.

	Proposed Zone	**Statutory Maximum**
Residential % of Zone	< 1%	30%
% of City's Taxable Value[1]	< 1%	25%

Further, the City's financial policy limits total TIRZ exposure to no more than 10% of citywide taxable value. Current estimates place existing TIRZ participation at approximately 6%, which is below the threshold.

1.3 Proposed Zone

The City Council intends to create a tax increment reinvestment zone to be known as *"Reinvestment Zone*

[1] The City's Taxable Value ($222,028,128,090) has been projected based upon the 2026 preliminary tax roll, estimated protest loss, and recently increased exemptions for senior and disabled homeowners. The certified tax roll was not available during the development of this document.

Number Twenty-One, City of Austin" (the "Zone") that includes approximately 2,645 acres of land as depicted in **Exhibit A** and described via parcel listing in **Exhibit B** (the "Property"). The Property is currently an industrial mining site that is subject to a development agreement by and between the City and Dog's Head Land JV, Ltd. ("Dog's Head"), dated effective as of May 21, 2026, allowing the property to be transformed into a mixed-use development for commercial, retail, residential, hospitality and industrial uses (the "Development Agreement"). The Property suffers from inadequate infrastructure (streets and public utilities) and other factors, and due to its size, location, and physical characteristics, development or redevelopment will not effectively occur solely through private investment in the foreseeable future. Portions of the Property substantially impair and arrest the sound growth of the City because it is predominately unproductive or underdeveloped due to factors such as the lack and aging of public infrastructure and the need for economic incentive to attract development and redevelopment to the Zone to provide long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the public improvements, and other projects are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed and redeveloped to take full advantage of the opportunity to bring to the City quality development, significantly enhancing the value of all taxable real property in the Zone and to the general benefit of the City and County.

1.4 Preliminary Plan and Hearing

Before the City Council adopts the ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons are given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property will be given a reasonable opportunity to protest the inclusion of their Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Reinvestment Zone Number Twenty-One, City of Austin, Preliminary Project and Finance Plan dated July 23, 2026 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. How such public improvements and projects will be undertaken and financed will be determined by the Final Plan and by the TIRZ Agreement (both as defined below), which require approval by the Board (as defined below) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council may adopt Ordinance No. ________ (the "TIRZ Creation Ordinance") in accordance with the Act creating the Zone upon findings by the City Council that (1) development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, (3) that public improvements in the Zone will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City, and (4) that the Property substantially arrests and impairs the sound growth of the City, constitutes an economic liability, and is a menace to the public health, safety, morals, or welfare in its present condition, and therefore meets the eligibility requirements of the Act. Among other provisions required by the Act, council will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations

After the creation of the Zone, the Board will review this Preliminary Plan and approve and recommend to the City Council (1) a *"Reinvestment Zone Number Twenty-One, City of Austin, Final Project and Finance Plan"* (the "Final Plan") and (2) an agreement between the Board and the City (the "TIRZ Agreement" or "Financing Agreement," as contemplated in the Development Agreement) pursuant to which the City will contribute a portion of its ad valorem tax increment within the Zone (the "Tax Increment") into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to pay, in accordance with the Final Plan, the costs of public improvements and other projects benefiting the Zone.

1.7 Council Action

The City Council will take into consideration the recommendations of the Board and will consider approval of the Final Plan and TIRZ Agreement. If the TIRZ Agreement is approved, the City Council will authorize and direct its execution.

Section 2: Description and Maps

2.1 Existing Uses and Conditions

The Property is located within the full purpose jurisdiction of the City of Austin, in the East Travis County market area. It is located within 15 minutes of downtown and 10 minutes from Austin-Bergstrom International Airport (ABIA). The Property is subject to a Council-approved Development Agreement that establishes uses and development regulations. The Property is currently zoned Interim-Rural Residential but is anticipated to be subject to a regulating plan that will establish land development standards and zoning for the property, in accordance with the Development Agreement. Its current inadequate infrastructure (streets and public utilities) and other factors described herein substantially impair or arrest the sound growth of the municipality. Development will require extensive public infrastructure that will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown in **Exhibit A**.

2.2 Proposed Uses

The proposed uses of the Property are established in the Dog's Head Development Agreement. The Property is expected to include residential (single-family, multifamily, and live/work), office space, retail, hospitality, industrial, and open spaces and trails.

2.3 Parcel Identification

The parcels identified in **Exhibit B** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone. The City agrees not to amend, expand or reduce, the boundaries of the TIRZ without Dog's Head consent.

Section 3: Proposed Changes to Ordinances, Plans, Codes, Rules, Regulations

The Property is wholly located in the full purpose jurisdiction of the City and is subject to the City's zoning regulations, as modified and consistent with the Development Agreement. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. A regulating plan for the Property will be submitted for Council approval. Any additional revisions to ordinances, plans, codes, rules, and regulations will be contemplated as needed. The Development Agreement approved by the Austin City Council on May 21, 2026, applies to the property for 45 years and will be the basis of the regulating plan.

Section 4: Relocation of Displaced Persons

No persons will be displaced due to the creation of the Zone or construction of the Project.

Section 5: Affordable Housing

Income-restricted residential units ("**Affordable Units**") will account for 20 percent of the total (the "**Affordable Unit Objective**") for a period of forty years.

One-half of the Affordable Unit Objective is Dog's Head's responsibility. It must designate and maintain at least 10 percent of the total residential units it develops within the Dog's Head Property as Affordable Units, to be provided in accordance with affordability standards, income eligibility requirements, and compliance periods mutually agreed upon by the City and Dog's Head. Any Affordable Unit which benefits from any mechanisms, subsidies, partnerships, financing tools, or other strategies for Affordable Housing offered by the City of Austin or its instrumentalities, other than those benefits described within the TIRZ No. 21 Final Project and Financing Plan, will not count toward this one-half of the Affordable Unit Objective.

The remaining 10 percent of the Affordable Unit Objective will be a joint effort between the City and Dog's Head to evaluate, identify, and pursue mechanisms, subsidies, partnerships, financing tools, or other strategies that may enable the development and long-term preservation of Affordable Units to make up the balance of the Affordable Unit Objective. Such collaboration may include consideration of public-private partnerships, grants, or other mutually acceptable measures intended to support affordability objectives.

The location of the Affordable Units developed within the Dog's Head Property is to be determined by Dog's Head, at Dog's Head's sole discretion. However, Dog's Head will disperse Affordable Units throughout all areas developed for residential uses within the Dog's Head Property. In addition, the Affordable Units will have interior and exterior components and finishes that are functionally equivalent to Market-Rate units.

The City and Dog's Head have agreed that matters such as unit-mix, affordability criteria, and reporting requirements will be addressed in the Final Project and Financing Plan. This Plan will include standards which, at minimum:

a. Establish annual reporting requirements for Dog's Head to report progress on the Affordable Unit Objective of the City.
b. Require for Dog's Head, or any developer of Affordable Units, to execute and record a land use restriction with the City which enforces the requirements of the Affordable Unit Objective.
c. Establish income limits, rent limits, and sales prices which mirror those established on an annual basis by Austin Housing.
d. Establish affordability minimums which establish that:
    a. If an Affordable Unit is developed for lease, the Affordable Unit must be affordable for rental to households earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical

Area Median Family Income as determined by the Housing Director; and

b. If an Affordable Unit is developed for sale, the Affordable Unit must be affordable to households earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Housing Director.

e. Establish enforcement mechanisms contingent upon satisfying the Affordable Unit Requirement, with milestones established for delivery of affordable units concurrent with market-rate residential units at a rate to be agreed upon in the Final Project and Financing Plan.

Section 6: Estimated Non-Project Costs

The Project is necessary to facilitate the effective development and redevelopment of the Property. Non-project costs are those development items that will be funded by the Dog's Head but ineligible for reimbursement from the TIRZ. The current estimate for non-project costs is $1,100,576,071. **Exhibit E** details project costs versus non-project costs.

Section 7: Proposed Public Improvements

7.1 Categories of Public Improvements

The proposed public improvements to be financed by the Zone include roadway and drainage improvements, streetscapes, utilities, reclaimed water, and other miscellaneous and soft costs, as further described in **Exhibit C** ("Public Improvements and Project Costs"). All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

7.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are illustrated in **Exhibit F.**

Section 8: Estimated Project Costs

8.1 Project Costs

The total Project Costs in the Zone are estimated to be $5,630,604,135 as shown in **Exhibit C.**

8.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements (the "Public Improvement Costs") within the Zone are $5,630,604,135, as shown in **Exhibit C**.

8.3 Estimated Administrative and Bonded Indebtedness Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs") and constitute Project Costs pursuant to the Act. The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. Further, cost of issuance for TIRZ, City and/or County consultants, advisors and attorneys are explicitly eligible items to be reimbursed from bond proceeds. Consultant, advisor, and attorney rates must reflect acceptable market rates.

Section 9: Economic Feasibility

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone by Hayat Brown as bounding in **Exhibit G** ("Economic Feasibility and Market Analysis"). The Economic Feasibility and Market Analysis focuses on the development potential and anticipated future assessed values within the Zone through 2061 and concluded the following:

"Based on a review of market conditions, submarket fundamentals, and the proposed development program, the Dog's Head development, enabled by a TIRZ, appears economically and financially feasible. The overall program is well-sequenced, grounded in strong Austin area demographic and employment fundamentals, and timed to benefit from recovering market conditions across most asset classes. The development is projected to transform the current tax base of approximately $17.8 million in assessed value into a cumulative incremental taxable value of $26.9 billion after the build-out is completed in 2057. A TIRZ at this site is likely to generate meaningful and compounding annual tax revenue to the City of Austin during and after the development period, as well as to other taxing authorities (Travis County, Central Health, ACC, and Del Valle ISD)."

As detailed in **Exhibit D** ("Property Valuation and Analysis), the analysis estimated that during the term of the Zone, new development will generate approximately $2.67 billion in gross real property tax revenue, $111 million in sales tax revenue, for a total projected tax revenue of $2.78 billion. A portion of this will be contributed to the TIRZ Fund. Based on the foregoing, the feasibility of the Zone has been demonstrated.

Section 10: Estimated Bonded Indebtedness

The Zone will incur bonded indebtedness estimated not to exceed $1.5 billion. After the TIRZ has reimbursed Dog's Head for $1.5 billion in public infrastructure, the City and Dog's Head will conduct a review of the remaining infrastructure requirements to determine if the TIRZ contribution rates are still appropriate. Based on that mutual review, the Council, on the recommendation of the Local Government Corporation (LGC) Board (or TIRZ board, if applicable), may amend the project plan to modify the City and County's contributions.

The following terms will control the issuance of TIRZ bonds:

Bonds Secured by Increment Revenues and City Appropriations

The designated LGC will issue tax increment revenue bonds secured by the tax increment revenues, and if allowable by the Texas Attorney General's office to be additionally supported by the City's general appropriation credit, to reimburse Dog's Head when:

(i) the projected tax increment revenues, less administrative and operating costs of the TIRZ, generate sufficient funds to provide for debt service on any bonds already issued and on the maximum annual debt service of proposed bonds with a coverage factor of not less than 1.00 times using future maximum annual debt service on the bonds and existing bonds and calculated with the following revenues:

a. Ad valorem tax increment revenues as calculated by the City for either the most recent actual tax year or based on estimated tax revenues using current year certified taxable values (as certified by Travis Central Appraisal District), and using a 3-year historical average ad valorem collection rate;
b. Sales tax increment revenues using the most recent annual historical collections.

(ii) Bonds issued under this paragraph will be issued with a debt service reserve fund in accordance with state and federal law, which may be satisfied with either a surety bond or cash accumulated over a 36-month period, and a capitalized interest account (if necessary). A separate stabilization account shall be set aside to assure payment of the bonds, with such stabilization account funded in with each series in the amount of $1.25 million and not to exceed total of $5 million;
(iii) The minimum bond size shall be $10,000,000; and
(iv) The City's consent is required for all bond issuances, which shall not be unreasonably withheld.

Cost of issuance for TIRZ, City and/or County consultants, advisors and attorneys are explicitly eligible items to be reimbursed from bond proceeds. Consultant, advisor, and attorney rates must reflect acceptable market rates.

Tax increment revenue bonds issued with City appropriation support will not be issued after the earlier of (1) up to $275 million of bonds under this paragraph have been issued or (2) tax increment bonds can, without City credit enhancement, obtain an "A-category" rating from Moody's or S&P, whether on an underlying basis or with a bond insurance policy.

If the City's bond counsel or financial advisor have any reason to believe the Texas Attorney General's office (OAG) might not permit tax increment revenue bonds to be issued with City appropriation support, then OAG pre-clearance will be sought. If such pre-clearance cannot be successfully obtained, the City will assess the legal and financial capabilities to provide a subject to appropriation or 380 grant agreement backstop.

Bonds Issued as Stand-Alone Tax Increment Revenue Bonds

The designated LGC will issue tax increment revenue bonds, secured solely by the tax increment revenues, to reimburse the Dog's Head developer when:

(i) the projected tax increment revenues, less administrative and operating costs of the TIRZ, generate sufficient funds to provide for debt service on any bonds already issued and on the maximum annual debt service of proposed bonds with a coverage factor of not less than 1.25 times using future maximum annual debt service on the bonds and existing bonds and calculated with the following revenues:
   a. Ad valorem tax increment revenues as calculated by the City for either the most recent actual tax year or based on estimated tax revenues using current year certified taxable values (as certified by Travis Central Appraisal District), and using a 3-year historical average ad valorem collection rate;
   b. Sales tax increment revenues using most recent annual historical collections.
(ii) Bonds issued under this paragraph will be issued with a debt service reserve fund funded in accordance with state and federal law and a capitalized interest account (if necessary);
(iii) The minimum bond size shall be $10,000,000; and
(iv) The City's consent is required for all bond issuances, which shall not be unreasonably withheld.

If bonds cannot be issued due to market conditions, credit factors, changes in law, or other factors, the City and the LGC (or TIRZ board, as applicable) shall provide written notice of the same, including details regarding the impediment to the issuance of bonds, and after LGC approval, Dog's Head may elect for automatic remittance of funds collected and allocated to the TIRZ Fund to the full extent of any outstanding reimbursable costs, on an annual basis, after all obligations under “Priority of Reimbursements” have been satisfied, and at the time of the approval of any reimbursable costs associated with any completed Public Improvement constructed by Dog’s Head.

Section 11: Appraised Value

11.1 Current Appraised Value

The total value of taxable real property in the Zone as of the 2025 certified tax roll is $17,392,036. This number represents the Tax Increment Base (the “Tax Increment Base”) of the Property for the purposes of this Preliminary Plan and is determined by the Travis Central Appraisal District in accordance with Section 311.012(c) of the Act. Upon receipt of the 2026 certified tax roll and as part of the Final Project and Financing Plan, the Tax Increment Base will be updated accordingly and will be the final enduring Tax Increment Base for the Zone.

11.2 Estimated Captured Appraised Value

The amount of the Tax Increment for a year during the term of the Zone is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the Property less the Tax Increment Base of the Property, (the “Captured Appraised Value”). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as described in **Section 10.1** above. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be $26,893,240,012. The actual Captured Appraised Value, as certified by the Travis Central Appraisal District will, for each year, be used to calculate annual payment by the City and County into the TIRZ Fund pursuant to the Final Plan.

Section 12: Method of Financing

The City will deposit into the TIRZ Fund an amount equal to a portion of the property tax revenues collected against the Captured Appraised Value and a portion of the sales tax revenues generated within the boundaries of the zone calculated in accordance with Section 311.0123 of the Act. Travis County has agreed to participate in the TIRZ in accordance with the County Participation Agreement approved by the Travis County Commissioners Court on July ___, 2026. The schedule of contributions is as follows:

YEARS	CITY – PROPERTY TAX	CITY – SALES TAX	COUNTY – PROPERTY TAX
2027-2031	75%	75%	50%
2032-2036	75%	75%	50%
2037-2041	75%	75%	50%
2042-2046	75%	75%	50%
2047-2051	66%	66%	50%
2052-2056	66%	66%	50%
2057-2061	66%	66%	50%

Section 13: Duration of the Zone, Termination

13.1 Duration

The stated term of the Zone shall commence on the creation of the Zone and shall continue no later than December 31, 2061.

13.2 Termination

The Zone will terminate prior to the expiration of its stated term if the necessary contributions of TIRZ revenues have been collected into the TIRZ Fund and have been distributed according to the Final Plan.

Exhibit A: Boundary Map

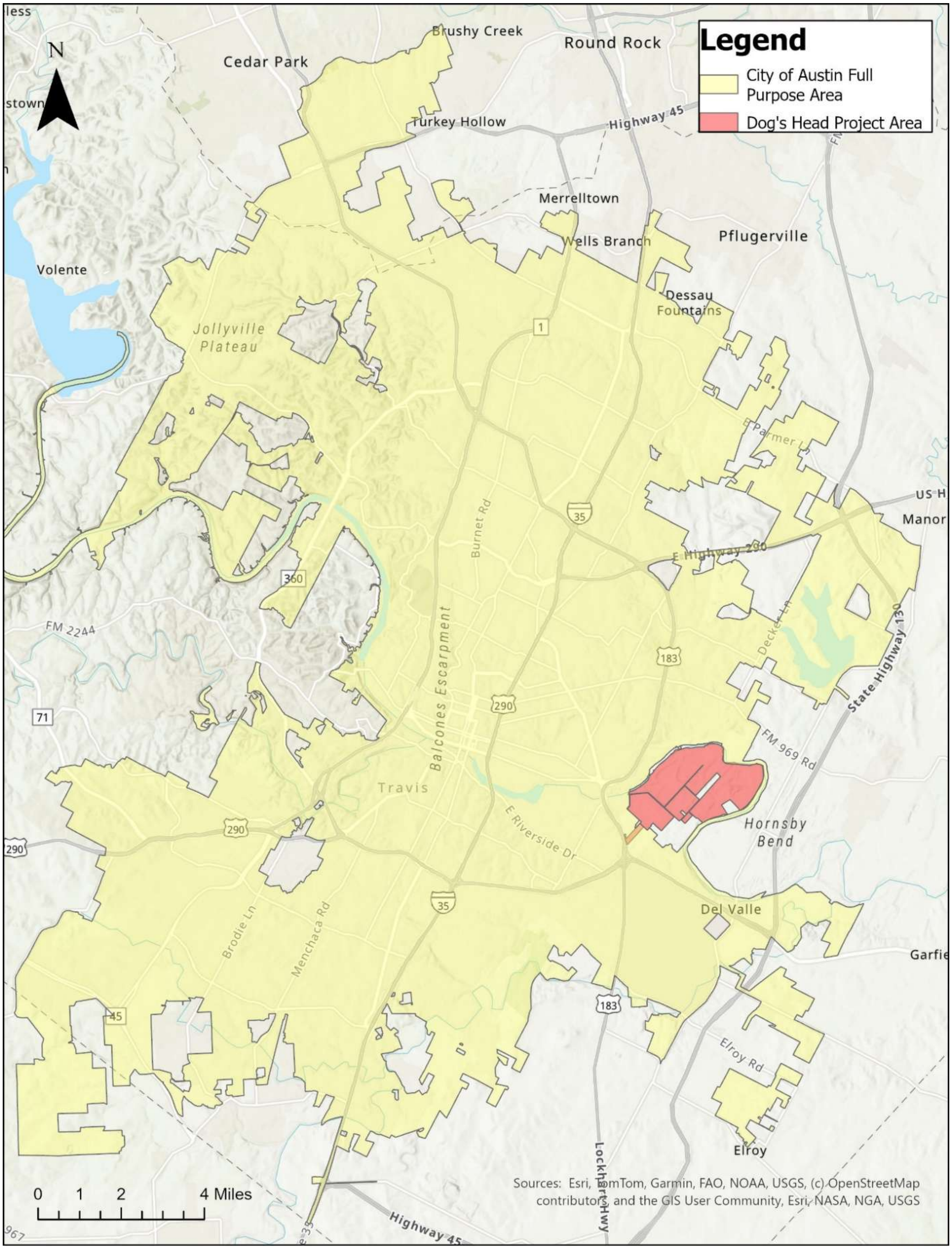


Exhibit B: Parcel Listing

TCAD Property ID	Acres
376094	109.7
551322	383.7
551321	383.7
1002134	382.6
1002145	218.8
1002137	4.7
1002149	455.4
1002146	162.8
1002139	3.6
1002141	18.0
1002140	2.3
288397	20.4
288398	21.8
190320	96.5
190321	110.1
359099	0.0
525224	54.6
190316	53.9
736327	30.9
288438	14.8
847170	20.7
288552	29.8
288432	0.1
288415	0.2
288394	0.4
288553	10.0
544120	54.7
525223	1.0
Total	**2,645.2**

Exhibit C: Public Improvements and Project Costs

Category	Estimated Cost
Design, Consulting, Permits, and Fees	$300.0 million
Project Management	$132.0 million
Financing	$247.1 million
Sub-Total Soft Costs	**$679.1 million**
Roads, Trails, Crosswalks, Bike Lanes, Sidewalks, Bridges, and Multi-Modal Connectivity	$1.453 billion
Land Management and Protection	$466.5 million
Water, Wastewater, Reclaimed	$285.5 million
Telecom and Electric	$102.4 million
Conceptual Design Contingency (30%)	$692.3 million
Sub-Total Hard Costs	**$3.0 billion**
Inflation Factor (3%)	$1.951 billion
ESTIMATED GRAND TOTAL	**$5.631 billion**

Exhibit D: Property Valuation and TIRZ Analysis

Dog's Head Projected Delivery Schedule							Developed Project Values & Tax Revenue				
Tax/ Fiscal Year	Single-Family (units)	Multi Family (units)	Retail (SF)	Office (SF)	Hotel (SF)	Industrial (SF)	Projected Cumulative Incremental Value	Projected Property Tax Revenue (City)	Projected Property Tax Revenue (County)	Projected Sales Tax Revenue	Total Projected Tax Revenue
2026/FY27	--	--	--	--	--	--	$712,736	$3,735	$2,379	--	$6,114
2027/FY28	--	--	--	--	--	--	$741,246	$3,884	$2,474	--	$6,359
2028/FY29	--	--	--	--	--	--	$770,896	$4,040	$2,573	--	$6,613
2029/FY30	--	--	--	--	--	--	$801,731	$4,201	$2,676	--	$6,878
2030/FY31	220	--	--	--	--	--	$110,665,020	$579,904	$369,426	--	$949,330
2031/FY32	275	--	--	--	--	200,000	$275,923,776	$1,445,887	$921,100	--	$2,366,987
2032/FY33	325	200	--	--	--	200,000	$451,677,037	$2,366,864	$1,507,806	--	$3,874,671
2033/FY34	350	200	--	--	--	200,000	$641,049,080	$3,359,206	$2,139,976	--	$5,499,182
2034/FY35	350	200	75,000	--	--	200,000	$908,830,123	$4,762,424	$3,033,893	$225,000	$8,021,317
2035/FY36	350	200	75,000	--	--	200,000	$1,197,007,971	$6,272,525	$3,995,900	$450,000	$10,718,425
2036/FY37	350	200	100,000	--	--	--	$1,470,313,554	$7,704,693	$4,908,260	$750,000	$13,362,952
2037/FY38	400	200	100,000	100,000	100,000	--	$1,893,089,745	$9,920,112	$6,319,588	$1,050,000	$17,289,700
2038/FY39	400	200	150,000	0	0	200,000	$2,295,378,955	$12,028,176	$7,662,526	$1,500,000	$21,190,702
2039/FY40	400	250	100,000	100,000	100,000	200,000	$2,836,893,324	$14,865,803	$9,470,231	$1,800,000	$26,136,034
2040/FY41	400	250	--	--	--	200,000	$3,209,922,047	$16,820,537	$10,715,490	$1,800,000	$29,336,027
2041/FY42	400	600	100,000	100,000	100,000	200,000	$3,824,713,595	$20,042,149	$12,767,812	$2,100,000	$34,909,961
2042/FY43	400	750	--	--	--	200,000	$4,258,434,653	$22,314,922	$14,215,677	$2,100,000	$38,630,598
2043/FY44	400	750	150,000	100,000	100,000	--	$5,092,988,877	$26,688,128	$17,001,619	$2,550,000	$46,239,747
2044/FY45	425	750	--	--	--	--	$5,532,172,202	$28,989,523	$18,467,719	$2,550,000	$50,007,241
2045/FY46	250	800	150,000	100,000	100,000	200,000	$6,542,779,600	$34,285,277	$21,841,369	$3,000,000	$59,126,646
2046/FY47	250	350	--	--	--	200,000	$7,156,610,172	$37,501,854	$23,890,482	$3,000,000	$64,392,336
2047/FY48	250	300	150,000	100,000	100,000	200,000	$8,321,253,777	$43,604,784	$27,778,342	$3,450,000	$74,833,127
2048/FY49	--	--	--	--	--	200,000	$9,034,956,259	$47,344,707	$30,160,852	$3,450,000	$80,955,559
2049/FY50	--	--	150,000	100,000	100,000	200,000	$10,346,409,450	$54,216,944	$34,538,798	$3,900,000	$92,655,742
2050/FY51	--	--	150,000	100,000	--	--	$11,341,644,902	$59,432,147	$37,861,133	$4,350,000	$101,643,280

2051/FY52	--	--	150,000	100,000	100,000	200,000	$12,822,890,123	$67,194,124	$42,805,885	$4,800,000	$114,800,009
2052/FY53	--	--	150,000	100,000	--	200,000	$14,057,929,606	$73,665,941	$46,928,743	$5,250,000	$125,844,684
2053/FY54	--	--	150,000	100,000	100,000	200,000	$15,731,676,695	$82,436,660	$52,516,112	$5,700,000	$140,652,773
2054/FY55	--	--	150,000	100,000	--	200,000	$17,401,496,121	$91,186,798	$58,090,370	$6,150,000	$155,427,168
2055/FY56	--	--	150,000	100,000	100,000	200,000	$19,299,678,552	$101,133,597	$64,426,959	$6,600,000	$172,160,555
2056/FY57	--	--	150,000	100,000	--	--	$21,087,974,324	$110,504,570	$70,396,719	$7,050,000	$187,951,290
2057/FY58	--	--	150,000	100,000	--	--	$22,988,454,272	$120,463,408	$76,740,978	$7,500,000	$204,704,386
2058/FY59	--	--	--	--	--	--	$23,907,992,443	$125,281,945	$79,810,617	$7,500,000	$212,592,561
2059/FY60	--	--	--	--	--	--	$24,864,312,141	$130,293,223	$83,003,041	$7,500,000	$220,796,264
2060/FY61	--	--	--	--	--	--	$25,858,884,627	$135,504,951	$86,323,163	$7,500,000	$229,328,114
2061/FY62	--	--	--	--	--	--	$26,893,240,012	$140,925,150	$89,776,090	$7,500,000	$238,201,239
Total	**6,195**	**6,200**	**2,500,000**	**1,500,000**	**1,000,000**	**4,000,000**	**-------**	**$1,633,152,795**	**$1,040,396,779**	**$111,075,000**	**$2,784,624,574**

