

retail

solutions



READY FOR TENANT IMPROVEMENTS!

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	3,813	25,086	91,451
2018 Average HH Income	\$138,899	\$150,498	\$164,520
2018 Daytime Population	2,102	14,118	49,841

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FOR LEASE

\$31.00 - \$34.50 PSF NNN
*NNNs \$10.00 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

End Cap	1,300 SF
Inline	1,427 SF
Inline	2,592 SF

PROPERTY HIGHLIGHTS

- Restaurant space available
- Cross access back to Riverplace Blvd
- Located on Ranch Road 2222, just east of Ranch Road 620 near the entrance to 3M's Corporate Headquarters
- Surrounded by the River Place Corporate Park
- Excellent visibility and frontage on Ranch Road 2222
- Avg. HH Income in 2, 3 & 5 mile radius is well over \$139k per year

TRAFFIC COUNT

RR 2222: 37,876 VPD

FM 620: 38,387 VPD

River Place Blvd: 10,210 VPD
(CoStar 2017)

AREA TRAFFIC GENERATORS



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2222 Station

SWQ OF RANCH ROAD 2222 & RIVER PLACE
10815 RANCH ROAD 2222
AUSTIN, TX 78730



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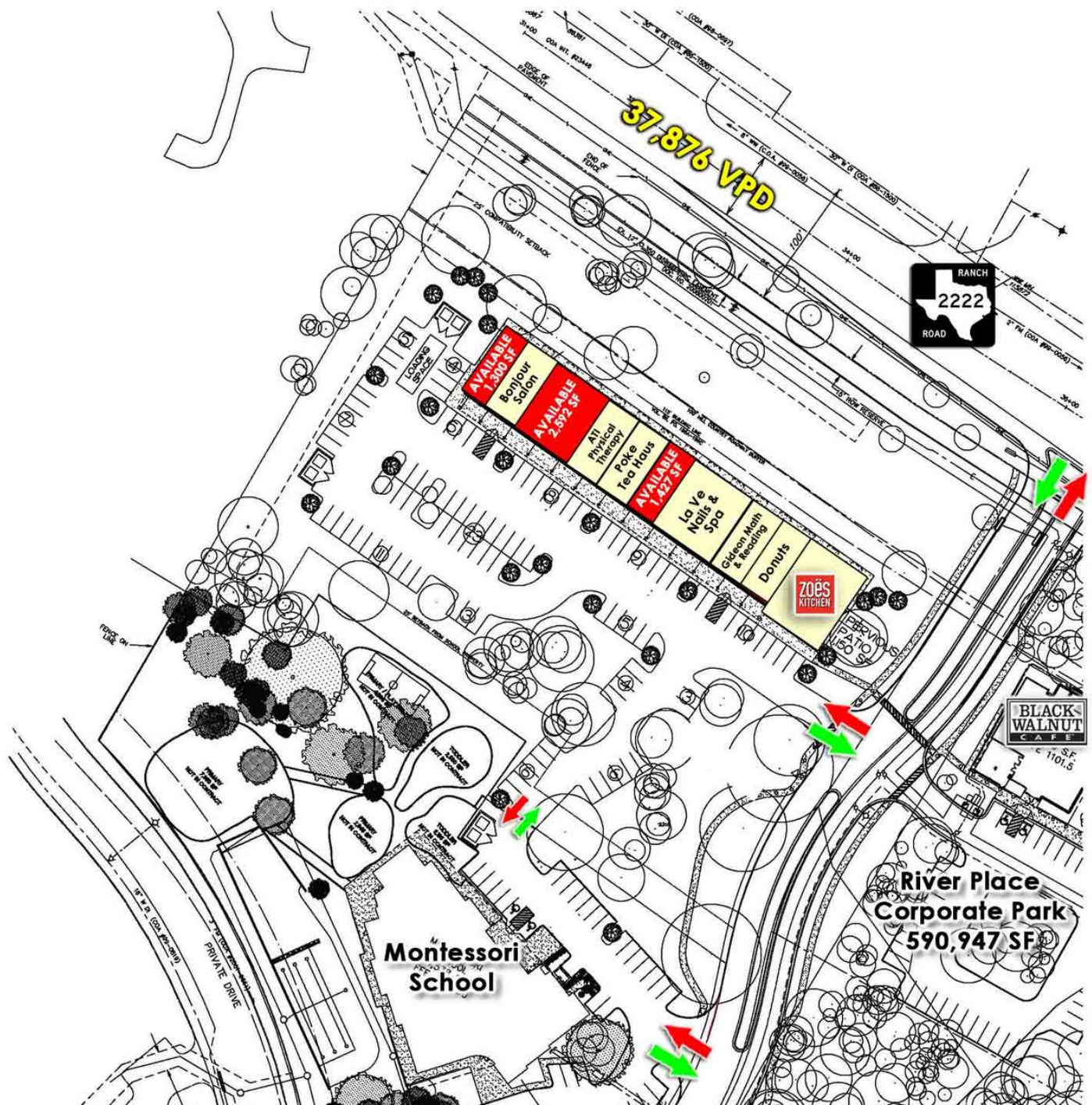


