

- New multi-tenant in front of Target
- 2 million+ SF at the regional intersection
- Delivery December 2022

Space Available

- 1,200 SF

Lease Rates

- \$13/SF estimated NNN's
- Please contact broker for details

Demographics



Population Estimate

1 mi	3 mi	5 mi
7,577	99,528	263,548



Daytime Population

1 mi	3 mi	5 mi
10,081	67,320	150,666



Median Household Income

1 mi	3 mi	5 mi
\$76,095	\$78,871	\$89,615



Traffic Counts (Projected 2022)

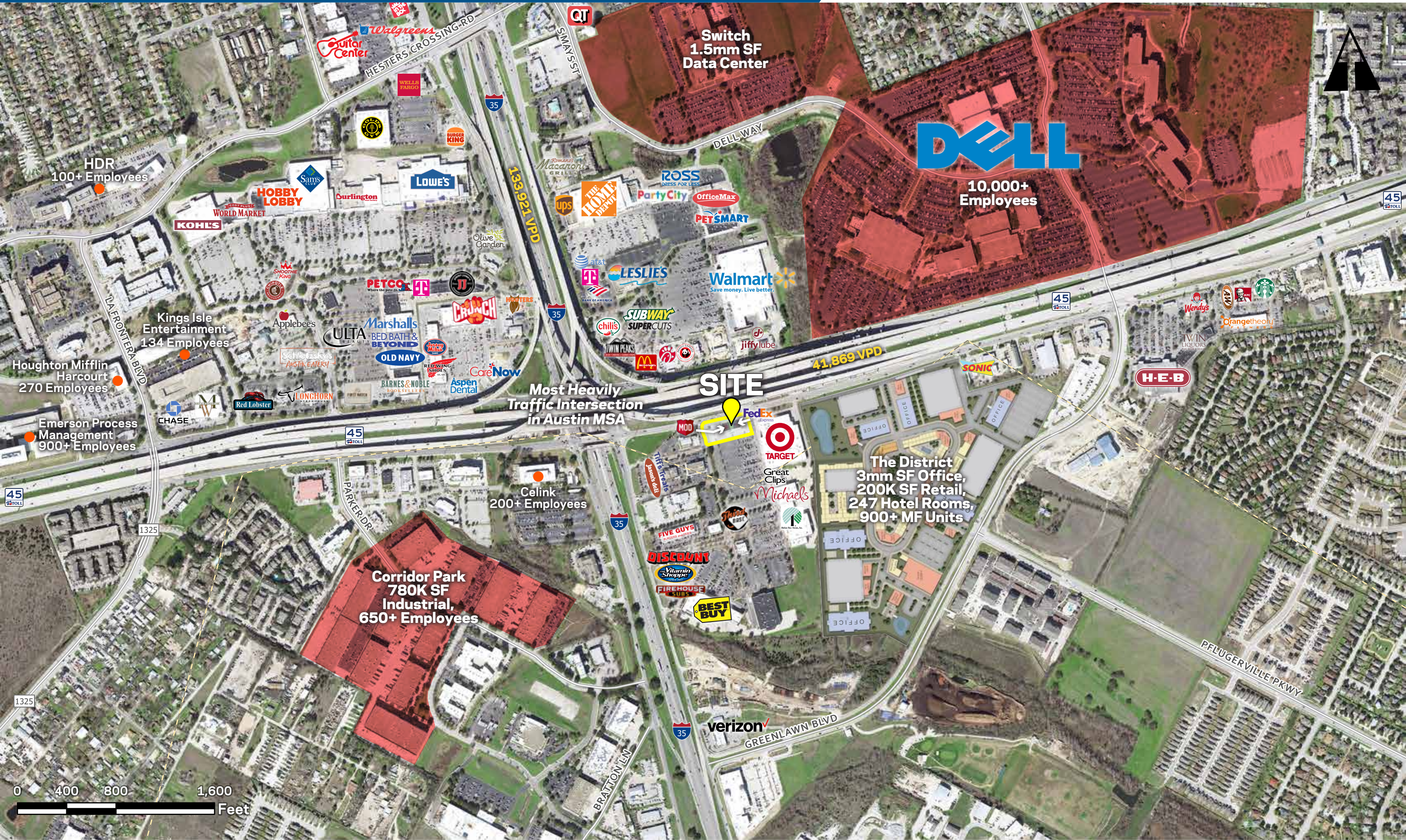
- 16,841 VPD (SH-45, frontage)
- 133,921 VPD (IH-35, both ways)
- 41,869 VPD (SH-45, both ways)



