

FOR LEASE

Plaza at Avery Ranch

Avery Ranch Blvd. & Parmer Ln. | Austin, TX



Overview

AVAILABLE

1,625 SF
1,920 SF
2,000 SF

LEASE RATE

Call for Rates
\$12.00/SF NNN

Description

The Plaza at Avery Ranch is a 50,000 square foot neighborhood retail center serving the master planned community of Avery Ranch.

- Good visibility and access to Parmer Lane (37,511 vehicles per day)
- Affluent trade area
- Excellent mix of national, regional and local tenants
- Convenient surface customer parking near tenant storefront

Contact

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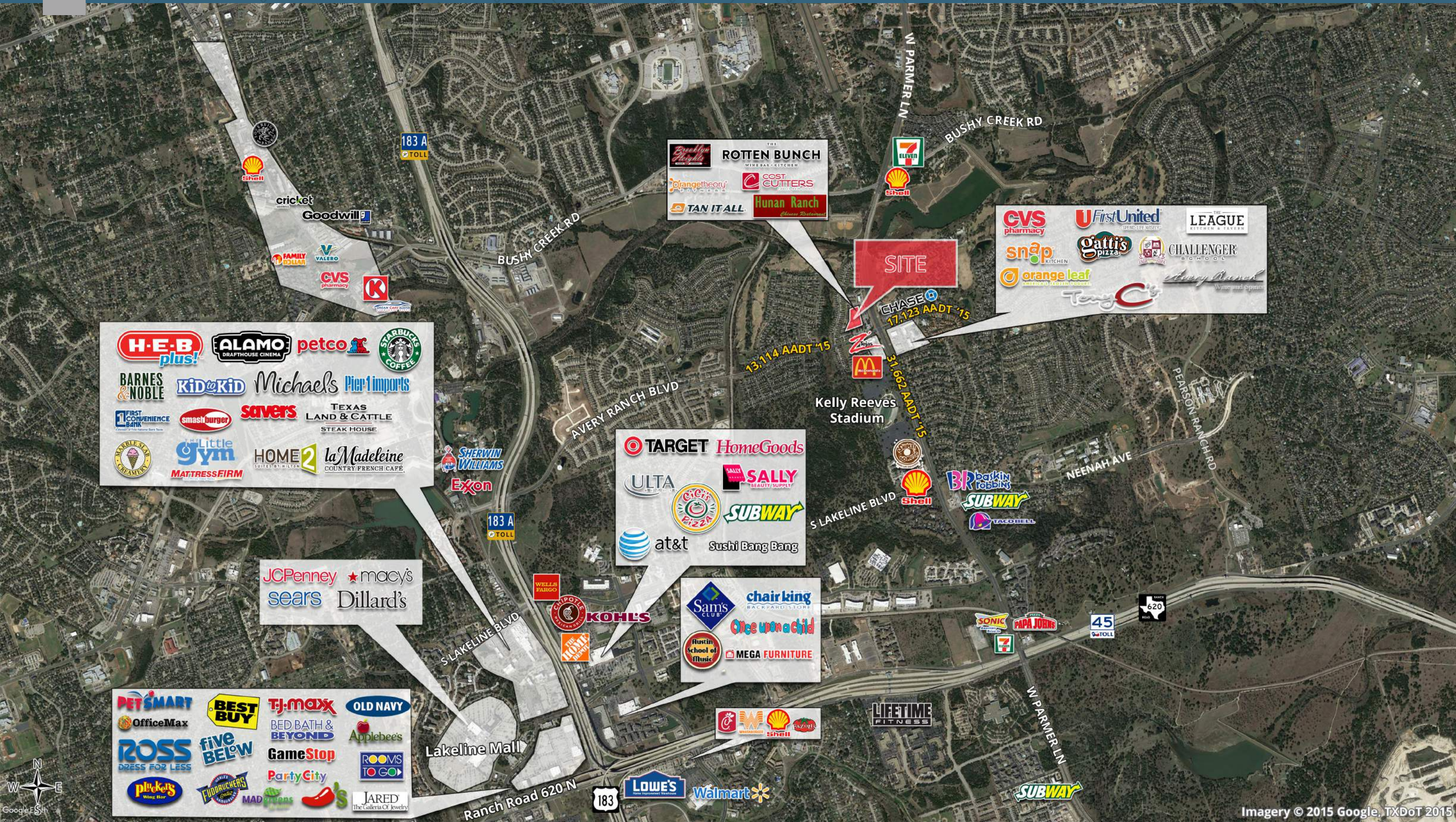
PARKER LANCARTE

