

Towne Square



OFFERING SUMMARY

Available SF:	1,200 - 5,000 SF
Lease Rate:	\$25.00 - 28.00 SF/yr (NNN)
Building Size:	77,389 SF
Renovated:	2018
Zoning:	CS

PROPERTY OVERVIEW

Towne Square is a high profile center located in the heart of South Austin. Extensive exterior renovations were completed in 2018, including new roofs. Prominently located at the hard corner of William Cannon and Manchaca, the center is an ideal location for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Located in densely populated area of South Austin with over 290,000 people in a five mile radius
- Drive thru end cap space available
- Join Wells Fargo, Casa Garcia's, Cici's Pizza, Church's Chicken, River City Donuts, and other great tenants
- Great visibility and high traffic counts on both William Cannon and Manchaca
- Just completed total renovations in 2018

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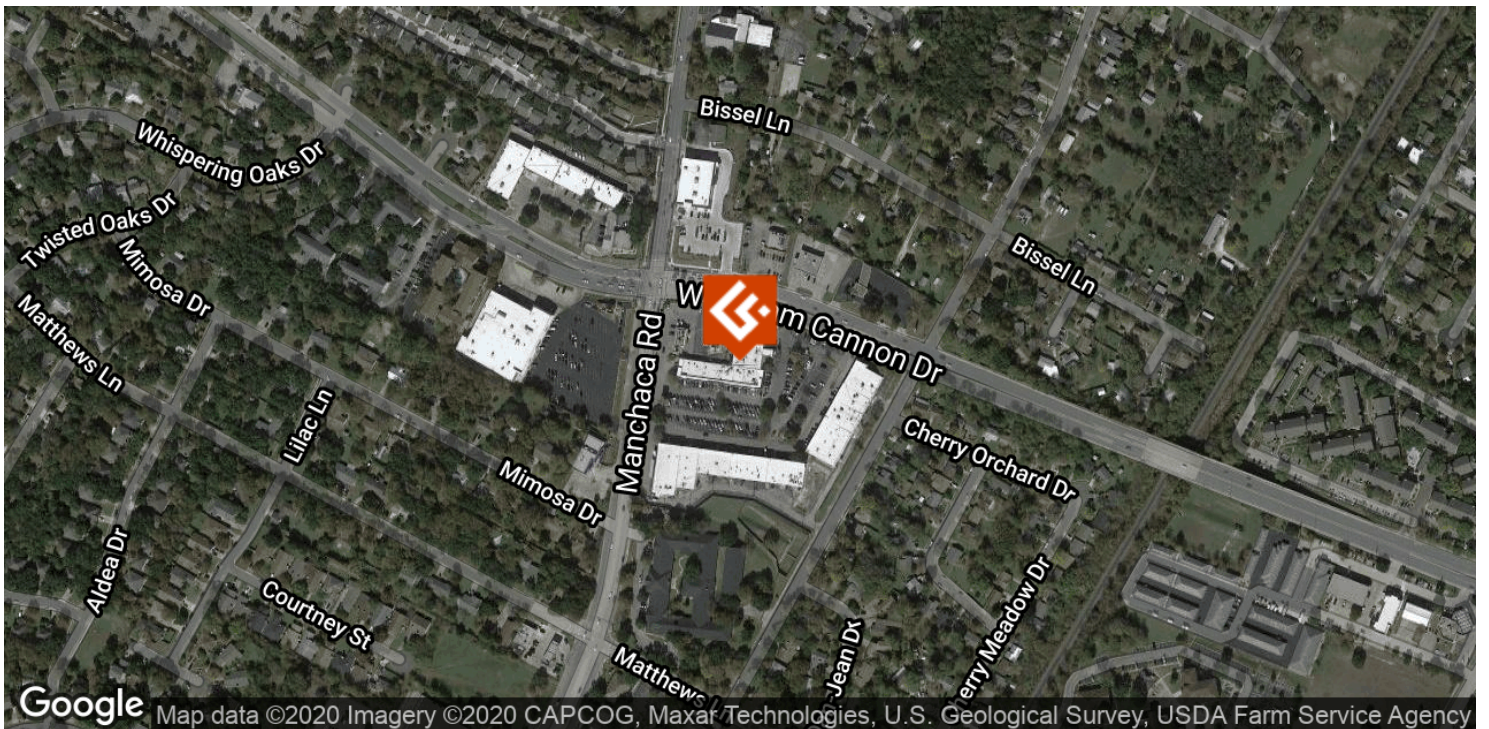
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	AVAILABLE
	UNAVAILABLE
LEASE TYPE	NNN
TOTAL SPACE	1,200 - 5,000 SF
LEASE TERM	Negotiable
LEASE RATE	\$25.00 - \$28.00 SF/yr



