

# Casis Village

2727 Exposition Blvd, Austin, TX 78703



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- 3,242 SF In-line Space
- Located in one of Austin's most affluent submarkets, known as Tarrytown
- High barrier to entry submarket
- Exclusive pylon signage available

### Space Available

- 3,242 sf

### Lease Rates

- Call broker for pricing
- NNNs: \$8.00 psf (estimate provided by Landlord, subject to adjustment)

### Demographics



#### Population Estimate

1 mi	3 mi	5 mi
11,599	121,632	327,947

#### Daytime Population

1 mi	3 mi	5 mi
9,281	230,917	417,593



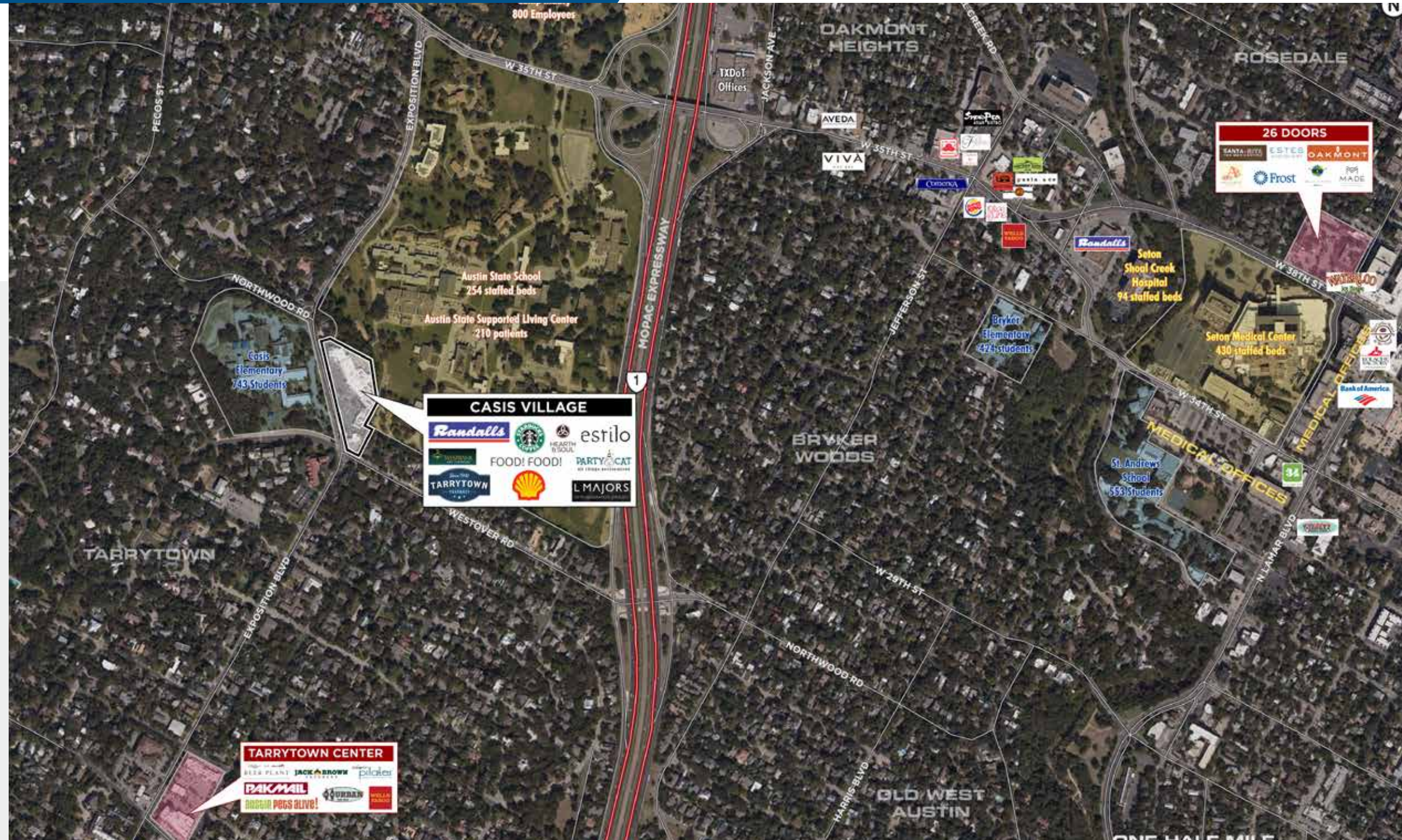
#### Avg. Household Inc.

