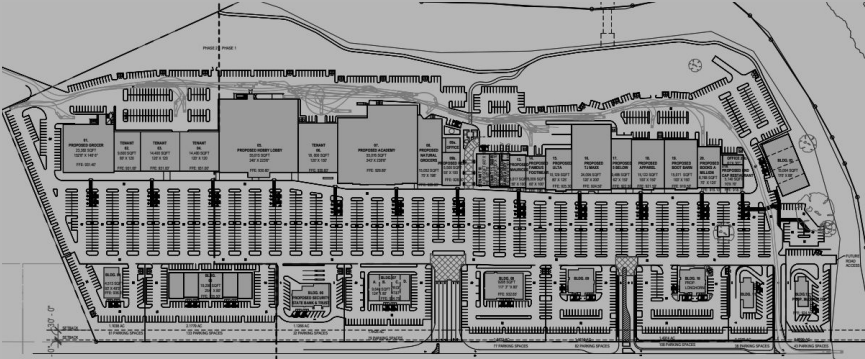




FLATROCK CROSSING



New Retail Destination in The Texas Hill Country

Bobby Johnson
Twenty Two 10 Group, LLC

bjohnson@twentytwo10group.com

214- 673-4911

Joe Veytia
Town Square Development Advisors, LLC

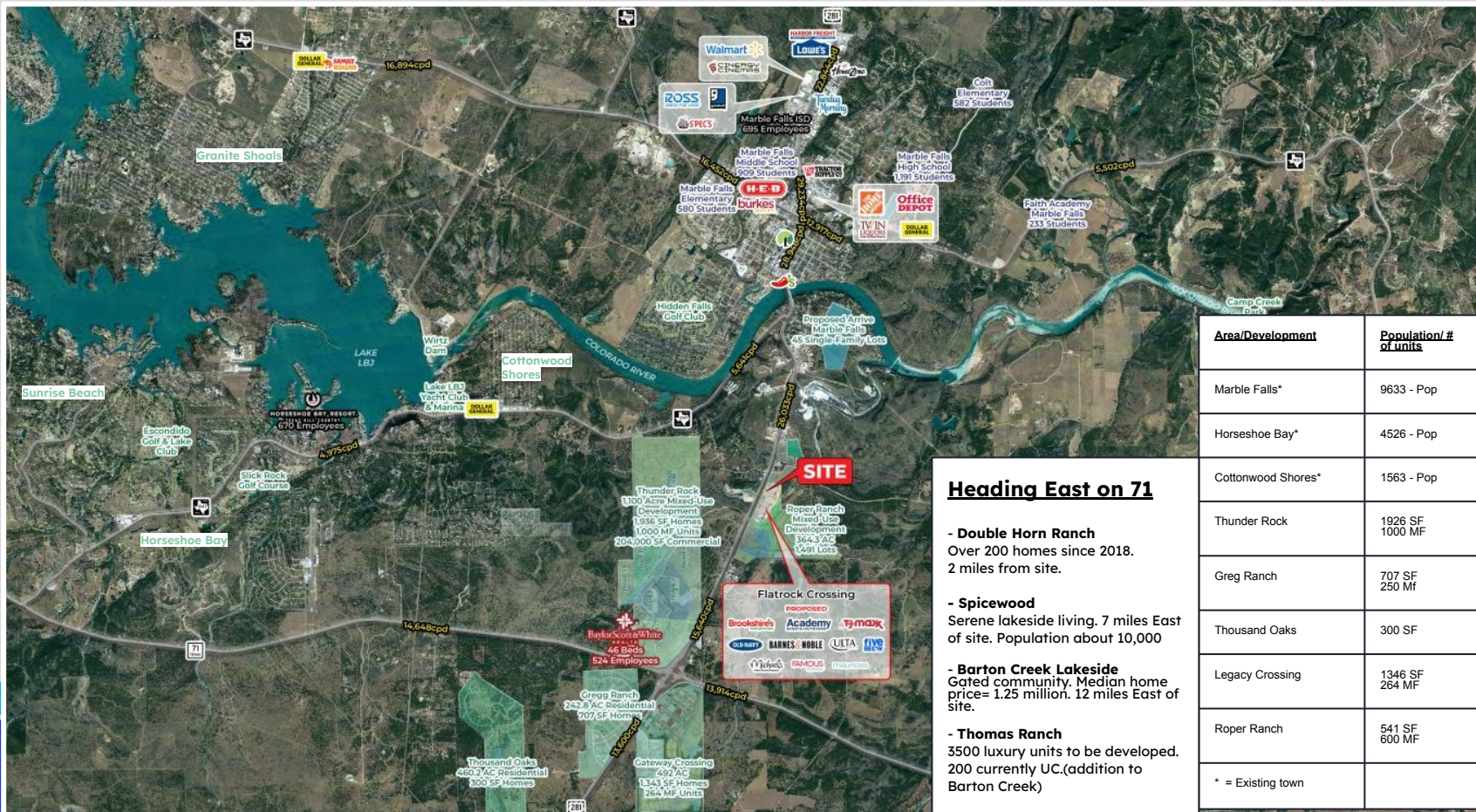
joe.veytia@saltoftheearthenergy.com

