

# Plaza Volente

SEQ of FM 620 & Anderson Mill Rd.

The image shows the exterior of an H-E-B fresh grocery store. The building is a large, single-story structure with a tan-colored facade and a green roof. The 'H-E-B fresh' logo is prominently displayed on the front wall in large, 3D letters. The 'H-E-B' part is red, and 'fresh' is green. The store has a covered entrance area with a stone base. In the foreground, there are several large, spiky green plants. To the right, there are displays of pumpkins and other produce. A few people are visible near the entrance, and a car is parked in the lot to the left. The sky is clear and blue.

Adam Zimel  
512-682-5548  
azimel@endeavor-re.com

Evan Deitch  
512-682-5544  
edeitch@endeavor-re.com

Endeavor Real Estate Group  
500 W 5th Street, Ste 700  
Austin, TX 78701  
p. 512 682-5500  
f. 512 682-5505

Owned and Managed by:



Leased by:



- HEB Anchored Shopping Center
- High Income Demographic
- Located at signalized intersection

## Space Available

- 1,400 - 2,448 sf

## Lease Rates

- \$28.00 - \$32.00
- NNN's estimated to be \$13.87 per sf

## Demographics



### Population Estimate

1 mi	3 mi	5 mi
8,744	78,646	170,476

### Daytime Population

1 mi	3 mi	5 mi
4,384	45,978	97,742



### Average Household Income

1 mi	3 mi	5 mi
\$150,276	\$123,035	\$120,540



### Traffic Counts

- 43,370 VPD (FM 620)
- 21,405 VPD (Anderson Mill Rd)