1 mi	3 mi	5 mi
\$207,760	\$124,689	\$107,090



#### Traffic Counts

- 8,903 VPD (Exposition, S of W. 35th)



### Area Retailers & Restaurants





# Casis Village



Austin State School

Austin State Hospital

Hancock Golf Course

Lions Municipal Golf Course

The University of Texas

Texas State Capital

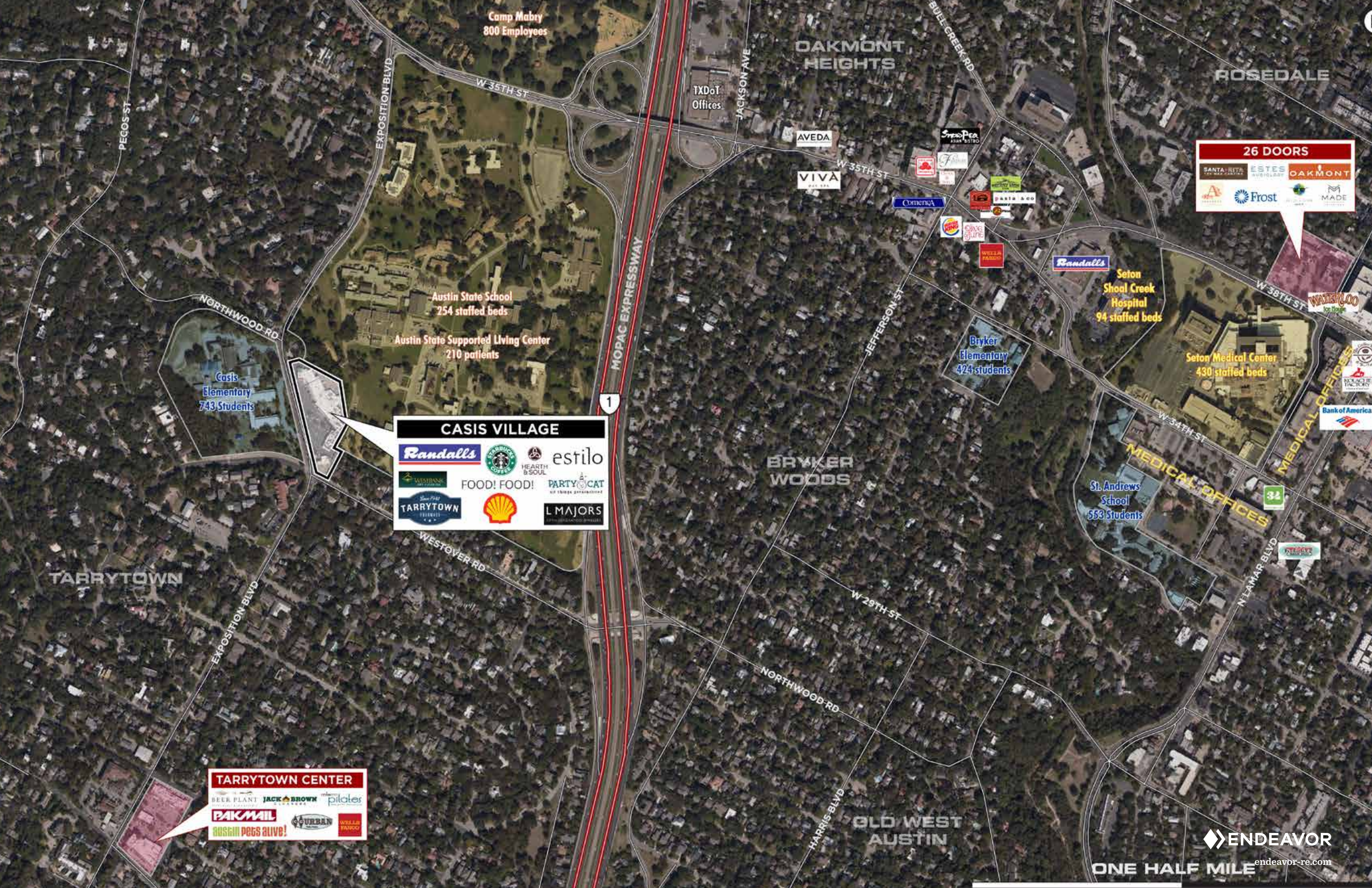
AUSTIN CBD

Huston Tillotson College  ENDEAVOR

endeavor-re.com

1/2 1 Mile





Camp Mabry  
800 Employees

OAKMONT  
HEIGHTS

ROSEDALE

**26 DOORS**

SANTA RITA  
ESTES  
OAKMONT

Frost  
MADE

Austin State School  
254 staffed beds

Austin State Supported Living Center  
210 patients

Casis  
Elementary  
743 Students

Bryker  
Elementary  
424 students

Seton  
Shoal Creek  
Hospital  
94 staffed beds

Seton Medical Center  
430 staffed beds

St. Andrews  
School  
553 Students

**CASIS VILLAGE**

Randalls  
Starbucks  
estilo  
Washburn  
HEARTH & SOUL  
FOOD! FOOD!  
PARTY CAT  
TARRYTOWN  
Shell  
L MAJORS