Exhibit E: Project and Non-Project Costs

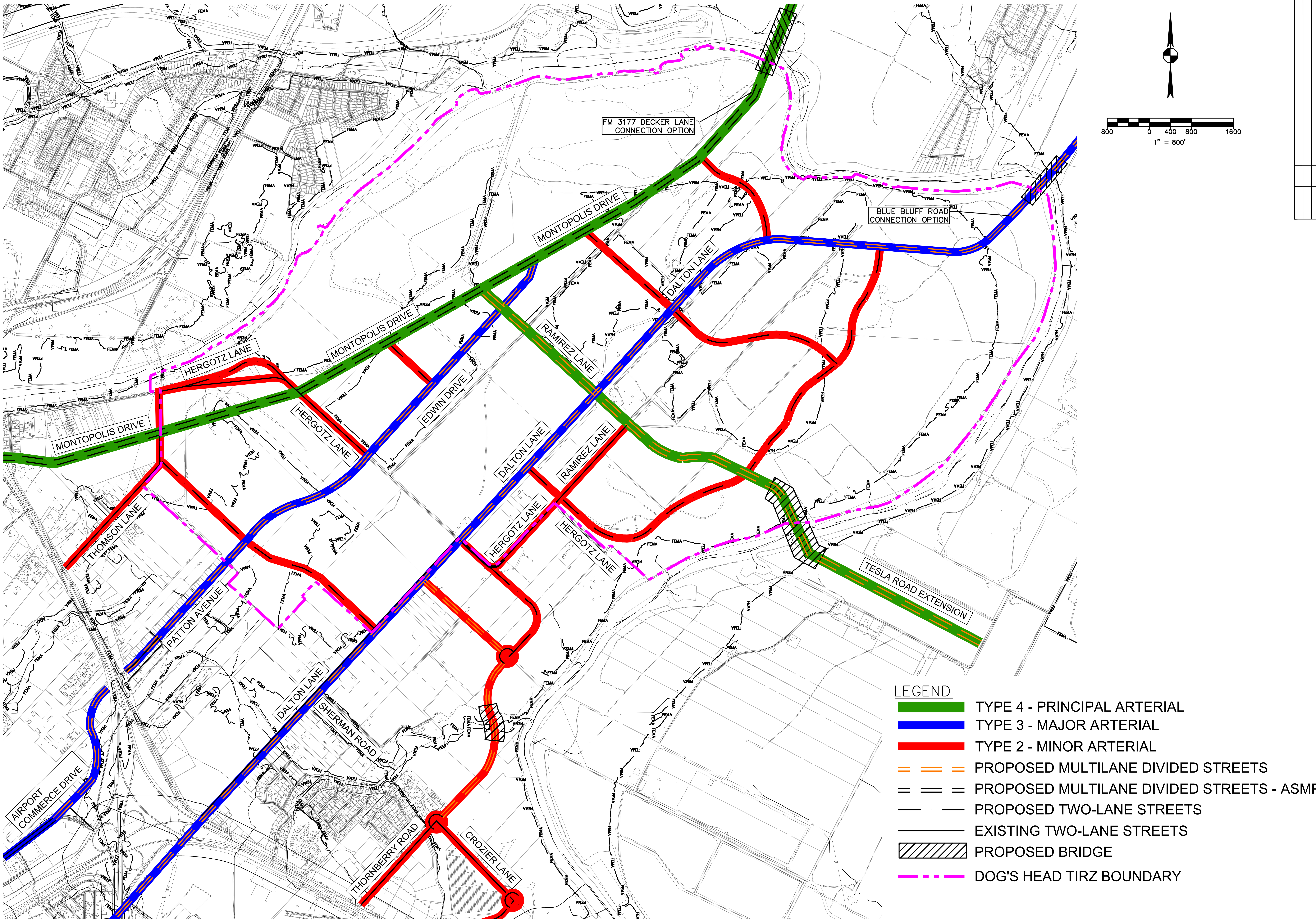
Project Categories	Project Costs*	Non-Project Costs*
Soft Costs		
Design, Consulting, Permits, and Fees	$ 242,697,077	$ 57,310,884
Management Fees	$ -	$ 132,003,503
Financing Costs	$ 192,216,085	$ 54,894,472
Soft Costs Total	**$ 434,913,162**	**$ 244,208,858**
Hard Costs**		
Roads, Trails, and Multi-Modal Connectivity	$ 1,231,112,314	$ 222,323,200
Water, Wastewater, and Reclaimed Water	$ 285,469,450	$ -
Telecom and Electric	$ 102,367,000	$ -
Land Management and Protection	$ 247,951,830	$ 218,529,750
Contingency	$ 560,070,178	$ 132,255,885
Hard Costs Total	**$ 2,426,970,772**	**$ 573,108,835**
Inflation	**$ 1,668,144,129**	**$ 283,258,378**
Total Project and Non-Project Costs	**$ 4,530,028,064**	**$ 1,100,576,071**

*Cost estimates are as of July 2026 and subject to change.

**Examples of hard costs:

1. Roads, Trails, and Multi-Modal Connectivity
   a. Project Costs: Roadways, curb and gutter, sidewalks, streetlights, ramps, stormwater pipes, inlets, manholes, pedestrian crosswalks, bridges, intersection controls
   b. Non-Project Costs: Trees and landscaping, hike and bike trail components, open space and programming, highway intersection/signal work
2. Water, Wastewater, and Reclaimed Water
   a. Project Costs: Water/wastewater/reclaimed transmission and distribution lines, valves, gates, fire hydrants, lift stations, manholes, tunnel vortex connections
   b. Non-Project Costs: None
3. Telecom and Electric
   a. Project Costs: Duct banks, distribution conduit, substations (non-transmission)
   b. Non-Project Costs: None
4. Land Management and Protection
   a. Project Costs: Mobilization, demolition, internal drainage channels, river outfall, excavation, erosion controls, mass grading
   b. Non-Project Costs: Land dedication (non-regional stormwater related), slope stabilization, non-native brush control

Exhibit F: Estimated Location of Proposed Public Improvements



REVISION | NO. | DATE

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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ROADWAY & BRIDGE - TIRZ EXHIBIT

DOG'S HEAD

AUSTIN, TX 78742

DRAWN BY: IFM
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00007

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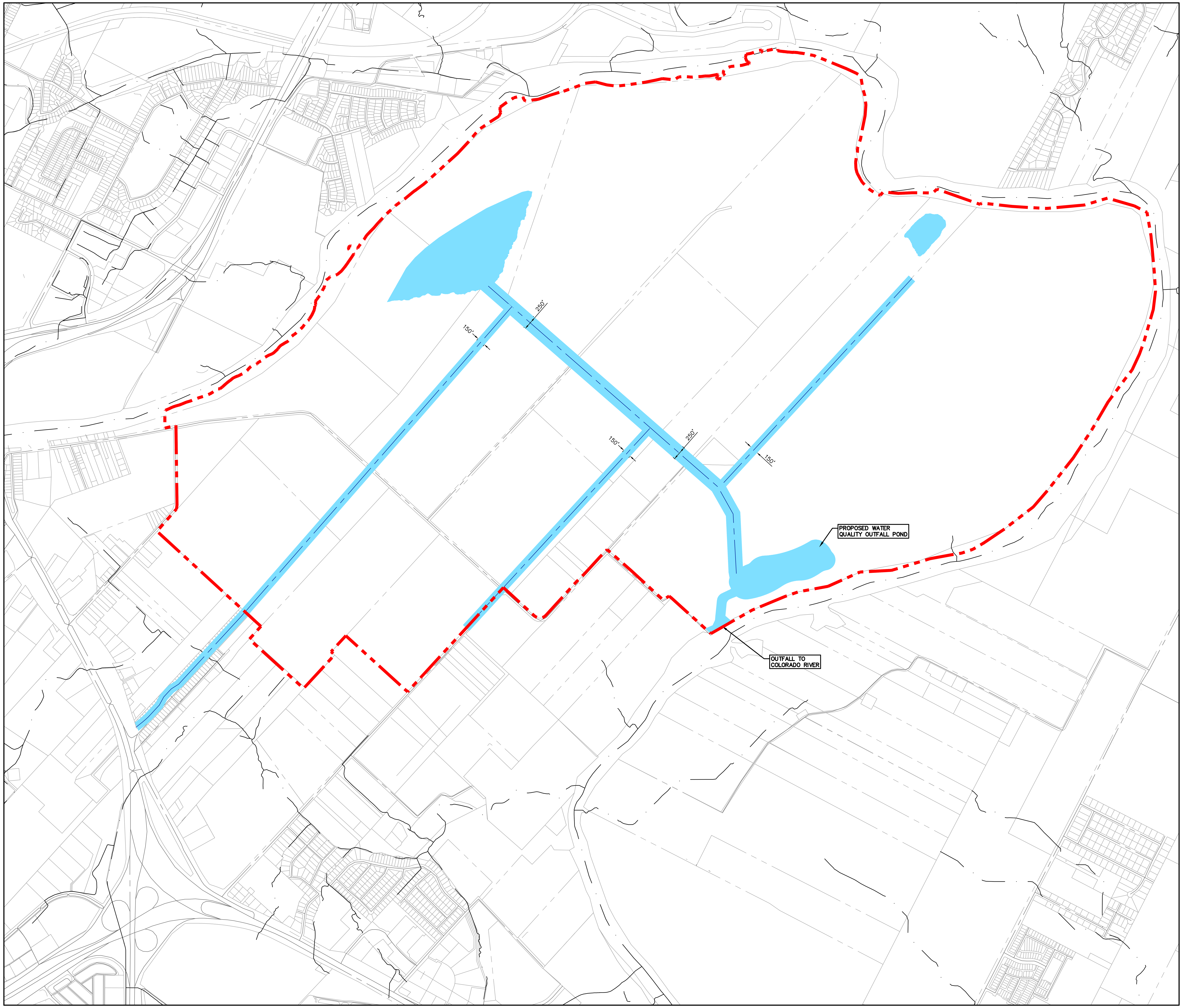

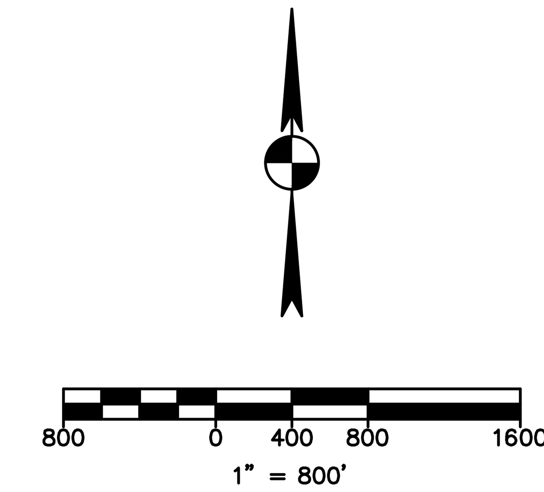

DOG'S HEAD TIRZ BOUNDARY

REVISION	NO.	DATE

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

DRAINAGE - TIRZ

DOG'S HEAD

AUSTIN, TX 78742

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 101231-00007

SHEET

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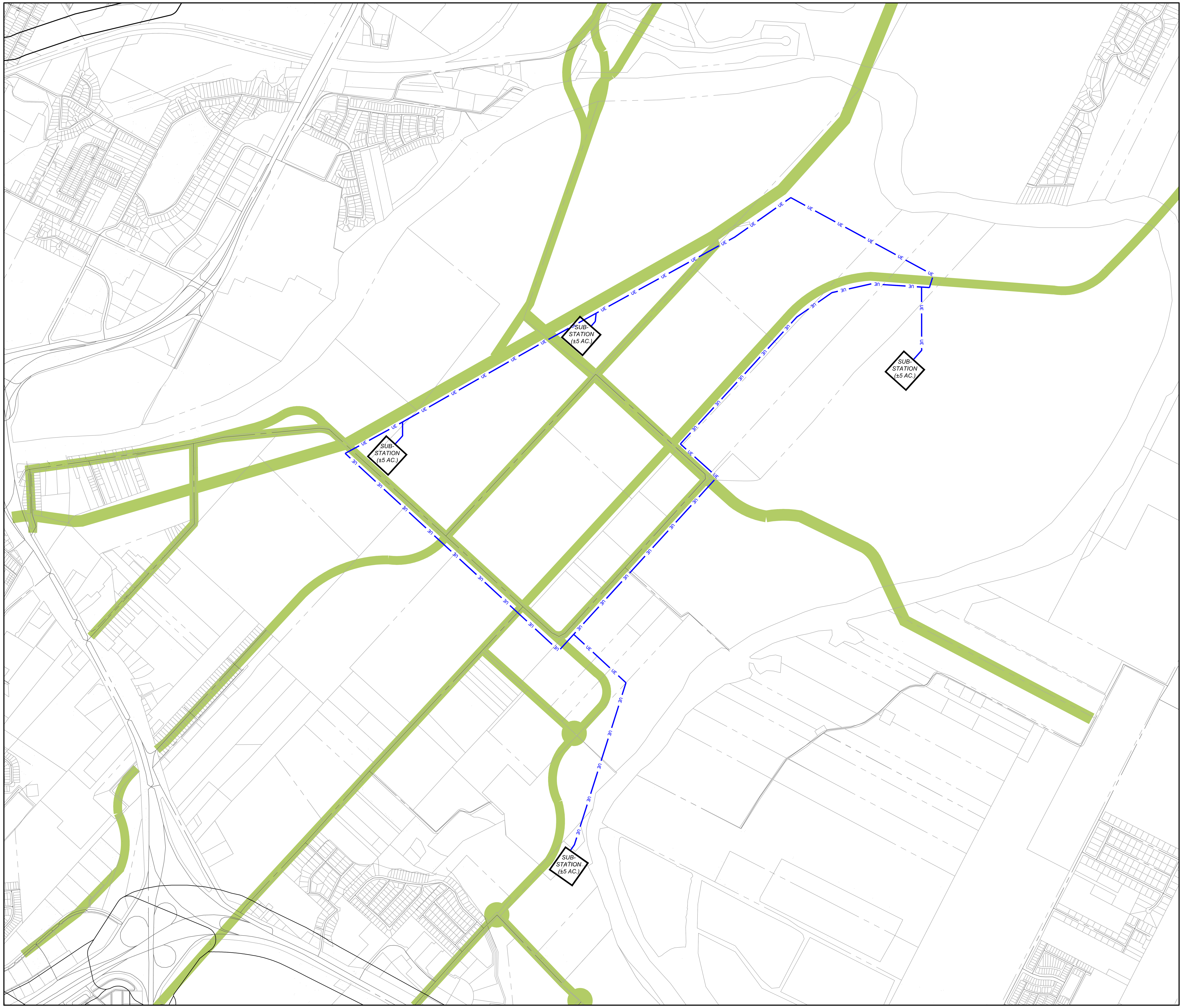

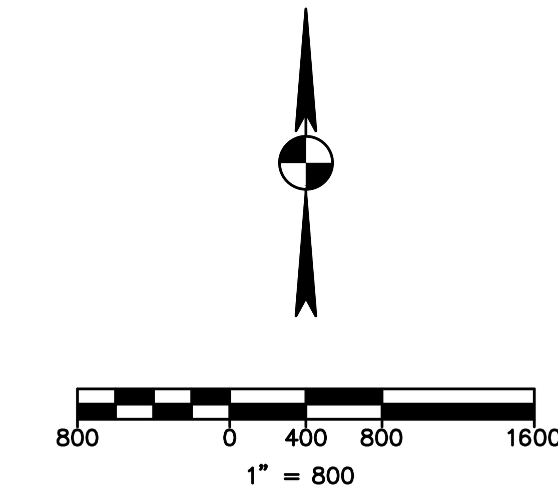

LEGEND

- ELECTRIC/TELECOM - EXISTING
- ELECTRIC/TELECOM - PROPOSED
- PROPOSED ROADWAYS

NO.	DATE	REVISION

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TBPE # F-14629

ELECTRIC / TELECOM - TIRZ EXHIBIT

DOG'S HEAD

AUSTIN, TX 78742

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00007

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Exhibit G: Economic Feasibility and Market Analysis

TAX INCREMENT REINVESTMENT ZONE (TIRZ) STUDY

Dog’s Head

Economic Feasibility Study

Prepared for

City of Austin

Austin Financial Services
721 Barton Springs Rd.
Austin, TX 78704

Prepared by

Hayat Brown

July 2026

Table of Contents

1. Executive Summary

The City of Austin retained Hayat Brown to conduct an economic feasibility study focused on evaluating the viability of an extensive master development program at Dog's Head, an underdeveloped area along Austin's newly annexed eastern boundaries. The site is vast and encompasses approximately 2,645 acres, the majority of which has historically served as an industrial mining area. Our study was prepared in accordance with Chapter 311 of the Texas Tax Code relating to the creation of Tax Increment Reinvestment Zones (TIRZs) as a mechanism for financing public infrastructure necessary to catalyze development in areas that would not be viable without public investment.

The Purpose

In May 2026, the City of Austin entered into a Development Agreement (DA) with Endeavor Real Estate Group ("Endeavor"), the site's master developer, to annex the Dog's Head site and allow the capture of new property and sales tax revenues generated by the project. The proposed TIRZ structure will provide new funding to reimburse the developer for substantial public infrastructure required to transform the site from industrial mining uses to vibrant mixed-use development capable of providing long-term economic and fiscal support to the City.

The Site

The Dog's Head development is a large-scale, mixed-use master-planned community to be developed by Endeavor over an anticipated 28-year build-out period (2030-2057). The development program includes residential (single- and multifamily), retail, office, hospitality, and industrial uses and is sequenced to establish a residential and employment base before scaling commercial and destination uses. The site currently carries a low combined assessed taxable value of approximately $17.4 million, reflecting minimal existing site improvements and widespread agricultural use exemptions across the 2,645-acre project area.

Economic and Demographic Context

The Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA) provides an exceptionally strong macroeconomic foundation for the proposed development program. The MSA added 406,900 jobs between 2015 and 2025, a 41.9% increase representing the fastest employment growth rate among large Texas metros. Unemployment stood at just 3.7% as of February 2026, meaningfully below both the Texas and national averages (4.3-4.4%). Wages have grown even faster than employment, with Travis County's average annual salary rising at a 5.35% average annual increase that outpaces both Texas and the U.S. respectively, reflecting the region's concentration of high-skill employers across the government, technology, and healthcare sectors.

Population growth is equally compelling. The Austin MSA was the fastest-growing region in the United States from 2010 to 2022 and has consistently remained in the top five since. The MSA population currently stands at approximately 2.66 million and is projected to reach 3.89 million by 2050, an increase of over 70% representing over 51,000 additional residents per year (141 people per day). Compounding this trend, average household sizes are declining across the region, meaning more households are being formed per capita. This sustained demographic growth underpins demand across every proposed land use within Dog's Head and provides a promising foundation for a development program spanning nearly two decades.

Development Feasibility

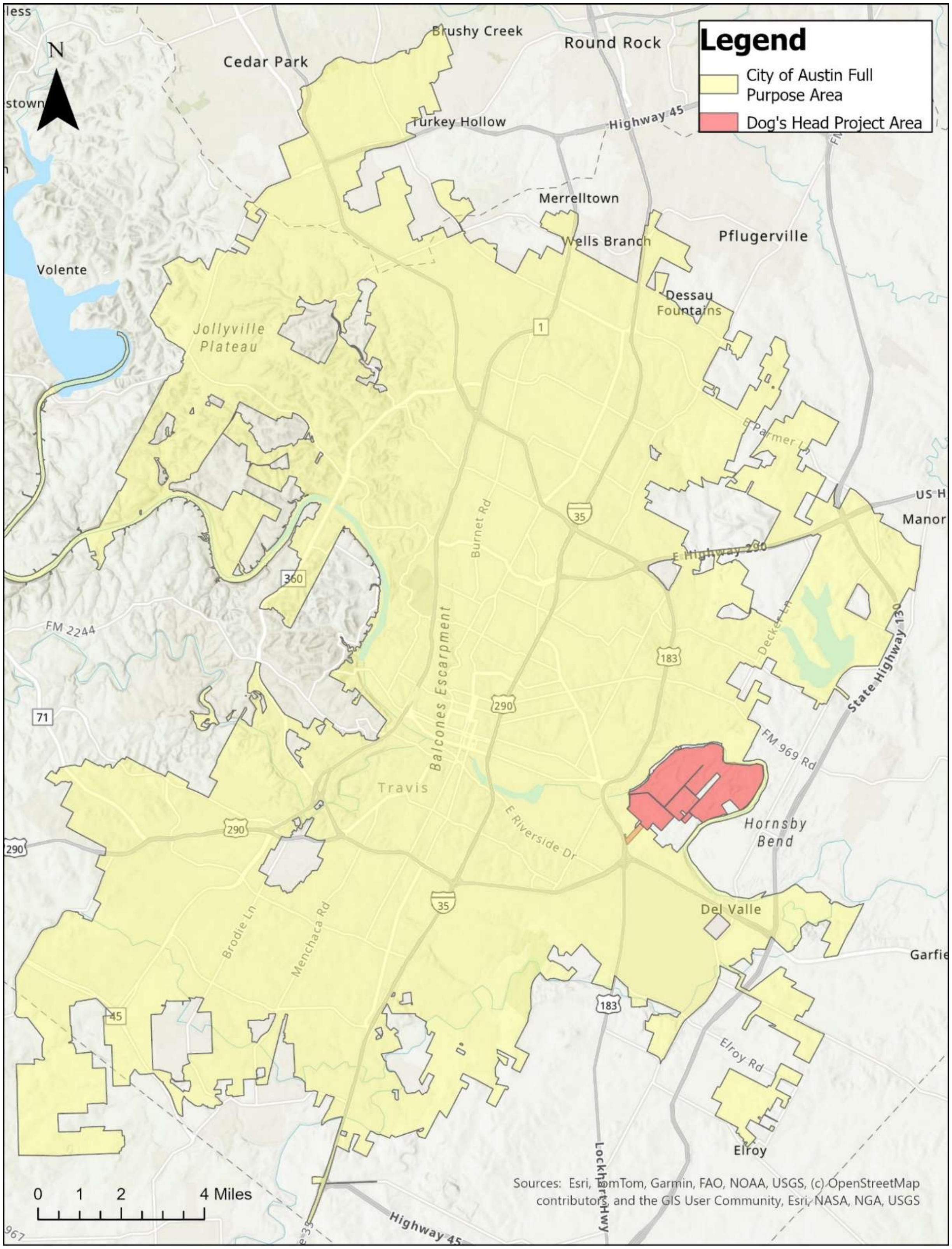
The Dog's Head development program appears feasible across all six proposed land use categories, with relatively strong market support and some conditionality. **Single-family** is the most straightforwardly supported component, with proposed annual sales representing just under 1% of Austin's long-run market demand and proposed unit values within 3–5% of current comparables. **Multifamily** is feasible in early phases, as garden apartment deliveries represent manageable East Austin capture rates, though later wrap apartment phases may require evaluation against the broader Austin market. **Retail** is well-supported in initial delivery years by on-site residential and employee demand, though the full 2.5 million square foot program will require Dog's Head to transform into a regional destination in the future, drawing consumers from the broader Eastern Crescent. This potential is supported by the project's scale and precedents such as The Domain. **Office** can likely be absorbed given its deferred 2035 start date, allowing East Austin's current high vacancy rate to normalize, but it may require anchor-tenant commitments prior to construction. **Hospitality** is appropriately timed for gradual delivery beginning in 2037 after the Austin market absorbs its current oversupply. The Colorado River frontage setting may support one or more high-end destinations and the project's gradually increasing residential and employment base will further support future demand. Finally, **industrial** is the most readily feasible use, requiring only 3% of projected metropolitan annual absorption and benefiting directly from the site's proximity to the Tesla Gigafactory, Austin-Bergstrom International Airport, and the SH-130 corridor.

Findings

The Dog's Head development offers a unique and significant opportunity to advance the City of Austin's broader developmental and fiscal objectives at one of very few large, underdeveloped areas within city limits. The proposed TIRZ funding structure, which unlocks the site's redevelopment potential, appears both viable and desirable, as it would enable the realization of community benefits outlined below.

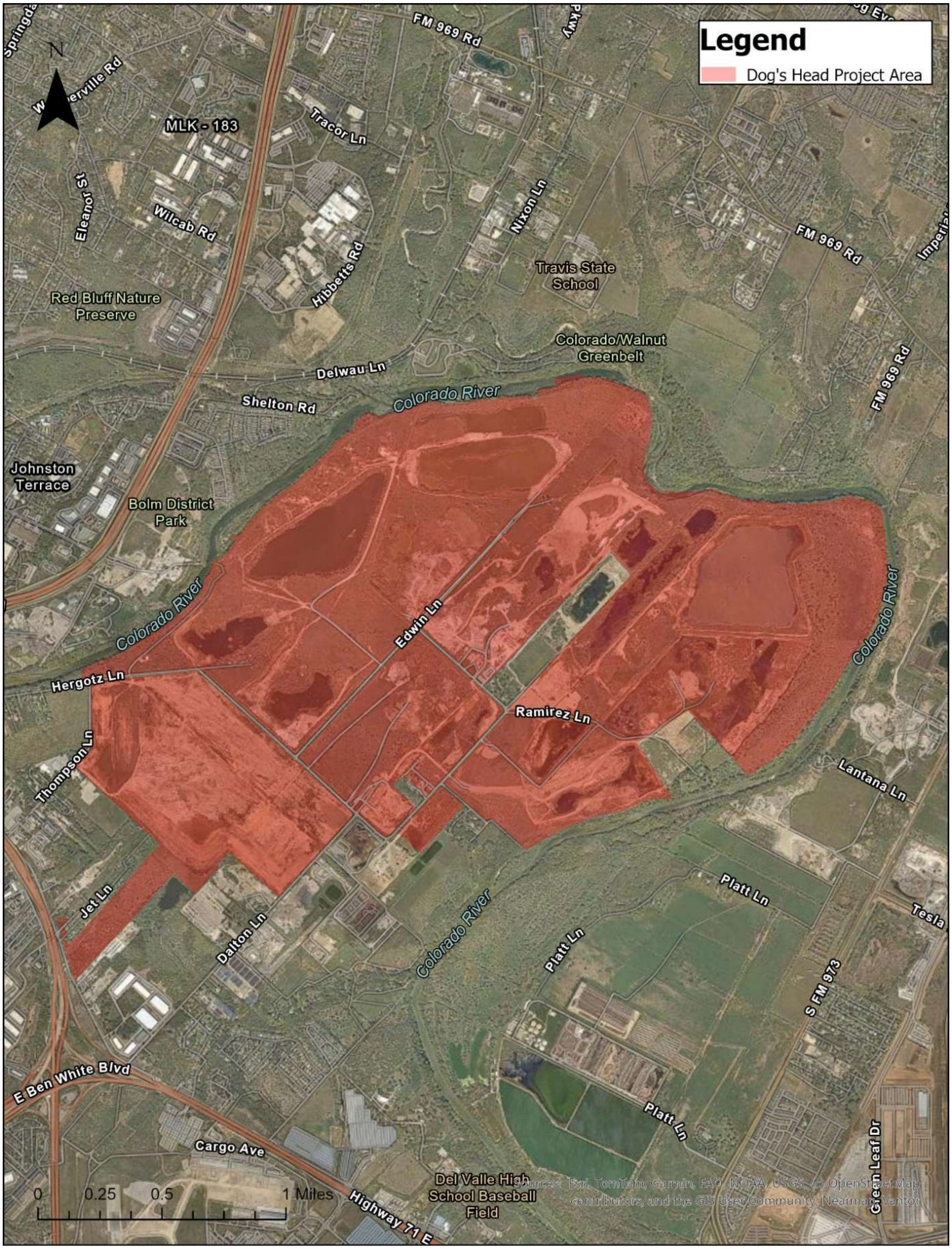
- **Economic Development and Regional Growth.** The Austin MSA is forecast to grow by nearly 1.7 million people between 2026 and 2060. Dog's Head provides a large-scale, master-planned community that will accommodate a meaningful share of that demand within city limits, keeping growth within Austin's fiscal and service infrastructure rather than further dispersing it across other jurisdictions.
- **Job Creation and Employment Diversity.** The 4 million square feet of industrial space and 1.5 million square feet of office space, anchored by proximity to the Tesla Gigafactory, Austin-Bergstrom International Airport, and the SH-130 corridor, are projected to create thousands of jobs in manufacturing, logistics, technology, and professional services, broadening Austin's employment base and supporting long-term wage growth.
- **Property and Sales Tax Revenue for the General Fund.** By transforming a 2,645-acre greenfield site from an assessed value of $17.8 million to a cumulative incremental taxable value of approximately $23 billion at final build-out, the development will deliver a sustained and growing stream of property and sales tax revenues that can support the City's general fund and fiscal health.
- **New Affordable Housing.** The development agreement includes a commitment to deliver income-restricted, affordable housing units as part of the residential program. This ensures that as Dog's Head grows into a major mixed-use district, it remains accessible to residents across a range of income levels, consistent with the City's housing affordability policies and goals.
- **Trails, Open Space, and Parks.** The development program incorporates significant open space, trail connectivity, and park amenities, creating a publicly accessible network of recreational infrastructure for Dog's Head residents and the broader community. These amenities will enhance quality of life, support active transportation, and complement the natural character of the Colorado River corridor.
- **Regional Connectivity.** Dog's Head will deliver meaningful improvements to the travel network in eastern Travis County, an area historically underserved by transportation infrastructure. New roads, sidewalks, multi-modal trails, and bridges will improve access, reduce congestion, and better connect eastern communities to employment centers, schools, and services across the region.