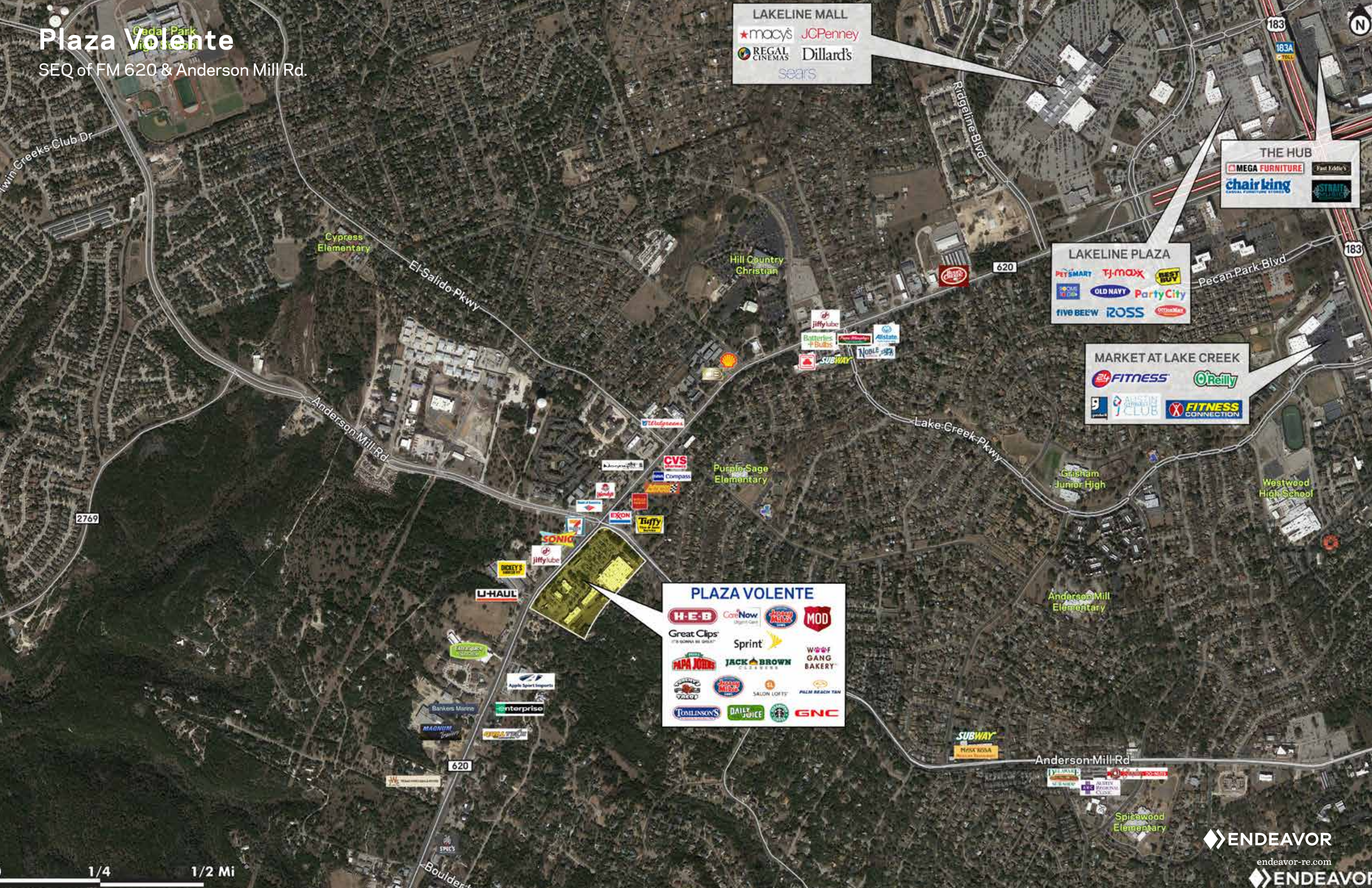


## Area Retailers & Restaurants



# Plaza Volente

SEQ of FM 620 & Anderson Mill Rd.



**LAKELINE MALL**  
macy's JCPenney  
REGAL CINEMAS Dillard's  
sears

**THE HUB**  
MEGA FURNITURE  
chair king  
Fast Eddie's  
STRAIT

**LAKELINE PLAZA**  
PETSMART TJ-maxx BEST BUY  
OLD NAVY Party City  
FIVE BELOW ROSS

**MARKET AT LAKE CREEK**  
24 FITNESS O'Reilly  
AMERICAN CLUB FITNESS CONNECTION

**PLAZA VOLENTE**  
H-E-B CoreNow MOD  
Great Clips Sprint  
PAPA JOHN'S JACK & BROWN WOLF GANG BAKERY  
TUMLINSON'S DAILY JUICE GNC

