

# Westpark Retail

Intersection of Hwy 290 & FM 1826, Austin, TX

New Construction Available Q3 2020



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- High-traffic signalized intersection
- Access points from Hwy 290
- Adjacent to Seton Southwest Hospital & Austin Community College - Pinnacle Campus
- Adjacent to HEB-owned 29 acres

### Area Retailers & Restaurants



### For Lease

- New multi-tenant building - 1,900 sf - 3,900 sf

### Area Highlights

- Affluent Regional Submarket
- High traffic corridor in Southwest Austin
- Going home side of the street

### Access & Visibility

- 3 ingress & egress points from Hwy 290
- Hwy 290 Frontage

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
8,125	61,710	123,938



#### Households

1 mi	3 mi	5 mi
3,308	25,331	51,934



#### Median Household Income

1 mi	3 mi	5 mi
\$108,995	\$109,312	\$106,888



#### Traffic Counts

- 40,997 VPD (US Hwy 290)
- 13,708 VPD (FM 1826)

## AUSTIN BUSINESS JOURNAL



By Erin Edgemon – Staff Writer, Austin Business Journal  
October 3rd, 2019, 2:56 pm CDT

## H-E-B: Yes, we're moving our Southwest Austin Store—here's how the new one will look

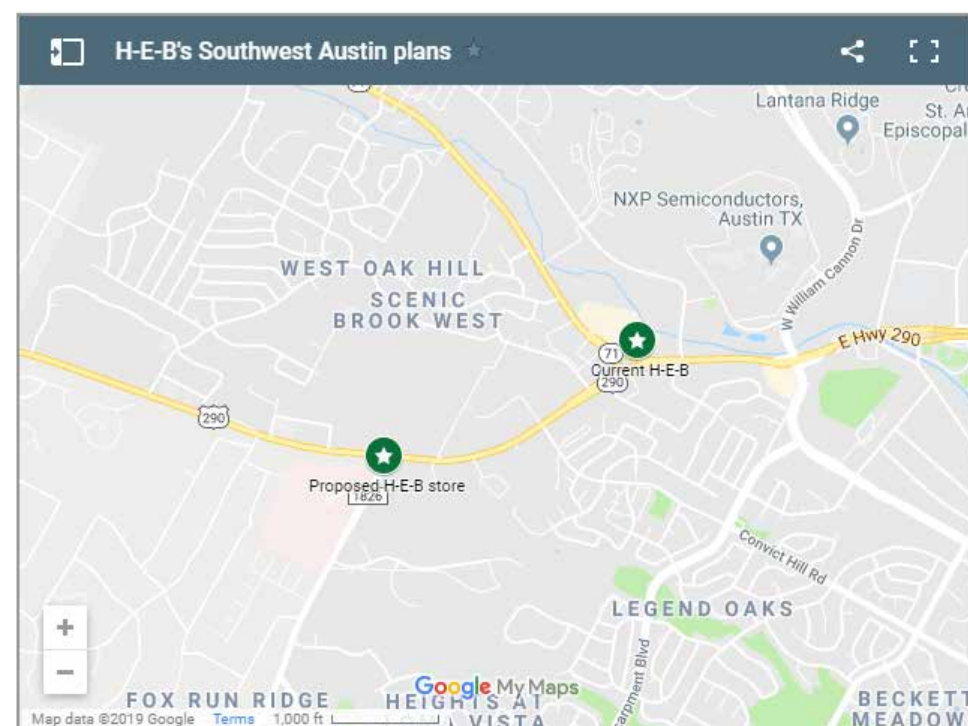
### Site is between Oak Hill, Circle C neighborhoods

H-E-B LP will build another store in Southwest Austin to replace an existing location less than two miles away in the Oak Hill community, the grocery giant has confirmed.

The Austin Business Journal previously reported in March that the San Antonio-based grocery chain had filed paperwork with the city of Austin Development Services Department for a potential store at 7901 West U.S. Highway 290, at the southeast corner of 290 and FM 1826.