The District
 3mm SF Office,
 200K SF Retail,
 247 Hotel Rooms,
 900+ MF Units

Area Retailers & Restaurants





Switch
1.5mm SF
Data Center

DELL

10,000+
Employees

133,921 VPD

41,869 VPD

SITE

Most Heavily
Traffic Intersection
in Austin MSA

The District
3mm SF Office,
200K SF Retail,
247 Hotel Rooms,
900+ MF Units

Corridor Park
780K SF
Industrial,
650+ Employees

Celink
200+ Employees

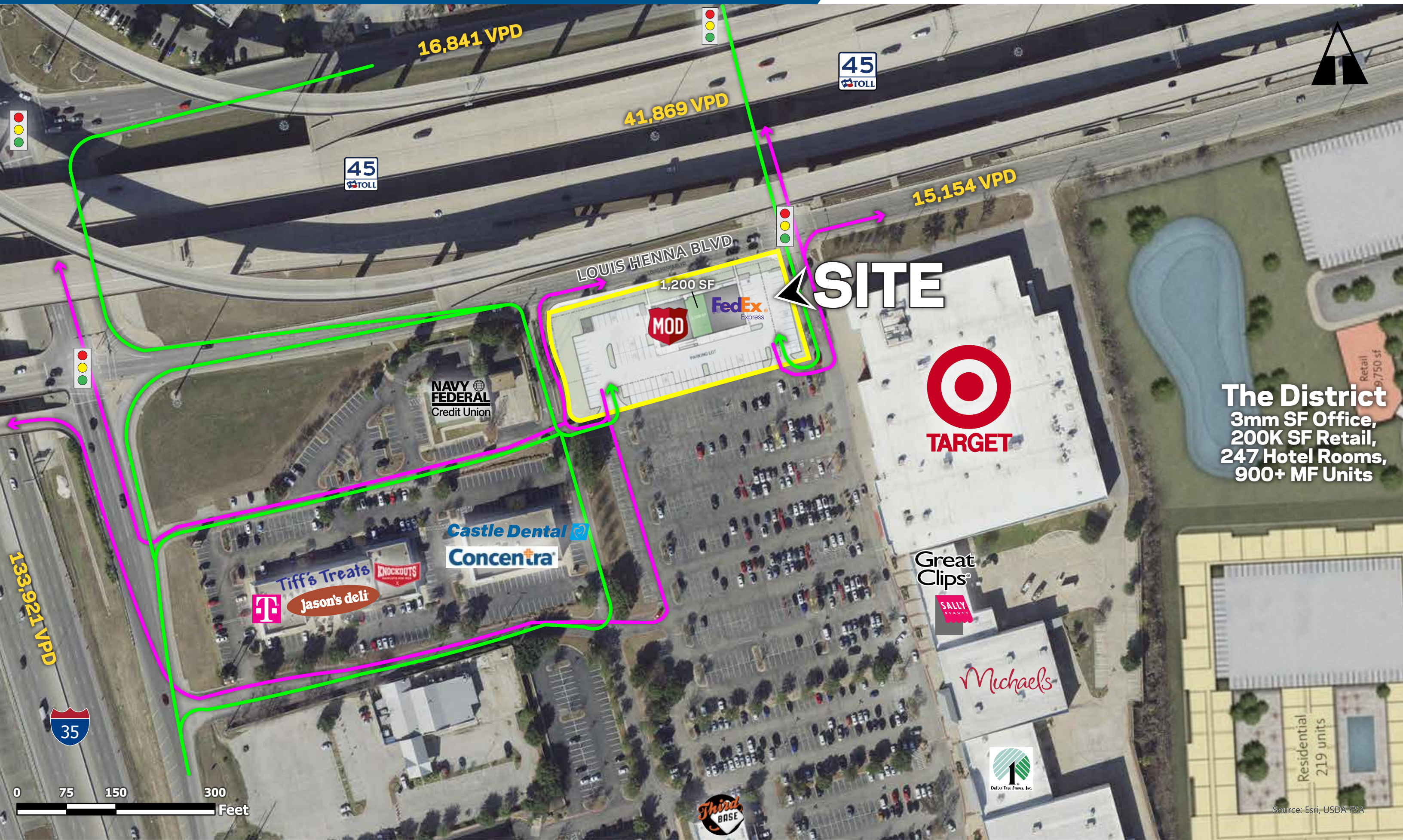