2769

620

620

183

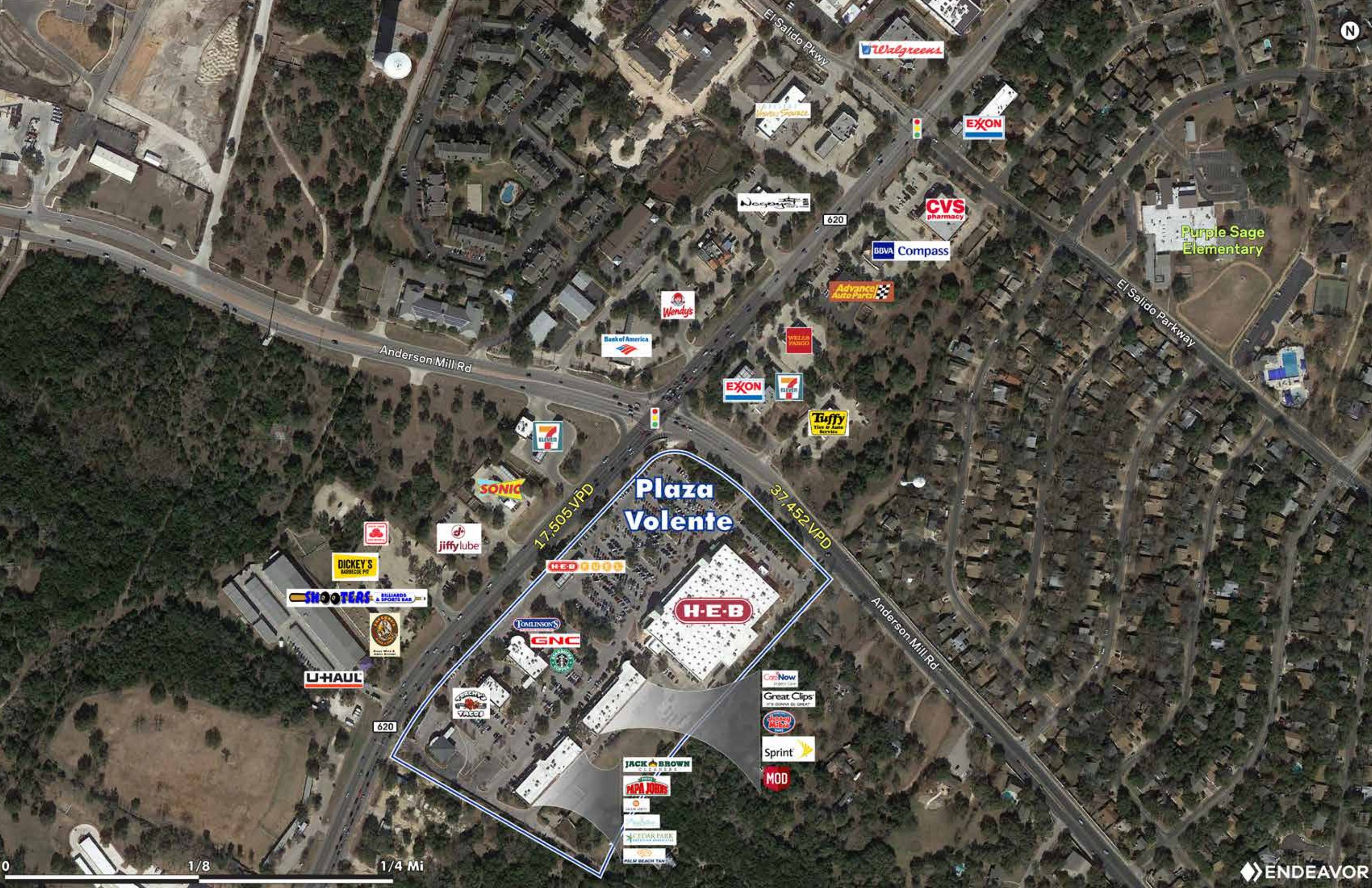
183

1/4 1/2 Mi

ENDEAVOR

endeavor-re.com

ENDEAVOR



# Plaza Volente

17,505 VPD

37,452 VPD

Anderson Mill Rd

El Salido Parkway

620

620

Anderson Mill Rd

Walgreens

EXXON

CVS pharmacy

BBVA Compass

Advance Auto Parts

Wendys

Bank of America

WELLS FARGO

EXXON

7 ELEVEN

Tuffy Tire & Auto Service

7 ELEVEN

SONIC

jiffy lube

DICKY'S BARBECUE PIT

SHOOTERS BILLIARDS & SPORTS BAR

U-HAUL

H-E-B

H-E-B

TOMLINSON'S

GNC

WALGREENS

CarNow

Great Clips