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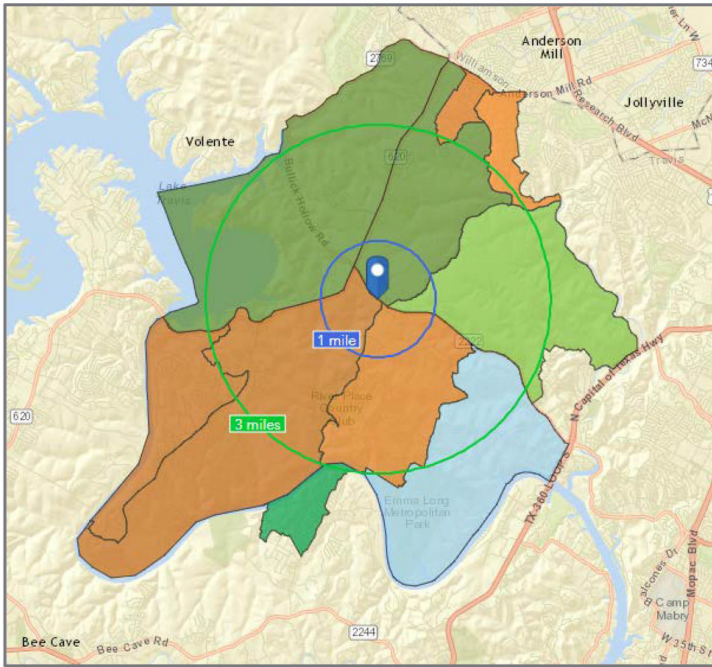
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2222 STATION TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Professional Pride	40.4%	40.4%
Enterprising Professionals	39.7%	80.1%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Enterprising Professionals	53.8%	53.8%
Professional Pride	17.6%	71.4%

2D Enterprising Professionals

Household
Married Couples
35.1

Housing
Multi-Units; Single Family
\$82k

4 Households: 1,673,185

Prof/Mgmt
College Degree
White

- Gamble; visit museums
- Own 401(k) through work
- Buy trendy clothes online
- Watch movies, TV on demand
- Buy digital books for tablet

1B Professional Pride

Household
Married Couples
40.8

Housing
Single Family
\$132k

4 Households: 1,926,841

Prof/Mgmt
College Degree
White

- Upgrade picture-perfect homes
- Hold 401(k) and IRA plans/securities
- Own latest tablets, smartphones, and laptops
- Read epicurean, sports, home service magazines
- Own 2-3 vehicles