Site Context



The Dog's Head Site, just 3 miles east of downtown Austin, sits within an area that, even prior to annexation, was surrounded by the City's full-purpose jurisdiction.

Dog's Head Site



The Site, shown in red above, is currently comprised of underdeveloped former mining parcels.

2. Summary of Project Plan and Phasing

The Dog's Head development program totals approximately 12,395 residential units and 8 million square feet of commercial and industrial space, to be delivered across a 28-year build-out period from 2030 to 2057.

The program is sequenced to establish residential and employment mass before scaling commercial uses. Single-family and townhome units begin delivering in 2030, with 6,195 units projected to sell out by 2057 at an average pace of approximately 221 units per year. Industrial deliveries begin in 2031, anchoring an early employment base and taking advantage of existing demand, capacity, and proximities. Multifamily follows in 2032, with 6,200 units across garden and wrap apartment formats averaging 238 units per year through 2057. Retail development commences in 2034, supporting on-site retail demand as the residential population ramps up. Office deliveries begin in 2037 once sufficient on-site population and employment density is established to support leasing, totaling 1.5 million square feet through 2057. Hospitality also begins delivering in 2037 and gradually provides 1 million square feet by 2055, timed to coincide with the maturation of the retail, residential, and employment environment that underpins destination hotel demand.

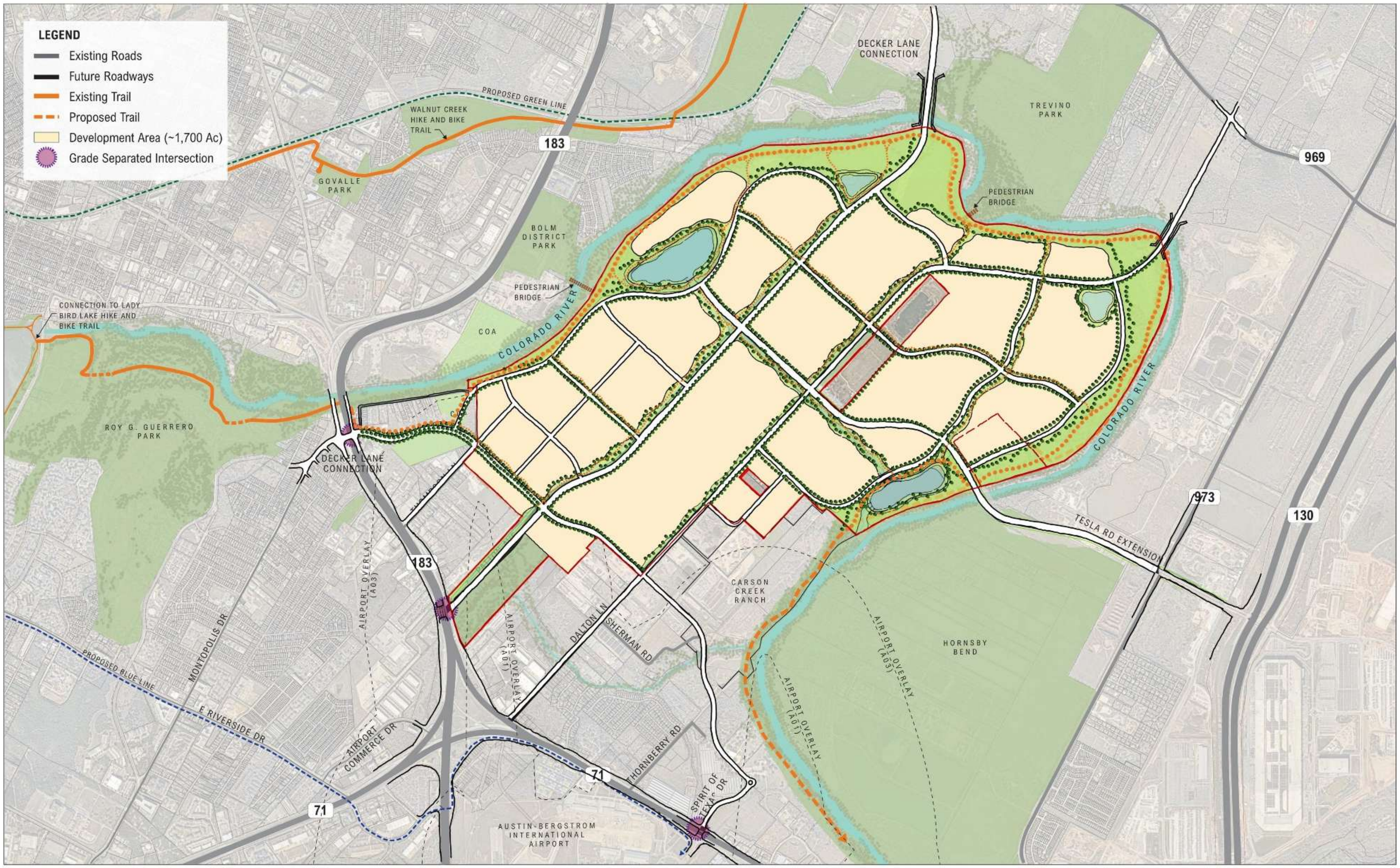
Land Use	Planned Units /SF	Forecast Absorption Period	Estimated Annual Deliveries
Single-Family	6,195 units	2030 - 2057	221 units
Industrial	4,000,000 SF	2031 - 2055	154,000 SF
Multifamily	6,200 units	2032 - 2057	238 units
Retail	2,500,000 SF	2034 - 2057	104,000 SF
Office	1,500,000 SF	2037 - 2057	71,000 SF
Hospitality	1,000,000 SF	2037 - 2055	38,000 SF

Summary of Development Program and Value Estimates for Dog’s Head

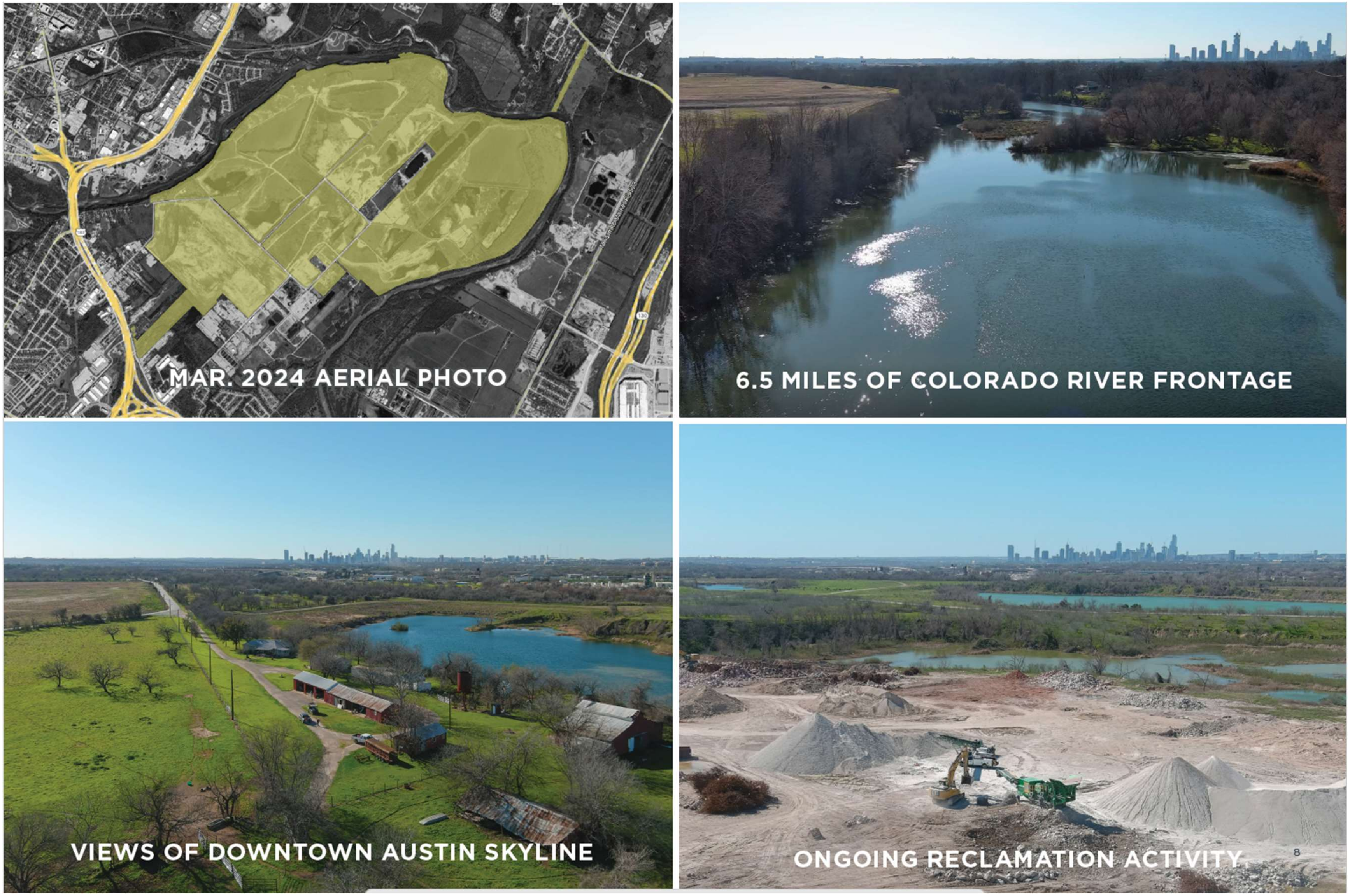
A more detailed absorption schedule and valuation by phase are provided in Exhibit A (Projection Table) at the end of this report.

Preliminary Concept Plan

The conceptual diagram and renderings below represent an early initial configuration for a compact and connected mixed-use district. These diagrams are conceptual only and subject to change throughout project refinement (source: Endeavor).



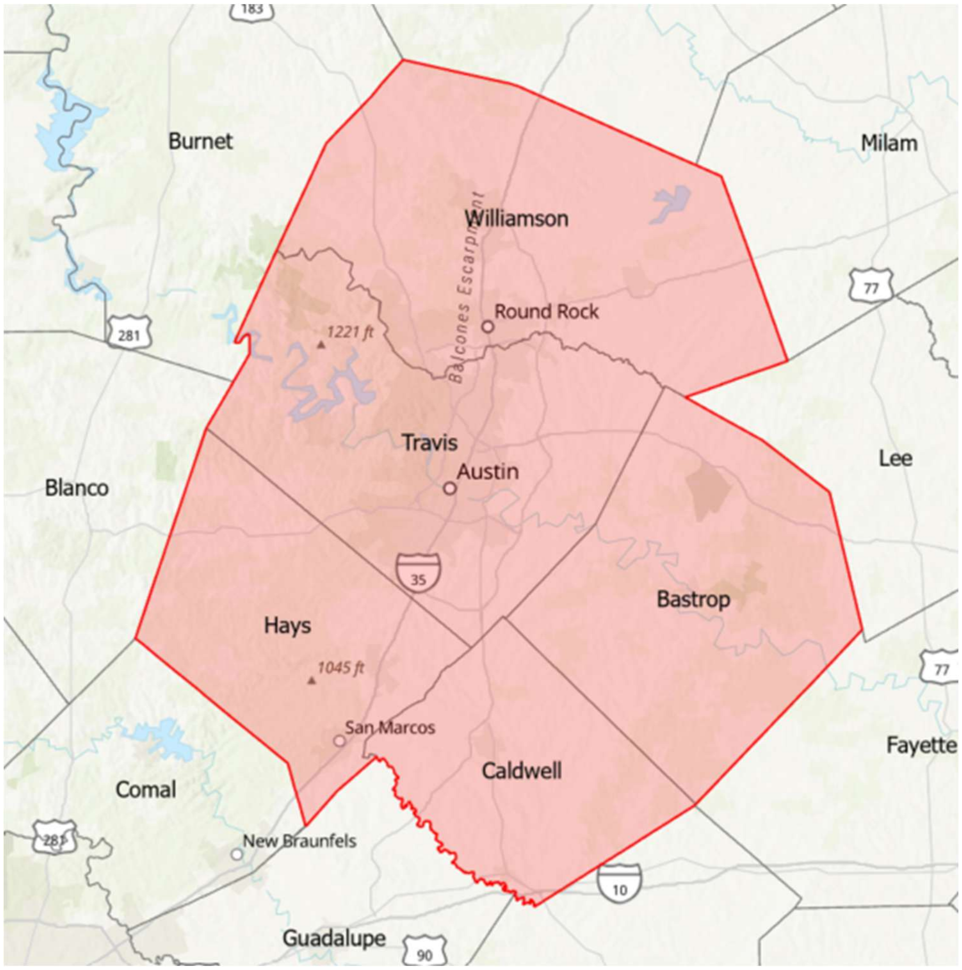
Site Aerial & Photos



Recent site aerials and drone imagery from the Dog's Head Site (source: Endeavor).

3. Economic and Demographic Trends

Austin-Round Rock-San Marcos MSA



The Austin-Round Rock-San Marcos MSA has experienced exceptional economic growth over the past decade, adding nearly 407,000 jobs between 2015 and 2025. This growth represents a 41.9% increase that outpaces all other major Texas metros. Key employment sectors include government, information technology, and healthcare, with major employers such as Apple, Oracle, Tesla, and local/state government anchoring a diverse employment base. Unemployment in the MSA sits at 3.7%, below both the Texas (4.3%) and national (4.4%) averages. Wages have also grown, with Travis County's average annual salary rising from $57,328 in 2014 to $96,267 in 2024, a 5.35% average annual increase that outpaces both Texas and the U.S. These strong economic fundamentals support continued demand for residential development.

Population growth reinforces this demand picture. The MSA has consistently ranked among the top five fastest-growing regions in the U.S. since 2011, reaching an estimated 2.66 million residents in 2026 and projected to grow to 3.89 million by 2050, an increase of over 70% in roughly 30 years. Notably, much of this growth is occurring in the suburban communities surrounding Austin rather than in the city core, which bodes well for the Dog's Head development. Compounding this trend, average household sizes are declining across the region, meaning more households are being formed per capita. With homeownership rates remaining relatively stable, the combination of rapid population growth and shrinking household sizes points to sustained long-term demand for new single-family housing.

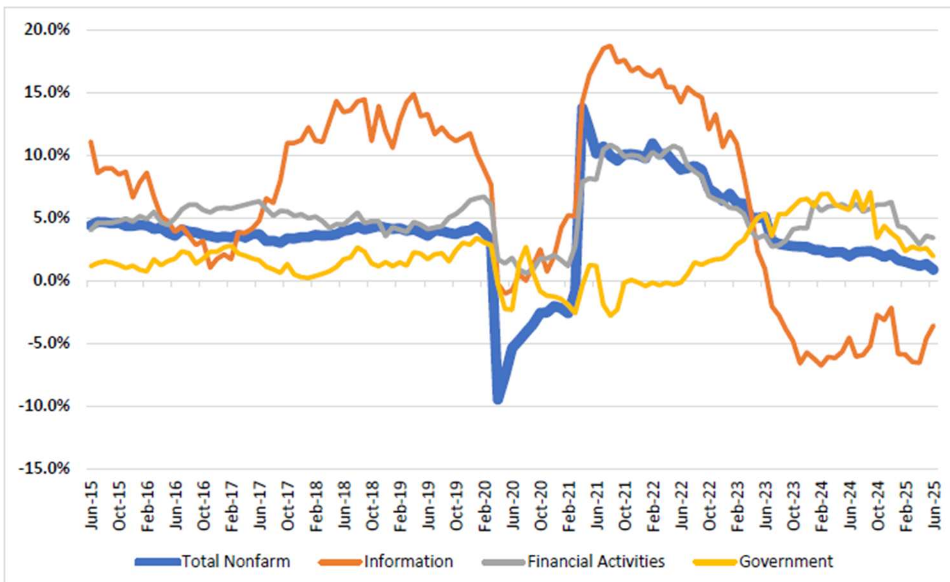
3.1 Economic Context

The Austin MSA has had the highest employment growth over the last ten years of the large MSAs in Texas. Leading sectors include government, information, and financial activities. Even with volatility caused by the pandemic, unemployment remains low and wages remain high. The Dog's Head development is well-situated within a 15- and 30-minute drive to major area employers and just 3 miles east of downtown. Overall, the Austin area has strong economic fundamentals and a strong employment base.

Job Growth

The MSA added 406,900 jobs between June 2015 and June 2025, bringing total area employment to nearly 1.38 million. This represents 41.9% growth, which is the fastest growth of the largest MSAs in Texas. This increase in job growth was led by the information, financial activities, and government sectors. The pandemic caused a steep drop in overall employment across sectors in 2020, followed by a spike in employment in 2021 and a subsequent drop in 2023 driven by the information sector. Overall, regional employment has stabilized since 2023, though it remains slightly below peak levels.

Austin-Round Rock-San Marcos MSA Annual Employment Growth Rate

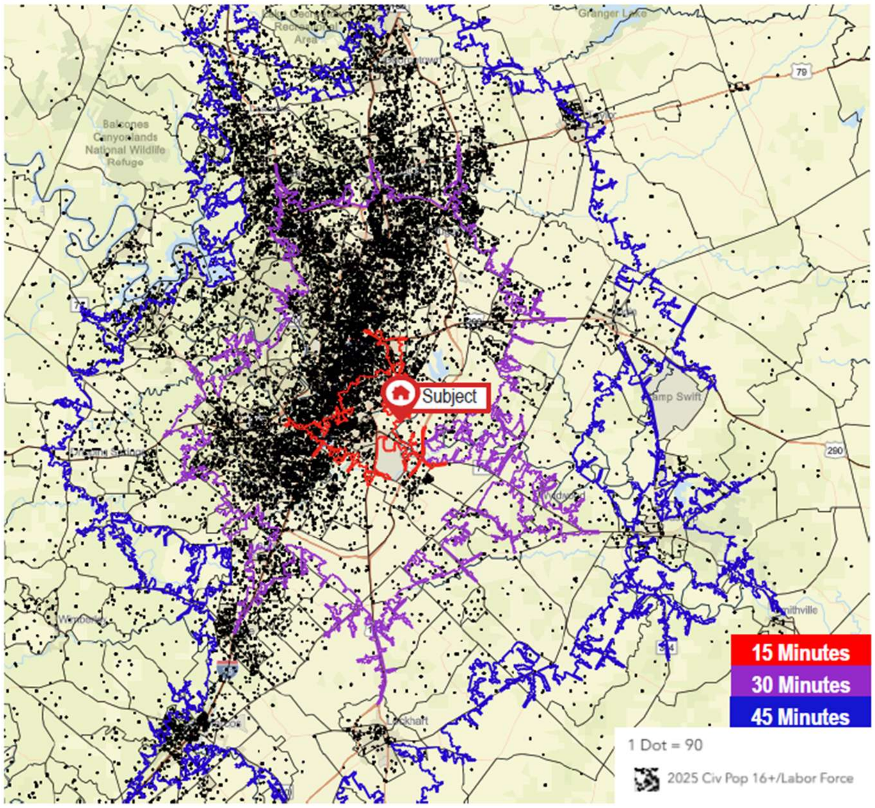


Data source: Texas Workforce Commission, Texas Workforce Report 2024-2025

Major Employers

Austin benefits from a strong corporate base with a significant presence from the government sector (local, state, federal, higher education, and school districts), information sector (Dell Computers, Apple, IBM Corp, Samsung, Amazon, and Tesla), and healthcare (Ascension Seton, Baylor Scott & White, and St. David's HealthCare Partnership).

The Dog's Head development is located within a 15- to 30-minute drive of major employment centers, including some of Austin's largest employers. The map below illustrates the density of employment within a 15-, 30-, and 45-minute commute from the Dog's Head development, with each black dot representing 90 employed individuals. Strong employment centers are located within a 15-minute drive of the Dog's Head development, and employment opportunities increase within a 30- to 45-minute drive.



Employing 6,000 & Over
Amazon Fulfillment Centers
Apple
Ascension Seton
Austin Independent School District
Baylor Scott & White
City of Austin
Dell Technologies
Federal Government
H-E-B
IBM Corp.
Round Rock Independent School District
Samsung Austin Semiconductor
St. David's HealthCare Partnership
State of Texas
Tesla
University of Texas at Austin

Sources: ESRI; Opportunity Austin Regional Partnership; John Burns Research and Consulting, LLC

Employment and Wages
Employment in the Austin-Round Rock-San Marcos MSA is strong, with lower unemployment than that of Texas and the U.S. The MSA's unemployment rate of 3.70% indicates a strong economy and high demand for jobs.

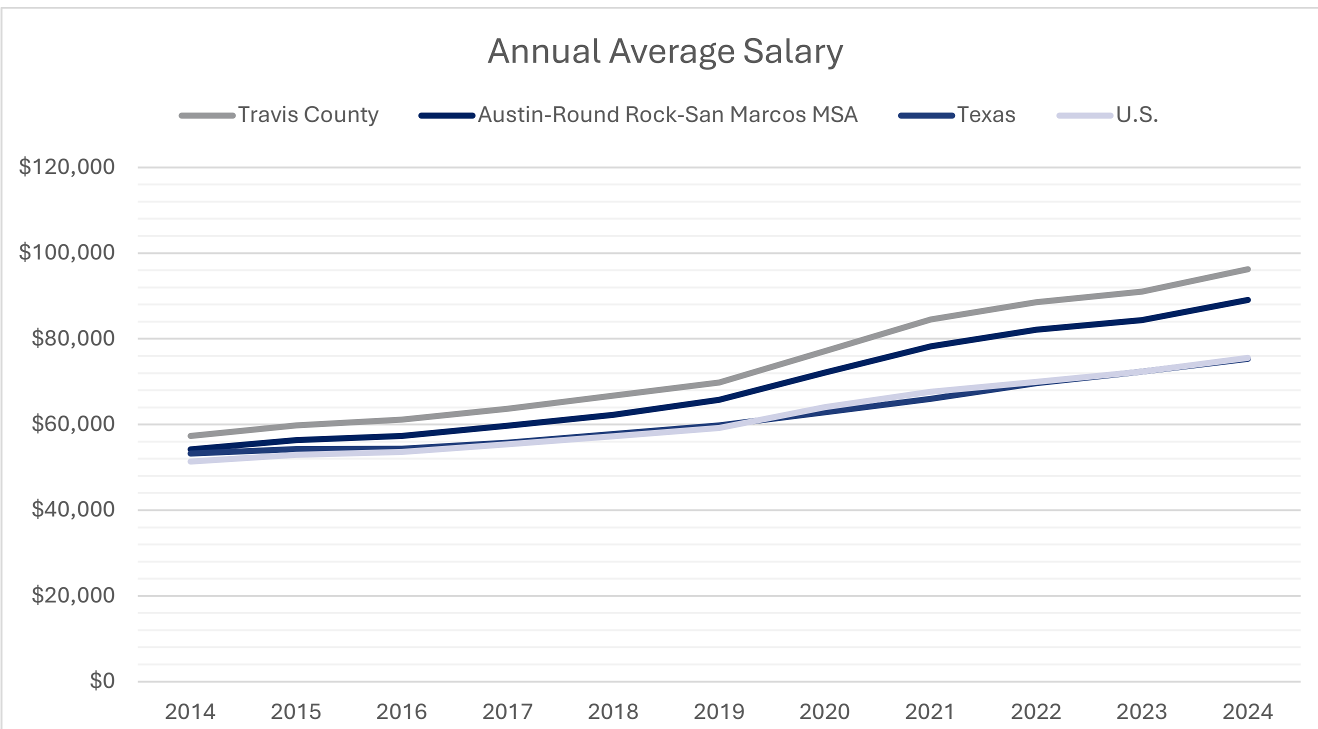
Unemployment (February 2026)	
Austin-Round Rock-San Marcos MSA	3.70%
Texas	4.30%
U.S.	4.40%

Data source: Bureau of Labor Statistics

The average annual salary has been consistently higher in Travis County than in Texas and the U.S. since 2014. Since that time, wage growth has outpaced that of Texas and the U.S. at an average of 5.35% per year over the last decade when compared 3.56% and 3.95%, respectively. Wages started higher and have grown faster, indicating strong economic fundamentals and the opportunity for homeowners with disposable income to support residential and commercial development at Dog's Head.

Annual Average Salary								
Year	**Travis County**	**Rate of Change**	**Austin-Round Rock-San Marcos MSA**	**Rate of Change**	**Texas**	**Rate of Change**	**U.S.**	**Rate of Change**
2014	$57,328		$54,248		$53,218		$51,364	
2015	$59,789	4.29%	$56,364	3.90%	$54,281	2.00%	$52,942	3.07%
2016	$61,162	2.30%	$57,349	1.75%	$54,333	0.10%	$53,621	1.28%
2017	$63,703	4.15%	$59,740	4.17%	$55,795	2.69%	$55,390	3.30%
2018	$66,723	4.74%	$62,292	4.27%	$57,747	3.50%	$57,266	3.39%
2019	$69,809	4.63%	$65,764	5.57%	$59,794	3.54%	$59,209	3.39%
2020	$77,141	10.50%	$72,101	9.64%	$62,872	5.15%	$64,021	8.13%
2021	$84,512	9.56%	$78,222	8.49%	$65,970	4.93%	$67,610	5.61%
2022	$88,535	4.76%	$82,136	5.00%	$69,614	5.52%	$69,986	3.51%
2023	$90,995	2.78%	$84,348	2.69%	$72,318	3.88%	$72,360	3.39%
2024	$96,267	5.79%	$89,098	5.63%	$75,394	4.25%	$75,585	4.46%
Average Annual Rate of Change:		**5.35%**		**5.11%**		**3.56%**		**3.95%**

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

3.2 Population and Household Trends

Population growth is high in the Austin-Round Rock-San Marcos MSA at 3.4% average annual growth between 2010 and 2024. The area has consistently remained in the top five MSAs for population growth in the United States since 2011 and was the top fastest growing MSA for 12 of those years. This population growth is anticipated to continue albeit at a slower rate of 2.62% annually through 2030 then level off to below 2% annually through 2060. This robust growth forecast coupled with relatively flat homeownership rates and trends towards fewer people per household indicates strong single-family home demand going forward. Put another way – more people in fewer households will support more residential development as the trend continues.

