

the **PAIRKIE**

Cedar Park, Texas

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The Parke - Premier shopping center in Northwest Austin

Primary Anchors



Expanded in 2023



NORDSTROM  Rack



Cedar Park has been ranked by the US Census Bureau as the 4th fastest growing city in the country, twice.

Retailers



It's 17 miles to Downtown Austin from The Parke.

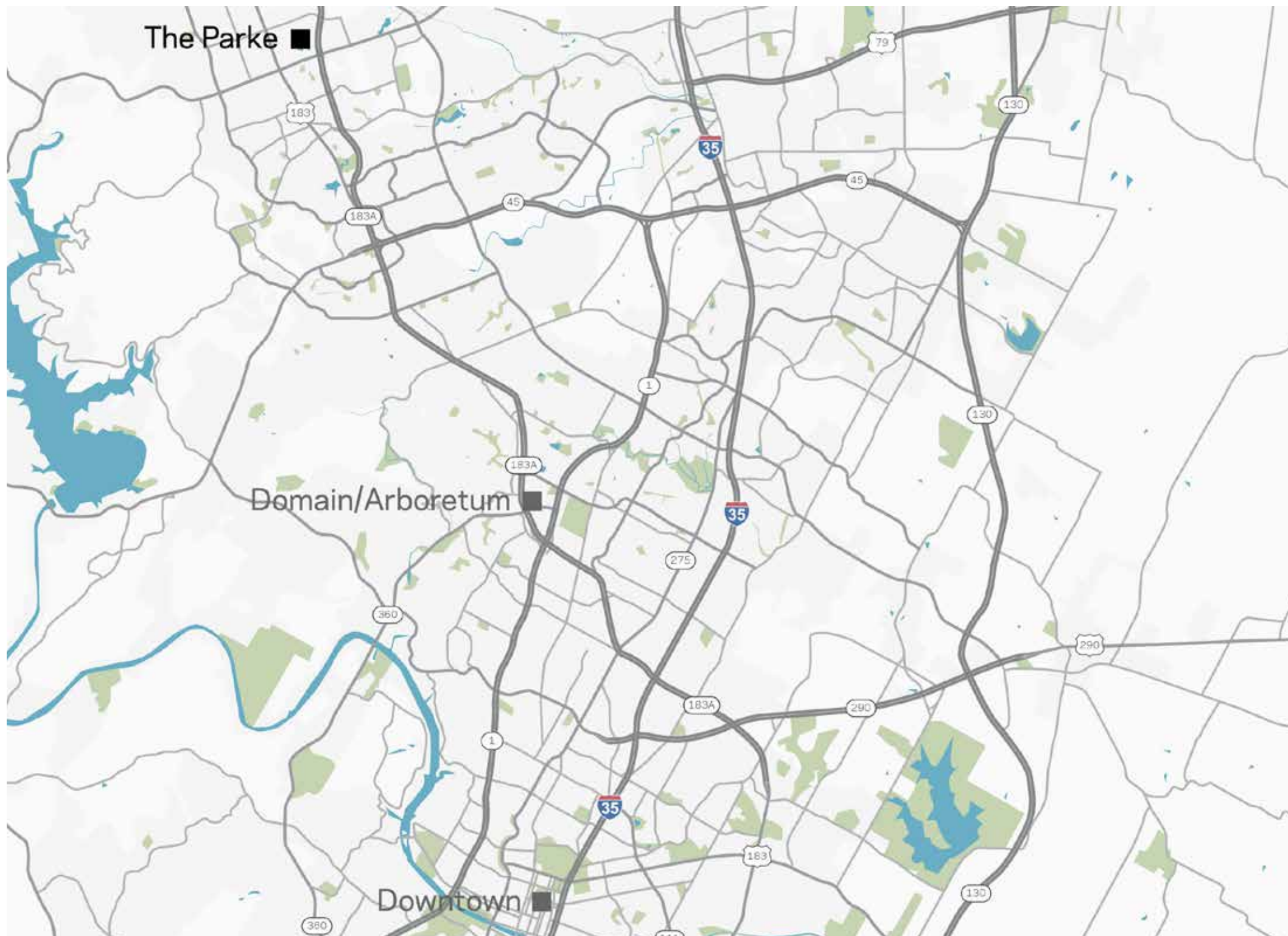
Austin Comparison

Austin Area Facts & Info

Austin is a one-of-a-kind city, not just unique to Texas, but to the whole country. As the country's 11th largest city, Austin boasts the 5th lowest unemployment rate in the country.

Surpassing 2 million people in the summer of 2015, the Austin MSA has grown by nearly 38% over the last decade. Austin is a hub for young talent and entrepreneurial spirit. Some of the major employers include Dell, IBM, Apple, Accenture, Freescale, National Instruments, Samsung, and Whole Foods.