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Traffic Counts

Parmer Ln. N. of Avery Ranch Blvd.	34,920 VPD
Parmer Ln. S. of Avery Ranch Blvd.	37,000 VPD

Year: 2014 | Source: TxDOT



H-E-B plus! **ALAMO DRAFTHOUSE CINEMA** **petco** **STARBUCKS COFFEE**

BARNES & NOBLE **KID & KID** **Michaels** **Pier 1 Imports**

FIRST CONVENIENCE BANK **smash burger** **savers** **TEXAS LAND & CATTLE STEAK HOUSE**

MARBLE SUE CREAMERY **Little Gym** **HOME 2** **la Madeleine COUNTRY FRENCH CAFE**

MATTRESS FIRM

JCPenney **macy's**

sears **Dillard's**

PET SMART **OfficeMax** **BEST BUY** **TJ-maxx** **OLD NAVY**

five BELOW **Applebee's**

ROSS DRESS FOR LESS **GameStop** **ROOMS TO GO**

pluckers **FUDROUCHERS** **Party City** **JARED The Galleria Of Jewelry**

MAD greens **RED CHILI'S**

Brooklyn Flights **ROTTEN BUNCH WINE BAR + KITCHEN**

ofangetheory FITNESS **COST CUTTERS**

TAN IT ALL **Hunan Ranch Chinese Restaurant**

CVS pharmacy **U First United** **THE LEAGUE KITCHEN + TAVERN**

snapp KITCHEN **Gatti's pizza** **CHALLENGER SCHOOL**

orange leaf **Avery Ranch Wine and Spirits**

Tony C's

TARGET **HomeGoods**

ULTA **SALLY BEAUTY SUPPLY**

at&t **Sushi Bang Bang**

at&t **at&t**

Sam's CLUB **chair king BACKYARD STORE**

Once upon a child

Austin School of Music **MEGA FURNITURE**

WELLS FARGO **CHIPOTLE MEXICAN GRILL** **KOHL'S**

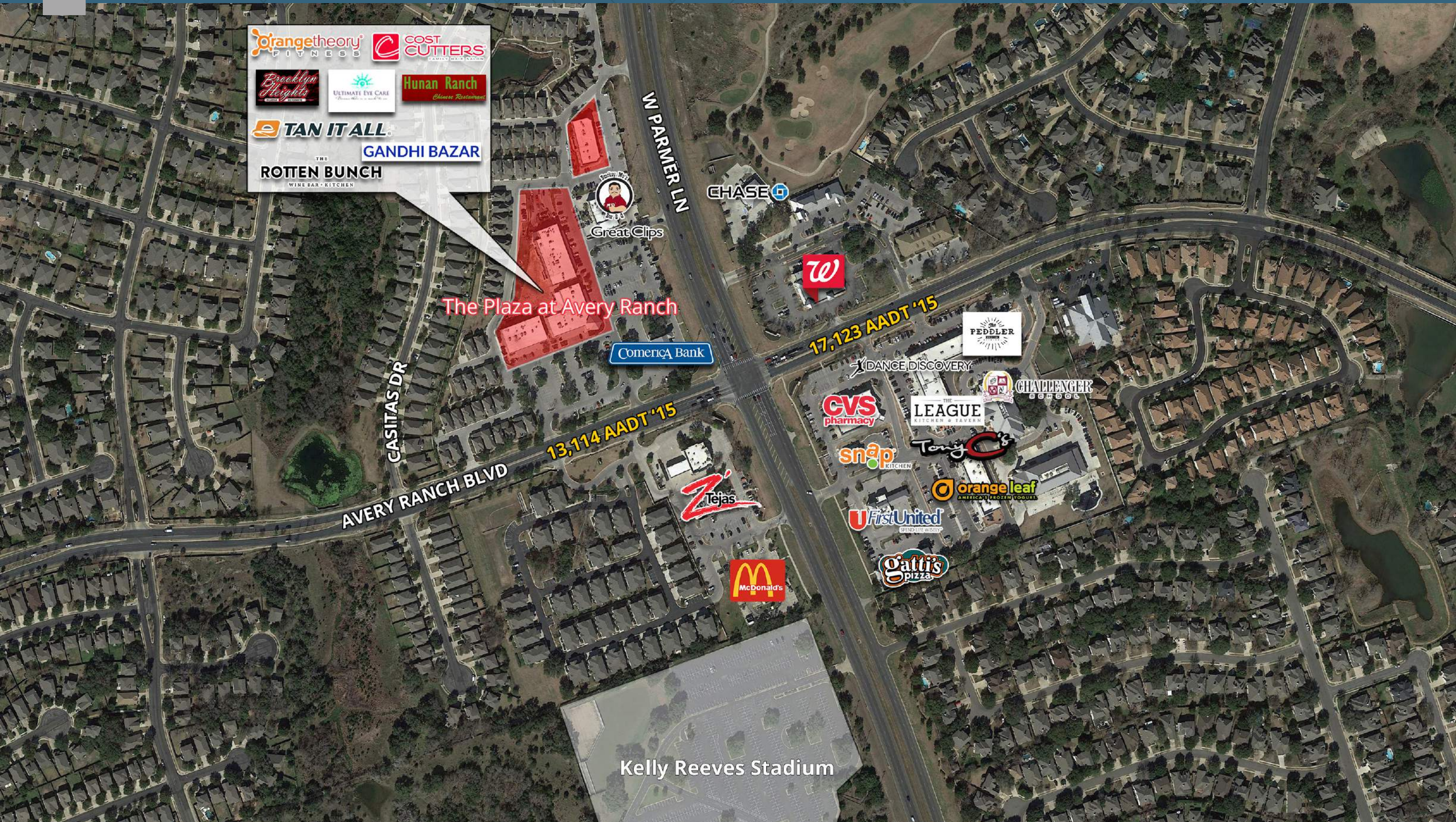
THE HONEY BEE

Wendy's **Shell** **FRANCO'S**

LIFETIME FITNESS

LOWE'S **Walmart**





The Plaza at Avery Ranch

Comerica Bank

13,114 AADT '15

17,123 AADT '15

Kelly Reeves Stadium

Plaza at Avery Ranch

Austin, TX



Available

A200 - 2,000 SF
 A300 - 1,920 SF
 B700 - 1,625 SF

Tenants

A100 - Orange Theory Fitness
 A150 - Gandhi Bazar
 A200 - Available
 A300 - Available

B100 - The Rotten Bunch
 B300 - Tan It All
 B400 - Summer Moon
 B500 - Ultimate Eye Care
 B600 - Cost Cutters
 B700 - Available

C100 - Face to Face Spa
 C200 - Pack and Ship
 C300 - Hunan Ranch
 C500 - On Q Day Spa
 C700 - Brooklyn Heights
 D100 - Avery Ranch Chiropractic

D200 - Edward Jones
 D400 - Urgent & Family Care at
 Avery Ranch

SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building II, Suite 500 | Austin, TX 78746 | 512.236.4600