BRYKER  
WOODS

MEDICAL OFFICES

TARRYTOWN

**TARRYTOWN CENTER**

BEER PLANT  
JACK & BROWN  
pilates

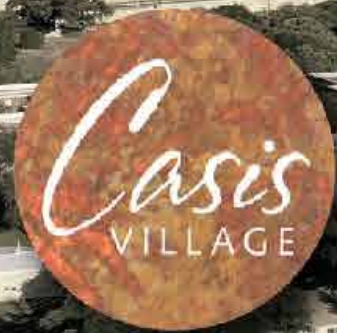
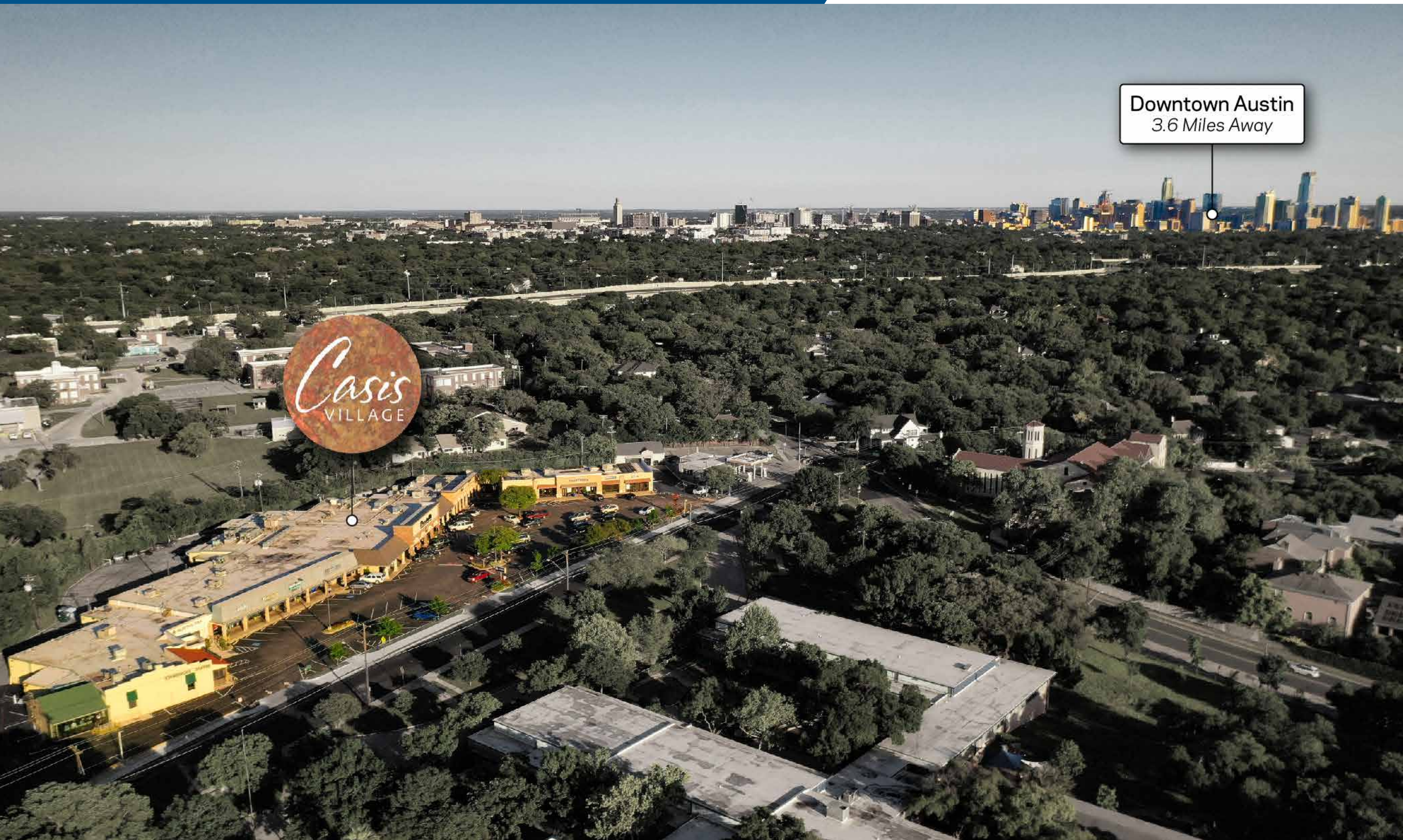
PAK MAIL  
GOURBAN  
WELLS FARGO