- #1 economy in the county - POLICOM
- Labeled as fastest growing large U.S. Metro economy through 2020 - U.S. conference of Mayors
- 2.7% unemployment rate
- Median Household Income of \$70,599
- 47.4% of population have a Bachelor's Degree or higher (U.S.: 33.4%)



Cedar Park



Cedar Park Facts & Info

Located in Northwest Austin, the City of Cedar Park has grown by 250% in the last decade, been twice ranked by the U.S. Census Bureau as the fastest growing city in the country, and remains among the United States' Top 15 fastest growing cities. Located 17 miles from Downtown Austin, Cedar Park is now the third largest city in the Austin MSA; with nearly 70,000 people in the city limits and over 185,000 people in the trade area.

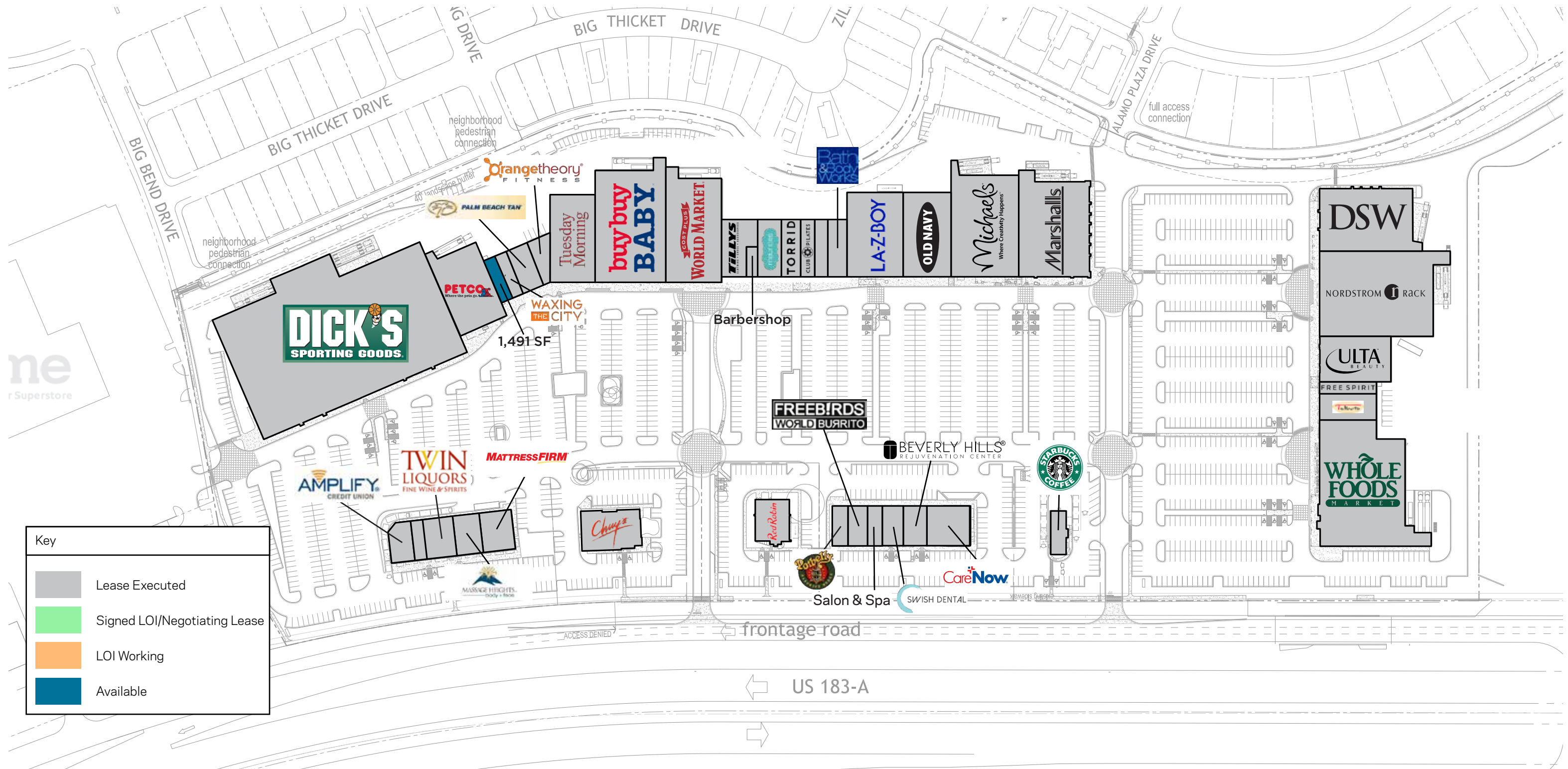
Two Fortune 500 companies reside in Cedar Park, Dana Corporation and National Oilwell Varco. Additional area attractions include two professional sports teams, the Texas Stars (hockey) and Ausin Spurs (basketball), the Cedar Park Center, Cedar Park Regional Hospital, and the new Dell Children's Hospital Center.

- Trade Area Population - 185,746
- 5 mile Avg. Household Income - \$106,930
- The site is located across from the Cedar Park Regional Hospital (93 beds) & New Dell Children's Medical Center
- 44,513 VPD on Hwy 183A & 43,658 VPD on FM 1431

The Parke Shopping Center

- 42 acre site
- 400,000 square feet of retail
- 5 points of ingress & egress
- Contemporary architecture
- Best-in-class tenancy

Leasing Plan



Key

	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working
	Available



11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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