Historical Population Trends

The Austin-Round Rock-San Marcos MSA was the fastest growing region in the United States from 2010-2022 and has consistently remained in the top five fastest growing regions every year since.[1] The MSA population is estimated to be 2.66 million in 2026, up from 2.28 million in the 2020 decennial census. The population of Travis County and the city of Austin continue to grow at a slightly lower rate than the MSA, indicating much of the growth falls outside of Austin in the surrounding suburban communities.

Area	Population			Annual Change (2010-2024)
	2010	2020	2024	
Austin-Round Rock-San Marcos MSA	1,716,289	2,283,371	2,550,637	3.47%
Travis County	1,024,266	1,290,188	1,363,767	2.37%
Austin	790,390	961,855	993,771	1.84%

Data Source: U.S. Census Bureau

Population Forecast

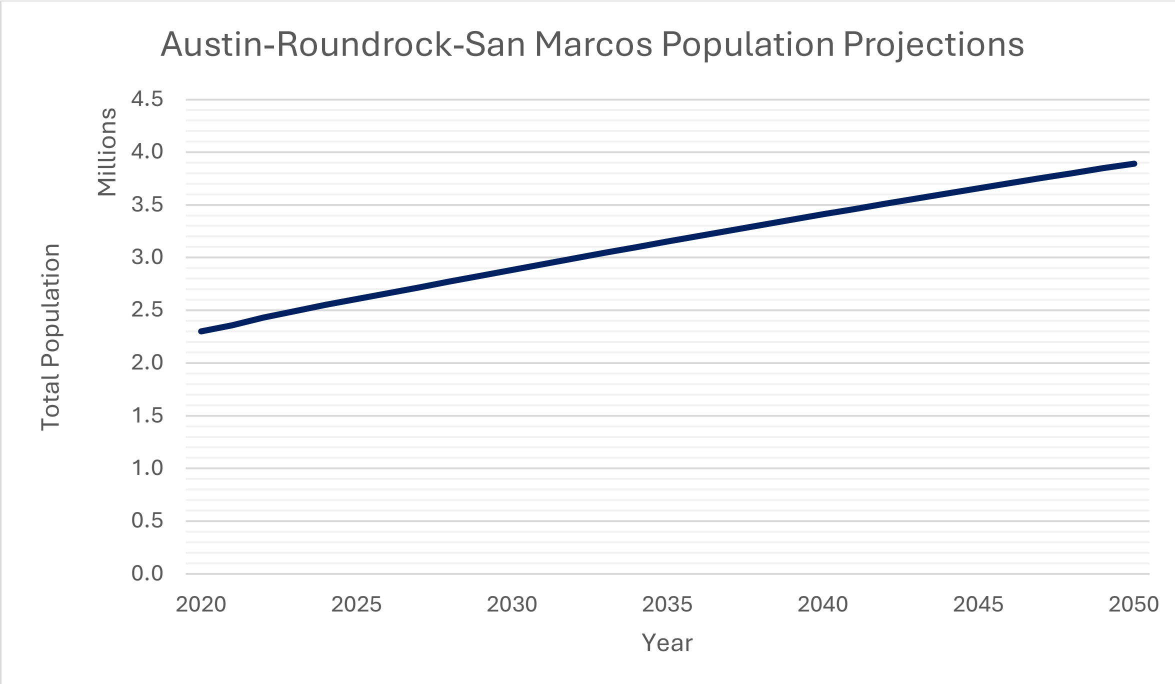
The high population growth of the MSA in recent decades is anticipated to slow but grow consistently through 2050 and beyond. Population forecasts show this decade's growth to be 26% (2.6% annualized) since the decennial census in 2020 bringing the population to 2.88 million by 2030. With an estimated 2.66 million people currently living in the MSA today, the MSA population is at 63% of the 2030 population estimate and is on track to meet that figure.

The MSA's growth is anticipated to slow from the historical 3.47% to 2.6% annually through 2030, then will level off growing at a rate of under 2% annually through 2050. This represents total growth of nearly 1.61 million people bringing the total population to 3.89 million by 2050. This represents an increase of over 70% in 30 years. This pace of growth averages to an additional 51,324 people per year (141 people per day).

Year	Total Population	10-Year Change	10-Year Rate of Change	Annual Rate of Change
2020	2,283,371			
2030	2,882,248	598,877	26.23%	2.62%
2040	3,410,308	528,060	18.32%	1.83%
2050	3,893,177	482,869	14.16%	1.42%

Data source: Texas Demographic Center, Mid migration scenario

[1] U.S. Metro Areas Experienced Population Growth Between 2023 and 2024



Data source: Texas Demographic Center, Mid migration scenario

Household Trends

The homeownership rate from 2010 to 2024 was relatively flat across both the MSA and Travis County. The homeownership rate in Austin decreased at a faster pace at -0.54%, a trend common in high-cost metros with significant co-occurring multifamily construction.

Area	Homeownership Rate			Annual Change (2010-2024)
	2010	2020	2024	
Austin-Round Rock-San Marcos MSA	57.4%	58.6%	56.9%	-0.05%
Travis County	51.3%	53.0%	51.0%	-0.04%
Austin	45.1%	45.5%	41.2%	-0.54%

Data Source: United States Census Bureau

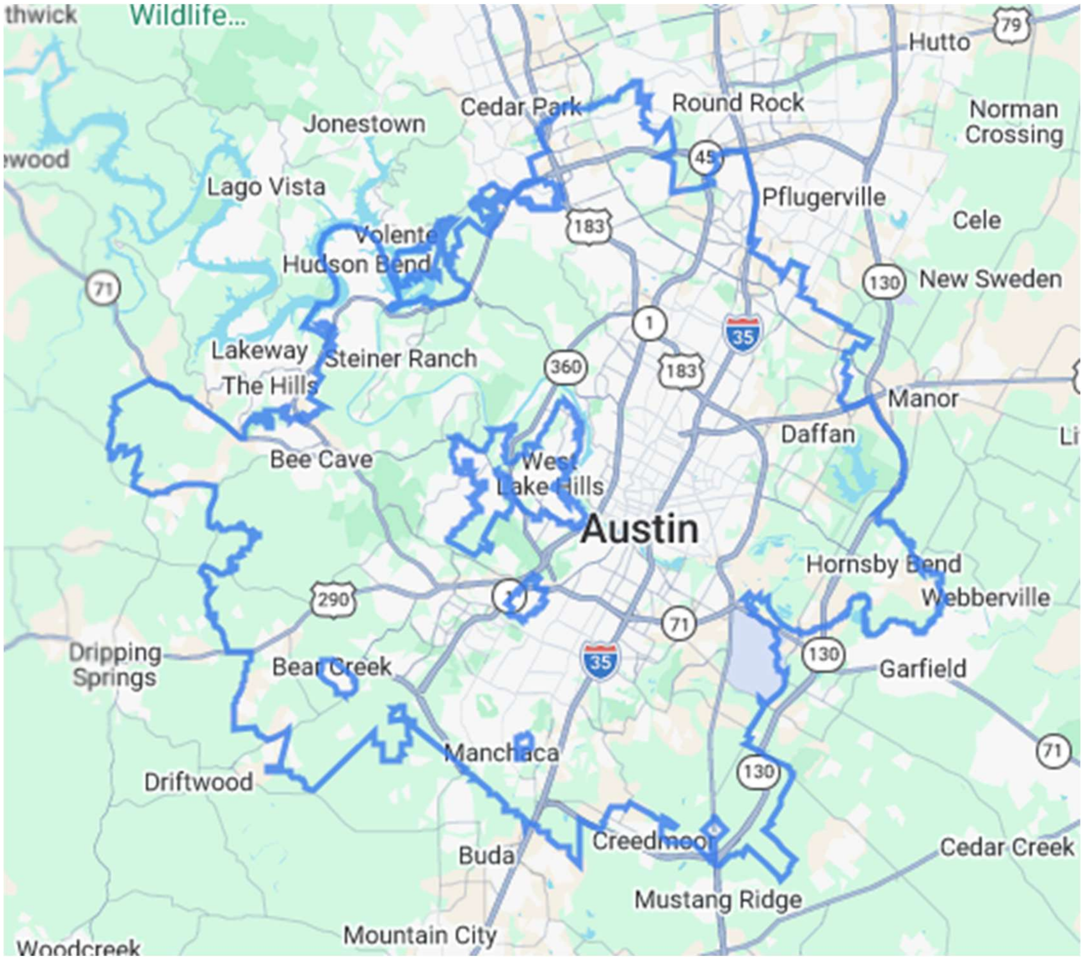
The average household size continues to decrease across all area geographies, but the decreases are greater in Austin than in Travis County or the MSA. This trend, coupled with rapid population growth, indicates strong demand for housing, particularly housing geared toward smaller households.

Area	Average Household Size			Annual Change (2010-2024)
	2010	2020	2024	
Austin-Round Rock-San Marcos MSA	2.60	2.68	2.36	-0.58%
Travis County	2.50	2.49	2.13	-0.93%
Austin	2.39	2.39	2.00	-1.02%

Data Source: United States Census Bureau

4. Single-Family Market Conditions and Projections

Market – Austin Area



Source: Zillow

The Austin market has demonstrated strong, consistent demand for single-family homes in recent years, with historical averages of 25,470 to 26,581 homes sold per year. While sales peaked at 35,862 in 2021, the future planning assumption of 25,000 home sales per year appears conservative and supportable given population growth and trends towards smaller household size.

Against that backdrop, the Dog's Head delivery schedule plans to steadily deliver 220 to 225 units between 2030 and 2057, keeping the capture rate between 0.7% and 0.9% for all years, a range that appears viable based on the region's long-term absorption trends. That figure sits comfortably below the 324-unit average of comparable area developments and is well within a reasonable range, particularly given ongoing suburban growth across the MSA.

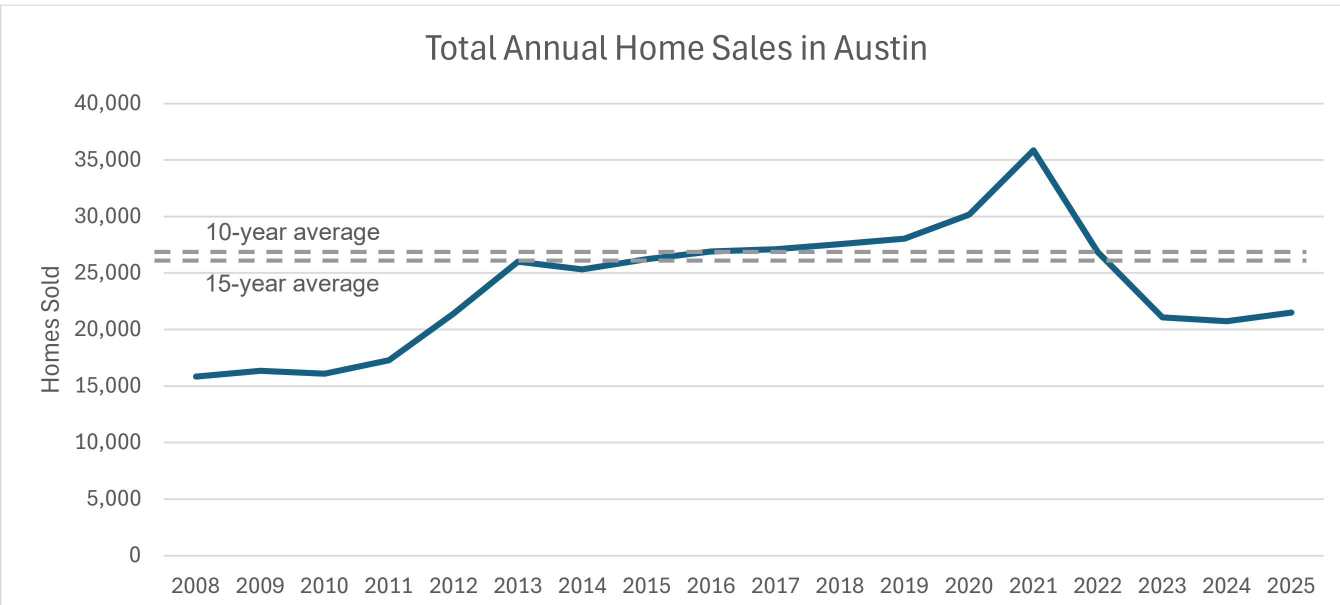
Proposed initial assessed values of $500,000 per single-family unit and $400,000 per townhome unit are within 3–5% of current market comparables, indicating conservative and well-grounded underwriting. Annual price escalation assumptions are conservative and well below historic averages.

4.1 Market Conditions

Austin's continuous growth has supported consistent demand for single-family homes with an average of over 25,000 homes sold per year over the last 15 years. If Austin continues to sustain an average of 25,000 home sales per year in the coming decades, it is reasonable to assume that the Dog's Head development, which boasts a strategically and centrally located riverfront location, can absorb 0.9% of annual sales across Austin (an average of 221 home sales per year). Comfortably within range of sellout schedules for other local single-family home developments, Dog's Head home sale expectations are reasonable given the significant growth in the region's suburban communities and the fact that the Dog's Head location offers appeal and benefits to buyers seeking both urban and suburban lifestyles.

Historical Home Sales

Austin has grown significantly in recent decades, which has driven consistent demand for single-family homes. A total of 35,862 homes were sold at its peak in 2021. Over the last 15 years, an average of 25,470 homes were sold per year. This increases to an average of 26,581 homes sold per year over the last 10 years. While the average number of homes sold per year has been decreasing since 2021, it is reasonable to assume that Austin will continue to absorb an average of 25,000 homes per year going forward.



Source: Zillow

Absorption

Other large-scale single-family developments in the Austin area average 324 home sales per year based on total units to be sold over their estimated project time horizons. These housing developments include some nearing completion, some mid-development, and some in the initial stages of development.

Development	Estimated Number of Homes to Be Sold	Time Horizon	Average Homes Sold Per Year
Whisper Valley	7,500	25	300
Easton Park	11,000	20	550
Goodnight Ranch	3,500	20	175
Wildhorse Ranch	4,300	15	287
Mueller	6,200	20	310
		Average:	**324**

Our analysis has confirmed that a recently completed large single-family home development in Austin sold over 300 homes per year at its peak, with most years featuring between 100 and 300 home sales. Similarly, Easton Park, ranked as the second fastest growing neighborhood by the Austin Business Journal, saw 324 housing starts last year.[2] According to various news sources, Easton Park sold about 500 homes between 2024 and 2026, averaging 250 homes sold per year in that period.

Pricing

The Dog's Head development proposes selling homes at an average of $500,000 per single-family unit and $400,000 per townhome unit in 2026 dollars. This is within 3–5% of current market comparables (see detailed chart in Exhibit B), indicating reasonable and sound market positioning that reflects both the site's competitive attributes and prevailing demand conditions in the local real estate market.

Concurrence Analysis

The Dog's Head development proposes selling 6,195 single-family homes over 28 years, an average of 221 homes per year. This figure is comfortably within range of other comparable developments. Assuming the Austin market continues to sustain 25,000 homes sold per year, it is reasonable to assume that the Dog's Head development would accommodate just under 1% of those homes on an annualized basis.

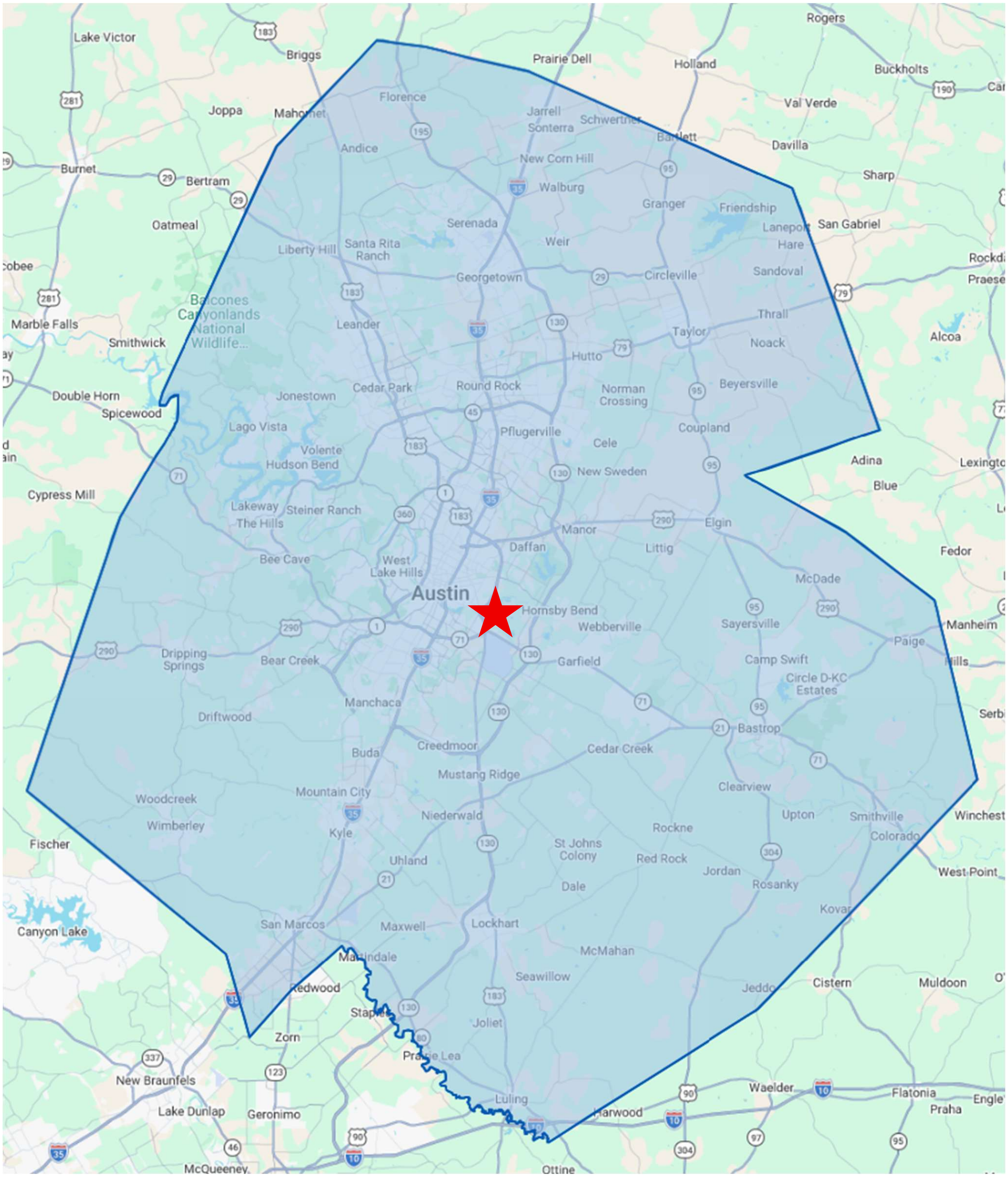
Dog's Head Single-Family Delivery Schedule vs. Market Absorption			
Years	**Single-Family Units Delivered**	**Austin Market Absorption**	**Austin Market Capture Rate**
2030	220	25,000	0.88%
2031	225	25,000	0.90%
2032-2033	175	25,000	0.70%
2034-2057	225	25,000	0.90%
TOTAL	**6,195**		
AVERAGE	**221**		**0.89%**

Source: Endeavor, Zillow

[2] Source: [Austin's fastest growing neighborhoods - Austin Business Journal]

5. Multifamily Market Conditions and Projections

Market – Austin MSA

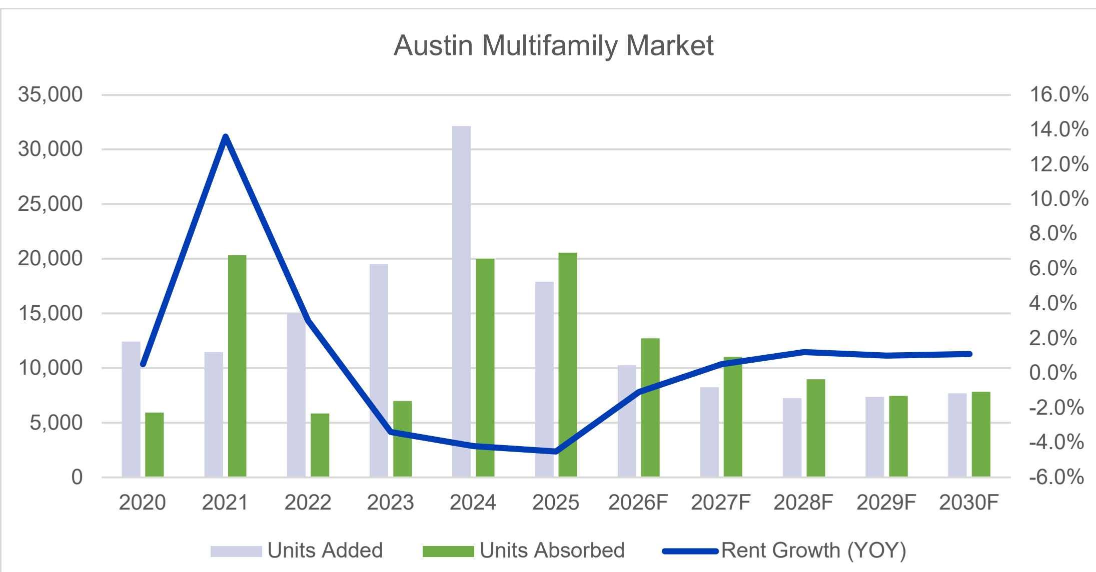


The Austin Metropolitan Statistical Area (MSA) is considered the combined primary and secondary market area for multifamily market analysis.

5.1 Market Conditions

As of April 2026, the Austin MSA multifamily market contains approximately 338,700 units across 2,055 buildings. The current vacancy rate stands at 13.6%, the third highest among major U.S. markets, reflecting the lingering effects of the recent supply cycle. However, the market is recovering. Absorption was exceptionally strong in 2025, ranking first nationally on a percentage basis and third on a nominal basis, with approximately 19,629 units absorbed in total. This, combined with a 47% decline in deliveries from 2024 to 2025 brought the vacancy rate down by 170 basis points during 2025, the sharpest annual improvement among major U.S. metros.

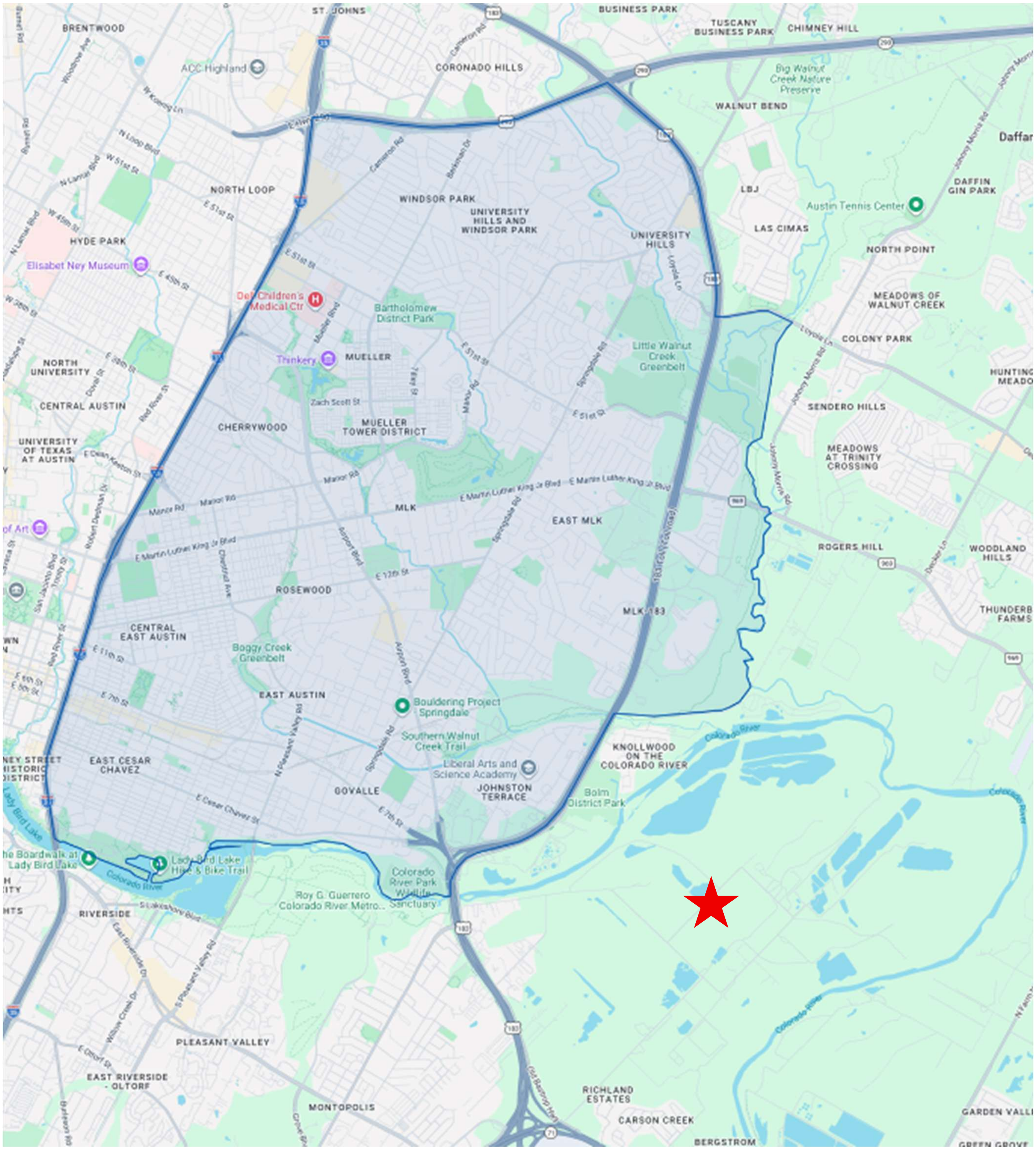
Austin Market							
Year	**Total Units**	**Units Added**	**Units Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/Mo.**	**Rent Growth (YOY)**
2020	238,617	12,415	5,939	2.1	89.6%	$1,479	0.50%
2021	250,087	11,470	20,323	0.6	93.6%	$1,680	13.60%
2022	265,080	14,993	5,841	2.6	90.5%	$1,730	3.00%
2023	284,593	19,513	6,981	2.8	86.8%	$1,671	(-3.40%)
2024	316,736	32,143	19,987	1.6	84.3%	$1,601	(-4.20%)
2025	334,624	17,888	20,549	0.9	85.9%	$1,528	(-4.50%)
2026F	*344,893*	*10,269*	*12,716*	*0.8*	87.0%	*$1,511*	*(-1.10%)*
2027F	*353,125*	*8,232*	*11,026*	*0.7*	88.1%	*$1,518*	*0.50%*
2028F	*360,372*	*7,247*	*8,962*	*0.8*	88.9%	*$1,536*	*1.20%*
2029F	*367,737*	*7,365*	*7,468*	*1*	89.1%	*$1,551*	*1.00%*
2030F	*375,433*	*7,696*	*7,821*	*1*	89.4%	*$1,568*	*1.10%*



Source: CoStar Historical and Forecast (F) data

5.2 Submarket Conditions

Multifamily Submarket – East Austin

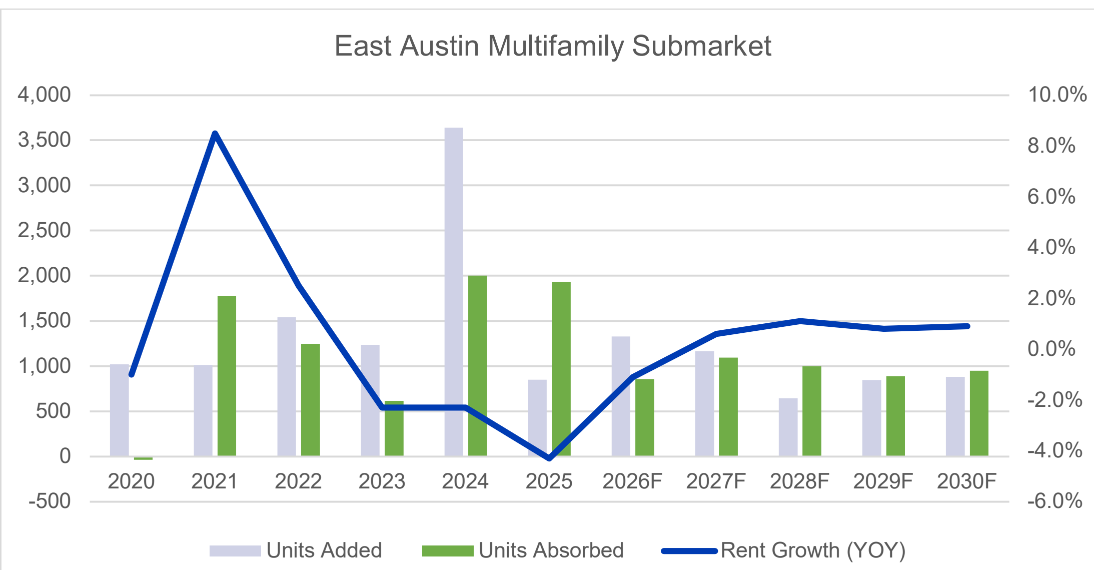


The East Austin submarket, shown above just west of the Dog's Head site, is considered the primary market area for multifamily submarket analysis. While Dog's Head is physically outside the submarket boundaries, this area best reflects comparable properties and tenant profiles.