713-614-0640

Josh Robles
Nobles Realty Group, LLC

jrobles@noblesrealtygrp.com

512-755-2383



Regional Draw

Recent Growth

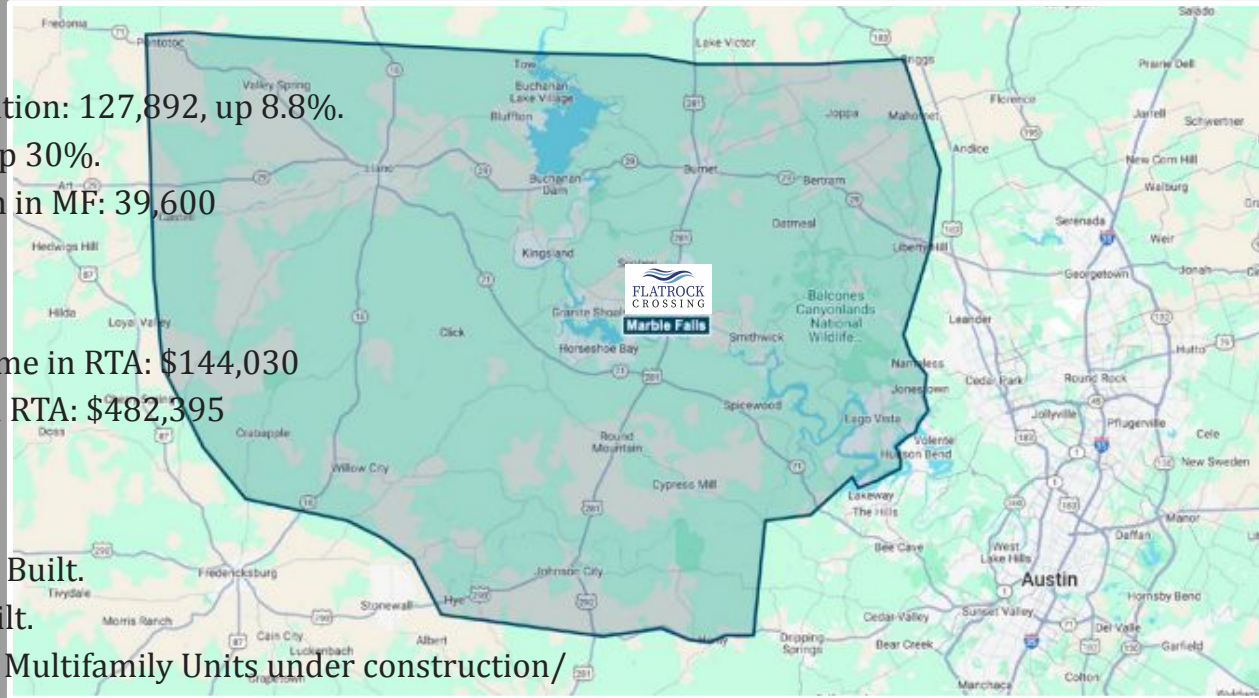
- 2026 Retail Trade Area Population: 127,892, up 8.8%.
- 2025 City Population: 9,633, up 30%.
- 2025 Average Daily Population in MF: 39,600

