



AVAILABLE

LAKELINE MALL BIG BOX OPPORTUNITY

12701 RIDGELINE BLVD • AUSTIN, TX 78613

CBRE

LAKELINE MALL | BIG BOX OPPORTUNITY

PROPERTY INFORMATION

LOCATION

12701 Ridgeline Blvd, Austin, TX 78613

HIGHLIGHTS

- Property available for lease
- Easy access to/from US Hwy 183 (Research Blvd)
- Strong daytime populations
- Ample parking

AVAILABLE SPACE

- 75,000 - 150,000 SF available on two levels
 - > Direct street-level entrance to each floor
- ± 13.56 AC

PRICING

- Call for information

TRAFFIC COUNTS

STREET NAME	COUNT
RIDGELINE BLVD	39,670 vpd
FM 620	39,610 vpd
US HWY 183	105,715 vpd

2022 DEMOGRAPHICS

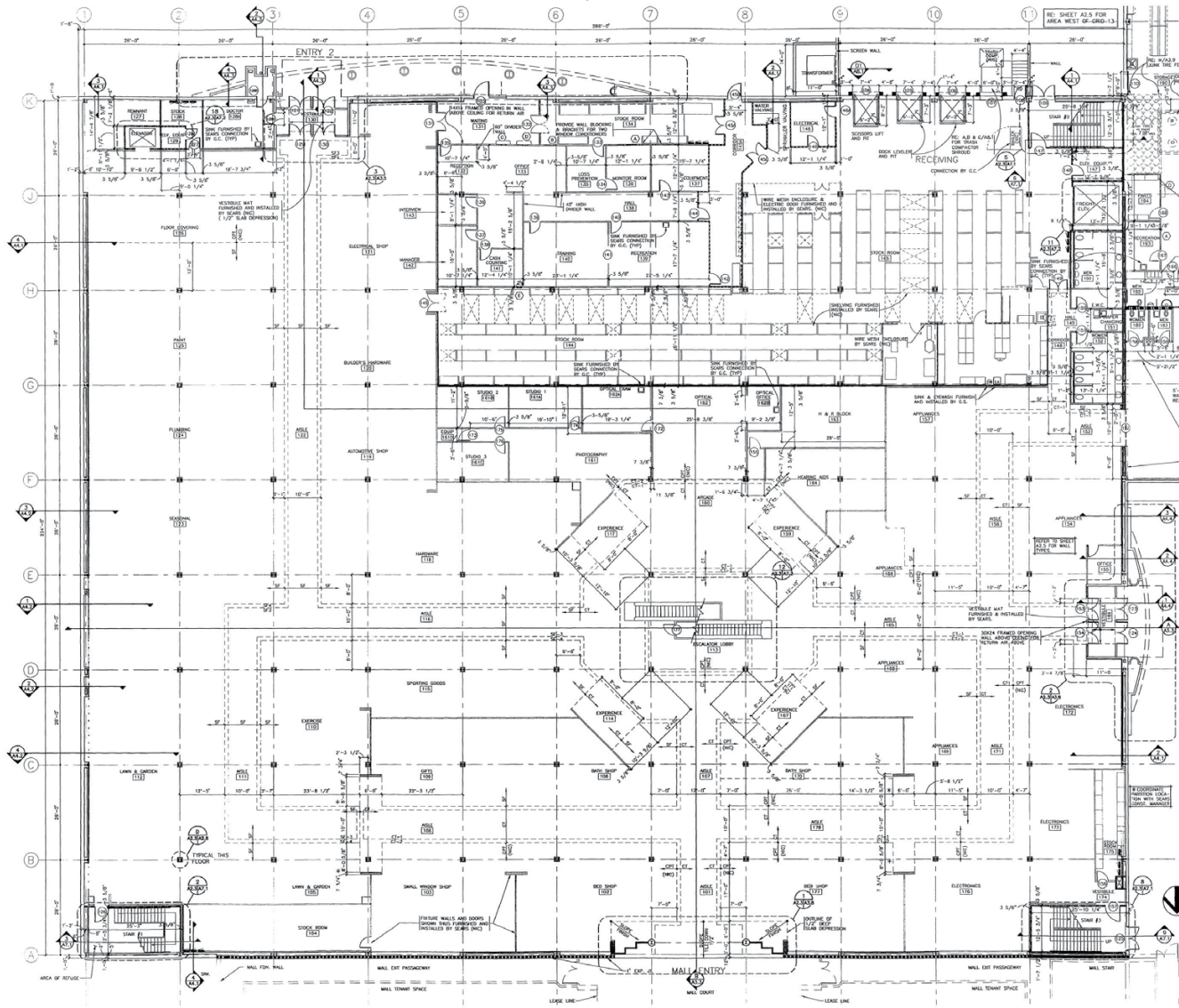
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,382	110,607	219,499
DAYTIME POPULATION	15,975	99,230	196,986
AVERAGE HH INCOME	\$104,104	\$128,266	\$136,165
MEDIAN AGE	36.9	35.7	35.9



