

# Crossing Point

NWQ of IH 35 & SH 45



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- Regional Intersection (over 2mm sf)
- IH 35 frontage - 177,483 VPD (IH 35)
- Anchor, in-line & pad Opportunities

## Space Available

- Anchor Space - 10,003 sf
- In-line Space - 1,280 - 6,037 sf
- Pad/Out parcel - ground lease opportunities

## Lease Rates

- call for rates



## Area Retailers & Restaurants



## Demographics



### Population Estimate

| 1 mi  | 3 mi   | 5 mi    |
|-------|--------|---------|
| 6,945 | 85,088 | 235,493 |

### Daytime Population

| 1 mi   | 3 mi   | 5 mi    |
|--------|--------|---------|
| 28,121 | 78,642 | 149,076 |



### Average Household Income

| 1 mi     | 3 mi     | 5 mi     |
|----------|----------|----------|
| \$50,215 | \$71,777 | \$87,206 |

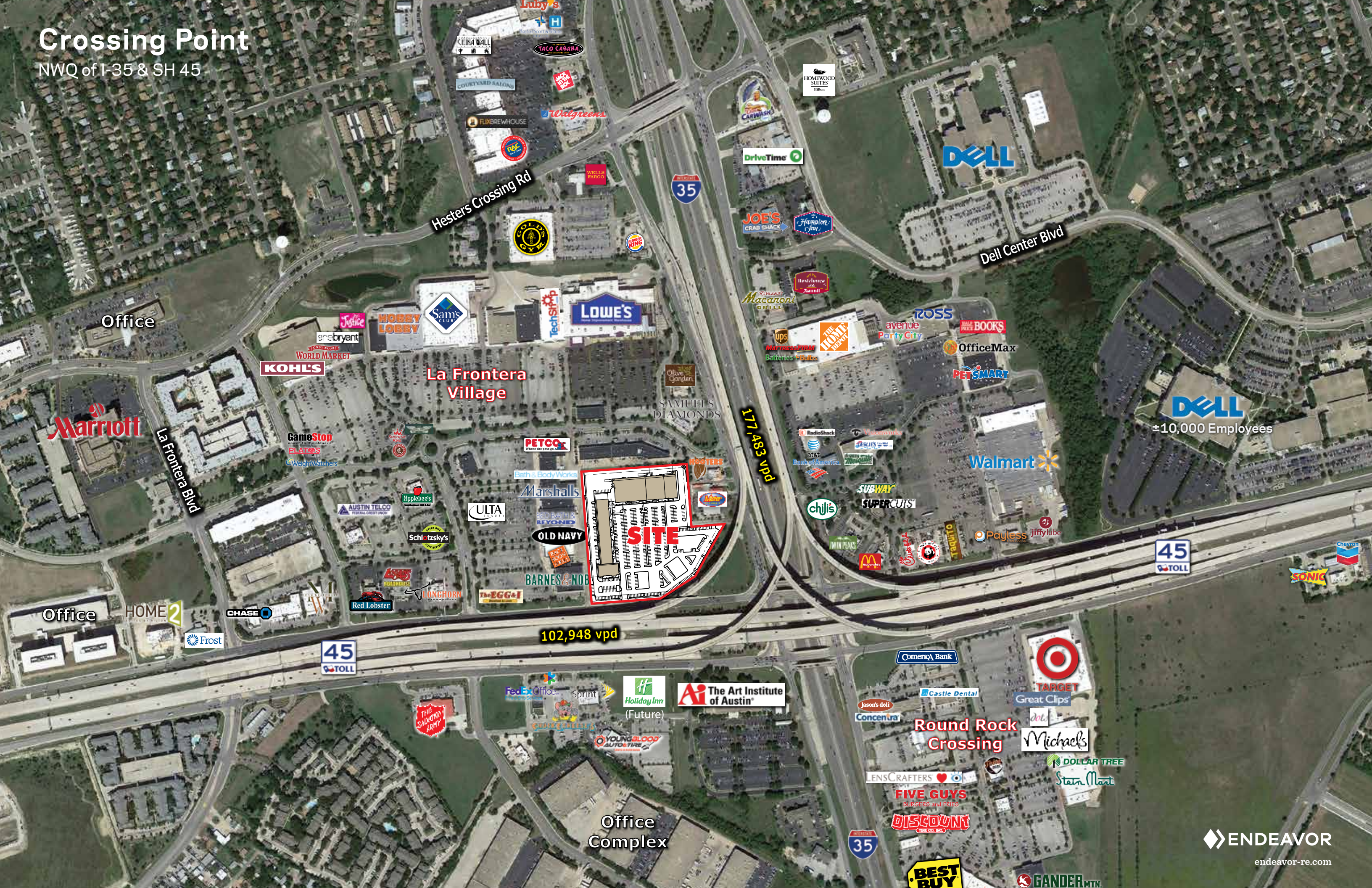


### Traffic Counts

- 177,483 VPD (IH 35 N of SH 45)
- 102,948 VPD (SH 45 W of IH 35)