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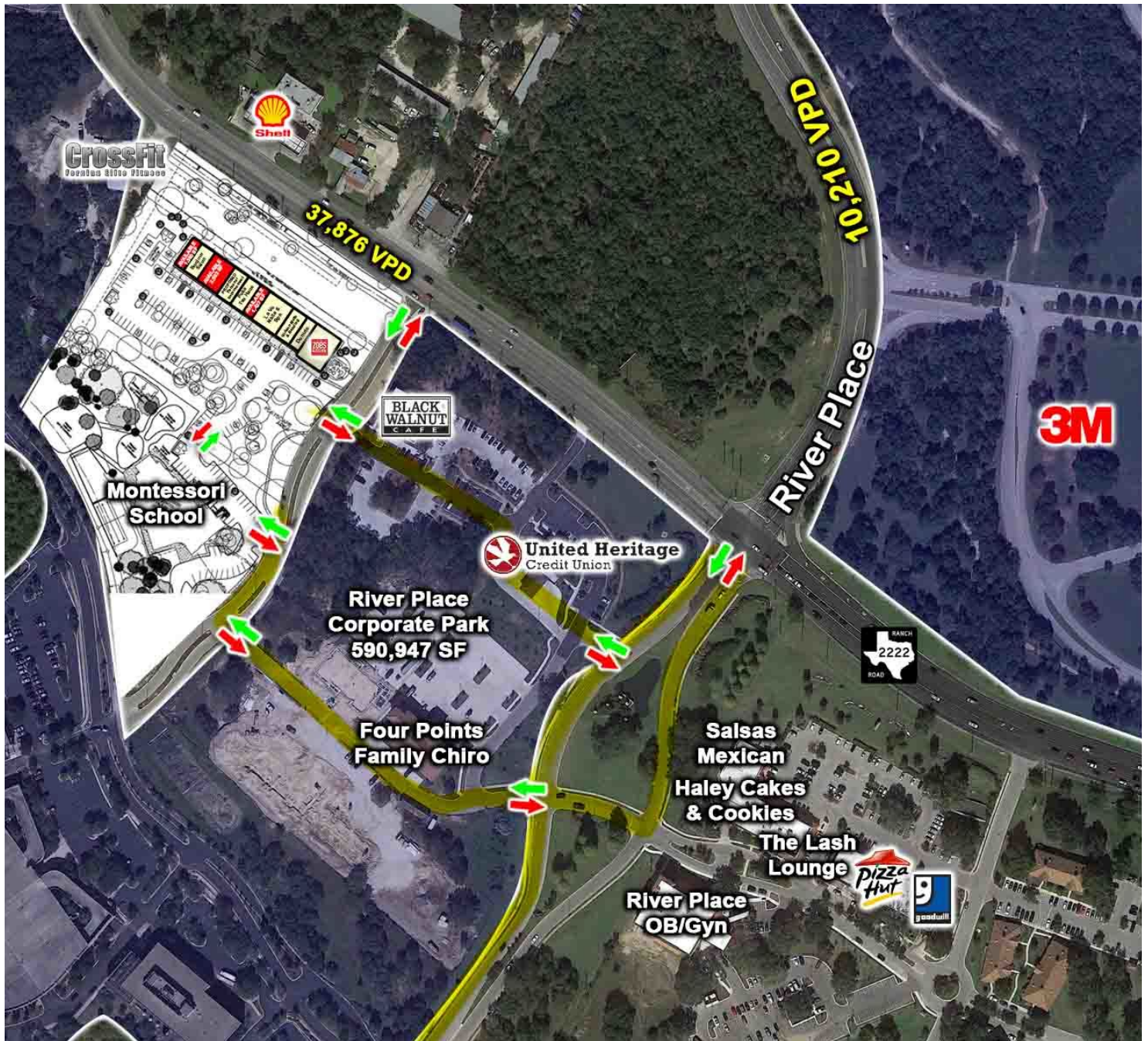


