

# For Lease



**SAMSUNG**  
AUSTIN SEMICONDUCTOR  
±2.3 Million SF & ±100 Ac for expansion  
±2,600 employees  
±2,000 contract employees  
\$17 Billion expansion planned is to employ an additional 1,900 employees

**FUTURE EAST VILLAGE**  
Commercial Development  
425 Acres  
810,000 SF Office Space  
223,435 SF Retail Space  
95,776 SF Restaurant Space  
37,000 SF Grocery Space  
38,000 SF Movie Theater  
3 Hotels  
2,000 Multi-Family Units

**Pioneer Crossing**  
8,192 Homes

**Sterling Bridge**  
+/- 400 Homes

**CREEKSIDE**  
300 Units

Future Commercial Dev  
16.1 Acres

**Exxon SUBWAY**

**VALERO**

**Edinburg Gardens**  
198 Homes

ExtraSpace Storage

**(FUTURE) FOSSIL CREEK**  
933 SF UNITS

**HARRIS BRANCH PWY** 18,441 vpd

**Belhaven**  
420 Homes

**Speyside**  
205 Homes

Future Magnet School  
20.5 Acres  
±500 Students

**3-WAY**  
Three Way Logistics, Inc.  
75 Employees

**ESE**  
ELLIOTT ELECTRIC SUPPLY  
100 EMPLOYEES

Future Single / Multi Family

Future Single Family  
297 Acres

**Bellingham Meadows**  
626 Homes

**PARMER LN** 31,624 vpd



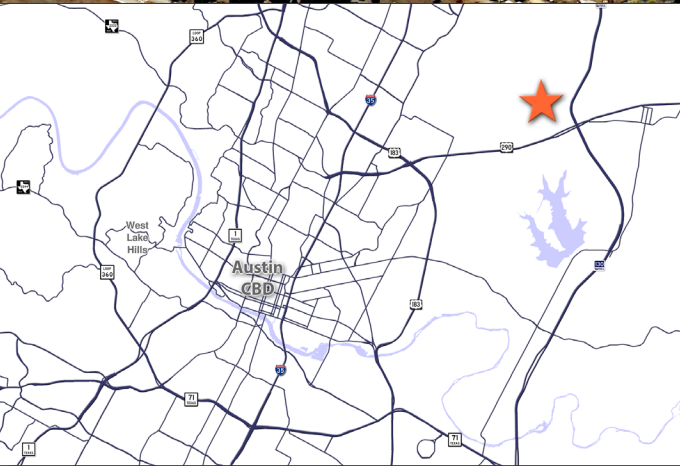
## Hunnington

**Hunnington Properties, Inc.**  
1715 S. Capital of Texas Highway #101  
Austin TX 78746  
**1-800-357-1031**  
[hproperties.com](http://hproperties.com)

## Shops at Parmer Commons

Parmer Lane & Harris Branch Parkway  
Austin, Texas 78754

# For Lease



## SHOPS AT PARMER COMMONS

Parmer Lane & Harris Branch Prkwy, Austin, TX 78754

Property Information	Bldg I	Bldg II
Space For Lease	12,750 SF	13,500 SF
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$9.00 PSF	\$9.00 PSF
Total Sq. Ft.	12,750 SF	13,500 SF

Pas Site Information	
Call for Pricing	
Pad 1: 1.59 Acres	Pad 3: 0.57 Acres
Pad 2: 1.28 Acres	Pad 4: 1.71 Acres

- ### Property Highlights
- Parmer Commons is a commercial development located within the Harris Branch ±2,000 acres mixed-use, masterplanned community

### Demographics

Population (2020)	3 mi. - 22,247
	4 mi. - 57,216
	5 mi. - 120,779
Average Household Income	3 mi. - \$110,495
	4 mi. - \$95,781
	5 mi. - \$87,130

