

retail

solutions

**Renovation Complete!**



Adjacent to Travis at the Lake a 37.4  
acre site with  
312 Multi-Family Units



## CALL FOR MORE INFORMATION

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	3,339	25,935	63,632
2018 Average HH Income	\$121,635	\$144,650	\$153,883
2018 Daytime Population	4,333	25,146	58,897

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### FOR LEASE

**\$24.00 PSF NNN**  
**\*NNNs \$9.68 PSF**

\*(Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

**1,215 - 2,271 SF**  
**2nd Gen Medical**

### PROPERTY HIGHLIGHTS

- Located in one of Austin's most affluent areas
- High demand retail area with limited retail availability
- Easily accessible from RR 620
- Excellent visibility from RR 620
- Austin ETJ
- Renovation completed
- Signalized intersection

### TRAFFIC COUNT

RR 620: 40,875 VPD  
(TXDOT 2017)

### AREA TRAFFIC GENERATORS

CVS/pharmacy

Randalls

WELLS  
FARGO



EXXON

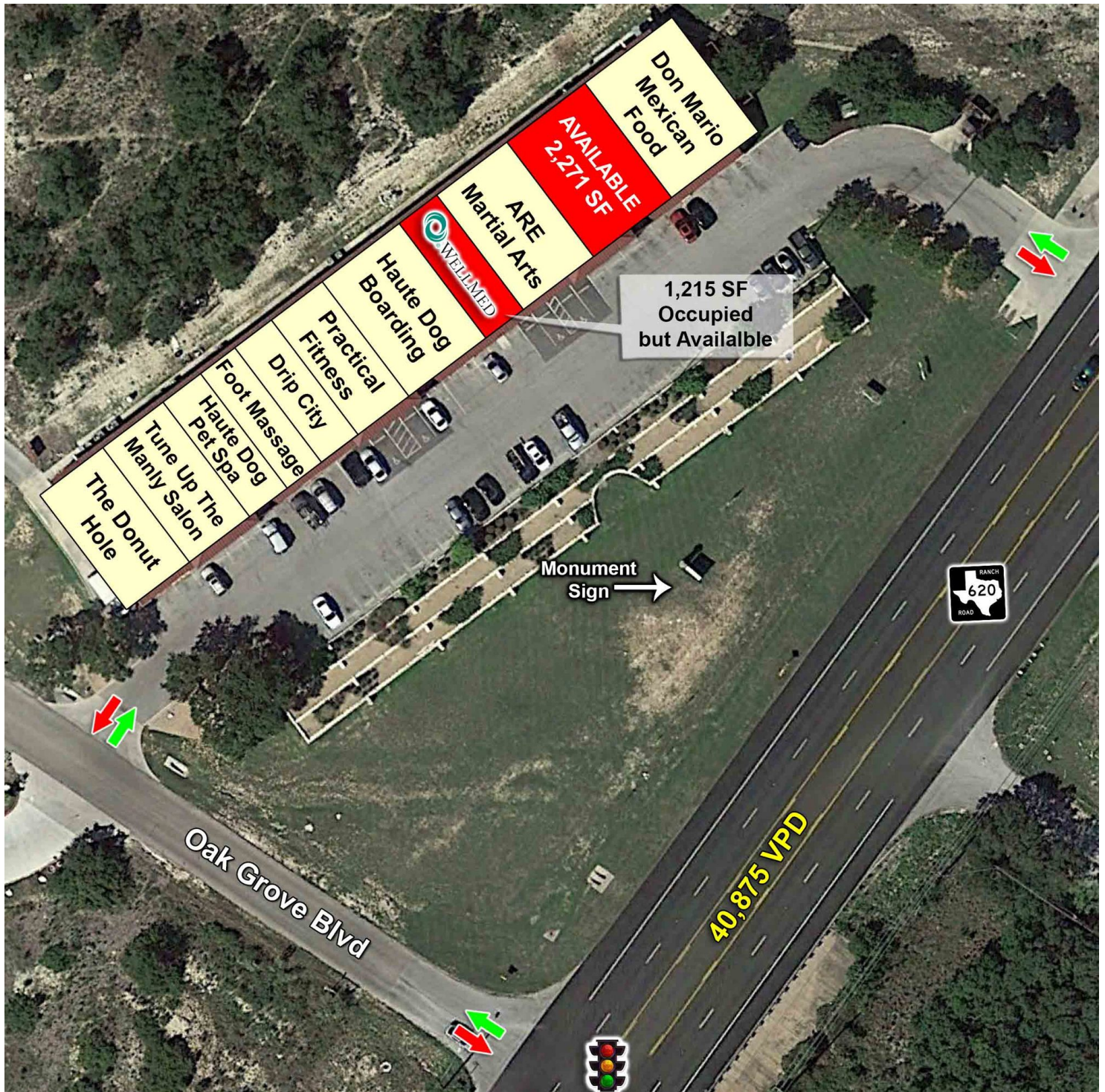
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# Lighthouse Market