HDR
100+ Employees

Houghton Mifflin
Harcourt
270 Employees

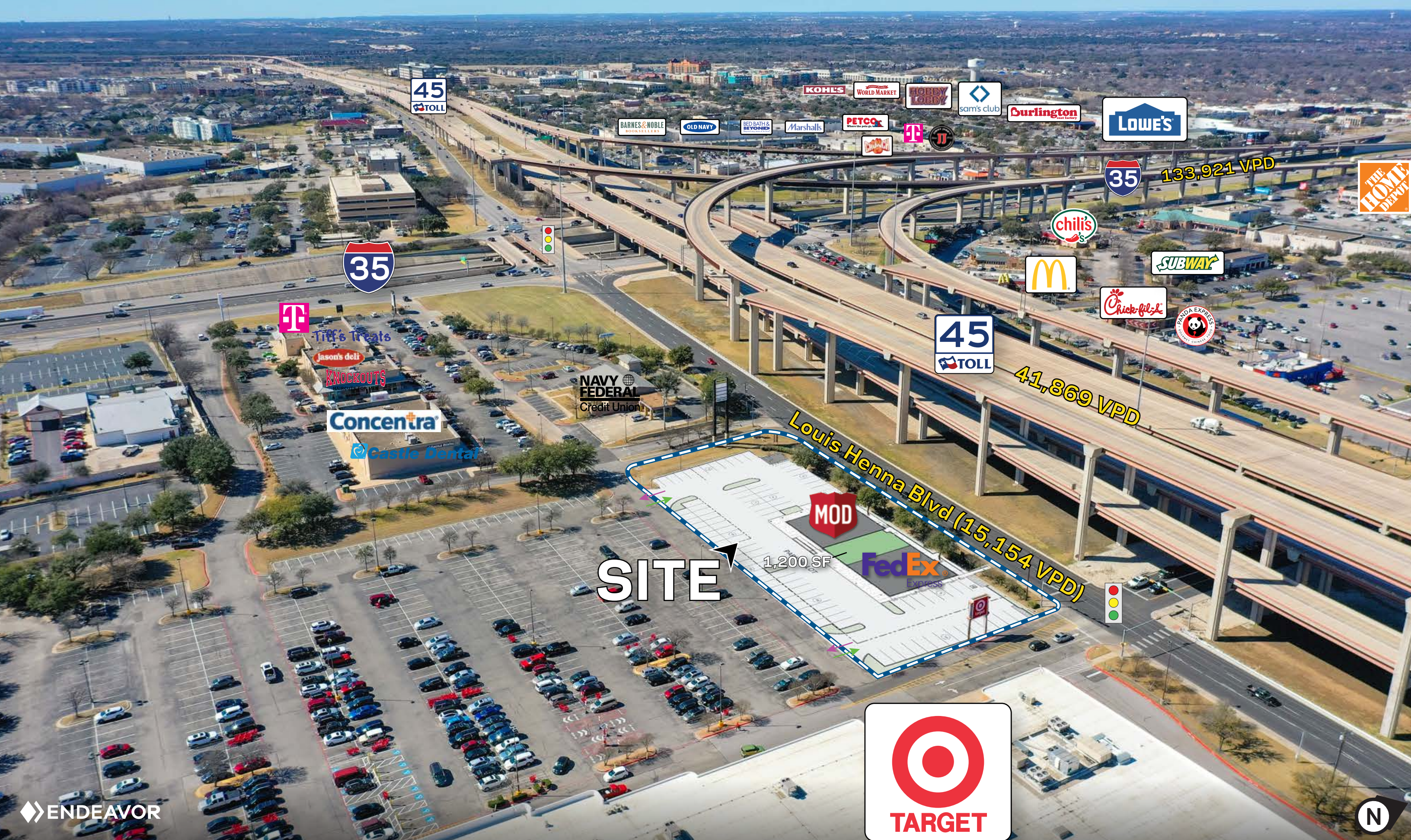
Emerson Process
Management
900+ Employees

Kings Isle
Entertainment
134 Employees





The District
3mm SF Office,
200K SF Retail,
247 Hotel Rooms,
900+ MF Units



45
TOLL

35

45
TOLL

35

133,921 VPD

41,869 VPD

SITE

1,200 SF

MOD

FedEx
Express

TARGET



Walmart
Save money. Live better.