Dog's Head is technically within the Southeast Austin submarket boundaries, but the scale and composition of the proposed development program make East Austin, and the Austin market more broadly, the more appropriate areas of comparison.

East Austin is characterized by a high concentration of newer, higher-quality housing that comprises roughly 74% of total inventory. Its walkable, mixed-use environment is dense with bars, restaurants, and major employers including Google and Atlassian (Saltillo District) and Teacher Retirement System of Texas (Mueller). Additionally, Tesla's Gigafactory is located outside the boundaries of the East Austin submarket but is the largest employer in the Eastern Crescent. However, the construction pipeline in East Austin is slowing. CoStar forecasts vacancy to settle near 15.5% by year-end 2026 before improving steadily to 11.6% by 2030 as demand catches up with supply and the 2027 delivery wave is absorbed.

East Austin Submarket							
Year	**Total Units**	**Units Added**	**Units Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/Mo.**	**Rent Growth (YOY)**
2020	10,889	1,020	(-38)	—	81.7%	$1,747	(-1.0%)
2021	11,900	1,011	1,779	0.6	89.7%	$1,895	8.5%
2022	13,442	1,542	1,245	1.2	88.7%	$1,942	2.5%
2023	14,678	1,236	617	2	85.4%	$1,898	(-2.3%)
2024	18,317	3,639	2,001	1.8	79.4%	$1,855	(-2.3%)
2025	19,167	850	1,930	0.4	85.9%	$1,775	(-4.3%)
2026F	*20,494*	*1,327*	*856*	*1.6*	*84.5%*	*$1,756*	*(-1.1%)*
2027F	*21,660*	*1,166*	*1,094*	*1.1*	*85.0%*	*$1,766*	*0.6%*
2028F	*22,305*	*645*	*999*	*0.6*	*87.0%*	*$1,786*	*1.1%*
2029F	*23,149*	*844*	*887*	*1*	*87.7%*	*$1,801*	*0.8%*
2030F	*24,029*	*880*	*949*	*0.9*	*88.4%*	*$1,818*	*0.9%*



Source: CoStar Historical and Forecast (F) data

5.3 Proposed Project Plan & Concurrence Analysis

Endeavor plans to develop 6,200 multifamily units in Dog's Head, averaging approximately 238 units per year between 2032 and 2057.

Initial phasing projects delivering approximately 100 units of garden apartments per year from 2032 to 2045 before ramping up deliveries to approximately 150 units annually from 2046 to 2057. Wrap apartments are projected to begin delivering in 2043 at approximately 300 units every other year, scaling to 300 units annually from 2053 through 2057.

Dog's Head Multifamily Development Program				
	Initial Delivery	**Final Delivery**	**Avg. Annual Deliveries**	**Total Units**
Garden Apartments	2032	2057	123	3,200
Wrap Apartments	2043	2057	200	3,000
Multifamily Total/Avg.			**238 units**	**6,200 units**

Phase I (Assumed to be 2032-2042)

At 100 units per year, the first phase of garden apartments captures 11% of East Austin's stabilized annual demand. These capture rates are within the normal range for a well-located master-planned community. Comparable large projects in the Austin market, including Colony Park, assume capture rates of 10–15% against the broader market area. Dog's Head's 11% capture against East Austin is justifiable given the project's scale, location, and the induced demand generated by the 2,800+ single-family and townhome units, 700,000 square feet of retail, and 2 million square feet of industrial that will be delivered by 2042.

Phase II (Assumed to be 2043-2057)

By 2043, Dog's Head would need to capture between 11% and 49% of all annual East Austin submarket demand, which exceeds standard ranges for a single project. However, against the full Austin market, Dog's Head would need to capture approximately 1% to 6% of multifamily demand, which is more defensible. Comparable large master-planned projects in other Texas metros (for example: Bridgeland in Houston, Verano in San Antonio) have sustained 8-12% metro market capture at peak when the broader project infrastructure (retail, employment, schools) is fully activated. By 2057, the development program projects full buildout of Dog's Head into a regional center with significant internal and external demand to support multifamily lease up.

Concurrence Analysis

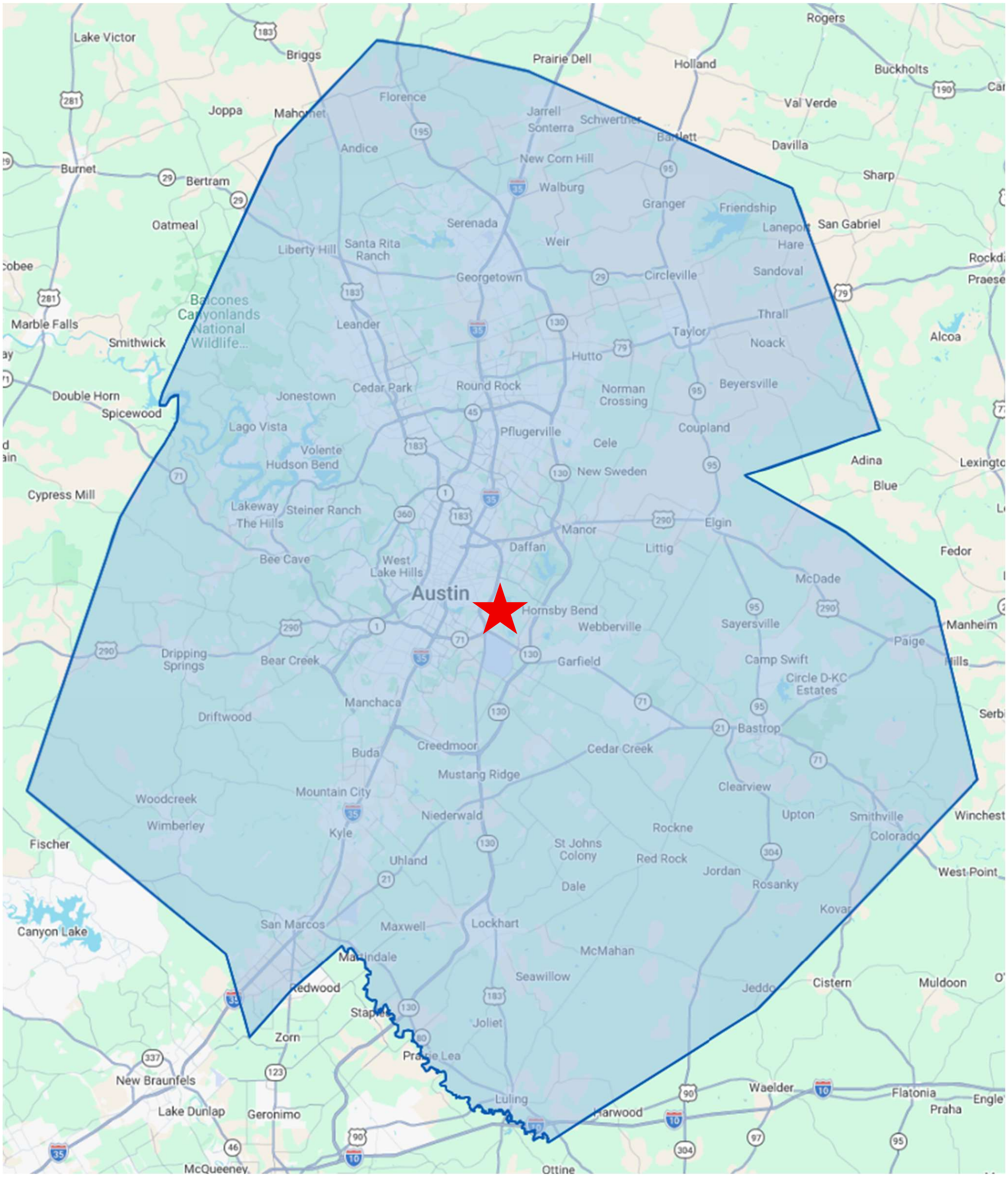
The development program intends to begin delivering garden apartments in 2032, six years after the current multifamily supply glut in East Austin. By that time, CoStar projects the East Austin submarket will have normalized to approximately 11–12% vacancy. Market fundamentals and location quality support the feasibility of the full multifamily development program, particularly given the generous timeline for delivery (2032-2057).

Dog's Head Multifamily Delivery Schedule vs Market Annual Demand							
Year	Garden Units	Wrap Units	Total Units	East Austin Absorption	East Austin Capture Rate	Austin Market Absorption	Austin Market Capture Rate
2032	100	0	**100**	925	**11%**	7,800	**1%**
2033	100	0	**100**	925	**11%**	7,800	**1%**
2034	100	0	**100**	925	**11%**	7,800	**1%**
2035	100	0	**100**	925	**11%**	7,800	**1%**
2036	100	0	**100**	925	**11%**	7,800	**1%**
2037	100	0	**100**	925	**11%**	7,800	**1%**
2038	100	0	**100**	925	**11%**	7,800	**1%**
2039	100	0	**100**	925	**11%**	7,800	**1%**
2040	100	0	**100**	925	**11%**	7,800	**1%**
2041	100	0	**100**	925	**11%**	7,800	**1%**
2042	100	0	**100**	925	**11%**	7,800	**1%**
2043	100	300	**400**	925	**43%**	7,800	**5%**
2044	100	0	**100**	925	**11%**	7,800	**1%**
2045	100	300	**400**	925	**43%**	7,800	**5%**
2046	150	0	**150**	925	**16%**	7,800	**4%**
2047	150	300	**450**	925	**49%**	7,800	**4%**
2048	150	0	**150**	925	**16%**	7,800	**2%**
2049	150	300	**450**	925	**49%**	7,800	**6%**
2050	150	0	**150**	925	**16%**	7,800	**2%**
2051	150	300	**450**	925	**49%**	7,800	**6%**
2052	150	0	**150**	925	**16%**	7,800	**2%**
2053	150	300	**450**	925	**49%**	7,800	**6%**
2054	150	300	**450**	925	**49%**	7,800	**6%**
2055	150	300	**450**	925	**49%**	7,800	**6%**
2056	150	300	**450**	925	**49%**	7,800	**6%**
2057	150	300	**450**	925	**49%**	7,800	**6%**

Capture rate = annual delivery / annual absorption.
East Austin absorption is estimated to be 925 units per year based on CoStar's forecast values and the submarket's 10-year historical average.
Austin Market absorption is estimated to be 7,800 units/year based on the CoStar 2029-2030 forecast average.

6. Retail

Market – Austin MSA

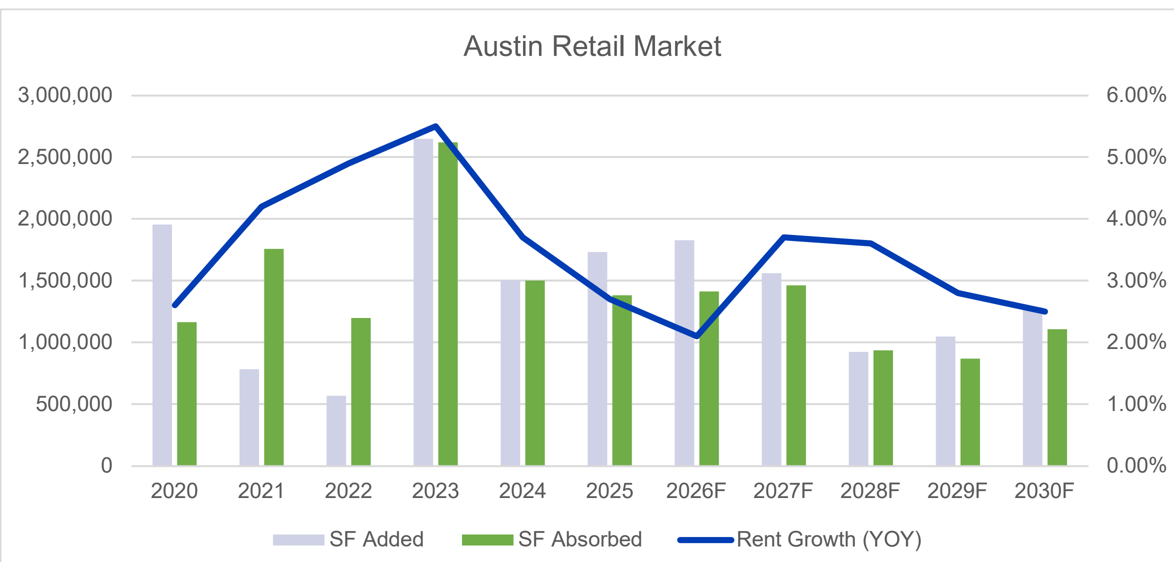


The Austin Metropolitan Statistical Area (MSA) is considered the combined primary and secondary market area for retail market analysis.

6.1 Market Conditions

The Austin retail market remains one of the tightest in the country. As of April 2026, Austin contains approximately 126.2 million square feet of inventory at a vacancy rate of 3.2%, well below the national average of approximately 4.5%. Austin has been the most actively developed retail market in the country on a percentage basis for the third consecutive year, with 1.8 million square feet delivered over the trailing twelve months. Despite this construction activity, inventory is expanding at only 1.4% per year, keeping supply constrained and space in short supply. In 2025, net absorption totaled approximately 1.4 million square feet, consistent with the 10-year historical average of 1.2 million square feet per year.

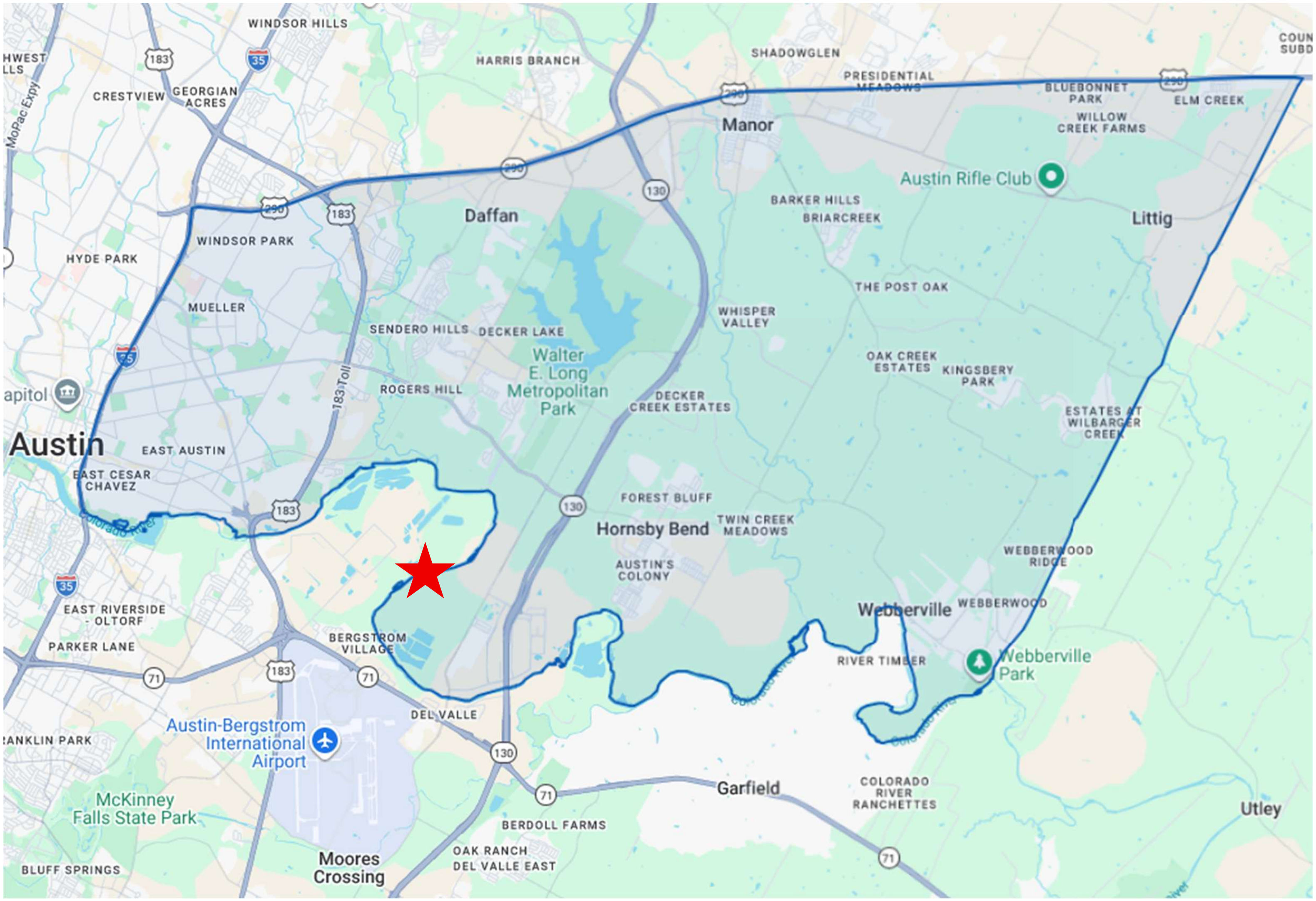
Austin Market							
Year	**Total Inventory (SF)**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	118,625,559	1,953,416	1,163,688	1.7	95.70%	$25.49	2.60%
2021	119,409,813	784,254	1,758,466	0.4	96.50%	$26.57	4.20%
2022	119,978,003	568,190	1,198,473	0.5	97.00%	$27.86	4.90%
2023	122,625,663	2,647,660	2,618,609	1	97.10%	$29.39	5.50%
2024	124,132,831	1,507,168	1,500,540	1	97.10%	$30.47	3.70%
2025	125,865,192	1,732,361	1,381,506	1.3	96.90%	$31.30	2.70%
2026F	*127,691,971*	*1,826,779*	*1,413,235*	*1.3*	*96.50%*	*$31.96*	*2.10%*
2027F	*129,252,839*	*1,560,868*	*1,462,587*	*1.1*	*96.50%*	*$33.13*	*3.70%*
2028F	*130,174,710*	*921,871*	*935,140*	*1*	*96.50%*	*$34.32*	*3.60%*
2029F	*131,221,693*	*1,046,983*	*868,121*	*1.2*	*96.40%*	*$35.28*	*2.80%*
2030F	*132,507,644*	*1,285,951*	*1,106,769*	*1.2*	*96.30%*	*$36.18*	*2.50%*



Source: CoStar Historical and Forecast (F) data

6.2 Submarket Conditions

Retail Submarket – East Austin

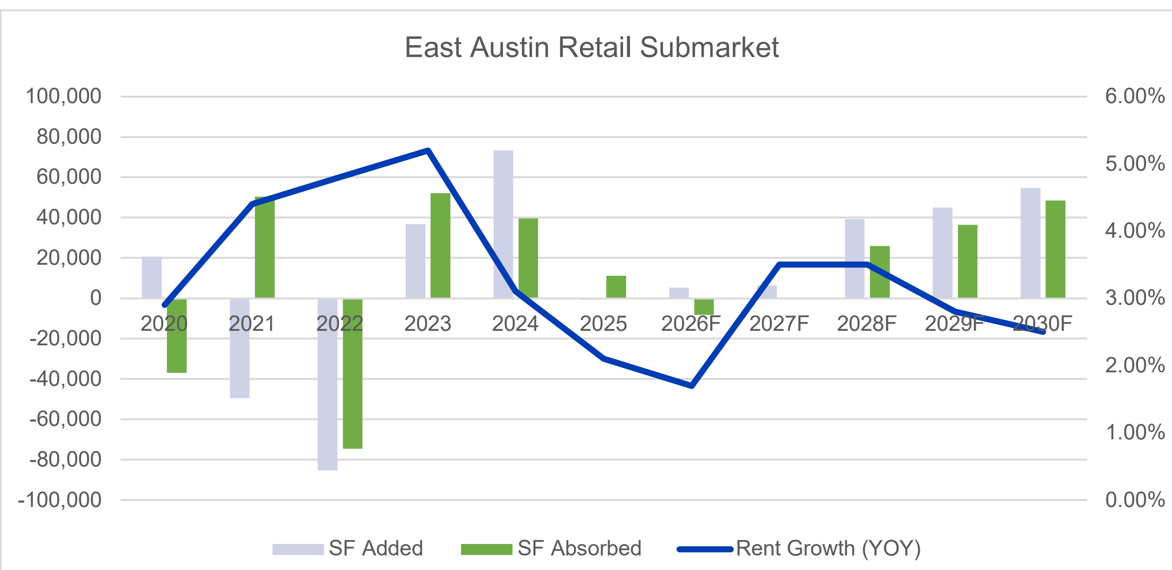


The East Austin submarket, shown above covering a large area of both East Austin and eastern Travis County, is considered the primary market area for retail submarket analysis.

East Austin contains approximately 5.1 million square feet of retail inventory across a dense, walkable urban environment and maintains one of the lowest vacancy rates in the Austin metro at 3.3%, equal to the submarket's five-year and ten-year averages, reflecting consistently tight supply conditions. There is only 20,000 SF currently under construction, far below the submarket's 10-year average of 36,000 SF under construction at any given time, suggesting minimal near-term supply pressure.

The submarket's 10-year average annual net absorption of approximately 22,000 SF is modest. This is likely because of the highly built-out, infill nature of the urban East Austin market rather than a signal of weak underlying demand. Demand from the rapidly growing residential base and expanding employment base supports forecasted vacancy to remain in the 3.5–4.0% range through 2030.

East Austin Submarket							
Year	**Total Inventory (SF)**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	5,139,596	20,733	(-36,976)	—	95.40%	$26.15	2.90%
2021	5,090,141	(-49,455)	50,444	—	96.60%	$27.29	4.40%
2022	5,004,792	(-85,349)	(-74,541)	—	96.80%	$28.59	4.80%
2023	5,041,468	36,676	52,151	0.7	97.10%	$30.07	5.20%
2024	5,114,892	73,424	39,610	1.9	96.50%	$31.00	3.10%
2025	5,114,115	(-777)	11,121	—	96.80%	$31.64	2.10%
2026F	*5,119,329*	*5,214*	*(-8,214)*	—	*96.50%*	*$32.17*	*1.70%*
2027F	*5,125,713*	*6,384*	*(-419)*	—	*96.30%*	*$33.31*	*3.50%*
2028F	*5,164,912*	*39,199*	*25,884*	*1.5*	*96.10%*	*$34.49*	*3.50%*
2029F	*5,209,855*	*44,943*	*36,341*	*1.2*	*96.00%*	*$35.45*	*2.80%*
2030F	*5,264,562*	*54,707*	*48,496*	*1.1*	*96.00%*	*$36.34*	*2.50%*



Source: CoStar Historical and Forecast (F) data

6.3 Proposed Project Plan & Concurrence Analysis

Proposed Project Plan
Endeavor plans to develop 2.5 million square feet of retail in Dog's Head, averaging approximately 131,579 square feet per year between 2034 and 2057.

Dog's Head Retail Development Program				
	Initial Delivery	**Final Delivery**	**Avg. Annual Deliveries**	**Total SF**
Retail	2034	2057	131,579	2,500,000

Concurrence Analysis
Retail demand in a large master-planned community of this type is driven by population-based demand from on-site and nearby residents, employment-based demand from the on-site workforce, and the gradually increasing and compounding effect of becoming a regional retail destination. The Domain, which shares many similarities with plans at Dog's Head, features approximately 2.5 million square feet of retail when including the nearby Gateway and Arboretum retail areas.

This retail concurrence analysis evaluates the degree to which the project's own residential and employment population can support the proposed retail program independent of external trade area demand.

In the early years, through 2036, on-site demand from 1,970 residential units and an expanding industrial workforce generates coverage ratios of at least 1.10x, meaning on-site residents and workers alone could fully support those years' retail deliveries. This changes in 2037, when the accelerating delivery pace outpaces cumulative on-site demand for the first time, producing a coverage ratio of 0.93x.

From that point forward, coverage ratios decline as the retail program scales faster than the residential population grows, ranging from 0.71x to 0.87x through 2057 when the total 2.5 million SF retail inventory encompasses approximately 1.82 million SF of on-site annual demand. The resulting demand gap of approximately 680,000 SF at buildout establishes that the proposed retail development at Dog's Head will function as a district or regional destination, drawing a portion of its customer base from a trade area outside of the project's own residential and employment population. Critically, the coverage ratio never falls below 0.71x even at the most supply-heavy point in the schedule, which means on-site demand alone supports more than two-thirds of the retail stock throughout the buildout.