AMERICAN MEXICAN

Sprint

MOD

JACK & BROWN CIGARETTES

PAPA JOHN'S

CELEBRITY

CELEBRITY

CELEBRITY

CELEBRITY

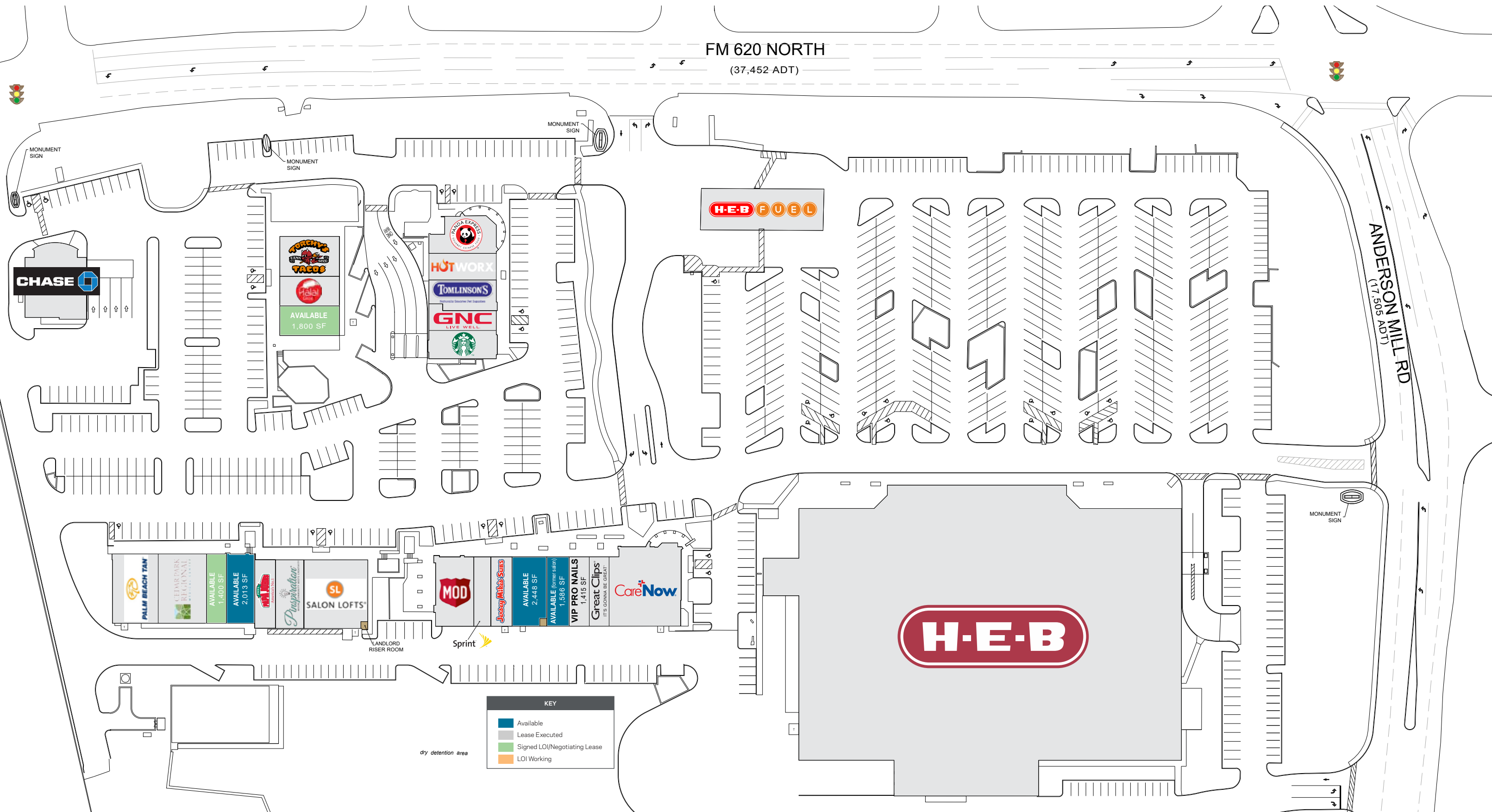
Purple Sage Elementary

0 1/8

1/4 Mi

# Plaza Volente

SEQ of FM 620 & Anderson Mill Rd.





# 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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michele Ann Gary	531394	MGary@Endeavor-Re.com	512-682-5593
Sales Agent/Associate's Name	License No.	Email	Phone

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