

**COMMUNITY RETAIL CENTER**

**FOR LEASE**

1,750 ± SF STE 430

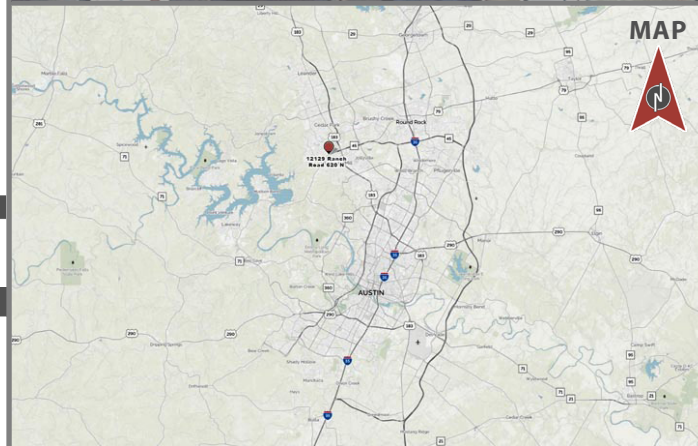
2,400 ± SF STE 530

3,300 ± SF STE 330

**HIGHLIGHTS**

- Lively 61,750 SF Community Center in Northwest Austin
- Great visibility from RR 620 N
- A signalized intersection Lake Creek Pkwy entrance
- Convenient ingress/egress—3 curb-cuts
- Space available with front-end parking
- High residential density—Village at Anderson Mill, The Parke at Anderson Mill, The Meadows of Anderson Mill...
- High office density—Pecan Park (413,615 SF) and Tower Point (21,736 SF)
- Area Retail—HEB Plus, Mr. Gattis, Jiffy Lube, RC Fowlers, Enterprise Rental, Lakeline Mall...
- Convenient access to Lakeline Blvd, Hwy 183/Research Blvd, Anderson Mill Rd and 45 Toll Rd

*Call for more information and rates*



TRAFFIC COUNTS 2015/2016 EST	VEHICLES PER DAY		
FM 620 N at Lake Creek Pkwy	43,058		
FM 620 N at Anderson Mill Rd	43,370		

DEMOGRAPHICS 2015/2016 EST   TX DOT			
Population Estimate	12,599	91,305	185,710
Total Population	4,710	33,541	69,043
Avg Household Income	\$82,014	\$98,393	\$104,590
Daytime Population	13,432	80,051	164,855

