

# Plaza Volente

SEQ of FM 620 & Anderson Mill Rd.

# H-E-B fresh

Owned and Managed by:



Leased by:



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- HEB Anchored Shopping Center
- High Income Demographic
- Located at signalized intersection

### Space Available

- 1,200 SF - 3,414 SF

### Lease Rates

- Please contact broker for details
- NNN's estimated to be \$15.91/SF

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
8,744	78,646	170,476

#### Daytime Population

1 mi	3 mi	5 mi
4,384	45,978	97,742



#### Average Household Income

1 mi	3 mi	5 mi
\$150,276	\$123,035	\$120,540



#### Traffic Counts

- 43,885 VPD (FM 620)
- 25,847 VPD (Anderson Mill Rd)

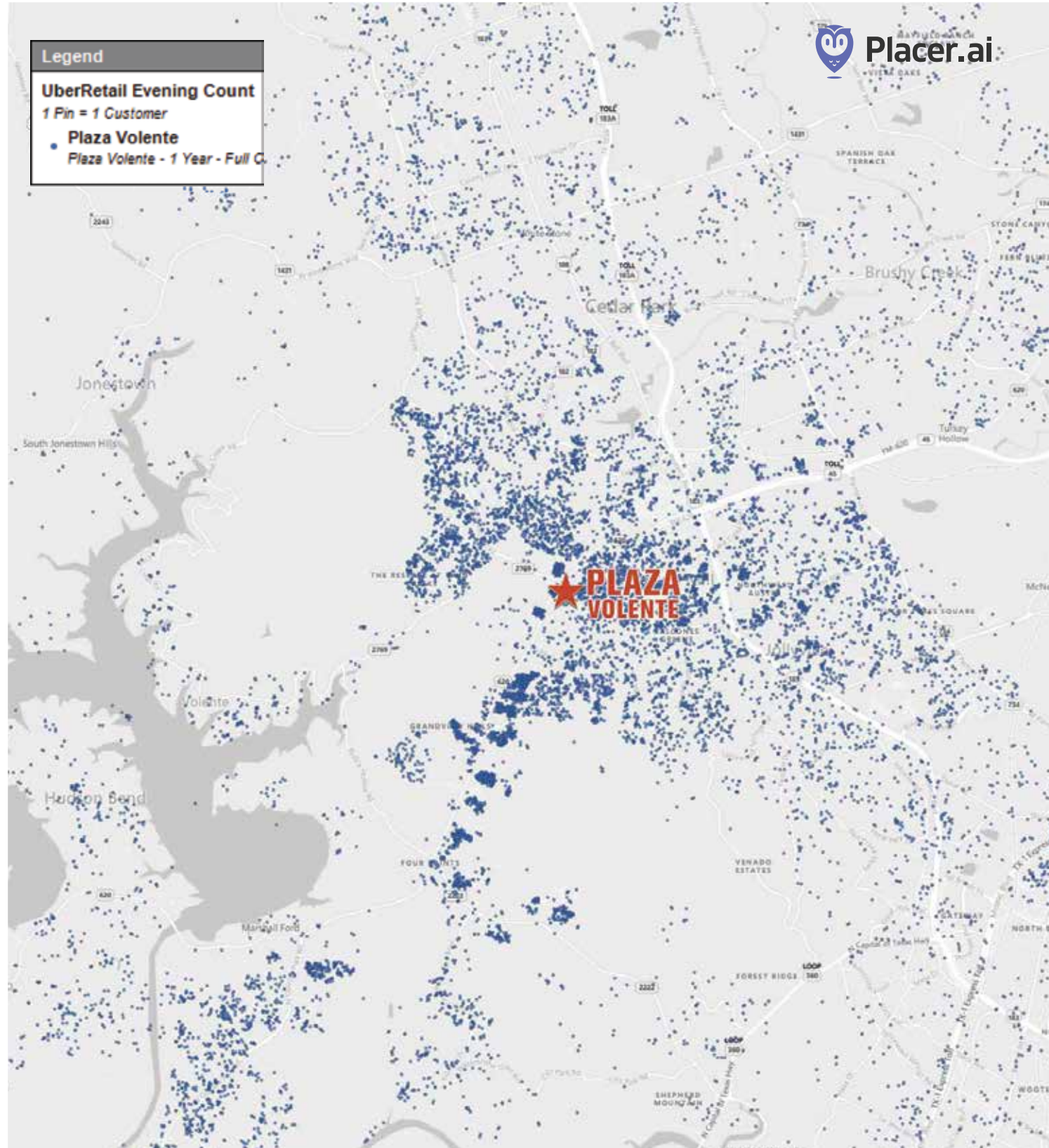