NWC OF RANCH ROAD 620 & OAK GROVE BLVD  
1700 RR 620 | AUSTIN, TX 78734



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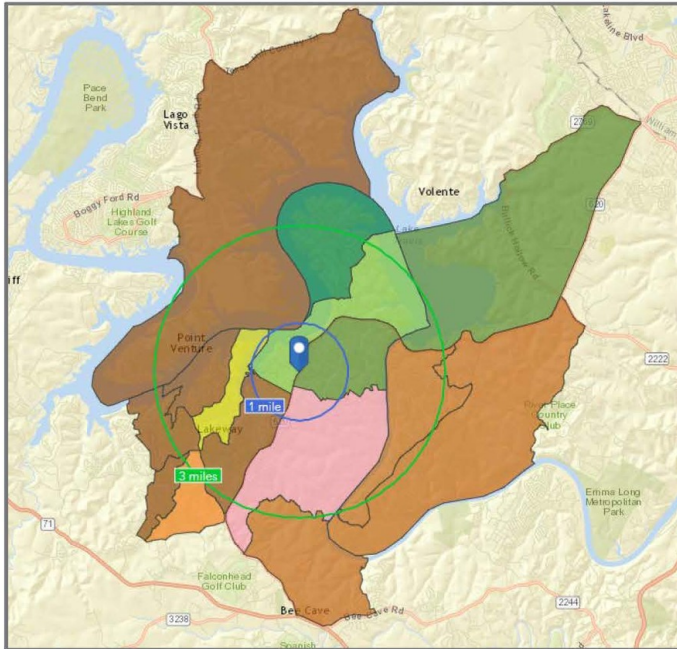
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## LIGHTHOUSE MARKET TAPESTRY SEGMENTATION



### DOMINANT TAPESTRY SEGMENTATION

#### 1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Urban Chic	36.6%	36.6%
Enterprising Professionals	35.9%	72.5%

#### 3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Exurbanites	29.6%	29.6%
Boomburbs	20.7%	50.3%

**2D Enterprising Professionals**

Prof/Mgmt  
College Degree  
White

Household: Married Couples  
Housing: Multi-Units, Single Family

35.1  
\$82k

- Combs; visit museums
- Own 401(k) through work
- Buy trendy clothes online
- Watch movies, TV on demand
- Buy digital books for tablet

4 Households: 1,673,185

**1C Boomburbs**

Prof/Mgmt  
College Degree  
White

Household: Married Couples  
Housing: Single Family

33.7  
\$111k

- Hold gym membership, own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

4 Households: 1,822,658

**1E Exurbanites**

Prof/Mgmt  
College Degree  
White

Household: Married Couples  
Housing: Single Family

50.0  
\$100k

- Contract for home care services
- Invest actively; use financial planners
- Prefer natural, organic products
- Support public TV/radio
- Choose late-model luxury cars, SUVs

4 Households: 2,338,000

**2A Urban Chic**

Prof/Mgmt  
College Degree  
White

Household: Married Couples  
Housing: Single Family

42.9  
\$104k

- Visit museums, art galleries
- Own healthy portfolios
- Ski; practice yoga; hike; play tennis
- Shop, bank online
- Choose luxury imports