**Traffic Count**  
 Parmer Ln : 31,624 vpd  
 Harris Branch Prkwy: 18,441 vpd

### Contact Information

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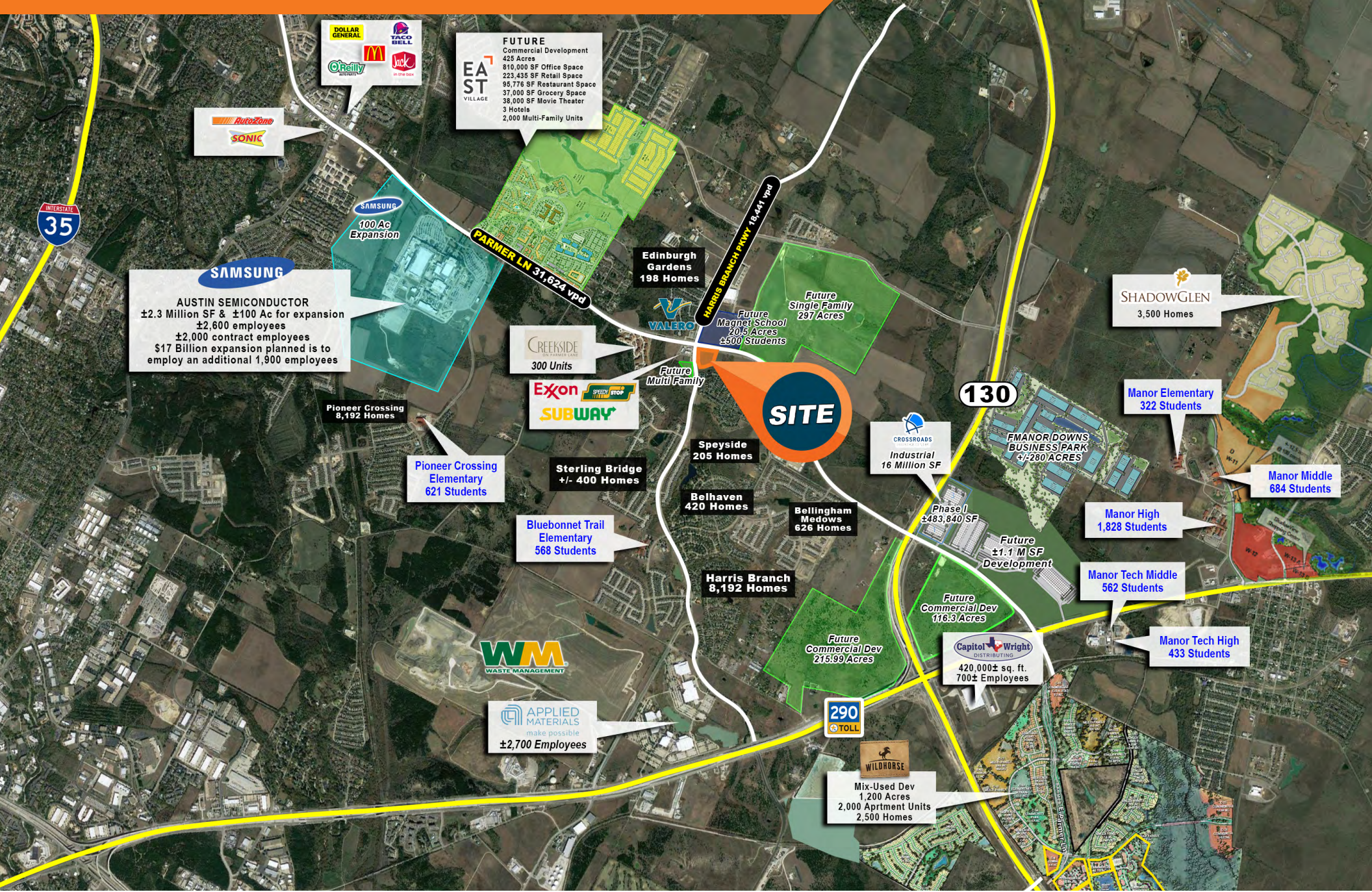
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**AUSTIN SEMICONDUCTOR**  
 ±2.3 Million SF & ±100 Ac for expansion  
 ±2,600 employees  
 ±2,000 contract employees  
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**EAST VILLAGE**  
 FUTURE Commercial Development  
 425 Acres  
 810,000 SF Office Space  
 223,435 SF Retail Space  
 95,776 SF Restaurant Space  
 37,000 SF Grocery Space  
 38,000 SF Movie Theater  
 3 Hotels  
 2,000 Multi-Family Units

DOLLAR GENERAL  
 TACO BELL  
 O'Reilly  
 McDonald's  
 Jack in the Box

AutoZone  
 SONIC

INTERSTATE 35

SAMSUNG  
 100 Ac Expansion

FARMER LN 31,024 vpd

Edinburgh Gardens  
 198 Homes

HARRIS BRANCH PKWY 19,441 vpd

Future Single Family  
 297 Acres

SHADOWGLEN  
 3,500 Homes

CREEKSIDE  
 300 Units

VALERO

Future Magnet School  
 206 Acres  
 ±500 Students

Exxon  
 SUBWAY

Future Multi Family

**SITE**

130

Manor Elementary  
 322 Students

Pioneer Crossing  
 8,192 Homes

Pioneer Crossing Elementary  
 621 Students

Sterling Bridge  
 +/- 400 Homes

Speyside  
 205 Homes

CROSSROADS  
 Industrial  
 16 Million SF

FMANOR DOWNS BUSINESSPARK  
 4/-280 ACRES

Manor Middle  
 684 Students

Bluebonnet Trail Elementary  
 568 Students

Belhaven  
 420 Homes

Bellingham Meadows  
 628 Homes

Phase I  
 ±483,840 SF  
 Future ±1.1 M SF Development

Manor High  
 1,828 Students

Harris Branch  
 8,192 Homes

Manor Tech Middle  
 562 Students

WASTE MANAGEMENT

Future Commercial Dev  
 215.99 Acres

Capitol Wright DISTRIBUTING  
 420,000± sq. ft.  
 700± Employees

Manor Tech High  
 433 Students

APPLIED MATERIALS  
 make possible  
 ±2,700 Employees

290 TOLL

WILDHORSE

Mix-Used Dev  
 1,200 Acres  
 2,000 Aptment Units  
 2,500 Homes

## 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:
  - 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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date