# Crossing Point

NWQ of I-35 & SH 45



Hesters Crossing Rd

35

Dell Center Blvd

La Frontera Blvd

177,483 vpd

102,948 vpd

45 TOLL

45 TOLL

35

Office

Marriott

Office

HOME 2

CHASE

Frost

La Frontera Village

SITE

Office Complex

Dell  
±10,000 Employees

Round Rock Crossing

ENDEAVOR

endeavor-re.com

KOHL'S

GameStop

WORLD MARKET

HOBBY LOBBY

Sam's CLUB

PETCO

Marshalls

OLD NAVY

BARNES & NOBLE

Marshall's

CULTA

Applebee's

Red Lobster

AUSTIN TELCO

Red Lobster

LONGHORN

THE EGG & I

FedEx Office

Sprint

Holiday Inn (Future)

The Art Institute of Austin

YOUNGBLOOD AUTO & TIRE

Comerica Bank

Jason's Deli

Concunua

Round Rock Crossing

LENSCRAFTERS

FIVE GUYS BURGERS and FRIES

DISCOUNT

BEST BUY

TARGET

Great Clips

Michaels

DOLLAR TREE

Starr Mart

35

GANDER.MTN.

KILNA WALL

TACO CABANA

COURTYARD SALON

FLEX BREWHOUSE

R&C

COLETS

Justice

enobryant

WORLD MARKET

HOBBY LOBBY

Sam's CLUB

TechSimp

LOWE'S

Clare Garden

SAMUEL'S DIAMONDS

HOOTERS

Subway

RadioShack

at&t

Bank of America

chili's

SUBWAY

SUPERCUTS

WIN PEAS

McDonald's

Chick-fil-A

Wendy's

TACUQITO

ROSS

avenue Party City

OfficeMax

PET SMART

Walmart

Payless

jiffy lube

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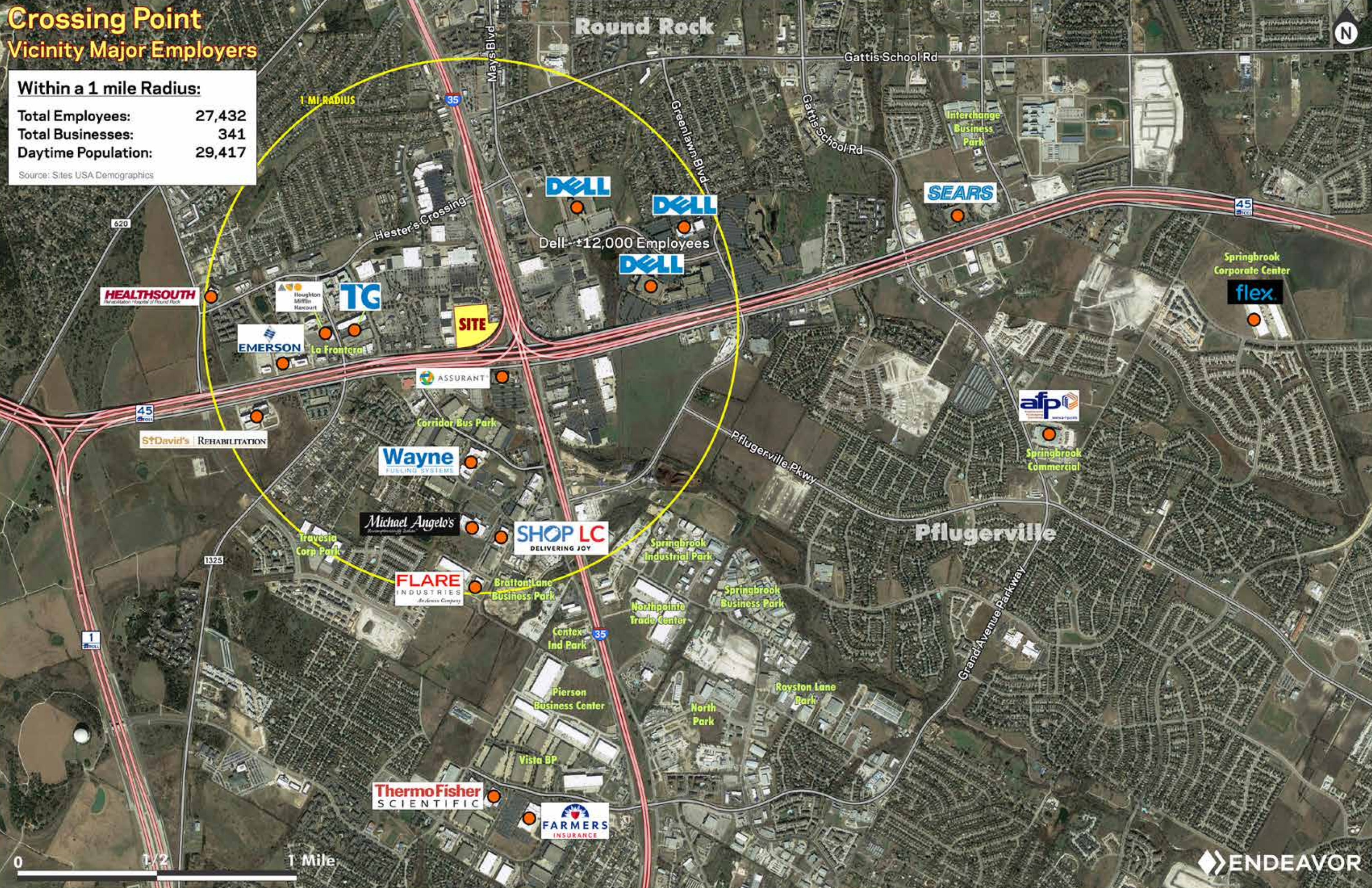
# Crossing Point

