

THE SHOPS AT TECH RIDGE

AUSTIN, TX | 12901 N. INTERSTATE HIGHWAY 35



CALL FOR PRICING
 CENTER SIZE: 504,153 SF
 AVAILABILITY:
 ■ 3,453 SF [DIVISIBLE]
 ■ 7,328 SF [PENDING]
 ■ 10,587 SF
 ■ 12,000 SF
 ■ 20,029 SF
 ■ 5,700 SF [FREESTANDING RESTAURANT]



COME JOIN:

DOLLAR TREE **COUCH POTATOES**

ZALES **BaylorScott&White HEALTH**

ROSS DRESS FOR LESS **FLOOR DECOR**

FITNESS CONNECTION **PETSMART**

T.J. maxx **RDA Pro Mart**

东方超市 ENSON MARKET **James Avery**

FIVE BEL'W

The Shops at Tech Ridge are located in North Austin on I-35 stretching from Parmer to Center Ridge Dr. Current opportunities for anchors, junior anchors, small shop, and pads.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	9,498	134,351	297,363
2025 Daytime Population	12,165	124,918	311,417
2025 Total Households	4,691	57,767	127,532
2025 Average HH Income	\$112,779	\$108,430	\$111,062

TRAFFIC COUNTS:
IH-35: 141,792 VPD
IH-35 Frontage: 30,305 VPD
FM 734: 47,148 VPD
W. Parmer Lane: 58,428 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

JACQUELYN HENION
 512.485.0798
 jhenion@theretailconnection.net

LANCE MORRIS
 512.485.0888
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THE **retail** CONNECTION

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E	Satellite Dialysis	13,000 SF
G1	Freebirds World Burrito	2,600 SF
G2	Jimmy John's	1,800 SF
G3	Niki's Pizza	1,750 SF
G4	Niki's Pizza	1,198 SF
G5	Masala Wok	2,500 SF
100	ips & Toes	1,563 SF
110	Dollar Tree	9,546 SF
115	Available	10,587 SF
120	Avis / Budget (28' x 100')	2,800 SF
200	Available	12,000 SF
G300	Floor and Decor	77,958 SF

G301	Couch Potatoes	95,000 SF
400	Melrose Family Fashions	10,000 SF
405	Casa Mia Furniture	4,098 SF
500	Ross Dress for Less	30,114 SF
600A	Five Below	11,068 SF
600B	Available	20,029 SF
700	PetSmart	19,252 SF
800	Enson Market	50,000 SF
900	Fitness Connection	55,000 SF
1000	Famous Footwear [pending]	7,328 SF
1100	TJ Maxx [under construction]	31,663 SF
1305	Mattress Firm	2,500 SF
1305A	My Eyelab	2,380 SF
1315	Jersey Mike's	1,260 SF

1320	Available [divisible]	3,453 SF
1330	Baylor Scott & White	2,300 SF
1500	Verizon	2,355 SF
1520	SuperCuts	1,200 SF
1540	Bep Saigon	3,240 SF
1800	Zale's Diamond Store	3,019 SF
1805	James Avery Jewelry	2,600 SF
1820	TSAoCAA Tea Lounge	1,500 SF
1830	Sankalp	3,800 SF
1845	Manpower	2,800 SF
1850	Way Back Burgers	1,633 SF
Pad Site A		P. Terrys
Pad Site B		Aspen Dental
		Summer Moon Coffee
Pad Site C	Raising Canes	6,250 SF
Pad Site D		5,700 SF



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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
_____ 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
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