4 Households: 1,592,681

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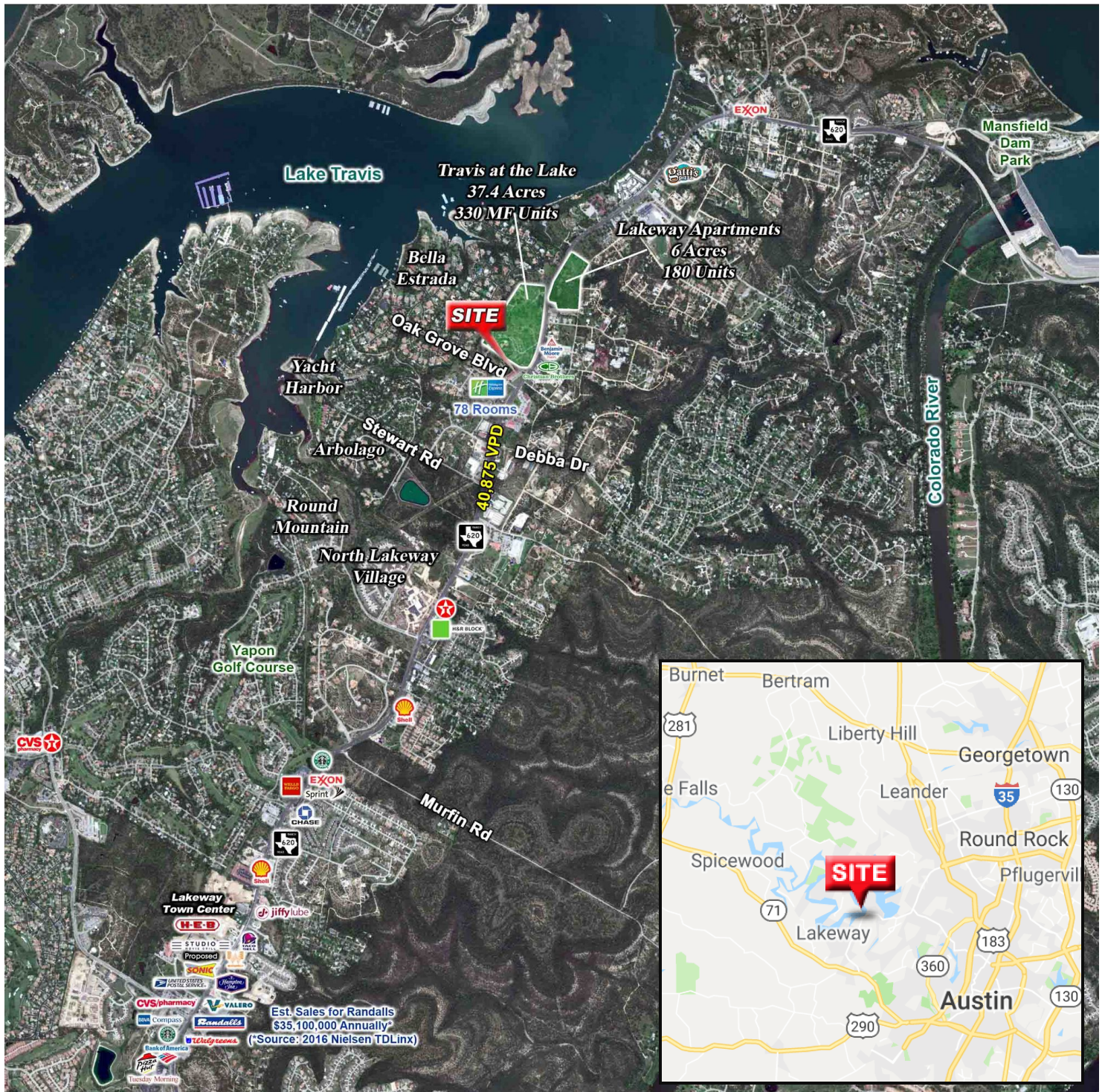


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# Information About Brokerage Services

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 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