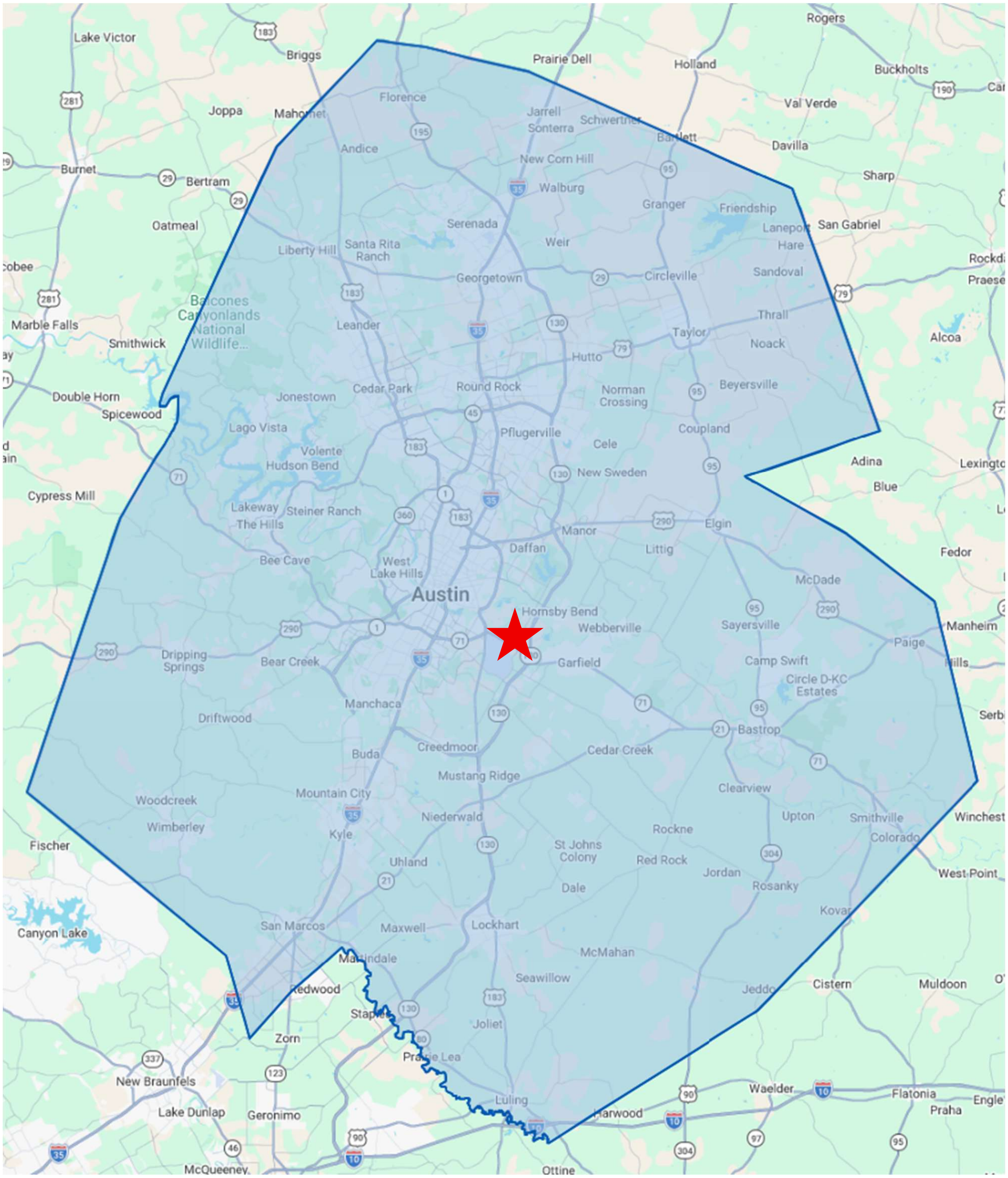
The development program requires capture rates of 14% from the overall Austin Market during peak delivery years. These figures are somewhat elevated but not unprecedented: large-scale mixed-use destinations such as the Domain have sustained comparable metro-level capture rates when supported by a critical mass of on-site residents, a substantial daytime employment base, and a diversified retail mix.

Dog's Head Retail Delivery Schedule vs. Market and On-Site Demand											
Year	Retail SF Delivered	Retail SF Delivered (Cumulative)	On-Site Residential Units (Cumulative)	Residential Retail SF Demand	On-Site Office SF (Cumulative)	On-Site Industrial SF (Cumulative)	Employment Retail SF Demand	Total On-Site Retail Demand	On-Site Demand Coverage Ratio	Austin Market Absorption	Austin Market Capture Rate
2034	75,000	**75,000**	1,320	171,785	0	800,000	14,400	**186,185**	2.48x	1,100,000	**7%**
2035	75,000	**150,000**	1,645	214,080	0	1,000,000	18,000	**232,080**	1.55x	1,100,000	**7%**
2036	100,000	**250,000**	1,970	256,376	0	1,000,000	18,000	**274,376**	1.10x	1,100,000	**9%**
2037	100,000	**350,000**	2,295	298,671	100,000	1,000,000	27,000	**325,671**	0.93x	1,100,000	**9%**
2038	150,000	**500,000**	2,620	340,967	100,000	1,200,000	30,600	**371,567**	0.74x	1,100,000	**14%**
2039	100,000	**600,000**	2,945	383,262	200,000	1,400,000	43,200	**426,462**	0.71x	1,100,000	**9%**
2040		**600,000**	3,270	425,558	200,000	1,600,000	46,800	**472,358**	0.79x	1,100,000	**0%**
2041	100,000	**700,000**	3,595	467,853	300,000	1,800,000	59,400	**527,253**	0.75x	1,100,000	**9%**
2042		**700,000**	3,920	510,149	300,000	2,000,000	63,000	**573,149**	0.82x	1,100,000	**0%**
2043	150,000	**850,000**	4,545	591,486	400,000	2,000,000	72,000	**663,486**	0.78x	1,100,000	**14%**
2044		**850,000**	4,870	633,782	400,000	2,000,000	72,000	**705,782**	0.83x	1,100,000	**0%**
2045	150,000	**1,000,000**	5,495	715,119	500,000	2,200,000	84,600	**799,719**	0.80x	1,100,000	**14%**
2046		**1,000,000**	5,870	763,922	500,000	2,400,000	88,200	**852,122**	0.85x	1,100,000	**0%**
2047	150,000	**1,150,000**	6,545	851,766	600,000	2,600,000	100,800	**952,566**	0.83x	1,100,000	**14%**
2048		**1,150,000**	6,920	900,569	600,000	2,800,000	104,400	**1,004,969**	0.87x	1,100,000	**0%**
2049	150,000	**1,300,000**	7,595	988,413	700,000	3,000,000	117,000	**1,105,413**	0.85x	1,100,000	**14%**
2050	150,000	**1,450,000**	7,970	1,037,216	800,000	3,000,000	126,000	**1,163,216**	0.80x	1,100,000	**14%**
2051	150,000	**1,600,000**	8,645	1,125,060	900,000	3,200,000	138,600	**1,263,660**	0.79x	1,100,000	**14%**
2052	150,000	**1,750,000**	9,020	1,173,863	1,000,000	3,400,000	151,200	**1,325,063**	0.76x	1,100,000	**14%**
2053	150,000	**1,900,000**	9,695	1,261,707	1,100,000	3,600,000	163,800	**1,425,507**	0.75x	1,100,000	**14%**
2054	150,000	**2,050,000**	10,370	1,349,552	1,200,000	3,800,000	176,400	**1,525,952**	0.74x	1,100,000	**14%**
2055	150,000	**2,200,000**	11,045	1,437,396	1,300,000	4,000,000	189,000	**1,626,396**	0.74x	1,100,000	**14%**
2056	150,000	**2,350,000**	11,720	1,525,241	1,400,000	4,000,000	198,000	**1,723,241**	0.73x	1,100,000	**14%**
2057	150,000	**2,500,000**	12,395	1,613,085	1,500,000	4,000,000	207,000	**1,820,085**	0.73x	1,100,000	**14%**

Capture rate = annual delivery / annual absorption. Austin Market absorption estimated at 1.1 million SF/year, consistent with CoStar's 2027–2030 forecast average.
On-Site Residents = 2.41 residents per unit (ESRI)
Residential Retail Demand = 54 SF of demand per resident (CoStar retail inventory per capita)
Office Workers = 1 employee per 300 SF (ULI Office Development Handbook)
Industrial Workers = 1 employee per 1,500 SF (Metropolitan Council of Minnesota: How to Measure Employment Intensity and Capacity)
Employment Retail Demand = 27 SF of demand per employee (50% discount on residential demand)
On-Site Demand Coverage Ratio = Total On-Site Demand ÷ Cumulative Retail Delivery

7. Office

Market – Austin MSA



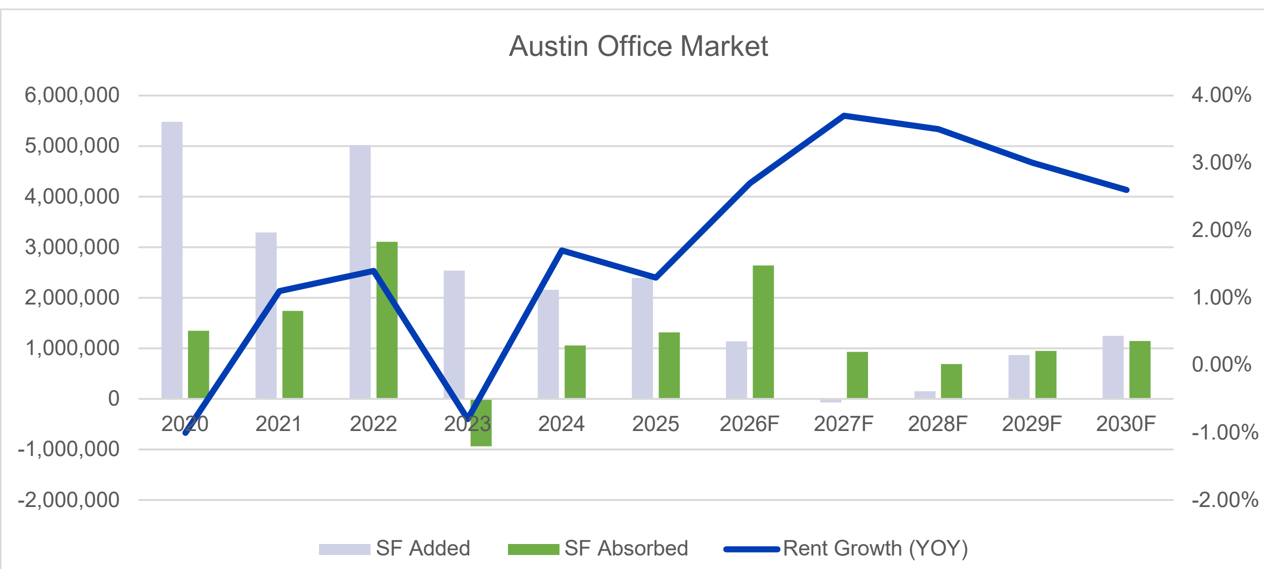
The Austin Metropolitan Statistical Area (MSA) is considered the combined primary and secondary market area for office market analysis.

7.1 Market Conditions

The Austin office market is recovering from a significant supply-demand imbalance. Between 2020 and 2025, more than 20.8 million SF of office space was delivered in Austin, but only 7.6 million SF was absorbed. This drove the total market vacancy rate from 11.2% in 2020 to 16.5% in 2025.

As of April 2026, the vacancy rate has declined 100 basis points to 15.5%, supported by a slowdown in new deliveries and an increase in market-wide absorption. Average asking rents of $42.95/SF market-wide represent a 1.5% year-over-year increase, the first positive rent growth trend since 2022.

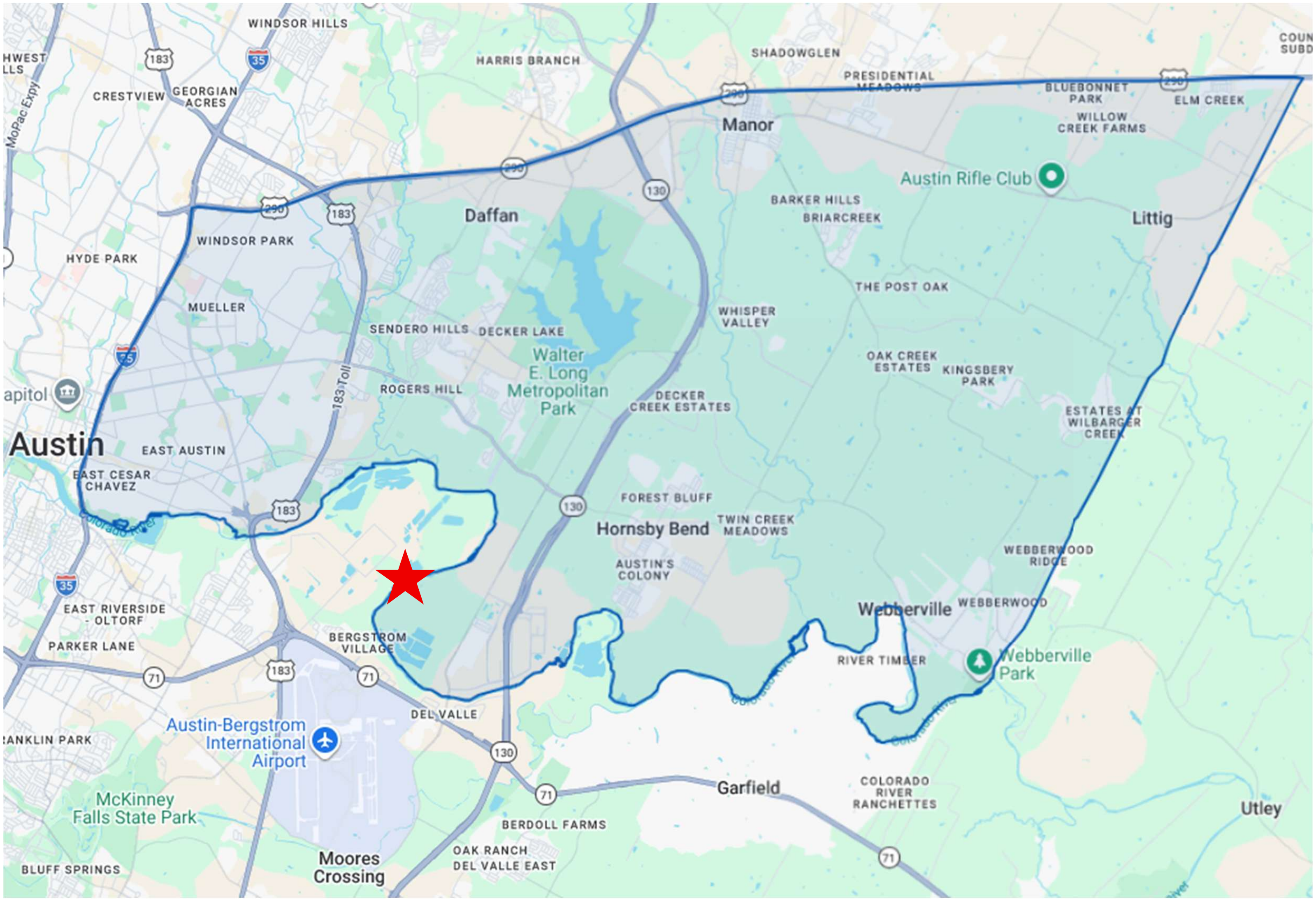
Austin Office Market							
Year	**Total Inventory (SF)**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	123,278,466	5,481,077	1,349,992	4.1	88.80%	$40.95	(-1.00%)
2021	126,566,274	3,287,808	1,736,583	1.9	87.90%	$41.39	1.10%
2022	131,580,623	5,014,349	3,103,257	1.6	86.90%	$41.97	1.40%
2023	134,119,413	2,538,790	(-934,738)	—	84.50%	$41.64	(-0.80%)
2024	136,279,154	2,159,741	1,058,789	2	84.00%	$42.34	1.70%
2025	138,669,071	2,389,917	1,316,781	1.8	83.50%	$42.88	1.30%
2026F	*139,807,328*	*1,138,257*	*2,635,841*	*0.4*	*84.70%*	*$44.02*	*2.70%*
2027F	*139,739,362*	*(-67,966)*	*931,364*	—	*85.40%*	*$45.64*	*3.70%*
2028F	*139,888,249*	*148,887*	*686,504*	*0.2*	*85.80%*	*$47.22*	*3.50%*
2029F	*140,756,299*	*868,050*	*945,659*	*0.9*	*85.90%*	*$48.62*	*3.00%*
2030F	*142,004,852*	*1,248,553*	*1,143,265*	*1.1*	*86.00%*	*$49.87*	*2.60%*



Source: CoStar Historical and Forecast (F) data

7.2 Submarket Conditions

Office Submarket – East Austin

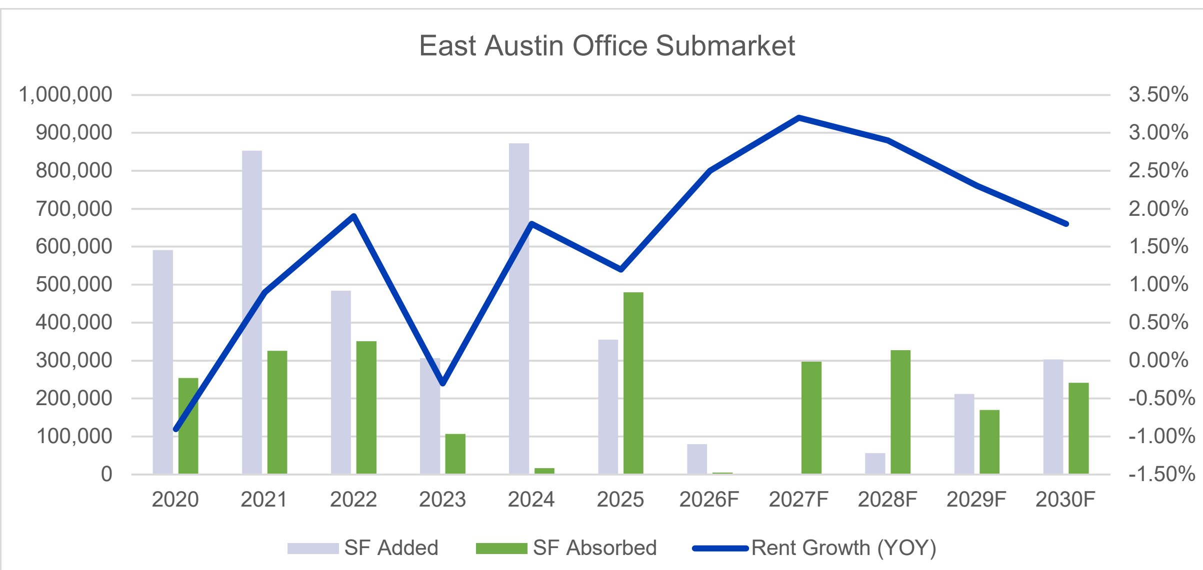


The East Austin submarket, shown above covering a large area of both East Austin and eastern Travis County, is considered the primary market area for office submarket analysis.

The East Austin submarket currently contains approximately 10.1 million SF of inventory across 425 buildings, making it the fifth-largest office submarket in the Austin metro. It also carries the highest vacancy rate in the market at 28.7%, a direct consequence of an extraordinary 2020–2025 construction wave that added more than 3.4 million SF to a submarket that had 7.2 million SF of inventory at the start of that period, a 47% increase in inventory.

Leasing volume in 2025 was 12% higher than in 2024, with demand concentrated in the newest buildings. Properties delivered in 2020 or later accounted for more than 55% of total leasing activity. The current construction pipeline has nearly emptied and CoStar forecasts vacancy to decline from 28.7% to approximately 22.3% by 2030.

East Austin Office Submarket							
Year	**Total Inventory (SF)**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	7,187,200	590,925	253,832	2.3	83.60%	$46.18	(-0.90%)
2021	8,040,217	853,017	325,994	2.6	78.80%	$46.61	0.90%
2022	8,524,042	483,825	351,036	1.4	78.40%	$47.48	1.90%
2023	8,830,185	306,143	107,045	2.9	76.90%	$47.32	(-0.30%)
2024	9,702,429	872,244	16,297	53.5	70.20%	$48.14	1.80%
2025	10,057,429	355,000	479,689	0.7	72.40%	$48.73	1.20%
2026F	*10,137,415*	*79,986*	*4,608*	*17.4*	*71.90%*	*$49.97*	*2.50%*
2027F	*10,138,070*	*655*	*296,738*	*0*	*74.80%*	*$51.58*	*3.20%*
2028F	*10,194,389*	*56,319*	*327,569*	*0.2*	*77.60%*	*$53.06*	*2.90%*
2029F	*10,406,374*	*211,985*	*169,642*	*1.2*	*77.70%*	*$54.26*	*2.30%*
2030F	*10,709,298*	*302,924*	*241,399*	*1.3*	*77.70%*	*$55.25*	*1.80%*



Source: CoStar Historical and Forecast (F) data

7.3 Proposed Project Plan & Concurrence Analysis

Proposed Project Plan
Endeavor plans to develop 1.5 million square feet of office in Dog's Head, averaging approximately 71,500 square feet per year between 2037 and 2057.

Dog's Head Office Development Program				
	Initial Delivery	**Final Delivery**	**Avg. Annual Deliveries**	**Total SF**
Office	2037	2057	71,500	1,500,000

Concurrence Analysis
Dog's Head office deliveries plan to begin in 2037. CoStar projects the East Austin submarket vacancy rate will have declined from 28.7% today to approximately 22% by 2030, reflecting the absorption of the current excess supply across a recovery period with near-zero new deliveries. Market conditions are expected to stabilize between now and the first office delivery, and the project itself will provide significant internal demand.

Asset performance in Austin's office market is bifurcated by building age and quality, which is directly relevant to Dog's Head. Across the Austin market, properties delivered in 2020 or later posted 1.3 million SF of positive absorption over the past year, while older pre-2020 Class A buildings collectively recorded approximately 430,000 SF of negative absorption over the same period. Vacancy rates for newer builds have declined by 200 basis points during 2025 but remains elevated at over 27%. The on-site population from the 2,295 residential units in 2037 and the growing retail and industrial base will create a live-work-play environment of the type that has consistently demonstrated the strongest leasing results in East Austin's post-pandemic office market.

The proposed office development program at Dog's Head would capture approximately 35% of annual East Austin submarket absorption and 10% of the Austin Market absorption. Both rates are elevated and present an absorption risk if deliveries proceed as speculative product without early lease commitments. Current market conditions do not support the construction of new office product unless it is built-to-suit or an anchor-driven project.

While the projections assume 100,000 SF of office delivery every other year from 2037-2048 and then annually from 2049-2057, a single corporate anchor could effectively absorb the full office development and eliminate the speculative leasing risk that the 35% East Austin capture rate implies. Austin continues to attract corporate headquarter relocations and major regional branches, and Dog's Head's location between the Tesla Gigafactory, Austin-Bergstrom International Airport, and downtown Austin offers a differentiated location for a new corporate campus. Oracle's waterfront headquarters campus on Lady Bird Lake in Southeast Austin, which now encompasses more than 1 million square feet, demonstrates that single-tenant demand at this scale is achievable in the broader corridor. The Domain has assembled approximately 2.3 million square feet of office space anchored by tenants including Amazon, IBM, Vrbo, and Adobe, demonstrating that a well-activated mixed-use destination can sustain corporate occupancy at a significant scale over time.

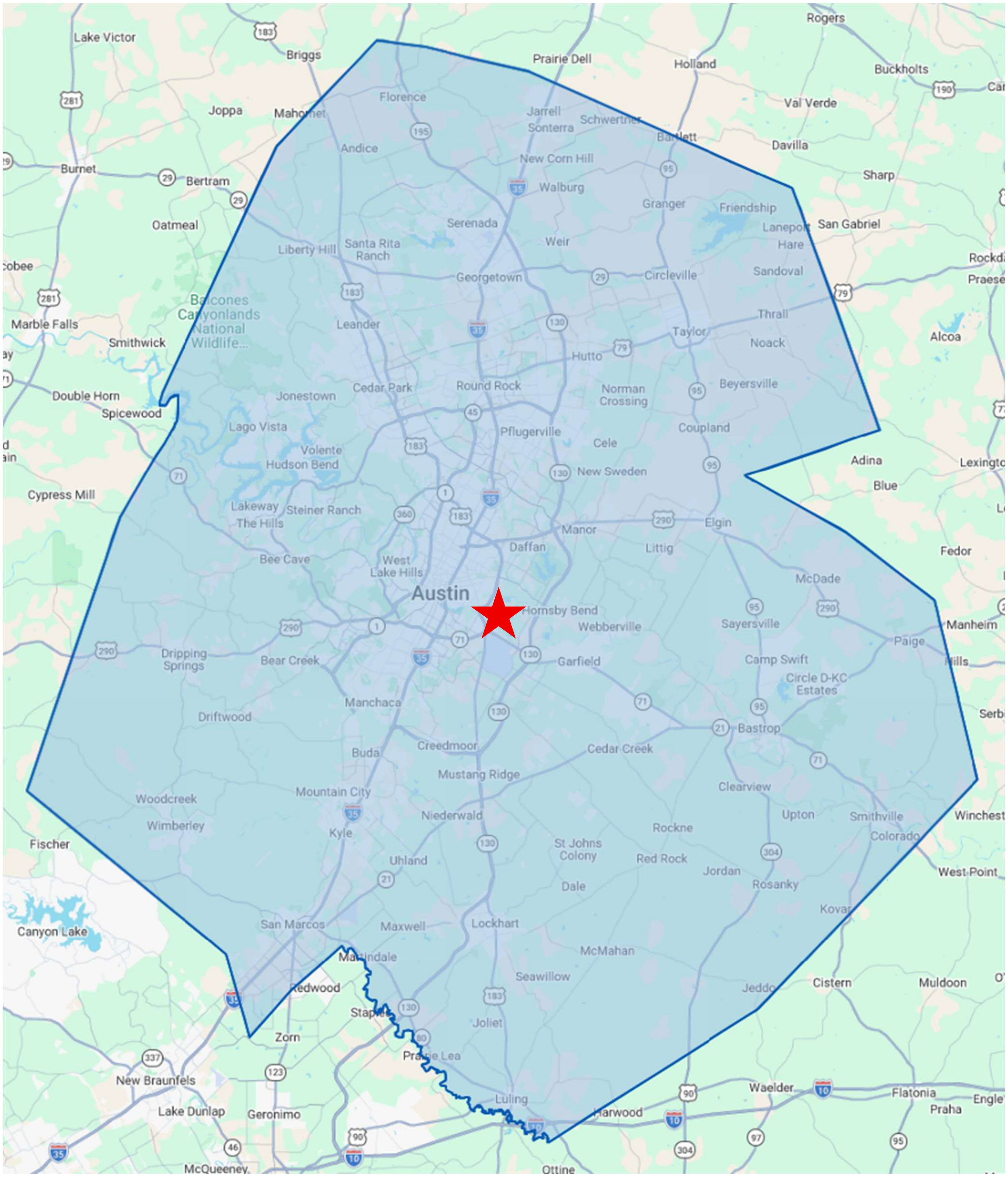
Given the delayed delivery schedule, integration with residential and employment uses, and the anticipated recovery of Austin's office market, the office program at Dog's Head is considered supportable within projected East Austin and Austin market demand, particularly if anchor-tenant interest is cultivated ahead of initial deliveries.

Dog's Head Office Delivery Schedule vs. Market Annual Demand					
Year	**Office SF Delivered**	**East Austin Absorption**	**East Austin Capture Rate**	**Austin Market Absorption**	**Austin Market Capture Rate**
2037	100,000	286,000	35%	1,000,000	10%
2038		286,000	0%	1,000,000	0%
2039	100,000	286,000	35%	1,000,000	10%
2040		286,000	0%	1,000,000	0%
2041	100,000	286,000	35%	1,000,000	10%
2042		286,000	0%	1,000,000	0%
2043	100,000	286,000	35%	1,000,000	10%
2044		286,000	0%	1,000,000	0%
2045	100,000	286,000	35%	1,000,000	10%
2046		286,000	0%	1,000,000	0%
2047	100,000	286,000	35%	1,000,000	10%
2048		286,000	0%	1,000,000	0%
2049	100,000	286,000	35%	1,000,000	10%
2050	100,000	286,000	35%	1,000,000	10%
2051	100,000	286,000	35%	1,000,000	10%
2052	100,000	286,000	35%	1,000,000	10%
2053	100,000	286,000	35%	1,000,000	10%
2054	100,000	286,000	35%	1,000,000	10%
2055	100,000	286,000	35%	1,000,000	10%
2056	100,000	286,000	35%	1,000,000	10%
2057	100,000	286,000	35%	1,000,000	10%

Capture rate = annual delivery / annual absorption.
East Austin absorption is estimated to be 286,000 SF per year based on 10-year historical average.
Austin Market absorption is estimated to be 1,000,000 SF per year, consistent with CoStar's 2028-2030 forecast average.