### Area Retailers & Restaurants

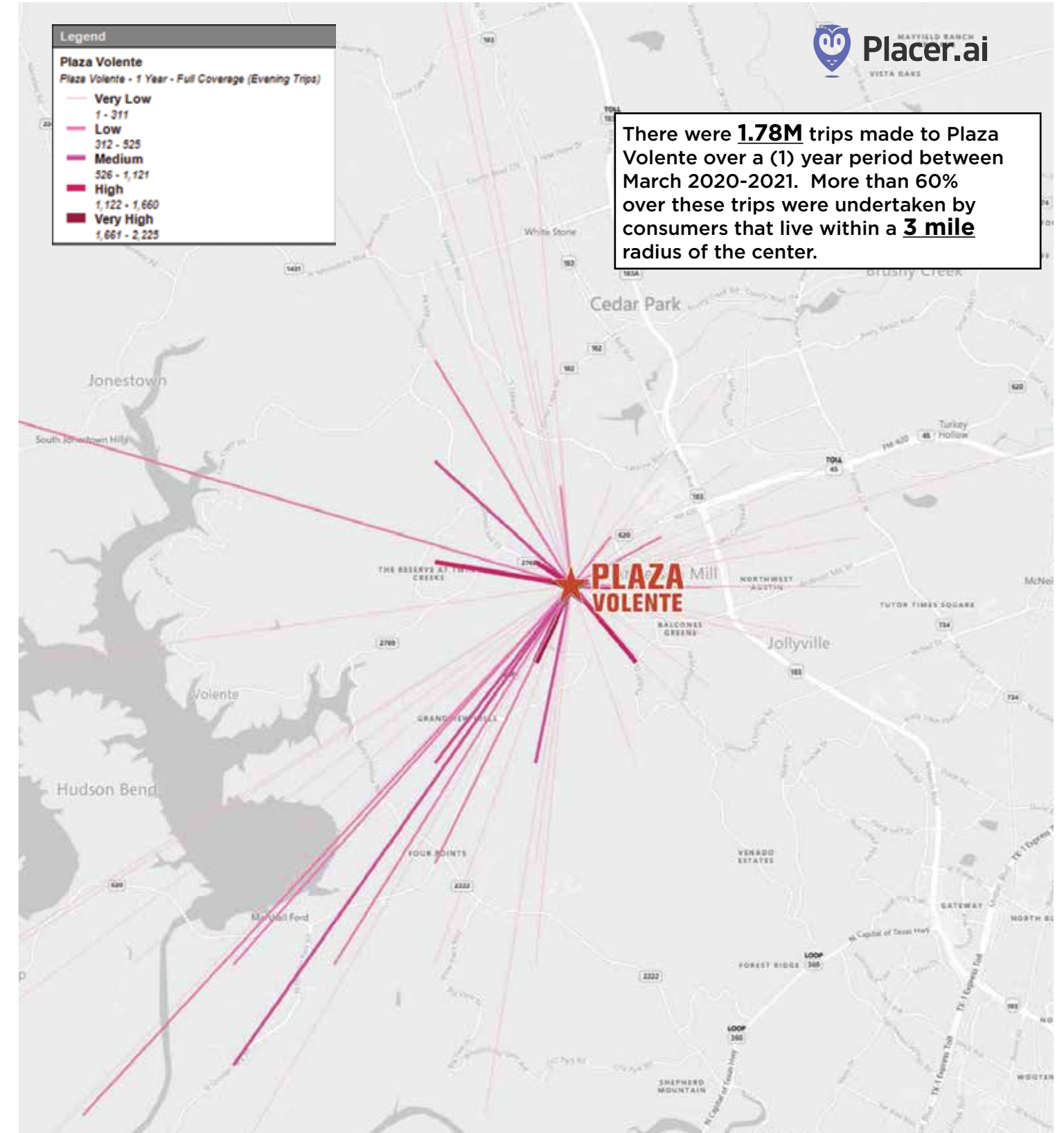




### Dot Map



### Desire Line Map

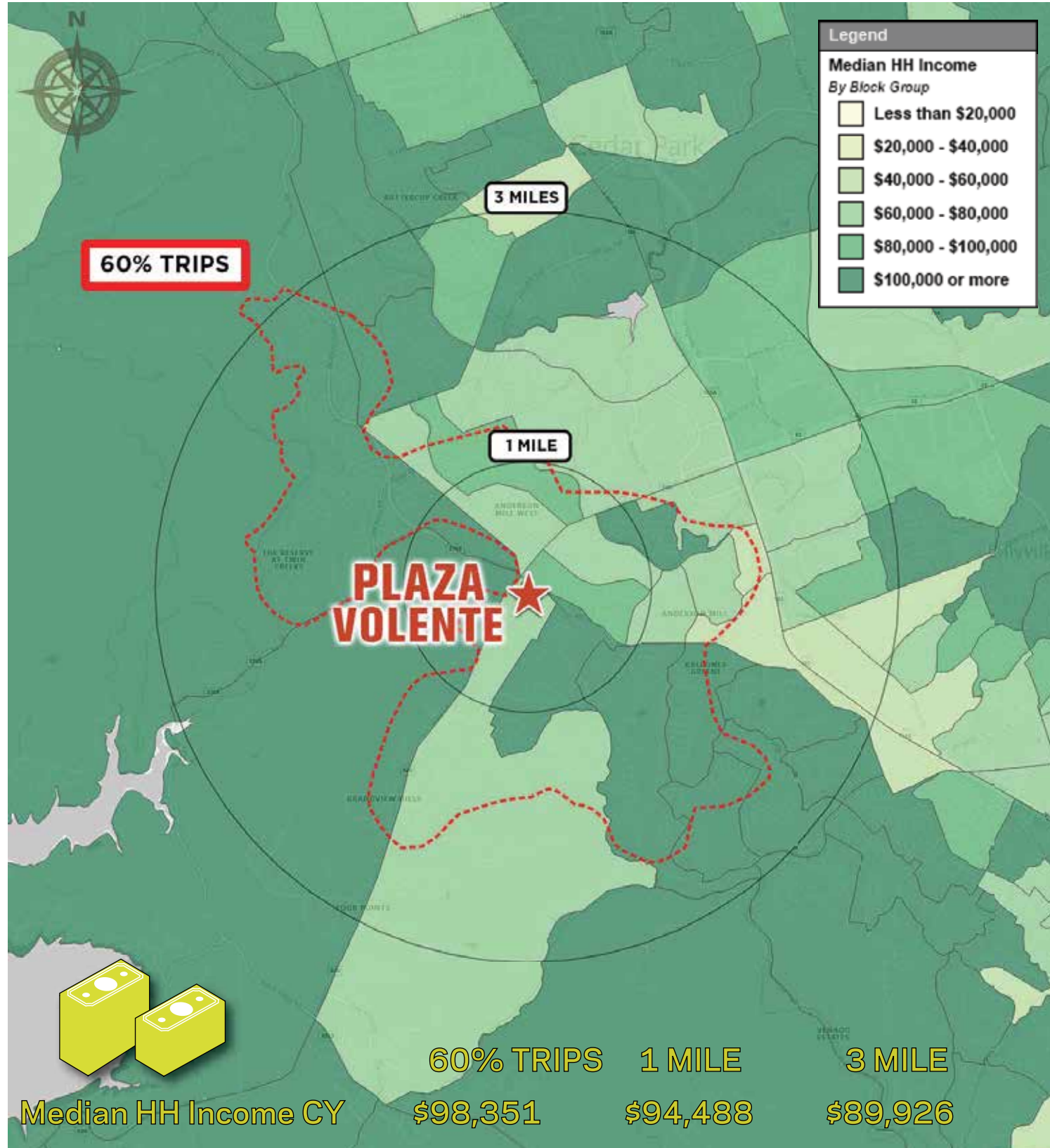


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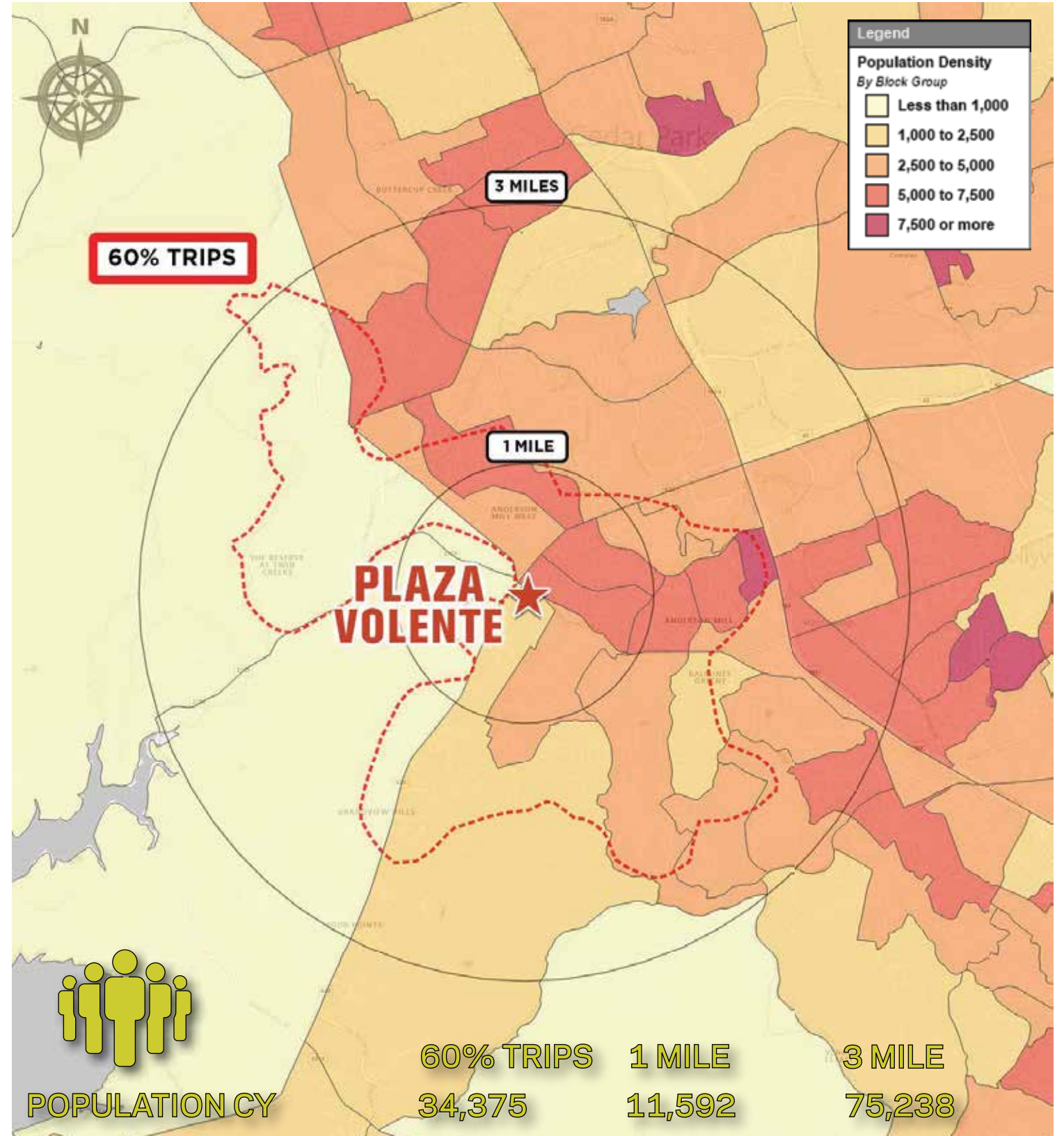