NOT TO SCALE

Drawing for:
CSA REALTY GROUP
8305 Shoal Creek Blvd.
Austin, Texas 78757

SITE PLAN
TOWNE SQUARE
1901 W. WILLIAM CANNON DR.
AUSTIN, TEXAS

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% USING BOMA MEASUREMENT STANDARD FOR RETAIL BUILDINGS. ANSI/BOMA Z85.5 - 2010
Project No.: 1812.07
Date: December 12, 2018
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+ DIMENSIONS +
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SUITE	TENANT	SIZE	TYPE	RATE
Suite 107	Available	5,000 SF	NNN	\$28.00 SF/yr
Suite 117	Available	1,200 SF	NNN	\$25.00 SF/yr
Suite 121	Available	1,500 SF	NNN	\$25.00 SF/yr
Suite 123	Available	4,030 SF	NNN	\$25.00 SF/yr

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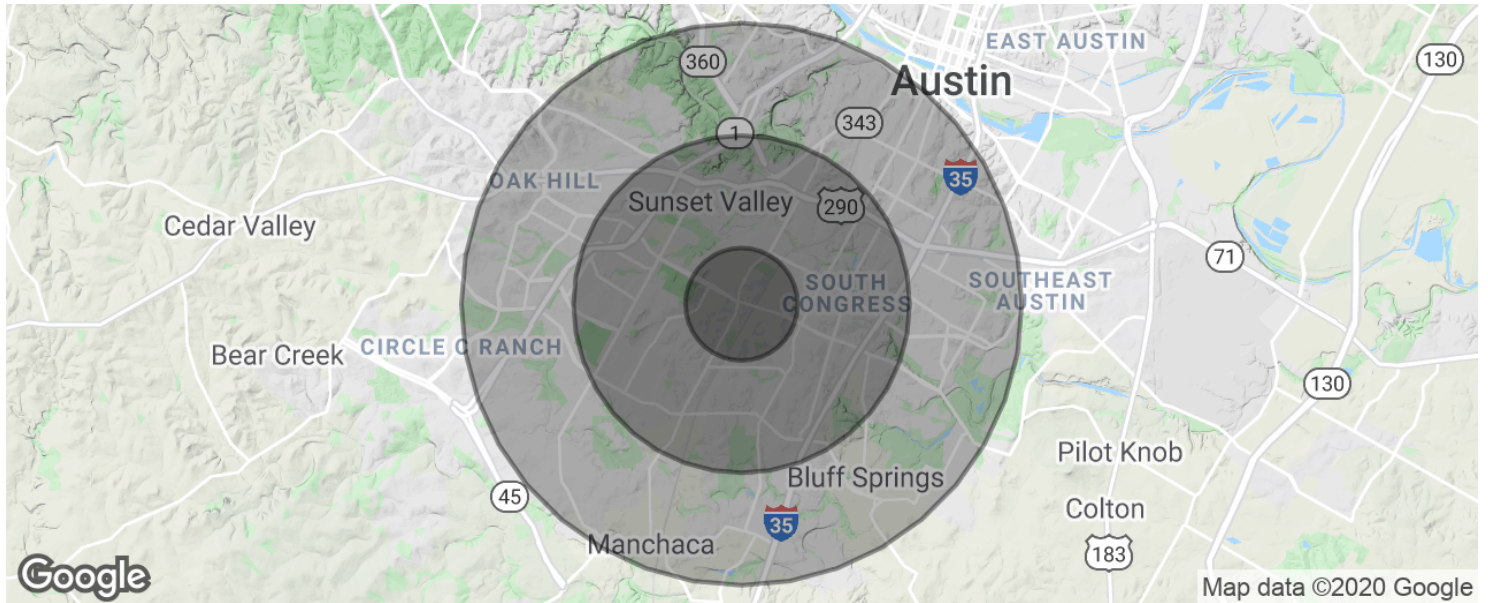
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,377	105,831	241,105
Median age	34.0	32.6	32.1
Median age (Male)	33.0	31.9	31.8
Median age (Female)	35.6	33.1	32.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,487	45,881	100,368
# of persons per HH	2.4	2.3	2.4
Average HH income	\$58,300	\$59,608	\$68,022
Average house value	\$159,221	\$177,852	\$221,688

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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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
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date