8. Hospitality

Market – Austin MSA



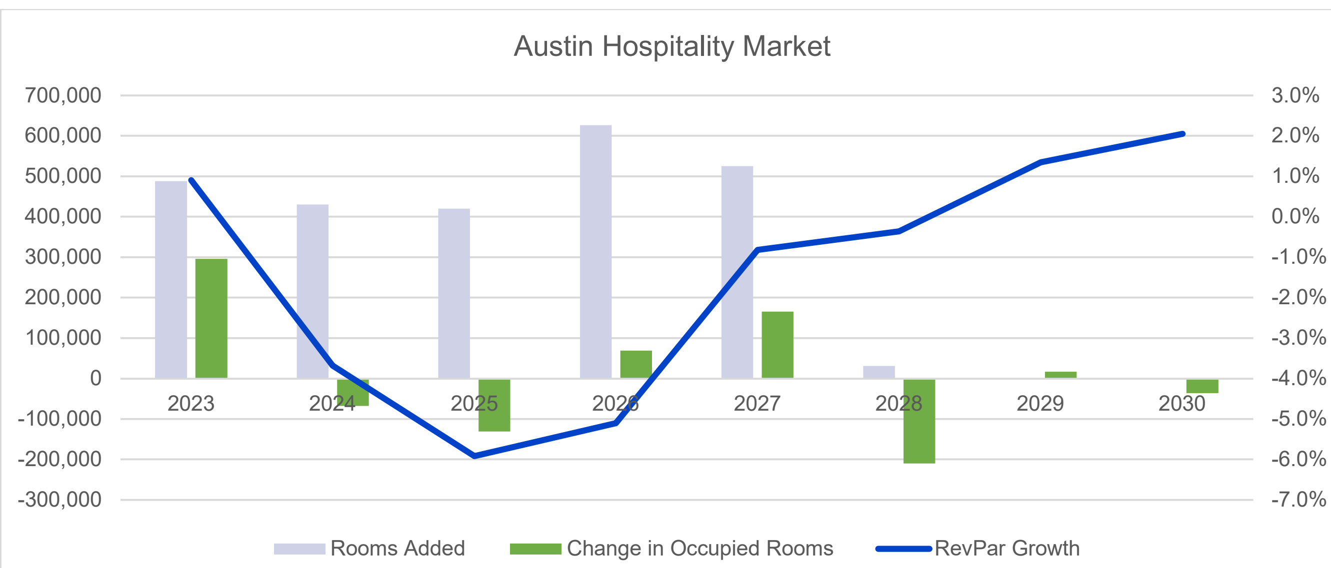
The Austin Metropolitan Statistical Area (MSA) is considered the combined primary and secondary market area for hospitality market analysis.

8.1 Market Conditions

The Austin hospitality market is experiencing a period of adjustment following several years of elevated room deliveries that have outpaced demand growth. From 2023 through 2026, available room supply increased by more than 8%, while occupied room nights declined by approximately 1%, resulting in occupancy falling from 67.9% to 62.0%. Revenue Per Available Room (RevPAR) declined sharply over the same period, falling from $115.98 in 2023 to $99.73 in 2026, a cumulative decline of approximately 14%, as the combination of rising supply and softening demand compressed revenue performance across the market.

Although new supply deliveries are expected to slow materially after 2027, demand growth is projected to remain muted, placing continued pressure on occupancy levels through the end of the decade. By 2030, market occupancy is forecast to decline to 59.9%. RevPAR is projected to recover modestly beginning in 2029, reaching $101.93 by 2030 as delivery activity ceases and demand gradually absorbs the existing supply overhang. Longer-term stabilization is expected as recently delivered rooms are absorbed and the market returns to a more balanced supply-demand equilibrium.

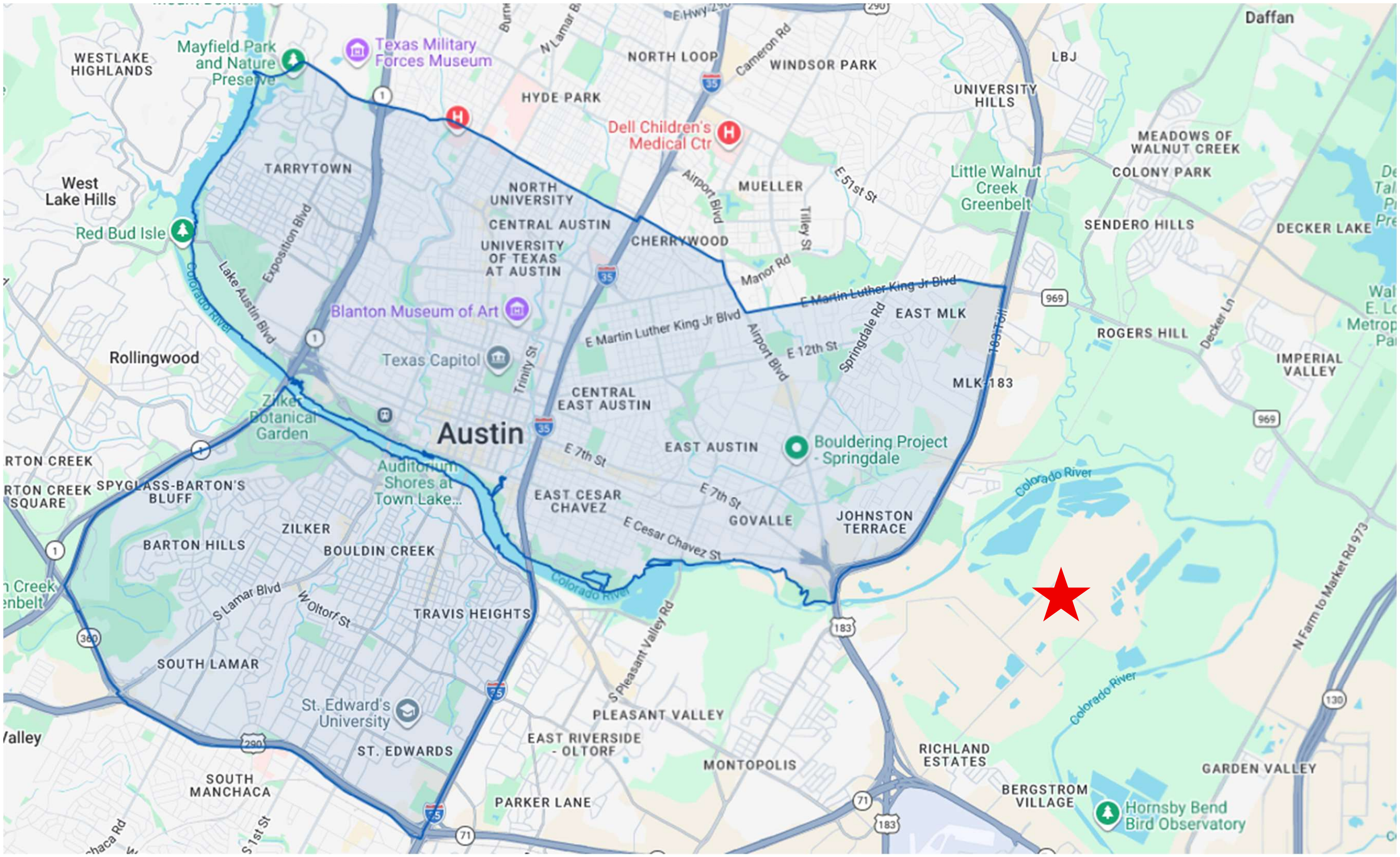
Austin Hospitality Market							
Year	**Available Rooms**	**Rooms Added**	**Occupied Rooms**	**Change in Occupied Rooms**	**Occupancy**	**RevPAR**	**RevPar Growth**
2023	17,770,509	488,213	12,063,421	295,640	67.9%	$115.98	0.9%
2024	18,200,617	430,108	11,995,740	(67,681)	65.9%	$111.71	(-3.7%)
2025	18,620,909	420,292	11,864,614	(131,126)	63.7%	$105.10	(-5.9%)
2026F	*19,247,042*	*626,133*	*11,933,108*	*68,494*	*62.0%*	*$99.73*	*(-5.1%)*
2027F	*19,772,113*	*525,071*	*12,098,781*	*165,673*	*61.2%*	*$98.91*	*(-0.8%)*
2028F	*19,802,889*	*30,776*	*11,888,135*	*(210,646)*	*60.0%*	*$98.55*	*(-0.4%)*
2029F	*19,802,889*	*0*	*11,904,624*	*16,489*	*60.1%*	*$99.88*	*1.3%*
2030F	*19,802,889*	*0*	*11,868,612*	*(36,012)*	*59.9%*	*$101.93*	*2.1%*



Source: CoStar Historical and Forecast (F) data

8.2 Submarket Conditions

Hospitality Submarket – Austin CBD

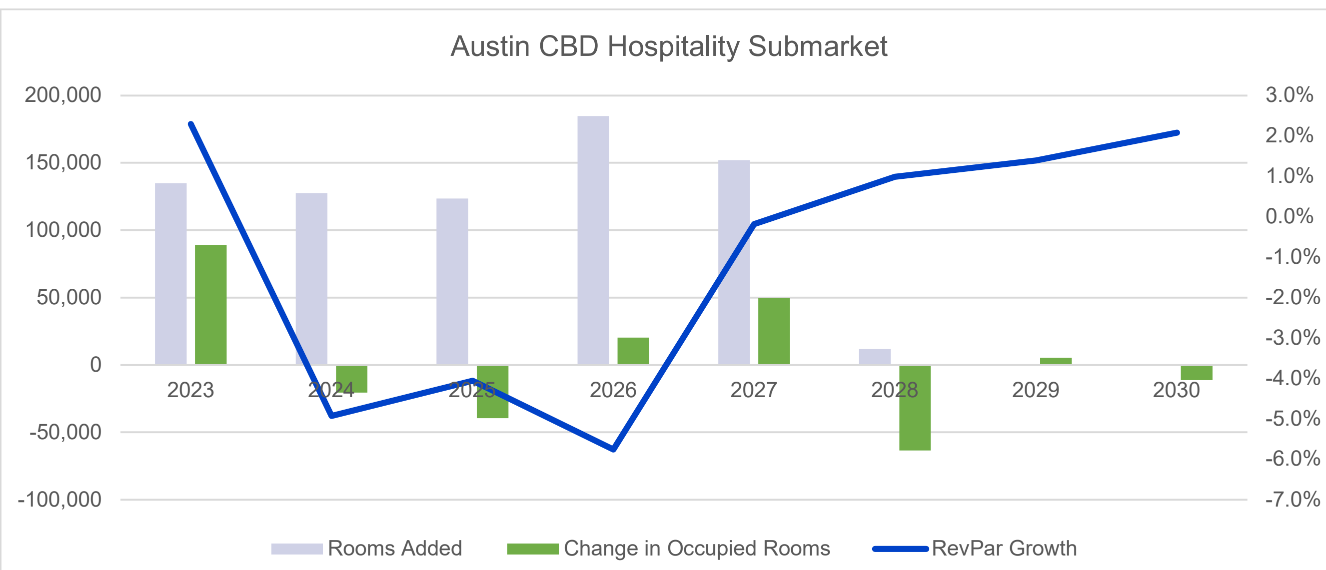


The Austin CBD submarket, which covers a central urban area extending to Highway 183 on the east, is considered the primary market area for hospitality submarket analysis.

The Austin CBD hospitality submarket continues to adjust to elevated room deliveries that occurred during the recent development cycle, with supply growth outpacing demand since 2023. Between 2023 and 2026, available room supply increased by approximately 8.6%, while occupied room nights declined, resulting in occupancy falling from 68.0% to 62.3%. RevPAR declined from $174.10 in 2023 to $149.66 in 2026, a cumulative decline of approximately 14%, mirroring the pressure seen at the broader market level as new supply absorbed into a softening demand environment.

Although new deliveries are expected to decelerate significantly after 2027, demand is also projected to remain soft through the end of the decade. Occupancy is forecast to stabilize near 61.5% in 2028 and 2029 before edging down marginally to 61.3% in 2030. RevPAR is expected to recover modestly beginning in 2028, rising from a trough of $149.39 in 2027 to $156.14 by 2030, as the lack of new room deliveries allows revenue performance to gradually improve. Longer-term improvement in submarket fundamentals will hinge on the absorption of recently delivered rooms and the return of convention-driven demand to the urban core.

Austin CBD Hospitality Submarket							
Year	**Available Rooms**	**Rooms Added**	**Occupied Rooms**	**Change in Occupied Rooms**	**Occupancy**	**RevPAR**	**RevPar Growth**
2024	5,181,200	127,600	3,603,900	(20,500)	66.1%	$165.52	(-4.9%)
2025	5,304,600	123,400	3,564,500	(39,400)	64.9%	$158.80	(-4.1%)
2026F	*5,489,200*	*184,600*	*3,584,900*	*20,400*	*62.3%*	*$149.66*	*(-5.8%)*
2027F	*5,641,100*	*151,900*	*3,634,500*	*49,600*	*61.9%*	*$149.39*	*(-0.2%)*
2028F	*5,652,800*	*11,700*	*3,571,100*	*(63,400)*	*61.5%*	*$150.86*	*1.0%*
2029F	*5,652,800*	*0*	*3,576,500*	*5,400*	*61.5%*	*$152.96*	*1.4%*
2030F	*5,652,800*	*0*	*3,565,300*	*(11,200)*	*61.3%*	*$156.14*	*2.1%*



Source: CoStar Historical and Forecast (F) data

8.3 Proposed Project Plan & Concurrence Analysis

Proposed Project Plan
Endeavor plans to develop 1 million square feet of hospitality in Dog's Head, averaging approximately 59,000 square feet per year between 2037 and 2055.

Dog's Head Hospitality Development Program				
	Initial Delivery	**Final Delivery**	**Avg. Annual Deliveries**	**Total SF**
Hospitality	2037	2055	59,000	1,000,000

Concurrence Analysis
Hospitality demand at a large master-planned destination such as Dog's Head is driven by a combination of leisure travel, business travel, convention activity, and on-site demand generated by resident population growth and daytime employment. Additionally, its location alongside the Colorado River supports the case for high-end, full-service hotel product to be included in the development program.

The delivery schedule assumes 100,000 SF delivered every other year between 2037 and 2055. By the time deliveries begin, CoStar projections indicate that the Austin hospitality market will have absorbed the current oversupply created during the post-pandemic development cycle, with new room deliveries flattening and market occupancy stabilizing in the early 2030s.

Absorption benchmarks used in the analysis are derived from 10-year historical averages and forecasted trends. Against the CBD submarket, the annualized capture rates are somewhat elevated at 19.6%, representing roughly one-fifth of CBD absorption. Against the full Austin market, an annualized capture rates of 6.5% is reasonable and largely defensible for a destination-oriented project with significant on-site residential and employment mass by those delivery years.

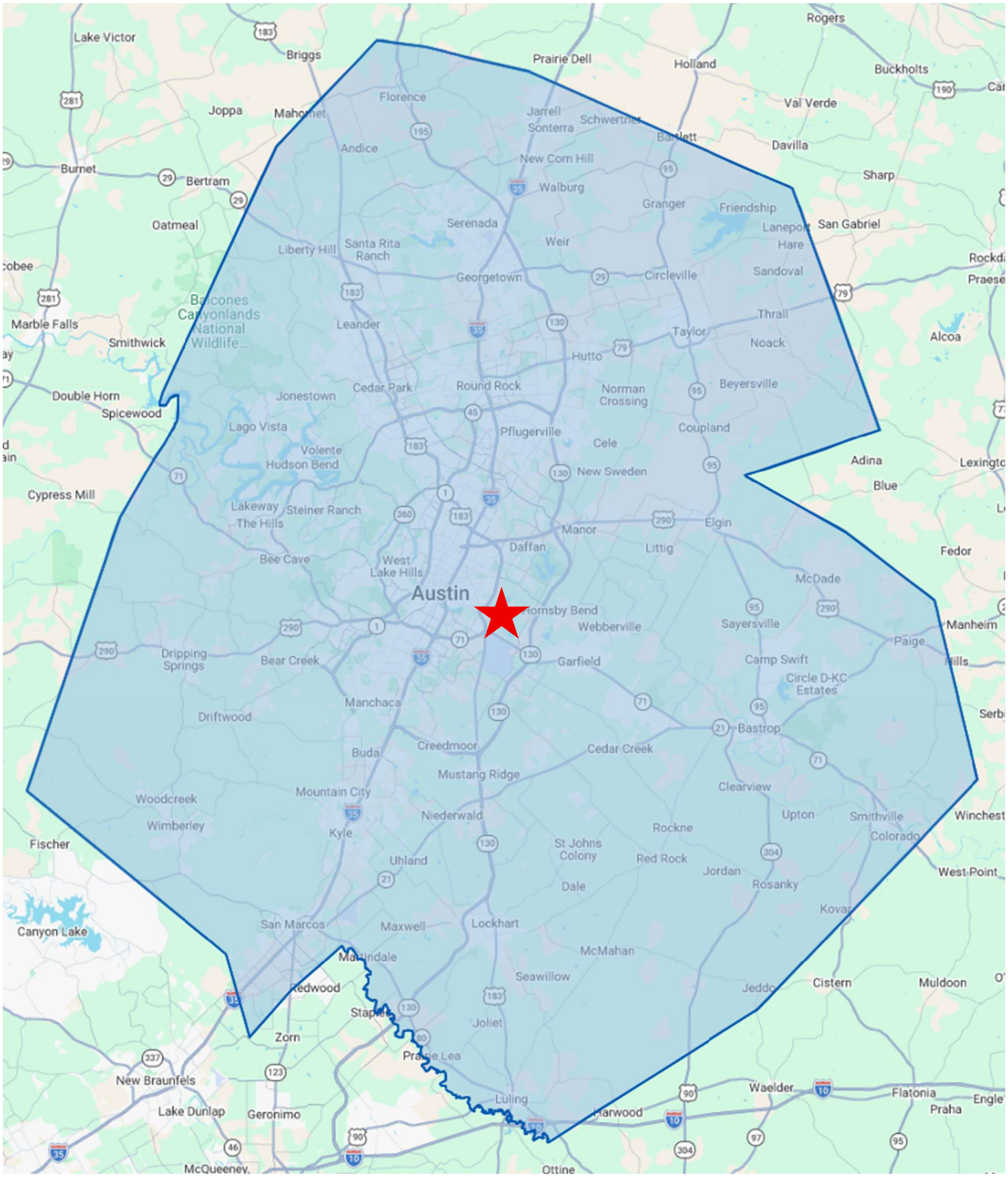
Given the delayed delivery schedule, integration with residential and employment uses, and the anticipated recovery of Austin's visitor economy, the hospitality program at Dog's Head appears viable within projected regional hotel demand.

Dog's Head Hospitality Delivery Schedule vs. Market Annual Demand					
Years	**Dog's Head Hospitality Avg Annual SF Delivered**	**Austin CBD Submarket Absorption**	**Austin CBD Submarket Capture Rate**	**Austin Absorption**	**Austin Capture Rate**
2037-2057	50,000	255,000	19.6%	765,000	6.5%

Capture rate = annual delivery / annual absorption.
Austin CBD absorption estimated at 255,000 SF per year based on 10-year historical average and forecasted trends.
Austin Market absorption estimated at 765,000 SF per year based on 10-year historical average and forecasted trends.

9. Industrial

Market – Austin MSA



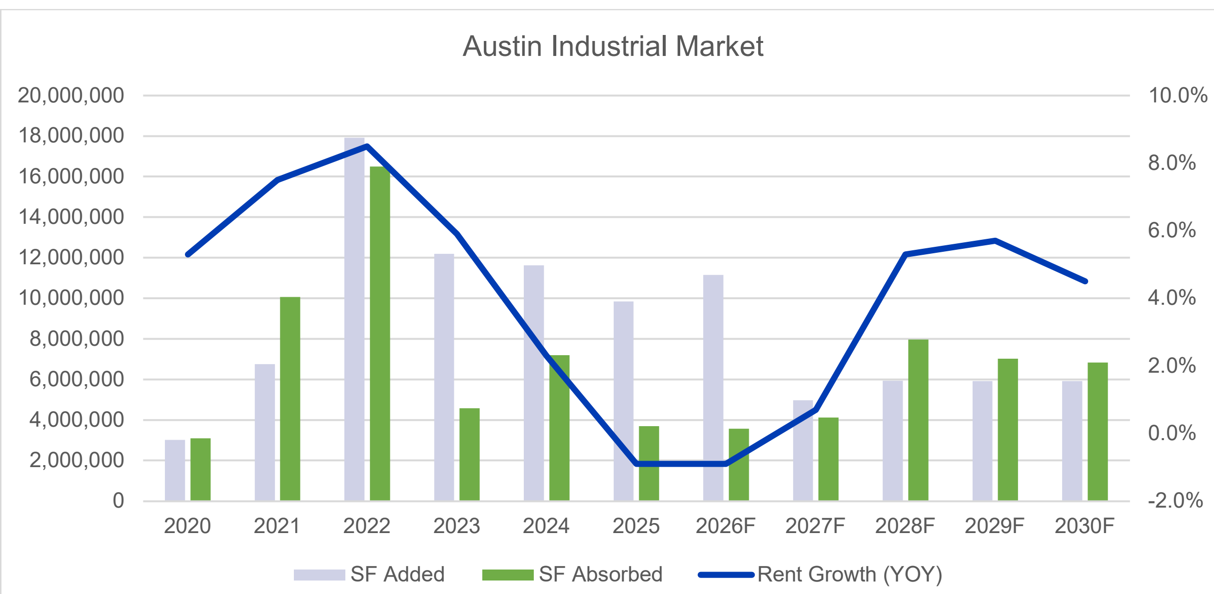
The Austin Metropolitan Statistical Area (MSA) is considered the combined primary and secondary market area for industrial market analysis.

9.1 Market Conditions

The Austin MSA industrial market is absorbing the most significant increase in supply in its history. Following an inventory expansion of 42% since 2022, the market's vacancy rate reached 14.5% as of Q2 2026, the highest level among the 50 largest U.S. industrial markets. The market absorbed only 3.7 million SF in 2025, while 9.8 million SF was delivered. Of the 35.2 million SF of available industrial space in the market, approximately 20 million SF stems from recent speculative development projects.

New construction is still robust, with approximately 9 million SF of new construction started in 2025. However, that represents a 17% decline in ground breakings compared to 2024, marking the second consecutive year of slowing activity. CoStar forecasts conditions to begin stabilizing by mid-2027 after the existing construction pipeline (14.7 million SF that is only 23% preleased) delivers and new starts continue to slow.

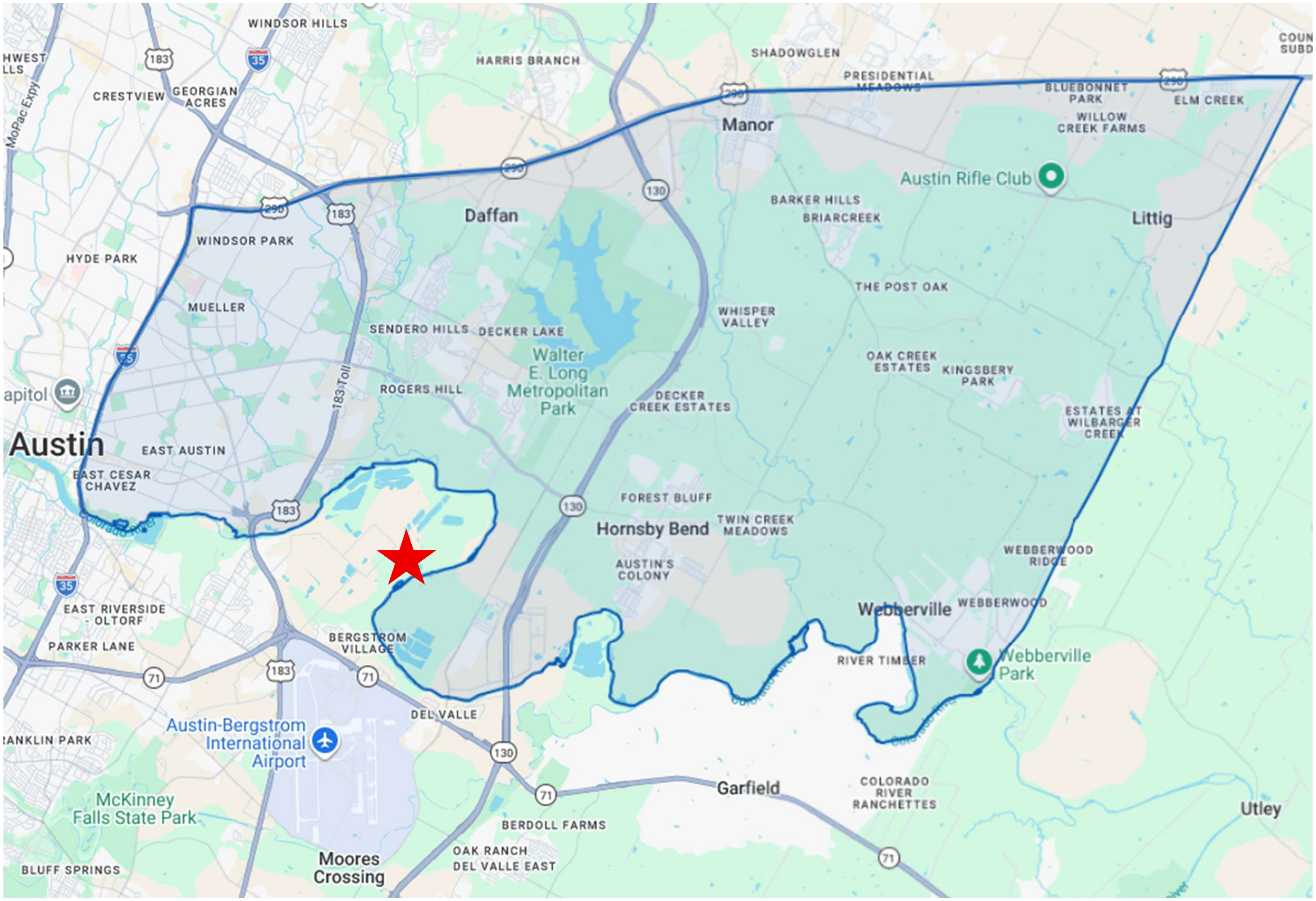
Austin Industrial Market							
Year	**Total SF**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	119,044,099	3,008,119	3,087,704	1	93.2%	$11.32	5.3%
2021	125,802,204	6,758,105	10,063,072	0.7	96.2%	$12.18	7.5%
2022	143,723,880	17,921,676	16,500,995	1.1	95.7%	$13.20	8.5%
2023	155,913,288	12,189,408	4,577,617	2.7	91.1%	$13.99	5.9%
2024	167,539,462	11,626,174	7,192,028	1.6	89.1%	$14.31	2.3%
2025	177,383,680	9,844,218	3,700,099	2.7	86.2%	$14.18	(-0.9%)
2026F	*188,541,535*	*11,157,855*	*3,560,596*	*3.1*	*83.0%*	$14.06	*(-0.9%)*
2027F	*193,510,003*	*4,968,468*	*4,120,147*	*1.2*	*83.0%*	$14.16	*0.7%*
2028F	*199,449,753*	*5,939,750*	*7,962,784*	*0.7*	*84.5%*	$14.91	*5.3%*
2029F	*205,371,038*	*5,921,285*	*7,017,577*	*0.8*	*85.5%*	$15.75	*5.7%*
2030F	*211,286,733*	*5,915,695*	*6,831,086*	*0.9*	*86.3%*	$16.47	*4.5%*



Source: CoStar Historical and Forecast (F) data

9.2 Submarket Conditions

Industrial Submarket – East Austin

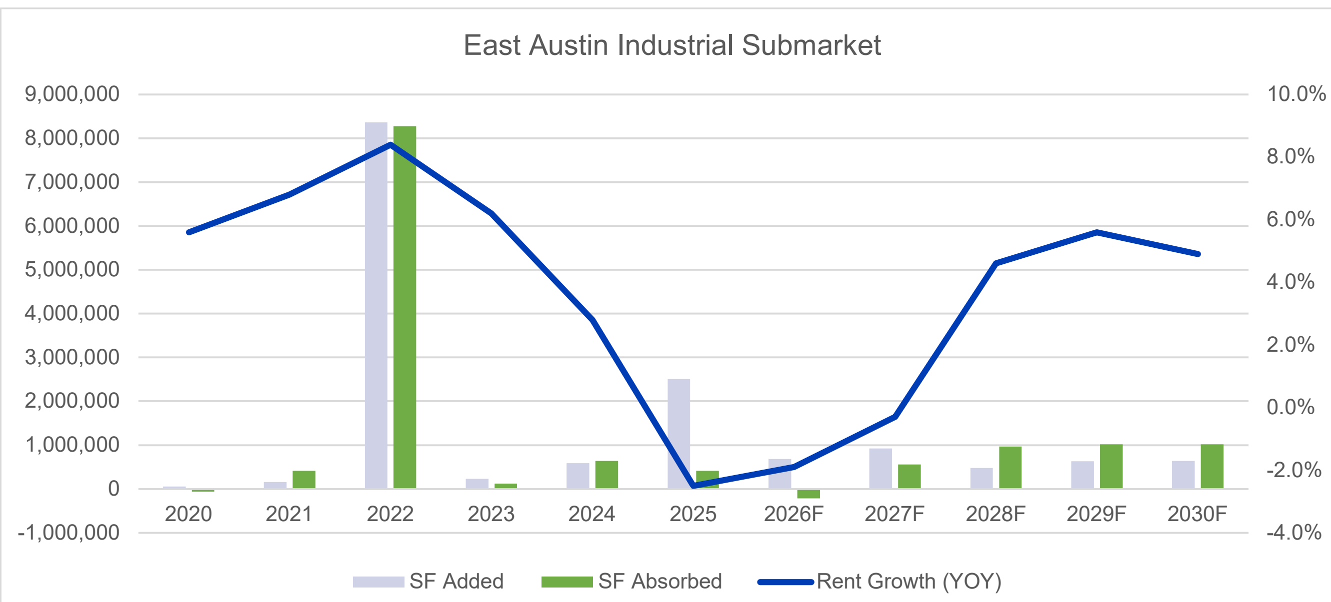


The East Austin submarket, shown above covering a large area of both East Austin and eastern Travis County, is considered the primary market area for industrial submarket analysis.