**MONICA MOORE**

Moore Commercial Realty

monica@moorecommercialrealty.com

512-431-6745

**OFFICE**

1800 Lavaca Street, Suite 110

Austin, Texas 78701

512-643-1484

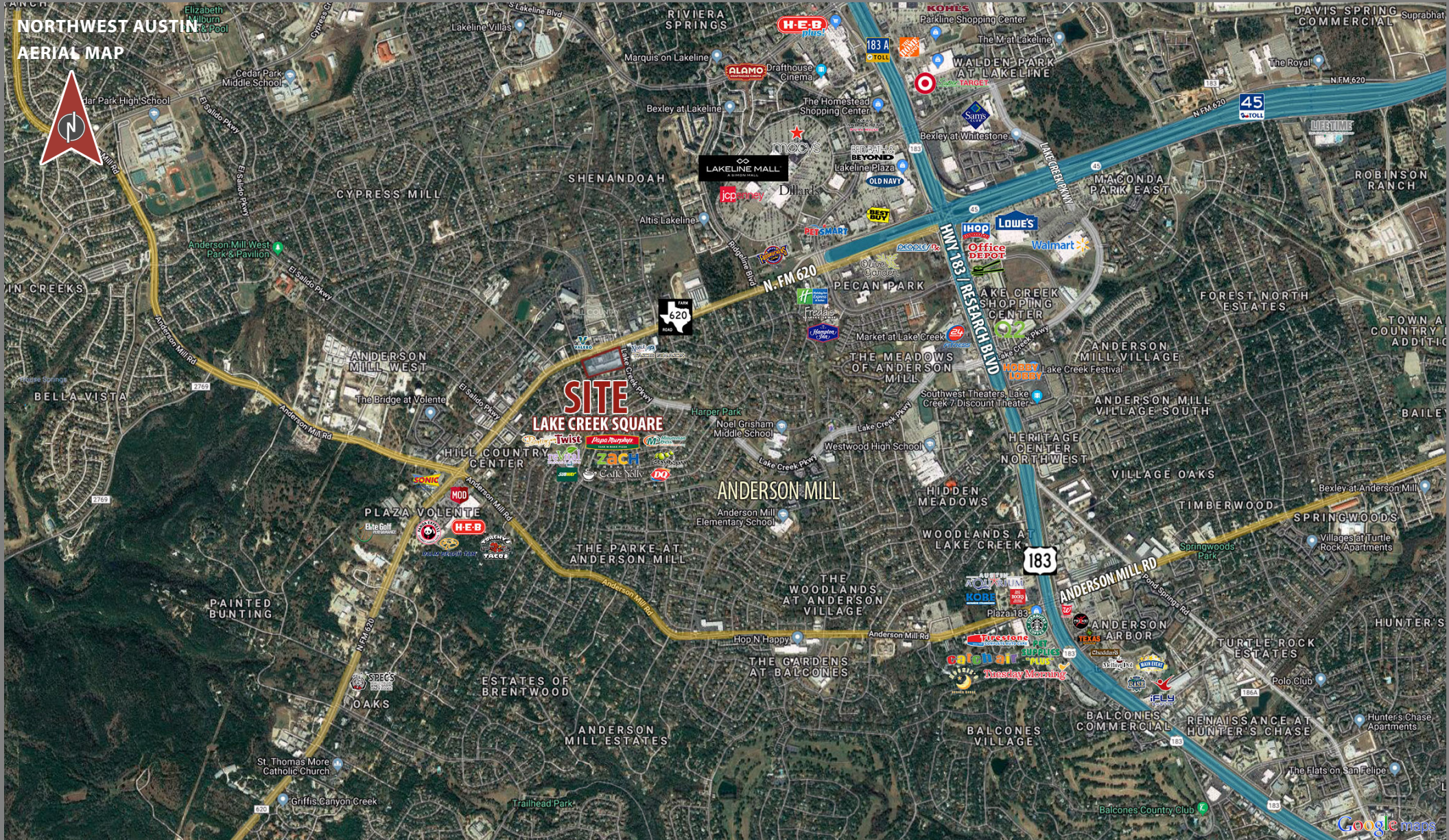
**PETER LAMBERT**

Waterloo Realty

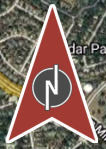
lambert.peterj@gmail.com

512-750-3711

The information contained herein was obtained from sources deemed reliable. However, Danly Properties nor Moore Commercial Realty or Arm Management makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Published April 2018 | [connectmarketing-re.com](http://connectmarketing-re.com)