DELL
Round Rock Campus

H-E-B

The District
3mm SF Office,
200K SF Retail,
247 Hotel Rooms,
900+ MF units

45
TOLL

41,869 VPD

TARGET

Great Clips

SALLY BEAUTY

Michaels
Where Creativity Happens™

DOLLAR TREE

Louis Henna Blvd (15,154 VPD)

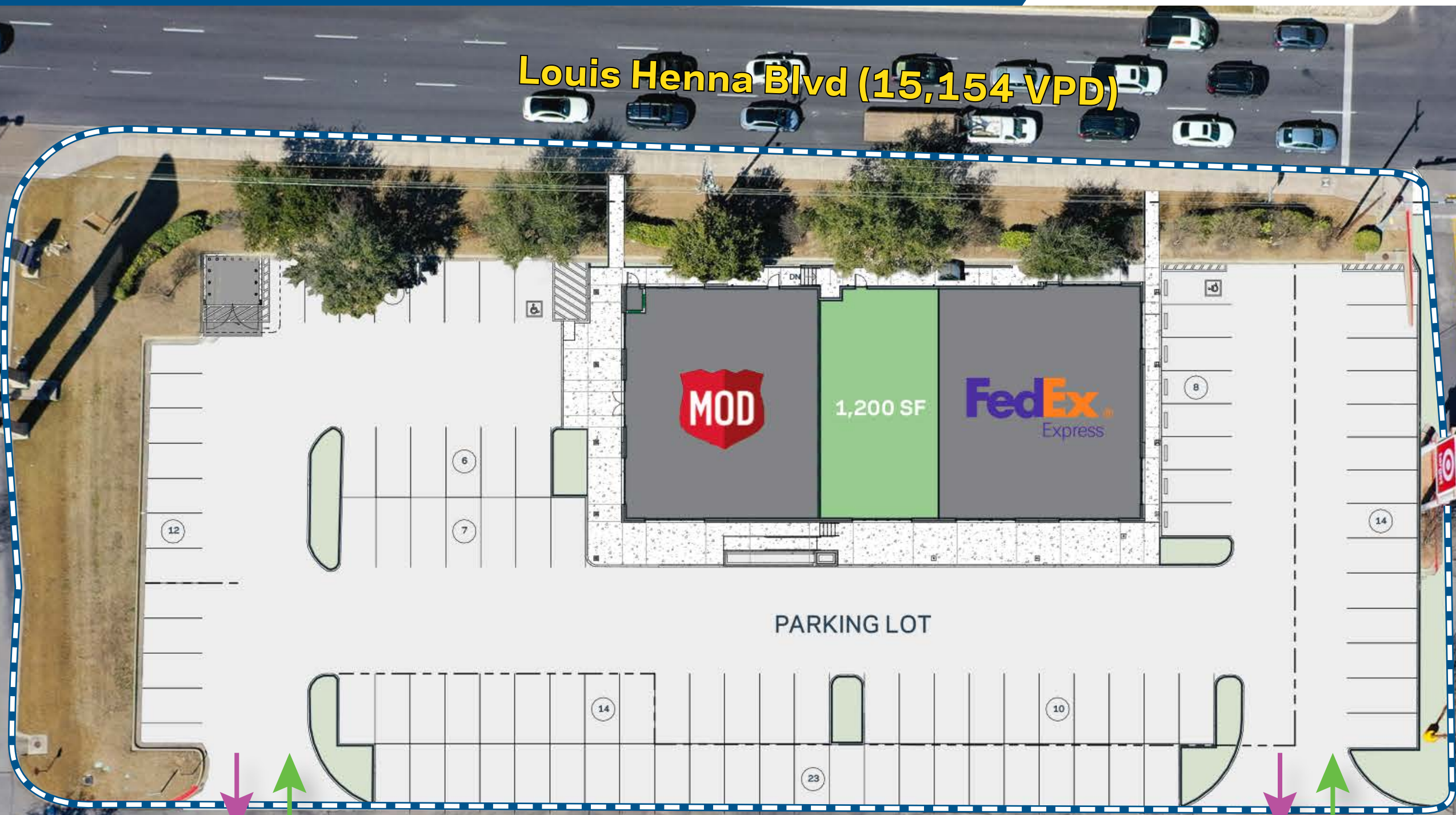
MOD

1,200 SF

SITE

Third BASE

Louis Henna Blvd (15,154 VPD)