## Vicinity Major Employers

**Within a 1 mile Radius:**

Total Employees: 27,432  
 Total Businesses: 341  
 Daytime Population: 29,417

Source: Sites USA Demographics



# Crossing Point NWQ of IH 35 & SH 45

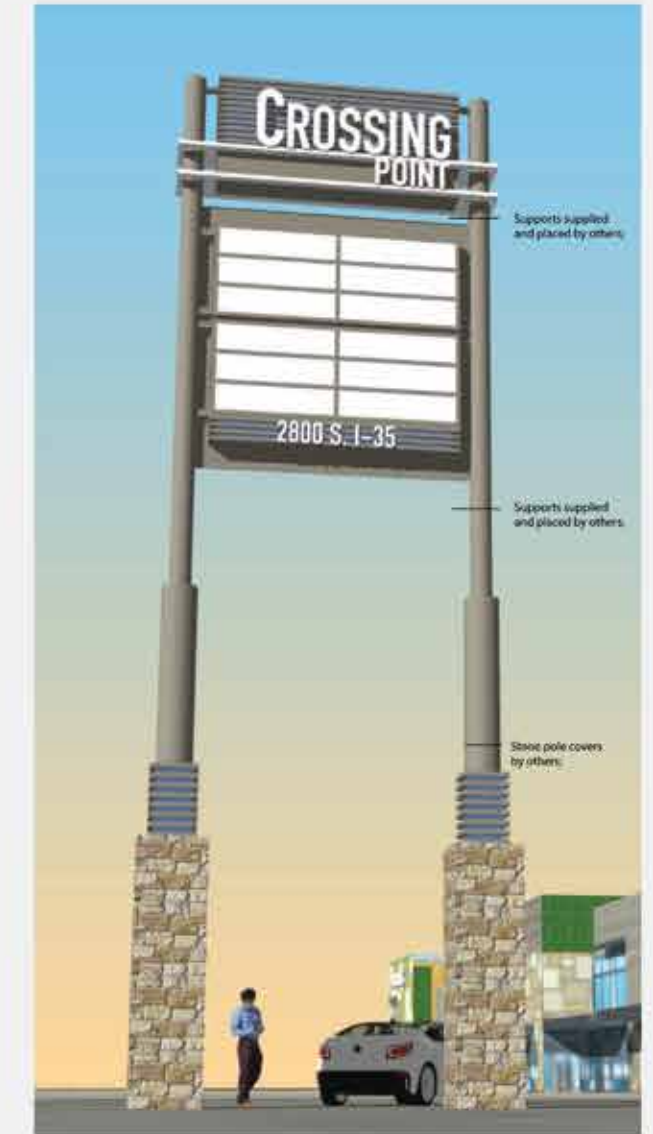


Interstate Highway 35 - (177,483 VPD)

State Highway 45 - (102,948 VPD)

PRELIMINARY TENANT EXHIBIT  
SCALE: 1/8" = 1'-0"

## PYLON SIGNAGE



| Key   |                              |
|---|------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>   | Available                    |
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> | Lease Executed               |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>  | Signed LOI/Negotiating Lease |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> | LOI Working                  |



# 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.

|  |             |                              |              |
|--|-------------|------------------------------|--------------|
| Endeavor 2015 Management LLC                                       | 9003900     | CNorthington@Endeavor-Re.com | 512-682-5590 |
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| Sales Agent/Associate's Name                                       | License No. | Email                        | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date