Market & Home Values

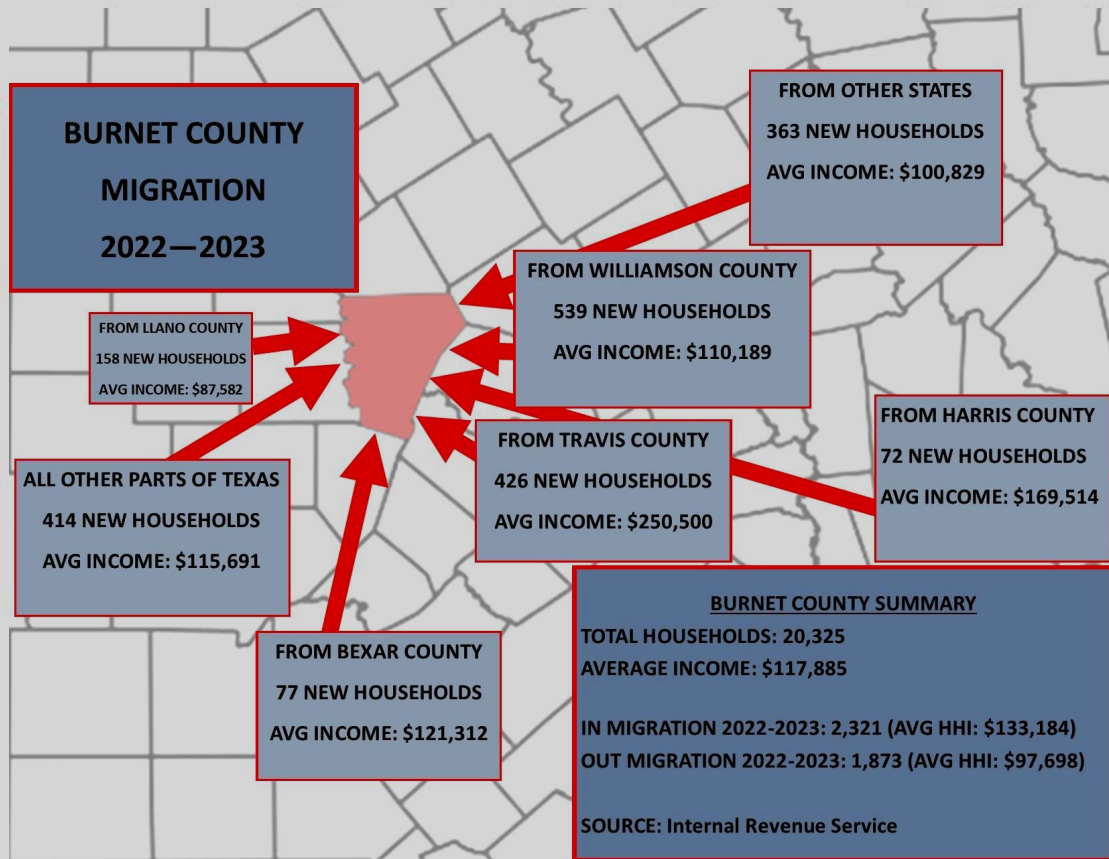
- 2026 Average Household Income in RTA: \$144,030
- 2026 Median Housing Value in RTA: \$482,395

Housing Units & Multifamily

- 597 New Single Family Homes Built.
- 872 New Multifamily Units Built.
- 191 Single Family Homes, 116 Multifamily Units under construction/permitting



Migration of Wealth into Burnet County



Site Plan