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FLOOR PLAN - LOWER LEVEL

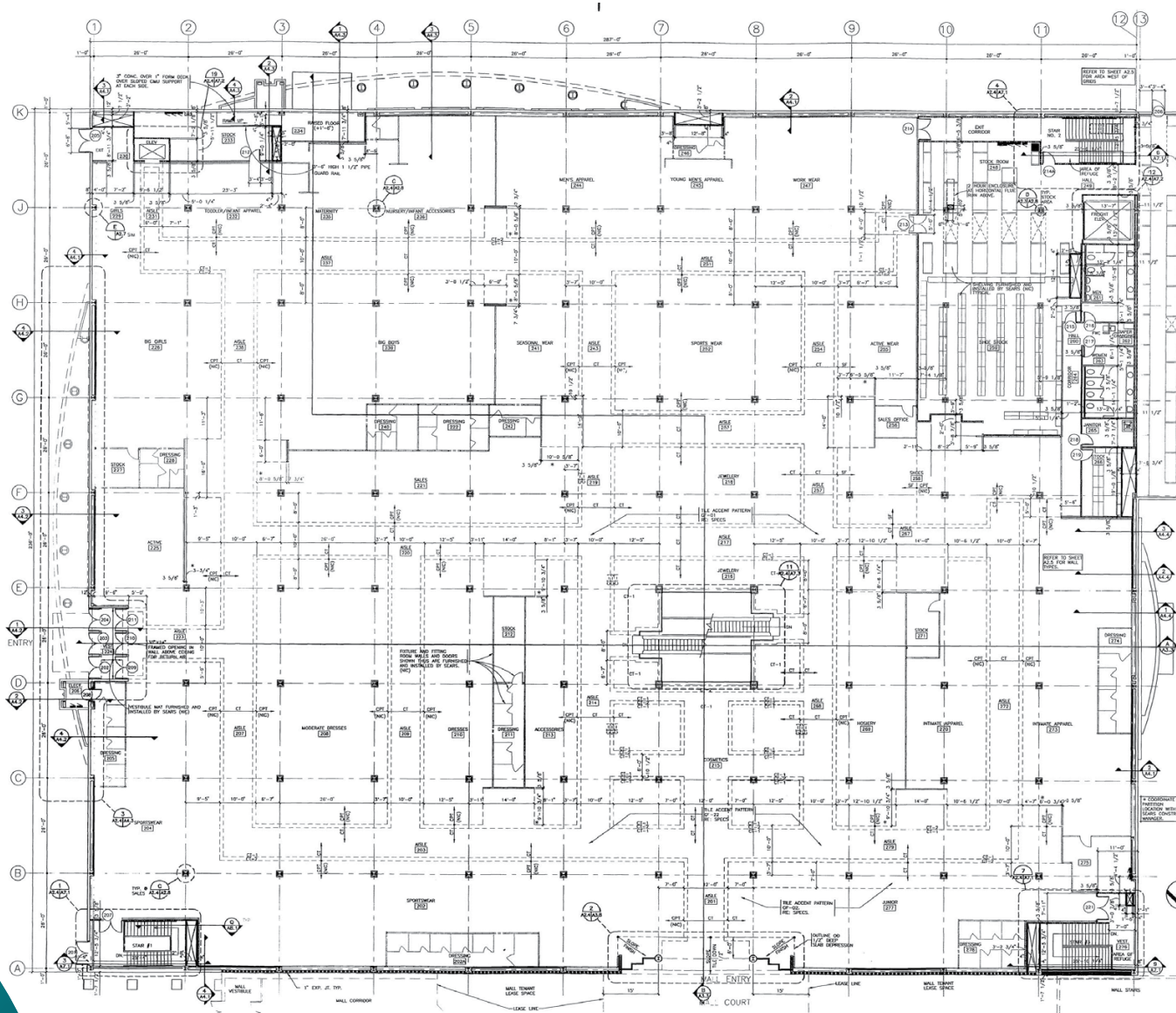
± 75,000 SF



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FLOOR PLAN - UPPER LEVEL

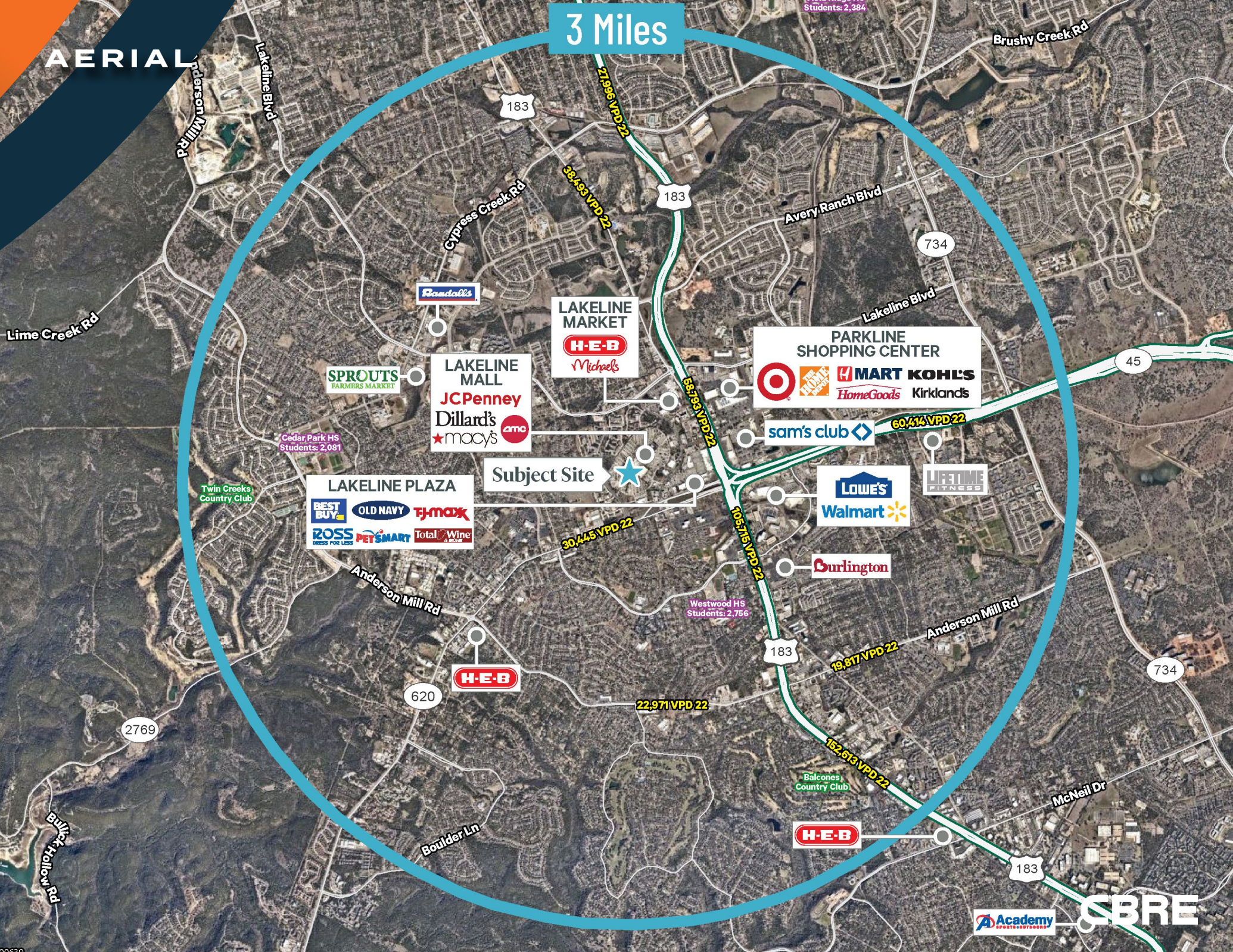
± 75,000 SF



AERIAL

3 Miles

Vista Ridge HS
Students: 2,384



SPROUTS
FARMERS MARKET

LAKELINE MALL
JCPenney
Dillard's
macy's

LAKELINE MARKET
H-E-B
Michaels

PARKLINE SHOPPING CENTER
Target
HomeGoods
Kirkland's

sam's club

LAKELINE PLAZA
BEST BUY
OLD NAVY
TJ-MAXX
ROSS
PETSMART
Total Wine

Subject Site

Low's
Walmart

LIFETIME
FITNESS

Burlington

H-E-B

H-E-B

Academy
SPORTS + OUTDOORS

CBRE

LAKELINE MALL | BIG BOX OPPORTUNITY VIEW TO THE NORTHEAST



105,715 VPD '22



39,610 VPD '22



LAKELINE MALL

Dillard's
Women & Home

SITE

Dillard's
Men & Children

RIDGELINE BLVD
CBRE

LAKELINE MALL | BIG BOX OPPORTUNITY VIEW TO THE EAST



105,715 VPD '22



39,610 VPD '22



Dillard's
Women & Home

LAKELINE MALL

Dillard's
Men & Children

Dillard's

SITE

RIDGELINE BLVD

CBRE

AERIAL

LAKELINE MARKET

H-E-B plus!
Michaels

HomeGoods **ULTA**

SALLY BEAUTY
Hot Wheels Store
Sushi Bang Bang
Massage Envy

FIRST WATCH
China Cafe
Lakeline
Nancy's
Sky Garden

LAKE CREEK VILLAGE

ANJAPPAR INDIAN CUISINE AND BAR
Michelle's Patisserie
Paradise Spas & Outdoor Living
Salon620
Interstellar BBQ

MARKET AT LAKE CREEK

goodwill **FITNESS CONNECTION**
Austin Gymnastics Club
P. Terry's Burger Stand

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CONTACT US

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	