



## CENTER OF THE HILLS | 7010 W SH-71, AUSTIN, TX 78735

### Features

- Located at SH-71 at US 290 at the Y in Oak Hill
- HEB has been recently upgraded and renewed lease
- High income demographics

### FOR LEASE

**TOTAL SF:** 153,479  
**AVAILABLE SF:** 12,556  
**MIN CONTIGUOUS SF:** 930  
**MAX CONTIGUOUS SF:** 8,675  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$5.54 PER SF/YR EST.

### Traffic Counts

US 290 E of Oak Hill	77,050 VPD
US 290 W of Oak Hill	50,600 VPD
SH-71 N of Y-split at Oak Hill	32,775 VPD

### Demographics

	YEAR: 2016	1 MILE	3 MILE	5 MILE
Population Estimate		6,813	55,249	136,487
Total Households		2,540	21,199	51,658
Average HH Income		\$112,209	\$110,491	\$113,968
Daytime Population		2,540	21,199	51,658

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### Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman™**

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## Available Space

4	2,951 sf
12	8,675 sf
20	930 sf

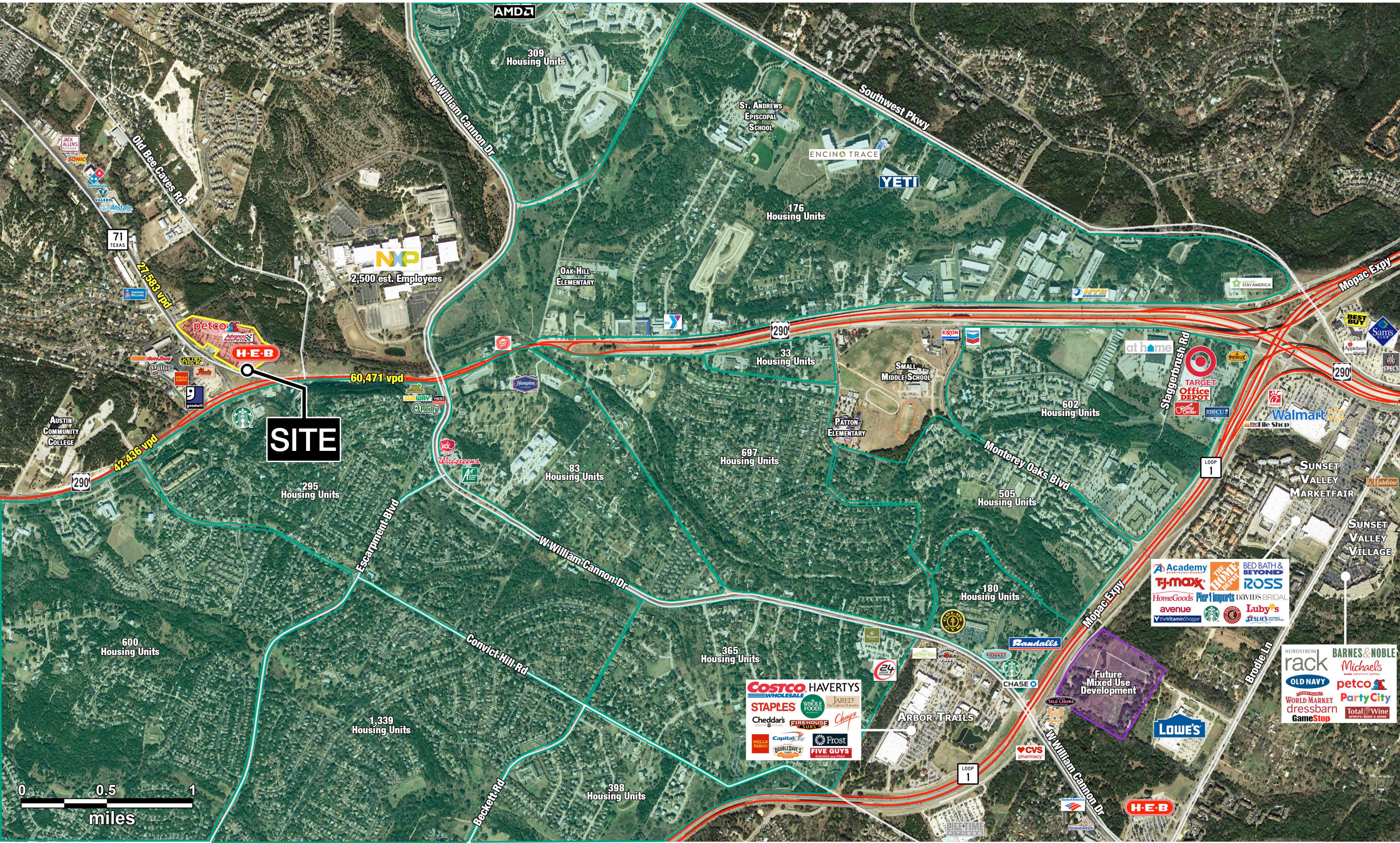
## Current Tenants

1	Firestone Tire	6,858 sf	17	Supercuts	1,200 sf
2	Reid's Dry Cleaners	3,000 sf	18	Cricket Wireless	900 sf
3	Benjamin Moore Paints	3,000 sf	19	Budget Rent A Car	1,275 sf
5	H&R Block	1,800 sf	21	Simmons Chiropractic	1,300 sf
9	MorphoTrust, Safran & IdentoGO	2,658 sf	22	Cover Nails	820 sf
10	Thai Taste	3,104 sf	23	Tennis Zone	2,100 sf
11	Once Upon a Child	3,188 sf	24	HEB Grocery	64,310 sf
13	We Rock the Spectrum	3,200 sf	25	Little Caesars	1,686 sf
14	Dental Center of South Austin	1,600 sf	27	Mattress Firm	4,087 sf
15	Advance Auto Parts	7,070 sf	30	Petco	13,108 sf
16	ATI Physical Therapy	2,280 sf			

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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 on 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 listening 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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