**NORTHWEST AUSTIN  
 AERIAL MAP**

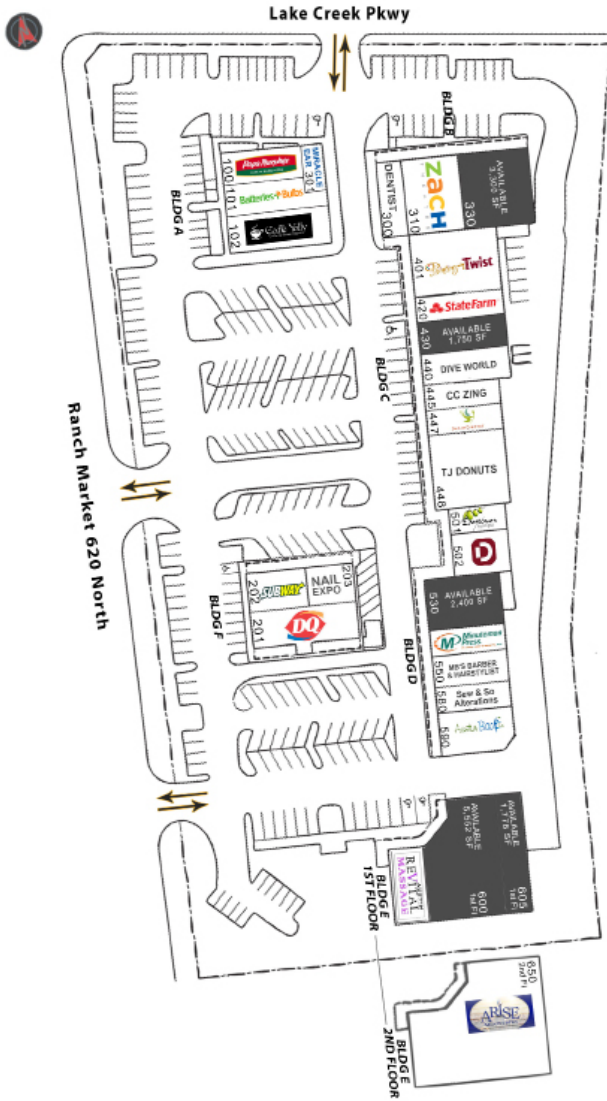


<p><b>MONICA MOORE</b>          Moore Commercial Realty  <a href="mailto:monica@morecommercialrealty.com">monica@morecommercialrealty.com</a>          512-431-6745</p>	<p><b>OFFICE</b>          1800 Lavaca Street, Suite 110          Austin, Texas 78701          512-643-1484</p>	<p><b>PETER LAMBERT</b>          Waterloo Realty  <a href="mailto:lambert.peterj@gmail.com">lambert.peterj@gmail.com</a>          512-750-3711</p>
---	--	--

The information contained herein was obtained from sources deemed reliable. However, Danly Properties nor Moore Commercial Realty or Arm Management makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Published April 2018 | [connectmarketing-re.com](http://connectmarketing-re.com)

## SITE PLAN

61,750 ± SF GLA



## TENANTS

SUITE	TENANT	SF
<b>BLDG A</b>		
100	Papa Murphy's	1,500
101	Batteries Plus	1,516
102	Caffè Yolly	2,577
103	Miracle Ear	917
<b>BLDG B</b>		
300	Dentist	1,455
310	Zach Theater	2,400
330	Available	3,300
<b>BLDG C</b>		
401	Painting with a Twist	3,535
420	State Farm	1,400
430	Available	1,750
440	Dive World	1,750
445	CC Zing	1,200
447	Dream Dinners	1,240
448	TJ's Donuts	1,479
501	Zantoun Mediterranean	3,021
502	All Digital	1,500
<b>BLDG D</b>		
530	Available	2,400
540	Minuteman Press	1,200
550	MB's Barber & Hairstylist	1,500
580	Sew & So Alterations	1,200
590	Austin Back Ergonomic	2,050
<b>BLDG E</b>		
600	Available	5,552
605	Available	1,778
610	Revital Massage	1,500
650	Arise Ministries   2nd Floor	8,900
<b>BLDG F</b>		
201	Dairy Queen	2,560
202	Subway	1,365
203	Nail Expo	1,135
<b>TOTAL GLA</b>		<b>61,750</b>



**MONICA MOORE**

Moore Commercial Realty

monica@moorecommercialrealty.com

512-431-6745

**OFFICE**

1800 Lavaca Street, Suite 110

Austin, Texas 78701

512-643-1484

**PETER LAMBERT**

Waterloo Realty

lambert.peterj@gmail.com

512-750-3711

The information contained herein was obtained from sources deemed reliable. However, Danly Properties nor Moore Commercial Realty or Arm Management makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Published April 2018 | [connectmarketing-re.com](http://connectmarketing-re.com)

## PROPERTY PHOTOS



The information contained herein was obtained from sources deemed reliable. However, Danly Properties nor Moore Commercial Realty or Arm Management makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Published April 2018 | [connectmarketing-re.com](http://connectmarketing-re.com)



# 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.

**Moore Commercial Realty #435990** License No. **monica@moorecommercialrealty.com** **512-431-6745** Phone

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Email

Phone

**Monica M. Moore**

**#435990**

**monica@moorecommercialrealty.com**

**512-431-6745**

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)