At the time, H-E-B spokeswoman Leslie Sweet said the store could replace the existing location at 7010 State Highway 71 — if the existing store is impacted by major road changes planned at the Y-shaped intersection of U.S. Highway 290 and SH 71.

H-E-B confirmed to ABJ on Oct. 3 that a 90,000-square-foot store will indeed be built at the 30-acre site at 7901 U.S. 290, which is owned by the grocery store, beginning in February 2020. It will open in late 2020 or early 2021. The existing Oak Hill H-E-B store will close when the new store opens.



As the Austin area's dominant grocery chain, H-E-B is a bellwether for many businesses, and its move as well as planned improvements to U.S. 290 could cause other retailers from the Center of the Hills shopping center to relocate.

To help alleviate congestion at the intersection, TxDOT plans to upgrade U.S. 290 by constructing three new main lanes in each direction, as well as two to three lanes of frontage road in each direction. Proposed improvements also include an overpass for U.S. 290 at William Cannon Drive, along with flyovers — elevated roads — between U.S. 290 and SH 71.

### What's in store

The new store will feature an expansive product assortment and several convenient services including curbside service, a two-lane pharmacy drive-thru and large meat and fish departments, according to H-E-B.

"We are excited to answer the call for a new store for the growing community in southwest Austin," Sweet said in an email. "With an enhanced in-store experience and the highest standard of service and selection, we tailored the store to serve the needs of our longtime Oak Hill customers that deserve the best we have to offer."

The new store will include several environmentally sustainable elements such as rainwater harvesting, water retention ponds as well as adherence to impervious cover regulations and compliance with all aquifer regulations. The design of the store will also incorporate the look and feel of the surrounding neighborhoods, according to H-E-B.

Provisions will be put in place for a future solar panel installation, as H-E-B maintains large solar installations across 23 of its Austin-area stores, according to the chain.

Other highlights from the upcoming store will include:

- 24 self-checkout registers
- A large selection of craft and import beers and wines from around the world
- A meat market more than 300 feet long
- A fish market with a wide variety of fresh and sustainably caught seafood

- A large selection of Dinner Tonight food offerings including sushi, Cooking Connection and Meal Simple
- A produce section with expanded organic and Texas-grown selections as well as an assortment of pre-cut fruits and vegetables
- An expansive deli that includes a Mediterranean olive bar
- A bakery department featuring breads and cakes and a tortilleria for house-made tortillas
- Blooms floral department with certified floral designers, Texas Backyard showcases outdoor-living furniture, grills, plants and more.

Stantec is the civil engineer for the new H-E-B.

In the Austin area, H-E-B has several stores that have undergone or are undergoing renovation such as the East 7th and South Congress stores as well as plans for new locations such as H-E-B Lake Austin west of downtown, which is expected to open in 2021.