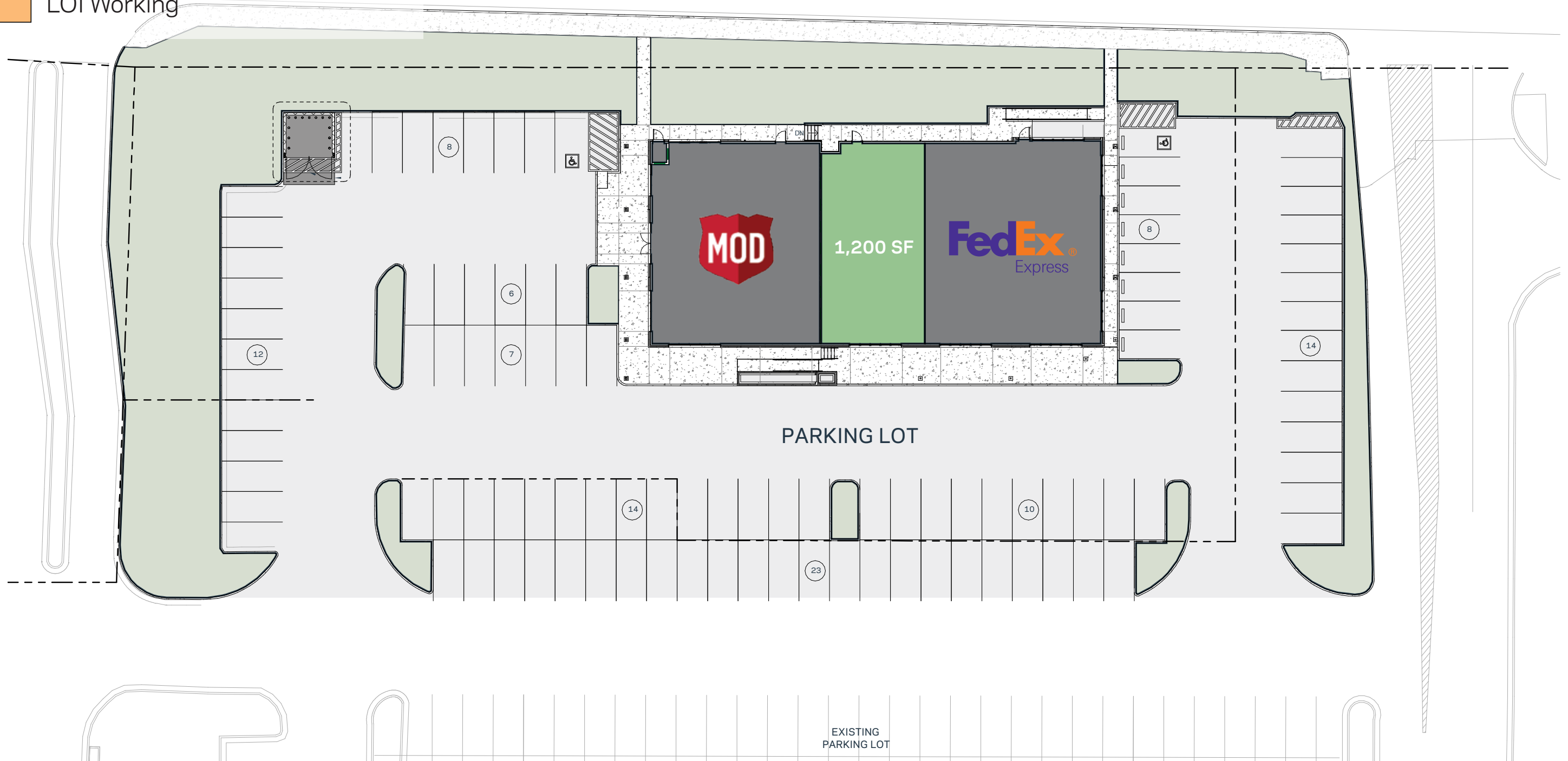


PARKING LOT

EXISTING PARKING LOT

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

LOUIS HENNA BLVD.







Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

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

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

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

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

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

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Buyer/Tenant/Seller/Landlord Initials _____ Date