## Median HH Income



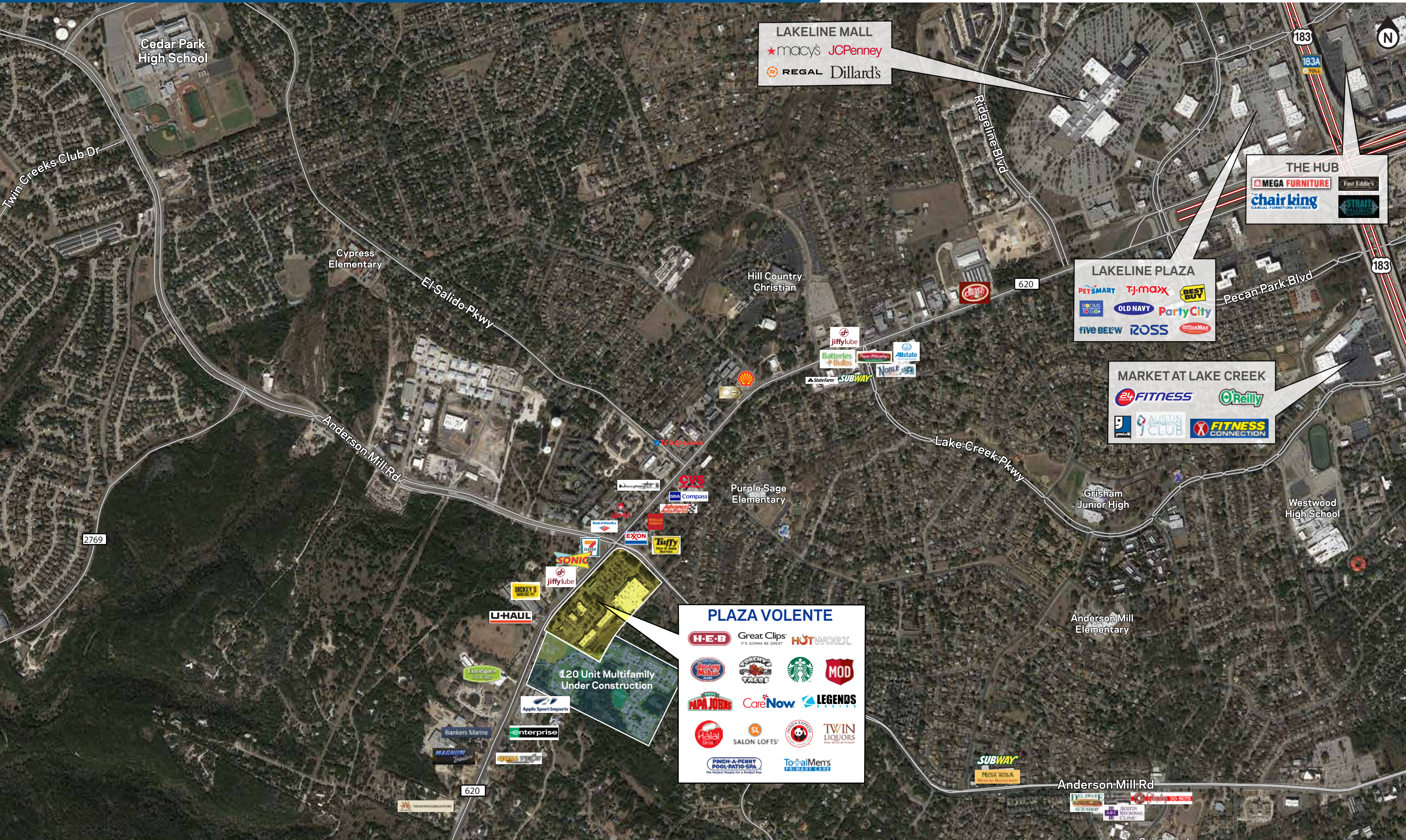
## Population Density CY



Provided by:







**LAKELINE MALL**  
★ macy's JCPenney  
REGAL Dillard's

**THE HUB**  
MEGA FURNITURE  
chair king  
Fast Eddie's  
STRAIT

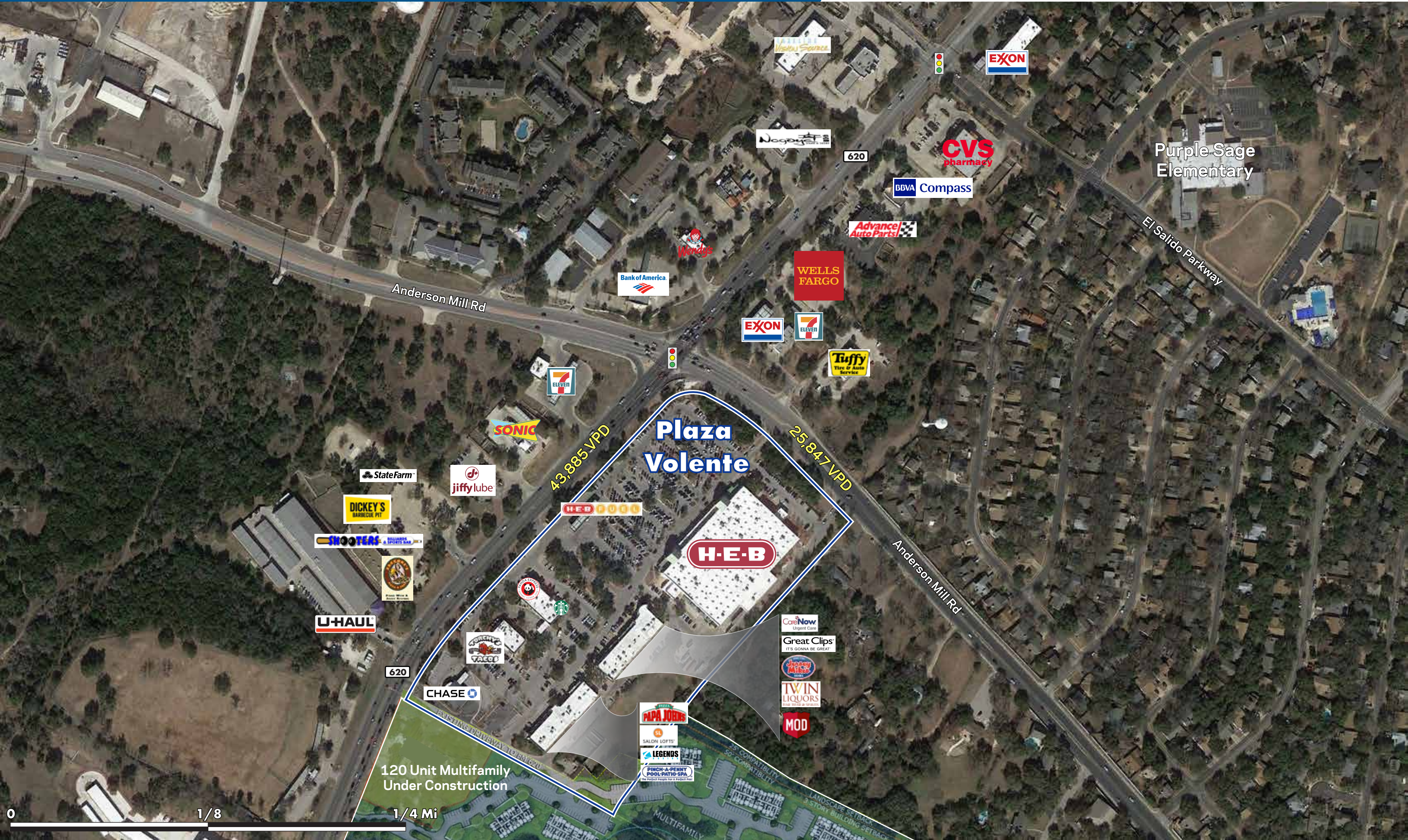
**LAKELINE PLAZA**  
PET SMART TJ-MAXX BEST BUY  
ROOMS TO GO OLD NAVY Party City  
FIVE BELOW ROSS OfficeMax

**MARKET AT LAKE CREEK**  
24 FITNESS O'Reilly  
FITNESS CONNECTION

**PLAZA VOLENTE**  
120 Unit Multifamily Under Construction

H-E-B Great Clips HOTWORX  
Jockey TACO BELL Starbucks MOD  
PAPA JOHN'S CareNow LEGENDS  
Halal Bros SALON LOFTS TWIN LIQUORS  
PINCH-A-PENNY POOL-PATIO-SPA To-ral Mens





