

Shops at Tech Ridge and Redevelopment of Former Sears Grand Parcel Austin, Texas 78753

RD MANAGEMENT LLC

Austin, Texas

Shops at Tech Ridge and Redevelopment of Former Sears Grand Parcel



Location:

Shops at Tech Ridge: 12901 I-35 North and Parmer Lane, in Austin, Texas 78753.
Former Sears Grand: 12625 I-35 North and Parmer Lane, in Austin, Texas 78753.

Type:

Power Center

GLA:

Shops at Tech Ridge: 519,354 sf; Former Sears Grand Parcel: 170,061 sf

Traffic:

Two way average daily traffic I-35: 180,000 VPD; Parmer Lane: 51,650 VPD

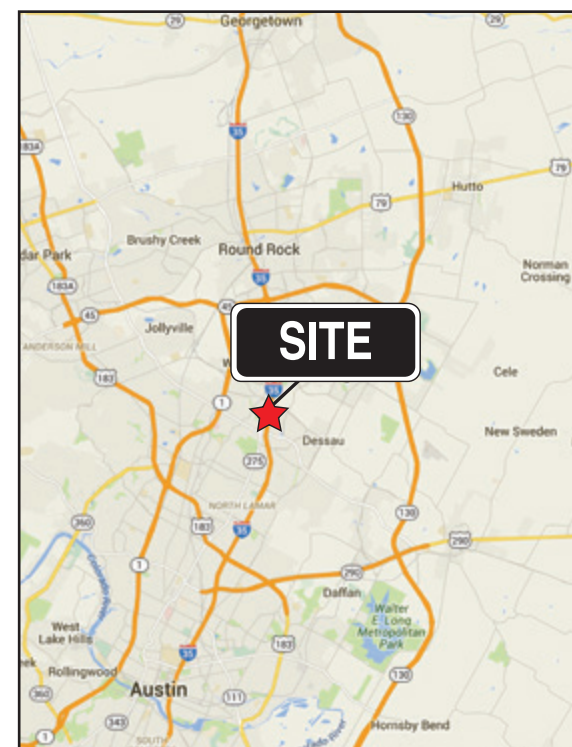
Availability:

- Shops at Tech Ridge: 2,500 sf – 13,000 sf
Former Sears Grand Parcel: 116,127 sf (divisible)

Vital Statistics:

- 3 multi-tenant pylons at Shops at Tech Ridge and 2 multi-tenant pylons at Former Sears Grand parcel
- Excellent site access from I-35 Frontage Road & Center Ridge Drive
- Over 750,000 sf of additional retail at this intersection including: Walmart Supercenter, Lowe's, Kohl's, Home Depot, JC Penney
- Within 1 mile of Dell Parmer South Campus & General Motors Corporate Headquarters
- Apple to open office park in 2021 on 133-acre plot, adjacent to Parmer Lane, that will add 5,000 new employees
- 500 3M employees now working at Parmer Innovation Center, located in the Parmer business park approximately 1 mile from Shops at Tech Ridge
- 7700 Parmer Lane (95.5% occupied), a 129-acre high tech office campus, just 7 miles from Shops at Tech Ridge, to develop a new 214,000 sf building and parking structure. Tenants include: Google, Oracle, PayPal, Electronic Arts, Polycom, Deloitte and D&B
- Austin Waters at Tech Ridge, a 300 unit multifamily complex is located behind the center
- Austin Business Journal ranked Shops at Tech Ridge as one of the largest retail centers in Austin
- The population of Austin, TX is projected to increase 98.5% to over 4 million people by 2040, leading the nation in projected population growth according to American Business Journals. Currently Austin Metro Area has a population of over 2 million people

Demographics	3 mile	5 mile	7 mile
Population			
2024 (projection)	130,309	296,039	531,639
2019 (estimate)	120,528	272,179	481,460
2010 (census)	100,648	226,646	395,611
Number of HH			
2024 (projection)	55,913	124,194	219,024
2019 (estimate)	50,657	112,258	197,421
2010 (census)	41,599	90,735	160,568
Average HH Income			
2024 (projection)	\$84,440	\$82,996	\$91,112
2019 (estimate)	\$78,873	\$77,720	\$85,229
2010 (census)	\$62,386	\$60,543	\$65,883
Median Age			
2019 (estimate)	33.7	33.3	34.1
Daytime Population			
2019 (estimate)	72,901	224,448	370,920



RD Management LLC

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RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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E	Available	(85' x 153')	13,000 sf	800	Urban Air	50,000 sf
G1	Freebirds World Burrito		2,600 sf	900	Fitness Connection	55,000 sf
G2	Jimmy John's		1,800 sf	1000	Conn's HomePlus	38,991 sf
G3	Vapor Logic		1,750 sf	1305	Mattress Firm	4,000 sf
G4	Niki's Pizza		1,198 sf	1305A	Available	2,500 sf
G5	Masala Wok		2,500 sf	1315	Jersey Mike's	1,260 sf
100	Tips & Toes		1,563 sf	1320	Parmer Dental Care	3,453 sf
110	Dollar Tree		9,546 sf	1330	T-Mobile	2,300 sf
115	Available	(105.87' x 100')	10,587 sf	1500	Verizon	2,355 sf
120	Avis Budget		2,800 sf	1520	SuperCuts	1,200 sf
200	Party City		12,000 sf	1540	Bep Saigon	3,240 sf
G300	Floor and Decor		77,958 sf	1800	Zale's Diamond Store	3,019 sf
G301	Furniture Mall of Texas		95,000 sf	1805	James Avery Jewelry	2,600 sf
400	Melrose Family Fashions		10,000 sf	1820	GameStop	1,500 sf
405	Casa Mia Furniture		4,098 sf	1830	Souper Salad	3,800 sf
500	Ross Dress for Less		30,114 sf	1845	Manpower	2,800 sf
600	Burke's Outlet		30,086 sf	1850	Way Back Burger	1,633 sf
700	PetSmart		19,252 sf			

A. P. Terry's
B1. Aspen Dental
B2. **Retail**
C. **Proposed Pad Site**
(Possible drive-thru)
(39.3' x 70')
1,100 sf
3,500 sf
±2,701 sf
up to 6,250 sf

Redevelopment of Former Sears Grand Parcel

1. Proposed Junior Anchor	(80'-1.5" x 323'-7" irr.)	39,677 sf
2. Proposed Restaurant	(62'-6" x 110'-6" irr.)	6,705 sf
3. Proposed Retail	(105'-3" x 259')	27,873 sf
4. Proposed Retail	(105'-3" x 259')	27,200 sf
5. Discovery Ventura at Austin (Live Music/Restaurant)		7,700 sf
6. AMC Theatres	10-Screen/Dine-In	46,234 sf

Alternate Single Box Concept Proposed Retail (352' x 324' irr.)