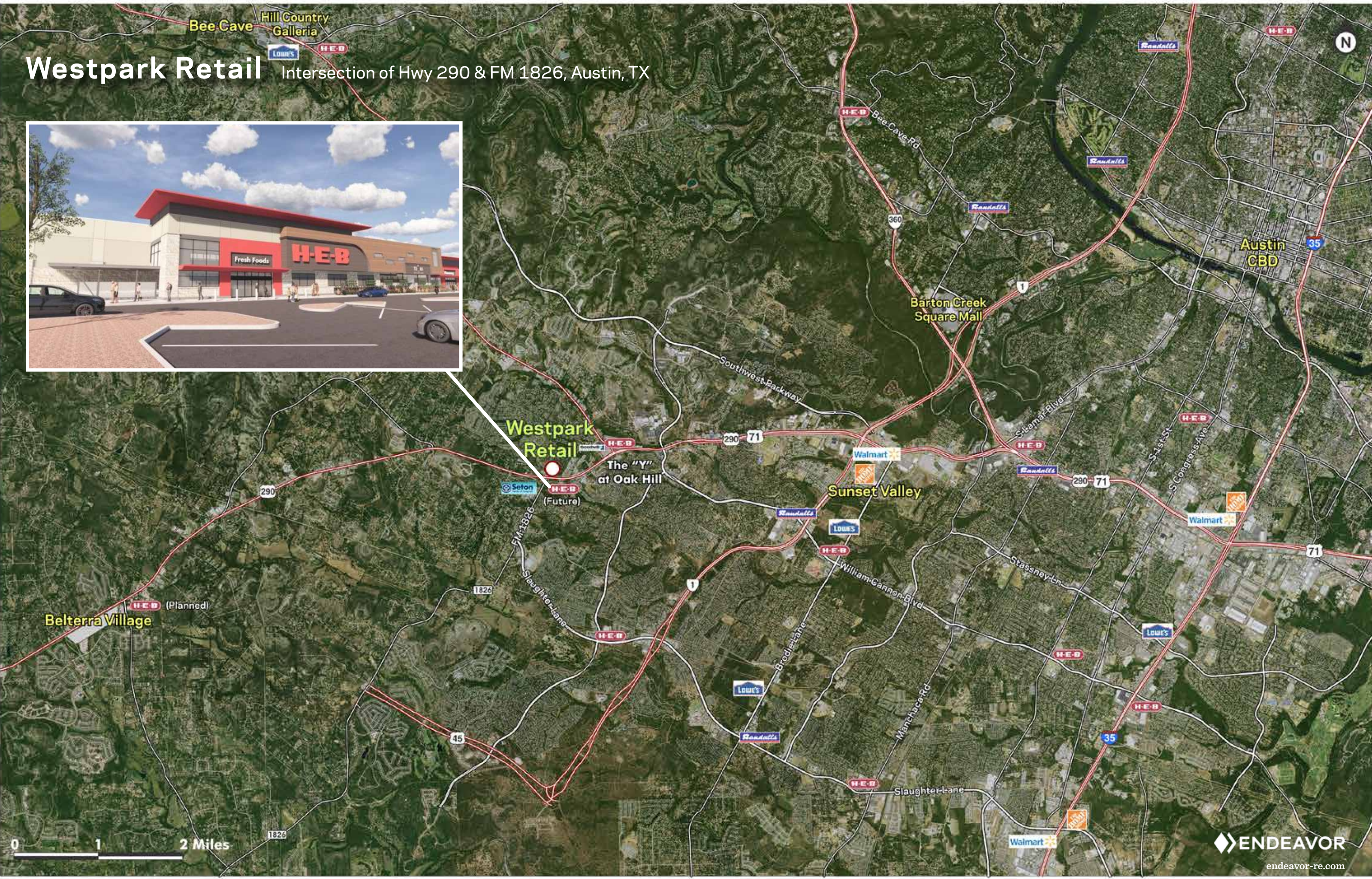
H-E-B is also considering building a new store in Southeast Austin. The company filed a site plan application with the city of Austin Development Services Department in September for a proposed store at 7015 E. William Cannon Drive near McKinney Falls Parkway. Sweet said there are no immediate plans to move ahead with the new store.

Next year, H-E-B plans to replace its store at 2400 S. Congress Ave. at the intersection with Oltorf Street with a 100,000-square-foot building on an adjacent corner. The new store will have a beer garden, a food hall and two levels of underground parking.

Another store is under construction at 8801 South Congress Ave. near West Slaughter Lane and the I-35 frontage road. That store is expected to open in early 2020.

