

Wolfcreek, located in thriving Austin Texas, is prominently situated in the heart of the northwest growth corridor at the intersection of the recently completed Toll road 183 A and Toll road 45. Wolfcreek also fronts the major surface arterial Lakeline Boulevard and is less than three quarters of a mile from the Light Rail Station scheduled to open November 2008.

Wolfcreek is a 100-acre master planned mixed-use urban village that will feature eclectic shops, restaurants, modern office buildings, boutique hotels, and a variety of lifestyle residences. What will make Wolfcreek truly special will be its stewardship to the land and legacy of the Wolf Family. The majestic oaks and other hardwood trees that have populated the property for over a century have been preserved and incorporated into parks and the development plan. These natural features, when combined with the rolling topography and timelessly designed architecture, will provide an immediate sense of character while representing responsible development, recognition of quality and a heritage for future generations to enjoy.

Opening Spring 2010

Exclusive Marketing Agents:
PBA Pohl, Brown & Associates, INC
 13809 Research Blvd Suite 1000
 Austin, Texas 78750
 (512) 335-5577



• austin, texas • www.wolfcreek.com •

Developer:
Joyce Development Group, Inc.
 12443 San Jose Boulevard, Suite 1002
 Jacksonville, Florida 32223
 904-886-0602



Data Summary

Phase I (Blocks A,B,C & G)	Phase II (Blocks D, E & F)	Phase III (Blocks H&I)
Site Area: 21.94 Ac±	Site Area: 16.59 Ac ±	Site Area: 20.04 Ac ±
Retail: 71,000 sf.	Retail: 58,000 sf.	Retail: 43,000 sf.
Office: 127,000 sf	Office: 251,000 sf	Theater: 4 Plex - 400 seats
Residential: 300 units	Residential: 144 units	Hotel: 330 rooms
Parking: 1450 ±	Parking: 1400 ±	Residential: 266 units
		Parking: 1600 ±

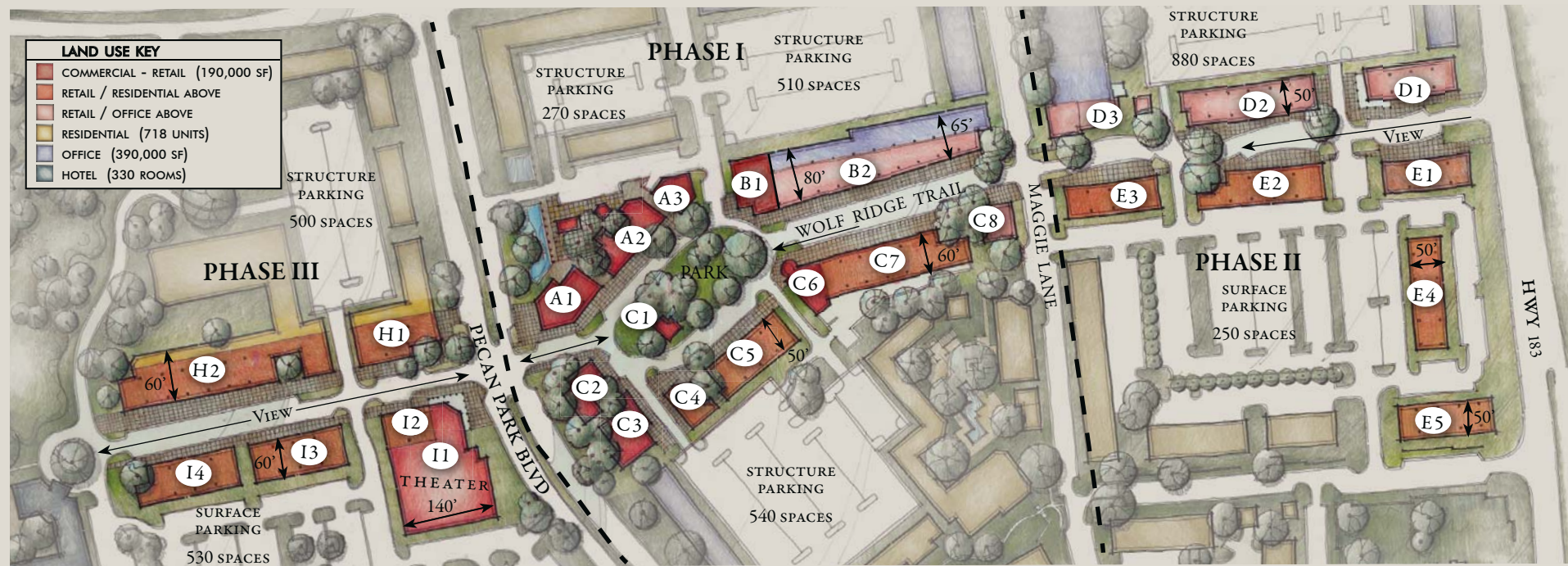
LAND USE KEY

- COMMERCIAL - RETAIL (190,000 SF)
- RETAIL / RESIDENTIAL ABOVE
- RETAIL / OFFICE ABOVE
- RESIDENTIAL (718 UNITS)
- OFFICE (390,000 SF)
- HOTEL (330 ROOMS)



AN URBAN COMMUNITY

• joyce development • pohl, brown & associates, inc. • austin, texas • www.wolfcreek.com • (512) 335-5577 •



Wolf Ridge Trail, the 'Retail Mainstreet Spine' was uniquely formed by taking advantage of the site's natural conditions to incorporate existing tree save, form a naturally shaded central park and finally to provide shifted and interesting view lines down this 0.4 mile mixed-use corridor.

DEVELOPMENT DATA

A1	4,000 SF	C3	5,000 SF	D2	10,000 SF	H1	7,000 SF
A2	6,000 SF	C4	3,000 SF	D3	5,000 SF	H2	17,000 SF
A3	2,000 SF	C5	8,000 SF	E1	6,000 SF	I1	18,000 SF
B1	7,000 SF	C6	3,000 SF	E2	6,000 SF	I2	3,000 SF
B2	16,000 SF	C7	12,000 SF	E3	9,000 SF	I3	8,000 SF
C1	1,000 SF	C8	2,000 SF	E4	8,000 SF	I4	8,000 SF
C2	2,000 SF	D1	6,000 SF	E5	6,000 SF		



The Wolfcreek Restaurant / retail core is situated to be the 'heart' of the parkway. Each proposed venue offers a range of views and experiences. Whether it be park views, al fresco dining, street corner entertainment or a naturally shaded tranquil courtyard view, this activity core offers something for everyone.

DEVELOPMENT DATA

A1	RESTAURANT/RETAIL	4,000 SF	C2	RESTAURANT/RETAIL	2,000 SF
A2	RESTAURANT/RETAIL	6,000 SF	C3	RESTAURANT/RETAIL	5,000 SF
A3	RESTAURANT/RETAIL	2,000 SF	C4	RETAIL	3,000 SF
B1	RESTAURANT	7,000 SF	C5	RETAIL	8,000 SF
C1	RESTAURANT/RETAIL	1,000 SF	C6	RESTAURANT	3,000 SF