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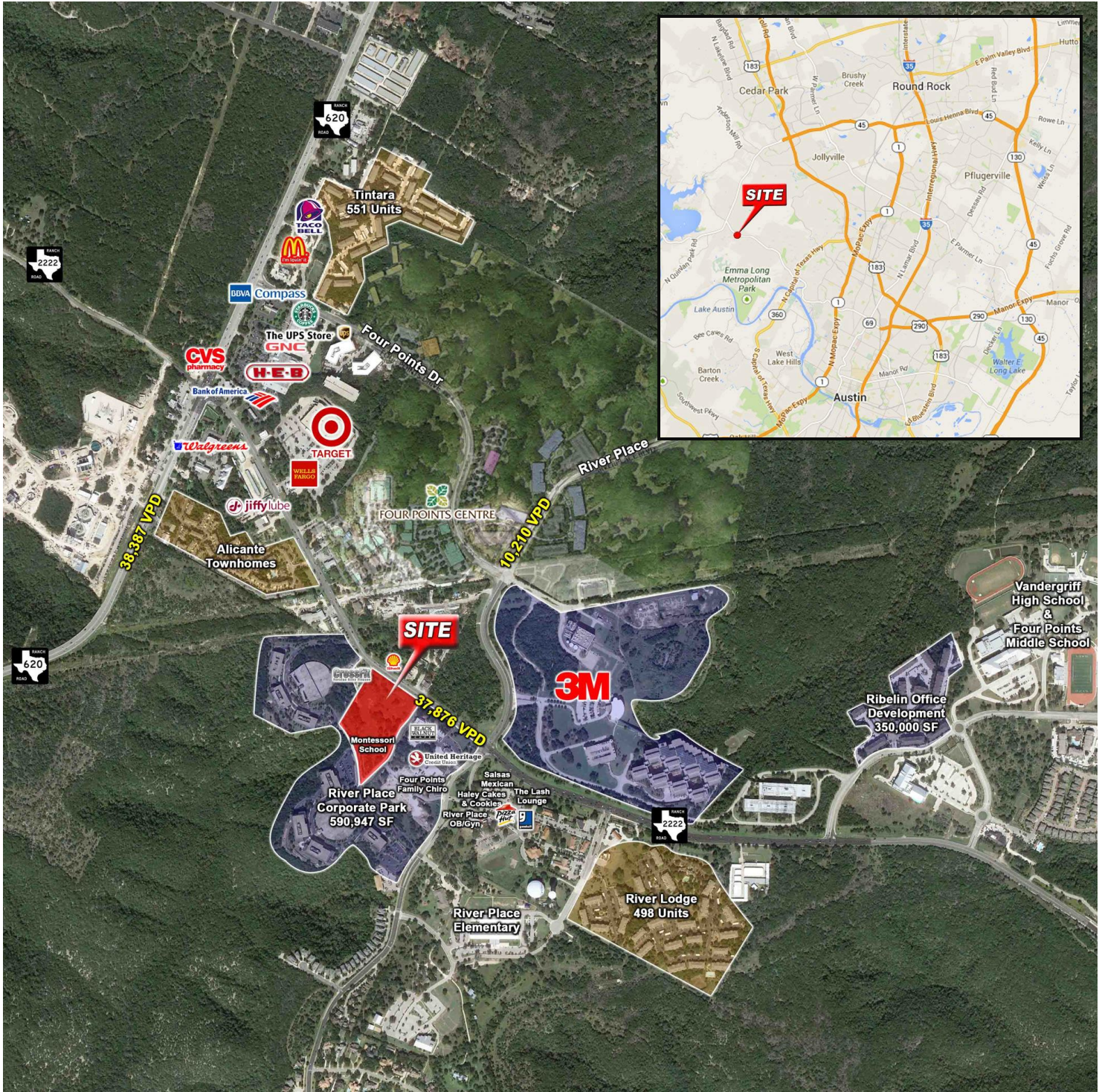


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Information About Brokerage Services

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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutionsre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutionsre.com	512-474-5557
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