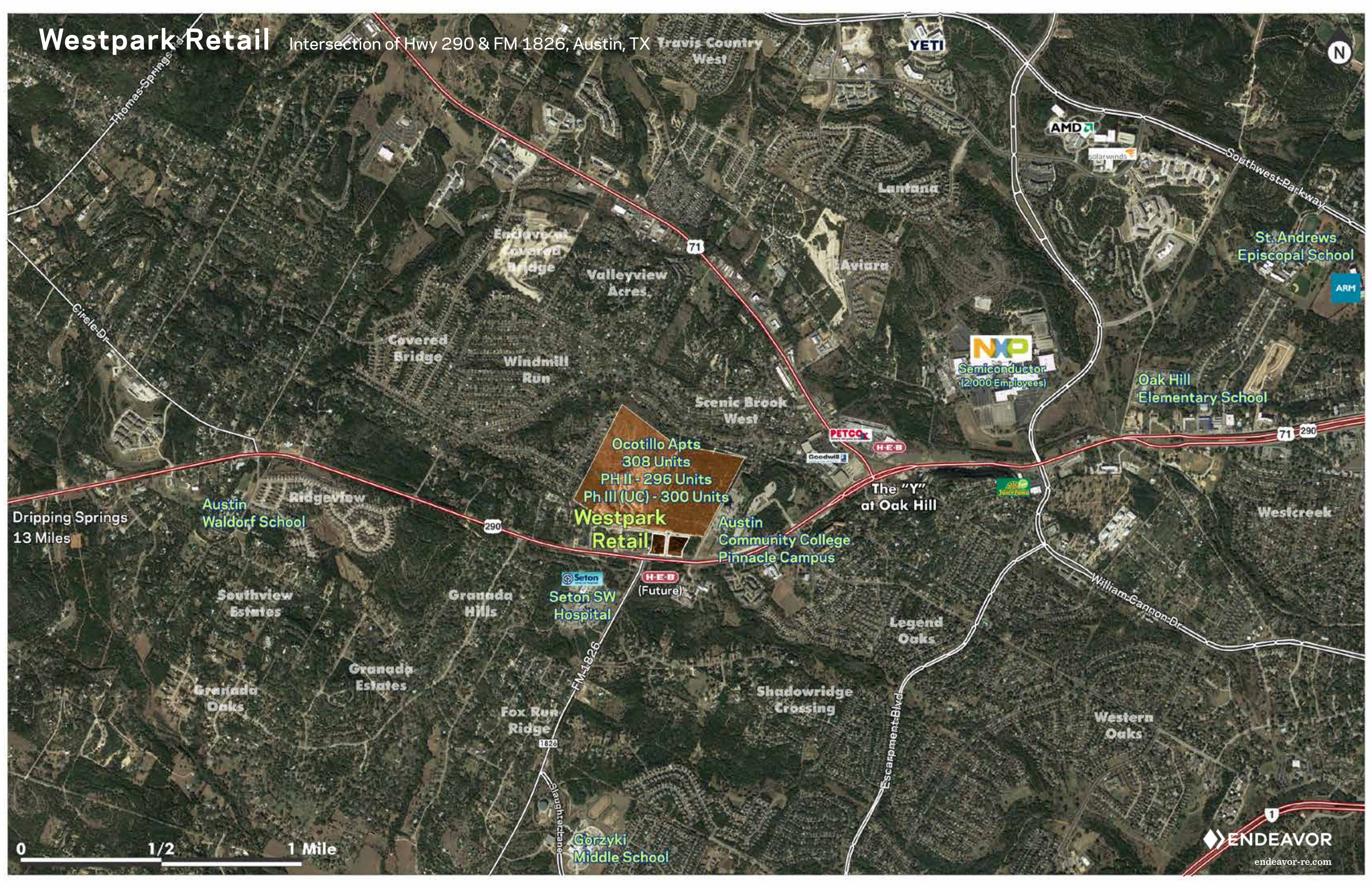
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Intersection of Hwy 290 & FM 1826, Austin, TX



Ocotillo Apts  
308 Units  
PH II - 296 Units  
Ph III (UC) - 300 Units  
**Westpark  
Retail**