**Plaza Volente**

43,885 VPD

25,847 VPD

120 Unit Multifamily Under Construction

0 1/8 1/4 Mi

Purple Sage Elementary

CVS pharmacy

BBVA Compass

Advance Auto Parts

WELLS FARGO

EXXON

7 ELEVEN

Tuffy Tire & Auto Service

Bank of America

Wendy's

7 ELEVEN

SONIC

jiffy lube

State Farm

DICKEY'S BARBECUE PIT

SHOOTERS

U-HAUL

WAGG

CHASE

PAPA JOHN'S

LEGENDS

PINCH-A-PENNY

CareNow Urgent Care

Great Clips

Great Clips IT'S GONNA BE GREAT

Wendy's

TWIN LIQUORS

MOD

EXXON

620

Anderson Mill Rd

El Salido Parkway

Anderson Mill Rd

MULTIFAMILY

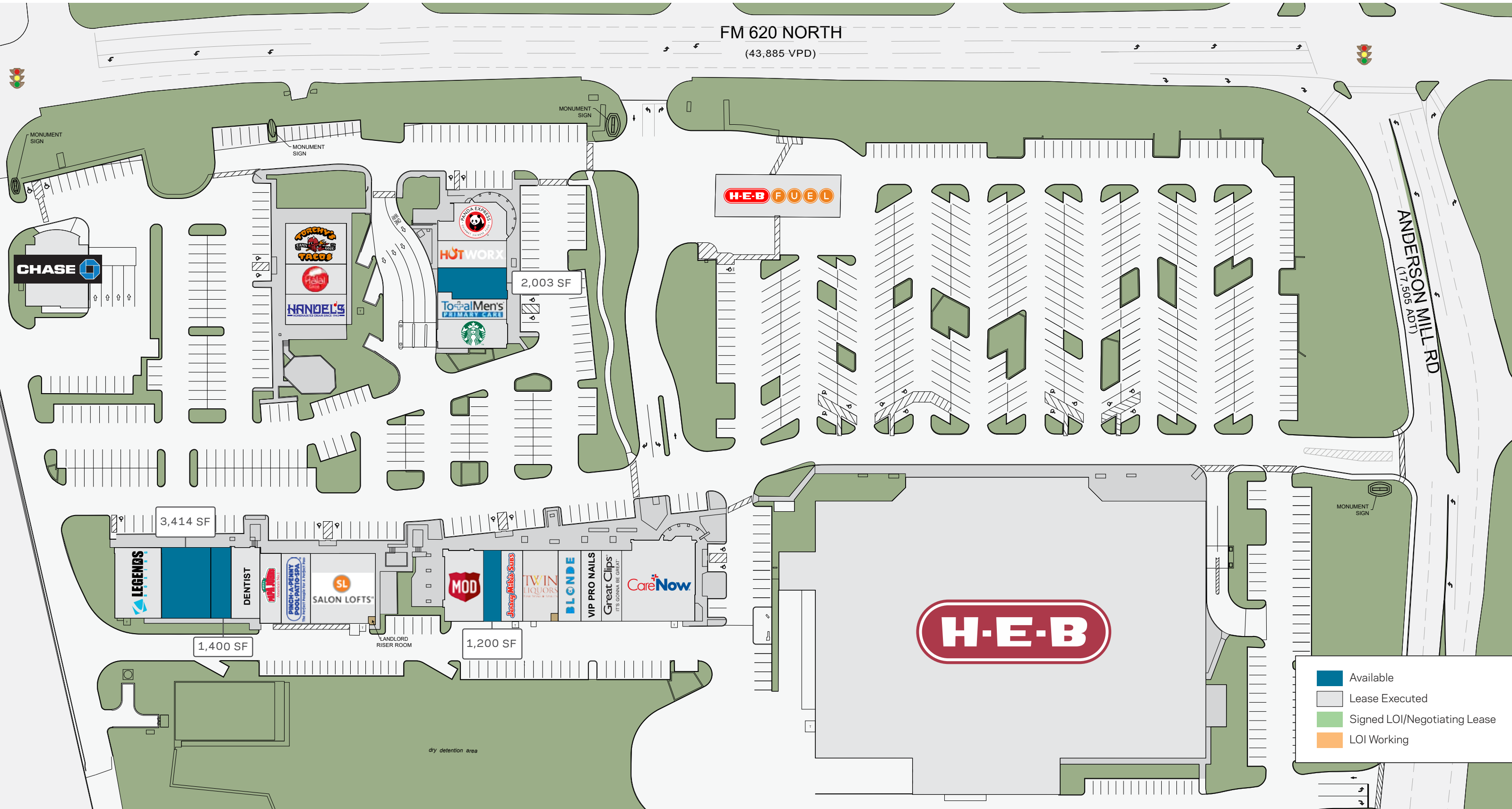
33' COMPATIBILITY

50' COMPATIBILITY

LANDSCAPE SETBACK

3 STORY BUILDING SETBACK





	Available
	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working









# 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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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](http://www.trec.texas.gov)