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Plaza At Avery Ranch

Austin, TX



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Executive Summary

Avery Ranch Blvd. & Parmer Ln. | Austin, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	1,908	27,277	120,750
2010 Population	8,765	59,218	183,962
2016 Population	10,206	73,073	214,776
2021 Population	11,356	85,524	244,816
2000-2010 Annual Rate	16.47%	8.06%	4.30%
2010-2016 Annual Rate	2.47%	3.42%	2.51%
2016-2021 Annual Rate	2.16%	3.20%	2.65%
2016 Male Population	48.9%	48.9%	49.3%
2016 Female Population	51.1%	51.1%	50.7%
2016 Median Age	33.9	33.8	35.4

In the identified area, the current year population is 214,776. In 2010, the Census count in the area was 183,962. The rate of change since 2010 was 2.51% annually. The five-year projection for the population in the area is 244,816 representing a change of 2.65% annually from 2016 to 2021. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	64.3%	71.9%	74.9%
2016 Black Alone	4.6%	5.1%	4.8%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2016 Asian Alone	23.0%	14.1%	11.8%
2016 Pacific Islander Alone	0.2%	0.1%	0.1%
2016 Other Race	3.4%	4.3%	4.2%
2016 Two or More Races	4.0%	4.0%	3.7%
2016 Hispanic Origin (Any Race)	15.8%	17.8%	17.3%

Persons of Hispanic origin represent 17.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	683	9,666	43,219
2010 Households	3,247	22,561	69,668
2016 Total Households	3,828	27,727	80,399
2021 Total Households	4,276	32,557	91,573
2000-2010 Annual Rate	16.87%	8.85%	4.89%
2010-2016 Annual Rate	2.67%	3.35%	2.32%
2016-2021 Annual Rate	2.24%	3.26%	2.64%
2016 Average Household Size	2.67	2.63	2.67

The household count in this area has changed from 69,668 in 2010 to 80,399 in the current year, a change of 2.32% annually. The five-year projection of households is 91,573, a change of 2.64% annually from the current year total. Average household size is currently 2.67, compared to 2.64 in the year 2010. The number of families in the current year is 55,180 in the specified area.

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 or 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 Initials

Tenant Initials

Seller Initials

Landlord Initials

Date