**NXP**  
Semiconductor  
(2,000 Employees)

**Seton**  
Seton SW  
Hospital

Austin  
Community College  
Pinnacle Campus

Oak Hill  
Elementary School

St. Andrews  
Episcopal School

Austin  
Waldorf School

Gorzyki  
Middle School

Dripping Springs  
13 Miles

0 1/2 1 Mile



# Westpark Retail

Intersection of Hwy 290 & FM 1826, Austin, TX



Ocotillo Apts  
308 Units

Ocotillo  
Apartments PH II  
(Now Complete)  
296 Units

Ocotillo  
Apartments PH III  
(Under Construction)  
300 Units

Austin Community College  
Pinnacle Campus

40,997 VPD

290



1826

13,708 VPD

43,508 VPD

Future  
H-E-B

Seton  
Southwest  
Hospital

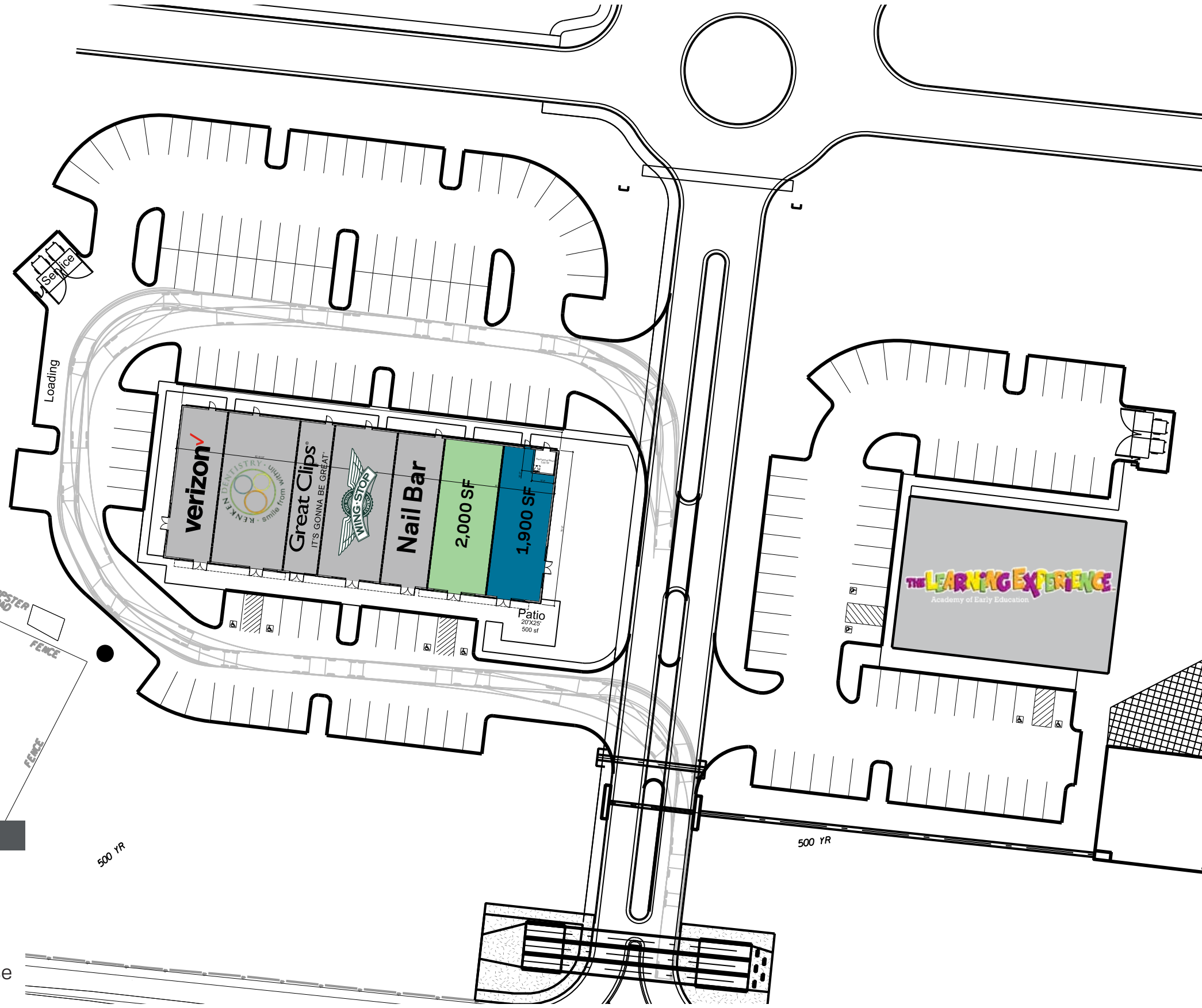
Vineyard Hills  
Apartments  
201 Units



0 500 1000 ft

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### KEY

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



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11-2-2015



## 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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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)

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