The East Austin submarket experienced one of the most dramatic supply surges in the Austin metro over the past two years. In 2025 alone, 2.5 million SF (~14.5% of the 2024 total inventory) was delivered while absorption totaled only 415,000 SF, pushing the overall vacancy rate up to 12.6%. Most new deliveries were logistics properties, which have a vacancy rate of 29.4%, compared to that of specialized industrial and flex properties, which are 1.2% and 4.7% vacant, respectively.

Recovery is projected to be gradual. CoStar forecasts vacancy to decline from 12.6% today to approximately 10.7% by 2030 as deliveries slow sharply. The East Austin submarket's proximity to major employers including the Tesla Gigafactory, Samsung's semiconductor operations, and the Austin-Bergstrom International Airport continues to attract high-quality industrial tenants, providing a demand base that should support recovery as the logistics supply overhang clears.

East Austin Industrial Submarket							
Year	**Total SF**	**SF Added**	**SF Absorbed**	**Construction Ratio**	**Occupancy**	**Avg. Asking Rent/SF**	**Rent Growth (YOY)**
2020	7,911,006	52,430	(-59,119)	—	93.8%	$12.71	5.6%
2021	8,067,942	156,936	410,315	0.4	97.0%	$13.58	6.8%
2022	16,429,291	8,361,349	8,273,633	1	98.0%	$14.72	8.4%
2023	16,659,789	230,498	124,649	1.8	97.4%	$15.63	6.2%
2024	17,248,363	588,574	638,466	0.9	97.8%	$16.07	2.8%
2025	19,756,611	2,508,248	415,745	6	87.4%	$15.66	(-2.5%)
2026F	*20,439,135*	*682,524*	*(-211,673)*	—	*83.5%*	$15.36	*(-1.9%)*
2027F	*21,362,028*	*922,893*	*556,414*	*1.7*	*82.5%*	$15.32	*(-0.3%)*
2028F	*21,839,760*	*477,732*	*965,529*	*0.5*	*85.1%*	$16.03	*4.6%*
2029F	*22,468,284*	*628,524*	*1,018,114*	*0.6*	*87.3%*	$16.92	*5.6%*
2030F	*23,104,050*	*635,766*	*1,016,020*	*0.6*	*89.3%*	$17.75	*4.9%*



Source: CoStar Historical and Forecast (F) data

9.3 Proposed Project Plan & Concurrence Analysis

Proposed Project Plan
Endeavor plans to develop 4 million square feet of industrial in Dog's Head, averaging approximately 250,000 square feet per year between 2031 and 2055.

Dog's Head Industrial Development Program				
	Initial Delivery	**Final Delivery**	**Avg. Annual Deliveries**	**Total SF**
Industrial	2031	2055	160,000	4,000,000

Concurrence Analysis
Based on CoStar's forecast trajectory, the Austin MSA industrial market is expected to begin a sustained recovery through 2028–2030 and the Dog's Head industrial program expects to begin delivering in 2031. The East Austin submarket, which carries today's high 12.6% overall vacancy (and 29.4% logistics vacancy), is forecast to improve to approximately 10.7% overall vacancy by 2030 as the current supply wave is absorbed.

At an average of 160,000 SF per year throughout the delivery program (2031–2055), Dog's Head would capture approximately 20–31% of annual East Austin submarket absorption, with the 31% rate occurring in 2031 when the submarket is still recovering toward its stabilized absorption level, declining steadily as submarket absorption reaches its projected equilibrium. Against the full Austin MSA, Dog's Head captures approximately 3% of annual metro demand throughout the delivery period, a modest and consistent market share for a project of this scale.

Like the proposed office development program, a single corporate anchor could effectively absorb the industrial program and eliminate the speculative leasing risk. The Tesla Gigafactory totals more than 10 million SF of floor space on 2,500 acres along the Colorado River.

The proposed industrial development program aligns with the strongest demand drivers in the subject market area: the Tesla Gigafactory, Austin-Bergstrom International Airport, and the SH-130 corridor. All three generate substantial demand for proximate industrial space and have demonstrated a consistent ability to attract manufacturing, distribution, and tech-enabled industrial tenants to the Southeast/East Austin corridor which supports the high market levels of absorption required.

Dog's Head Industrial Delivery Schedule vs. Market Annual Demand					
Years	**Industrial SF Delivered**	**East Austin Absorption**	**East Austin Capture Rate**	**Austin Market Absorption**	**Austin Market Capture Rate**
2031	200,000	644,000	31%	6,500,000	3%
2032	200,000	700,000	29%	6,500,000	3%
2033	200,000	750,000	27%	6,500,000	3%
2034	200,000	800,000	25%	6,500,000	3%
2035	200,000	850,000	24%	6,500,000	3%
2036		900,000	0%	6,500,000	0%
2037		950,000	0%	6,500,000	0%
2038-2055*	200,000	1,000,000	20%	6,500,000	3%

Capture rate = annual delivery / annual absorption.
East Austin absorption is estimated to be between 644,000 and 1,000,000 SF per year based on historical average and CoStar's forecast.
Austin Market absorption is estimated at 6,500,000 SF per year based on 10-year historical average and forecasted trends.
** Development program assumes no deliveries in 2043, 2044, and 2050.*

10. Conclusions

Based on a review of market conditions, submarket fundamentals, and the proposed development program, the Dog's Head development, enabled by a TIRZ, appears economically and financially feasible. The overall program is well-sequenced, grounded in strong Austin area demographic and employment fundamentals, and timed to benefit from recovering market conditions across most asset classes. The development is projected to transform the current tax base of approximately $17.8 million in assessed value into a cumulative incremental taxable value of $26.9 billion after the build-out is completed in 2057. A TIRZ at this site is likely to generate meaningful and compounding annual tax revenue to the City of Austin during and after the development period, as well as to other taxing authorities (Travis County, Central Health, ACC, and Del Valle ISD).

Economic and Demographic Market Conditions

The Austin-Round Rock-San Marcos MSA provides a strong environment for the proposed development due to its rapid job and population growth, low unemployment, and rising wages. The MSA added 406,900 jobs between 2015 and 2025, representing 41.9% employment growth, the fastest of any large Texas metro. MSA unemployment stands at 3.7%, below both the Texas average of 4.3% and the U.S. average of 4.4%. Wages in Travis County have consistently been higher and grown faster than those of Texas and the U.S. at a 5.35% average annual increase. Population growth is equally compelling: the MSA has consistently ranked among the top five fastest-growing regions in the U.S. since 2011, reaching an estimated 2.66 million residents in 2026 and projected to grow to 3.89 million by 2050- an increase of over 70% in roughly 30 years. Compounding this trend, average household sizes are declining across the region, meaning more households are being formed per capita. This sustained population and employment growth supports demand across all proposed land uses.

Single-Family

The single-family component of 6,195 units at an average of 221 units per year is well-supported by Austin's long-run absorption of 25,000 home sales annually, representing approximately 0.9% of projected market demand and consistent with absorption rates at comparable Austin master-planned communities. Proposed assessed values of $500,000 per single-family unit and $400,000 per townhome unit are within 3–5% of current market comparables, indicating conservative and well-grounded underwriting.

Multifamily

The multifamily component of 6,200 units is feasible in early phases when garden apartment deliveries of 100–150 units per year represent manageable East Austin capture rates. Later wrap apartment deliveries push submarket capture rates up to 49% in later years, requiring the program to be evaluated against the broader Austin market where 5-6% capture rates are more defensible. Proposed garden apartment values of $225,000 per unit are within 6% of the comparable average of $212,584, and proposed wrap apartment values of $300,000 per unit are within 2% of the comparable average of $306,797, representing realistic assumptions throughout the delivery period.

Retail

The 2.5 million square foot retail program is feasible but requires the project to eventually function as a district or regional destination, as on-site demand alone supports full coverage only in the early delivery years before declining to a 0.73x coverage ratio at buildout in 2057. This implies Austin-wide capture rates of 14% during peak delivery years, which is reasonable given both the site’s location and size. The proposed assessed value of $258 per land square foot is approximately 14% above the comparable retail average of $227 per land square foot, so continuous monitoring of retail market conditions is advised.

Office

The 1.5 million square foot office program is most feasible if an anchor tenant is secured prior to construction, as the proposed 71,500 SF annual delivery pace implies a 35% capture rate of projected East Austin submarket absorption, which is less supportable on a speculative basis given the submarket's current 28.7% vacancy rate. Nevertheless, 60% of office delivery is not anticipated to be delivered until 2049, providing ample time for asset class recovery. The proposed value of $273 per land square foot is approximately 17% below the $329 per land square foot observed for comparable properties, a conservative assumption that appropriately reflects current submarket conditions.

Hospitality
The 1 million square foot hospitality program is appropriately timed for delivery beginning in 2037 after the current market oversupply clears, though concentrated delivery years produce Austin CBD capture rates of 39%, which are defensible for a phased destination project with Colorado River frontage and a mature on-site residential and employment base. The proposed value of $367 per land square foot is approximately 16% above comparable hospitality comps at $317 per land square foot and should be stress-tested against stabilized RevPAR assumptions prior to delivery.

Industrial
The 4 million square foot industrial program is the most straightforwardly feasible component of the development, with deliveries beginning in 2031 after the current supply overhang clears and capturing only 3% of projected Austin MSA annual absorption, supported by the site's direct proximity to the Tesla Gigafactory, Austin-Bergstrom International Airport, and the SH-130 corridor. The proposed value of $60 per land square foot is approximately 15% above the $52 per land square foot comparable average, a modest premium that is justifiable given the site's location attributes and newer product profile.

Projected Tax Base and Revenue
The development program is projected to generate substantial incremental tax value and revenue to the City of Austin over the life of the TIRZ. Key milestones from Exhibit A are as follows:

- The base taxable value within the Dog's Head project area totals approximately $17.8 million across 2,645 acres, reflecting minimal existing improvements and widespread agricultural use exemptions.
- By FY2031 (the first full year of residential deliveries), projected cumulative incremental taxable value reaches approximately $110 million, generating approximately $580,000 in municipal property tax revenue.
- By FY2047, cumulative incremental value is projected to exceed $7 billion, producing total annual municipal tax revenue of approximately $37.5 million.
- At the conclusion of the build-out in FY2058, cumulative incremental taxable value is projected to reach nearly $23 billion, generating annual municipal property tax revenue of more than $120 million.
- Over the full projection period through FY2062, the program is projected to generate approximately $1.6 billion in cumulative property tax revenue and roughly $189 million in cumulative sales tax revenue.

The projections above reflect:
- Assumed annual property value appreciation of 4.0%.
- Property tax rate of $0.5240 per $100 of assessed value (current year rate).
- Projected retail sales of $300 per square foot, growing at 2.0% annually.
- City sales tax rate of 1.0%.

The Dog's Head development program appears feasible as a whole, with the strength of the industrial, single-family, and early phase retail and multifamily components providing a foundation that supports subsequent market-sensitive phases. There are relatively modest execution risks given the long development horizon, primarily associated with the multifamily delivery schedule, the speculative nature of the office program absent anchor-tenant commitments, and the elevated hospitality capture rates in delivery years. Each of these risks is manageable through phasing flexibility, anchor-tenant cultivation, and the natural demand-generating effect of the on-site population and employment base that will be in place well before those uses begin to deliver. The Austin MSA's sustained population growth, strong employment fundamentals, and recovering commercial real estate markets across all sectors provide the macro conditions necessary for a development program of this scale and duration to succeed.

Exhibit A: Projections Table

Projections Table Assumptions	
Property Value Annual Appreciation	4.0%
Property Tax Rate (per $100)	0.5240
Sales Tax Rate	1.0%
Retail Sales Per Square Foot	$300
Retail Sales Growth	2.0%

Base Taxable Values of Dog's Head

2026 taxable values are extremely low within the Dog's Head project area, as there are only a few small improvements currently on the subject parcels and many parcels also currently feature agricultural use exemptions drastically reducing their assessed values.

Base Taxable Values		
TCAD PID	**Acres**	**Assessed Value (2026)**
376094	109.7	1,015,812
551322	383.7	
551321	383.7	1,141,036
1002134	382.6	2,327,160
1002145	218.8	342,308
1002137	4.7	494
1002149	455.4	899,308
1002146	162.8	709,107
1002139	3.6	384
1002141	18.0	
1002140	2.3	249
288397	20.4	
288398	21.8	109,455
190320	96.5	176,559
190321	110.1	2,664,337
359099	0.0	340,811
525224	54.6	1,141,036
190316	53.9	1,358,280
736327	30.9	866,320
288438	14.8	300,752
847170	20.7	570,068
288552	29.8	798,159
288432	0.1	25,000
288415	0.2	25,000
288394	0.4	252,090
288553	10.0	461,099
544120	54.7	
525223	1.0	2,293,585
Total	**2,645.2**	**$17,818,409**

35-Year Projections Table for Estimated Future Property Values and Tax Revenue

Dog's Head Delivery Schedule							Developed Project Values & Tax Revenue			
Tax/Fiscal Year	Single-Family (units)	Multifamily (units)	Retail (SF)	Office (SF)	Hotel (SF)	Industrial (SF)	Projected Cumulative Incremental Value	Projected Property Tax Revenue	Projected Sales Tax Revenue	Total Projected Tax Revenue
2026/FY27	0	0	0	0	0	0	$712,736	$3,735	$0	$3,735
2027/FY28	0	0	0	0	0	0	$741,246	$3,884	$0	$3,884
2028/FY29	0	0	0	0	0	0	$770,896	$4,040	$0	$4,040
2029/FY30	0	0	0	0	0	0	$801,731	$4,201	$0	$4,201
2030/FY31	220	0	0	0	0	0	$110,665,020	$579,904	$0	$579,904
2031/FY32	225	0	50,000	0	0	200,000	$275,923,776	$1,445,887	$0	$1,445,887
2032/FY33	175	100	50,000	0	0	200,000	$451,677,037	$2,366,864	$0	$2,366,864
2033/FY34	175	100	75,000	0	0	200,000	$641,049,080	$3,359,206	$0	$3,359,206
2034/FY35	225	100	150,000	0	0	200,000	$908,830,123	$4,762,424	$263,623	$5,026,048
2035/FY36	225	100	150,000	0	0	200,000	$1,197,007,971	$6,272,525	$537,792	$6,810,317
2036/FY37	225	100	150,000	0	0	0	$1,470,313,554	$7,704,693	$914,246	$8,618,939
2037/FY38	225	100	175,000	100,000	100,000	0	$1,893,089,745	$9,920,112	$1,305,543	$11,225,655
2038/FY39	225	100	200,000	0	0	200,000	$2,295,378,955	$12,028,176	$1,902,363	$13,930,539
2039/FY40	225	100	200,000	100,000	100,000	200,000	$2,836,893,324	$14,865,803	$2,328,492	$17,194,295
2040/FY41	225	100	150,000	0	0	200,000	$3,209,922,047	$16,820,537	$2,375,062	$19,195,599
2041/FY42	225	100	150,000	100,000	100,000	200,000	$3,824,713,595	$20,042,149	$2,826,324	$22,868,473
2042/FY43	225	100	200,000	0	0	200,000	$4,258,434,653	$22,314,922	$2,882,850	$25,197,771
2043/FY44	225	400	200,000	100,000	100,000	0	$5,092,988,877	$26,688,128	$3,570,616	$30,258,743
2044/FY45	225	100	250,000	0	0	0	$5,532,172,202	$28,989,523	$3,642,028	$32,631,551
2045/FY46	225	400	250,000	100,000	100,000	200,000	$6,542,779,600	$34,285,277	$4,370,434	$38,655,711
2046/FY47	225	150	200,000	0	0	200,000	$7,156,610,172	$37,501,854	$4,457,842	$41,959,696
2047/FY48	225	450	400,000	100,000	100,000	200,000	$8,321,253,777	$43,604,784	$5,229,049	$48,833,833
2048/FY49	225	150	0	0	0	200,000	$9,034,956,259	$47,344,707	$5,333,630	$52,678,337
2049/FY50	225	450	0	100,000	100,000	200,000	$10,346,409,450	$54,216,944	$6,149,907	$60,366,852
2050/FY51	225	150	0	100,000	0	0	$11,341,644,902	$59,432,147	$6,996,702	$66,428,849
2051/FY52	225	450	0	100,000	100,000	200,000	$12,822,890,123	$67,194,124	$7,874,909	$75,069,033
2052/FY53	225	150	0	100,000	0	200,000	$14,057,929,606	$73,665,941	$8,785,445	$82,451,386
2053/FY54	225	450	0	100,000	100,000	200,000	$15,731,676,695	$82,436,660	$9,729,253	$92,165,913
2054/FY55	225	450	0	100,000	0	200,000	$17,401,496,121	$91,186,798	$10,707,299	$101,894,097
2055/FY56	225	450	0	100,000	100,000	200,000	$19,299,678,552	$101,133,597	$11,720,575	$112,854,172
2056/FY57	225	450	0	100,000	0	0	$21,087,974,324	$110,504,570	$12,770,099	$123,274,670
2057/FY58	225	450	0	100,000	0	0	$22,988,454,272	$120,463,408	$13,856,916	$134,320,325
2058/FY59	0	0	0	0	0	0	$23,907,992,443	$125,281,945	$14,134,054	$139,415,999
2059/FY60	0	0	0	0	0	0	$24,864,312,141	$130,293,223	$14,416,736	$144,709,958
2060/FY61	0	0	0	0	0	0	$25,858,884,627	$135,504,951	$14,705,070	$150,210,022
2061/FY62	0	0	0	0	0	0	$26,893,240,012	$140,925,150	$14,999,172	$155,924,321
Total	**6,195**	**6,200**	**2,500,000**	**1,500,000**	**1,000,000**	**4,000,000**		**$1,633,152,795**	**$188,786,029**	**$1,821,938,824**

Exhibit B: Comparable Assessed Values by Property Type

Residential Comparables Summary				
Property Type	**Dog's Head Development Plan Units**	**Dog's Head Value per Unit (2027)**	**Comp Value per Unit (2026)**	**Difference in Value per Unit**
Single Family	4,020	$500,000	$487,629	*3%*
Townhome	2,175	$400,000	$379,537	*5%*
Garden Apartments	3,200	$225,000	$212,584	*6%*
Wrap Apartments	3,000	$300,000	$306,797	*-2%*
Total/Average	**12,395**	**$363,050**	**$353,887**	***3%***

Single Family			
Community Name	**Product Type**	**Building SF**	**2026 List Price**
Easton Park	Single-Family Detached	2,357	$504,420
Longview 50s	Single-Family Detached	2,351	$359,886
Agave	Single-Family Detached	2,073	$574,900
Whisper Valley	Single-Family Detached	2,164	$534,948
Goodnight Ranch	Single-Family Detached	2,127	$463,990
Average		**2,203**	**$487,629**

Townhomes			
Community Name	**Product Type**	**Building SF**	**2026 List Price**
Whisper Valley	Duplex	1,321	$295,900
George	Townhome	1,500	$336,000
Easton Park	Duplex	1,742	$386,250
Koenig Townhomes	Townhome	1,525	$499,999
Average		**1,535**	**$379,537**

Garden Apartments								
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Units**	**Value per Unit**
Lenox Park	6000 Ed Bluestein Blvd	210868	2021	$72,170,000	320,797	12.04	330	$218,697
Laurel	2001 Ed Bluestein Blvd	476381	2021	$63,647,500	237,900	9.27	300	$212,158
Citizen House Bergstrom	7733 Burleson Rd	295765	2024	$94,220,000	390,384	34.51	414	$227,585
Banks of Springdale	5521 Springdale Road	212201	2021	$53,590,000	206,250	6.00	254	$210,984
Trailhead	1120 Shady Lane	192460	2020	$70,240,000	256,256	9.79	308	$228,052
Ariza Easton Park	8001 E William Cannon Dr	945782	2023	$55,570,000	351,255	12.45	320	$173,656
Total/Average				**$409,437,500**			**1,926**	**$212,584**

Wrap Apartments								
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Units**	**Value per Unit**
Solomon	1414 E 51st St	216536	2024	$116,500,000	296,720	0.95	369	$315,718
AMLI Branch Park	1911 Philomena St	984197	2022	$98,398,139	450,000	2.76	406	$242,360
The Marlowe	1115 Town Creek Dr	810141	2020	$106,500,000	497,487	3.25	324	$328,704
Solaris House at Uptown ATX	2800 Solaris St	960043	2024	$120,390,000	368,280	1.89	341	$353,050
Total/Average				**$441,788,139**			**1,440**	**$306,797**

Exhibit B: Comparable Assessed Values by Property Type

Commercial Comparables Summary				
Property Type	**Dog's Head Development Plan Building SF**	**Dog's Head Value per Land SF**	**Comp Value per Land SF**	**Difference in Value per Land SF**
Industrial	4,000,000	$60	$52	*15%*
Retail	2,500,000	$258	$227	*14%*
Office	1,500,000	$273	$329	*-17%*
Hospitality	1,000,000	$367	$317	*16%*
Total/Average	**9,000,000**	**$199**	**$185**	***8%***

Industrial							
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Value Per Land SF**
Tesla Gigafactory *(Main building only)*	13101 Tesla Rd	292257	2022	$3,900,000,000	4,038,300	1,699.98	$52.67
Samsung	12100 Samsung Blvd	426230	1996	$80,936,400	600,464	57.28	$32.44
Austin Hills Commerce Center - Building 4	11801 Decker Lake Rd	978501	2025	$26,246,518	123,911	7.52	$80.16
Eastside Commerce Center - Building 4	1311 Dalton Ln	1000262	2024	$25,400,000	112,113	12.03	$48.45
Core Scientific - Austin1	3301 Hibbets Rd	783965	2015	$46,162,000	204,564	16.93	$62.58
Total/Average				**$4,078,744,918**			**$52.20**

Retail							
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Value Per Land SF**
Aldrich Street	1911 Aldrich St	833246	2017	$21,297,000	57,580	0.87	$563.91
Rock Rose Domain	11501 Rock Rose Ave	845094	2016	$30,606,684	51,550	2.00	$351.67
Domain Northside - 11700 Domain Blvd	11700 Domain Blvd	845135	2016	$46,458,609	99,060	3.82	$279.57
Music Lane	1007 S Congress Ave	932407	2019	$20,550,695	55,803	0.77	$612.70
HEB South Congress	2400 S Congress Ave	305585	2024	$29,606,486	145,000	7.59	$89.55
Total/Average				**$148,519,474**			**$226.70**

Office							
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Value Per Land SF**
Texas Mutual	2200 Aldrich St.	881915	2018	$73,355,178	274,864	3.33	$506.47
SEDL	4700 Mueller Blvd	713935	2007	$14,479,106	49,084	1.91	$174.03
The Grove - Office 1	4301 Bull Creek Rd	813266	2020	$69,000,000	134,153	4.14	$382.34
Domain 5	11305 Alterra Pkwy	858857	2016	$24,199,659	96,423	4.66	$119.11
Domain 7	11501 Alterra Pkwy	831555	2015	$81,815,000	221,973	4.17	$450.84
ShadySide	1141 Shady Ln	192592	2021	$16,800,000	65,995	1.92	$200.87
Eastlake at Tillery - Building 1	3212 E Cesar Chavez St.	187711	2021	$62,108,626	79,384	3.71	$384.55
Total/Average				**$341,757,569**			**$329.16**

Hospitality							
Property Name	**Property Address**	**Property ID**	**Year Built**	**2025 Assessed Value**	**Building SF**	**Acreage**	**Value Per Land SF**
Hampton Inn E. Austin	2033 E. 5th St	191084	2024	$31,896,000	129,730	2.18	$336.27
Hilton Garden Inn - Austin North	2600 Brockton Dr	877845	2021	$21,168,717	103,906	1.74	$279.29
Origin Austin	1825 McBee St	937594	2022	$19,000,000	69,688	1.98	$220.81
Element Austin at The Domain	10728 Burnet Rd	733129	2022	$29,900,000	75,000	1.50	$457.50
Total/Average				**$101,964,717**			**$316.61**

Sources: TCAD, John Burns Research & Consulting: Project Opportunity Analysis

Exhibit C: Data Sources

Source	Data Used
ESRI Business Analyst	Employment by sector, major employers
Opportunity Austin Regional Partnership	Major employers
Texas Demographic Center	Population forecast
Zillow	Home sales
John Burns Research & Consulting	Market analysis
CoStar	Multifamily, office, retail, hospitality, and industrial market conditions
Texas Workforce Commission	Historical employment data
U.S. Bureau of Labor Statistics	Unemployment, wage data
U.S. Census Bureau (ACS)	Population, household, and tenure data
Travis County Appraisal District (TCAD)	Assessed values for comparable properties
Endeavor	Development program, phasing schedule, aerials, concept plan, site data