

GREAT HILLS MARKET

Austin, TX | NWC Great Hills Trail & US HWY 183



Retail & Restaurant | Great Hills Market is a 154,886 square foot retail community center situated on approximately 17.23 acres. The site is located at the northwest corner of the intersection of U.S. Highway 183 and Great Hills Trail approximately eight miles northwest of downtown Austin, Texas.

■ **AVAILABLE SF:** 1,355 SF - 4,444 SF ■ **CENTER SIZE:** 154,886 SF

■ **LEASE RATES:** Call for Rates ■ **TRAFFIC COUNTS:** HWY 183 at Great Hills Trail 156,108 VPD

■ **NNN:** \$7.11

■ **DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
2014 Population	8,688	96,653	272,303
% Pop Growth 2014-2019	6.57%	8.95%	11.14%
2014 Daytime Population	18,857	150,111	350,981
2014 Total Households	5,097	46,675	121,665
2014 Average HH Income	\$82,668	\$82,358	\$80,870

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2014 Daytime Population 18,857 150,111 350,981

2014 Total Households 5,097 46,675 121,665

2014 Average HH Income \$82,668 \$82,358 \$80,870

■ **AREA RETAILERS:**



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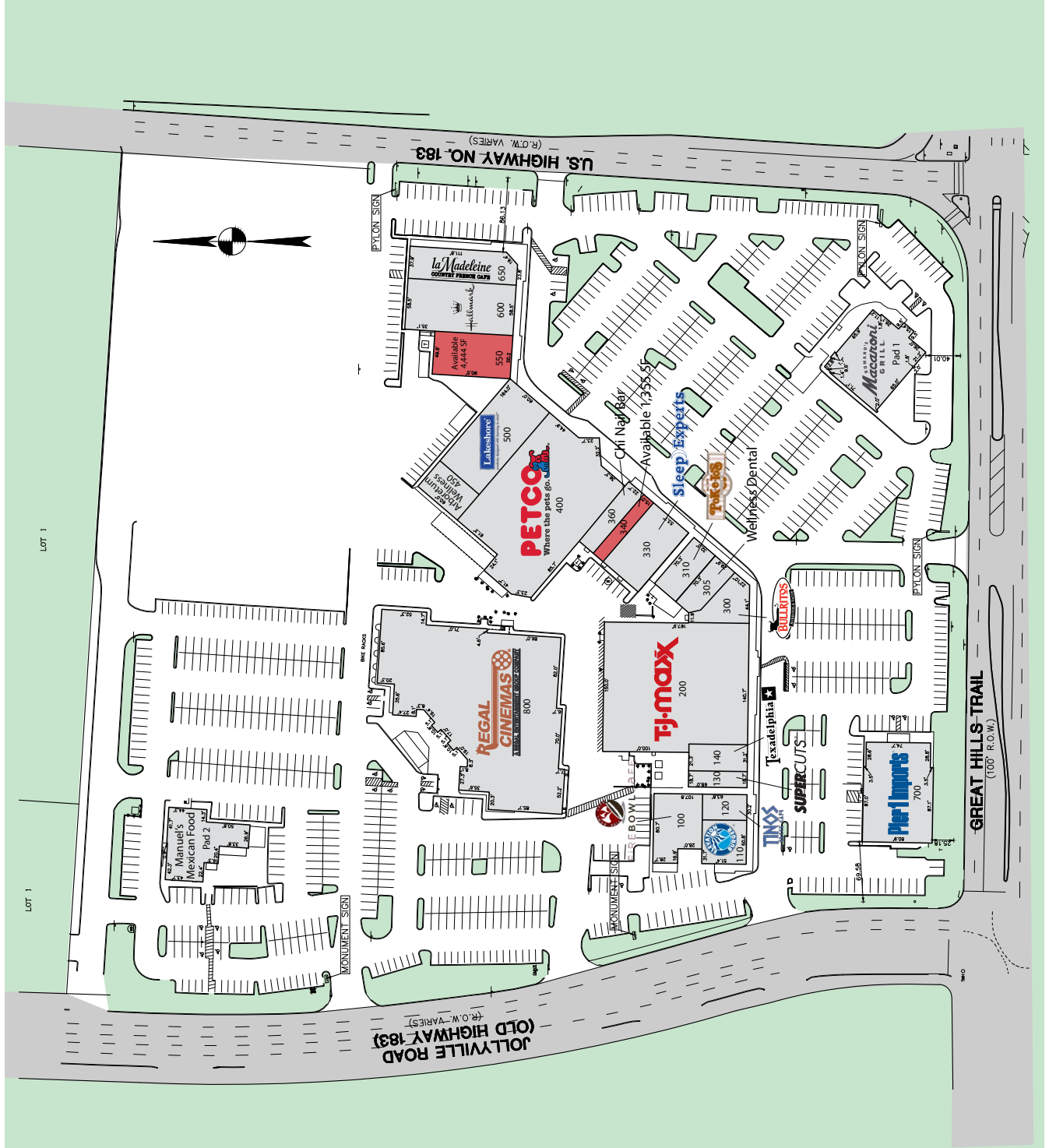
Great Hills Market

- REGAL CINEMAS
- PETCO
- TJ-maxx
- Per Imports
- Masumi

THE retail CONNECTION, LP

221 West 6th Street
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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



STE	TENANT	SIZE
Pad1	Macaroni Grill	7,150
Pad2	Manuel's	5,500
100	Firebowl Cafe	4,000
110	Elevation Burgers	2,595
120	Tinos Greek Cafe	1,565
130	SuperCuts	1,260
140	Texadelphia	1,440
200	TJ Maxx	25,050
300	Bullritos	2,500
305	Wellness Dental	2,026
310	Pok-E-Jo's	2,267
330	Sleep Experts	4,827
340	AVAILABLE	1,355
360	Chi Nail Bar	1,918
400	Petco	21,508
450	Arboretum Wellness	2,340
500	Lakeshore Learning	7,500
550	AVAILABLE	4,444
600	Hallmark	7,500
650	La Madeleine	4,985
700	Pier 1 Imports	9,056
800	Regal Cinemas	34,080

The Retail Connection

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