OLD WEST  
AUSTIN

ENDEAVOR

ONE HALF MILE  
endeavor-re.com



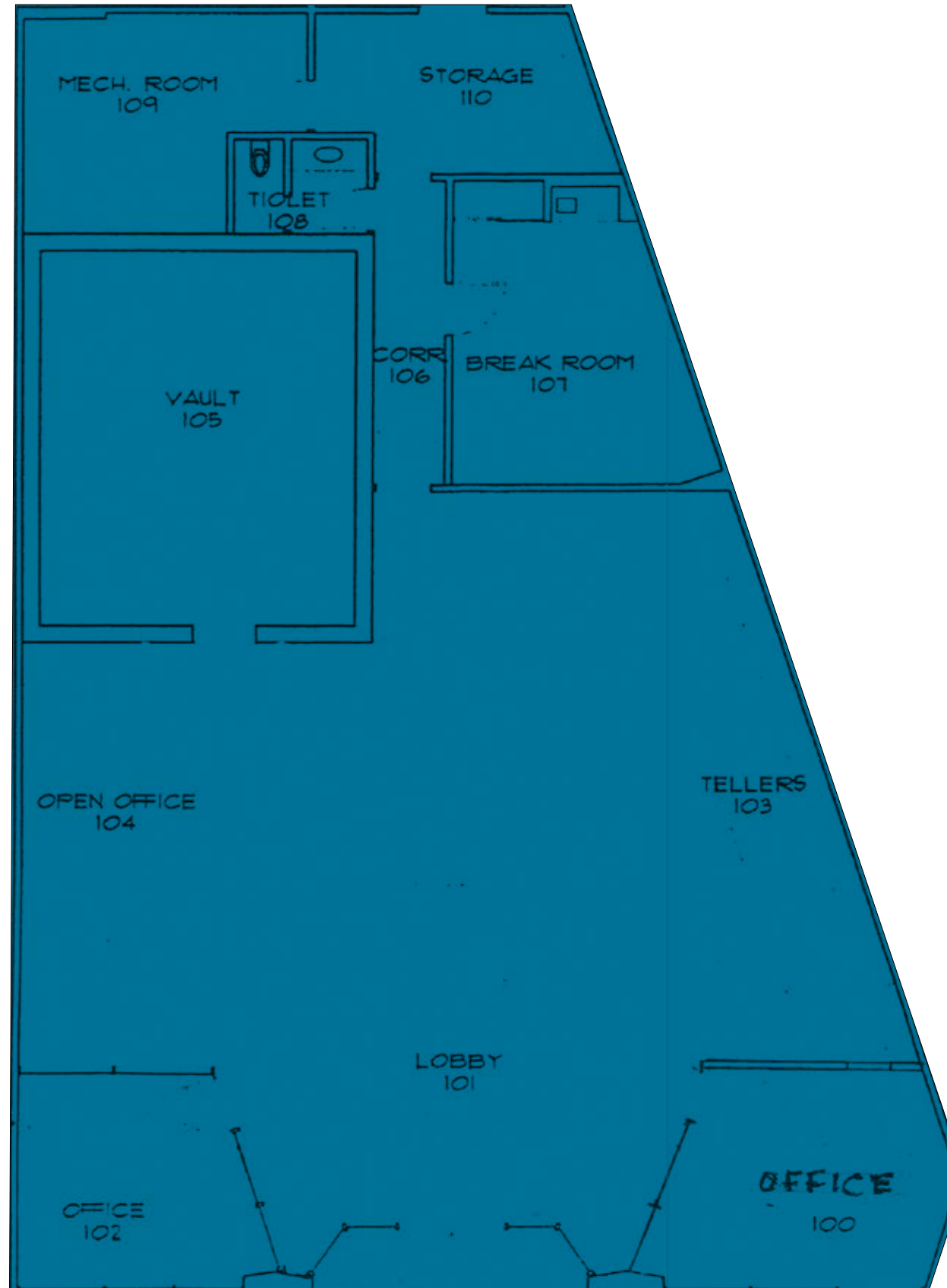


Downtown Austin  
3.6 Miles Away



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











### Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

\_\_\_\_\_  
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)