

Parmer Crossing

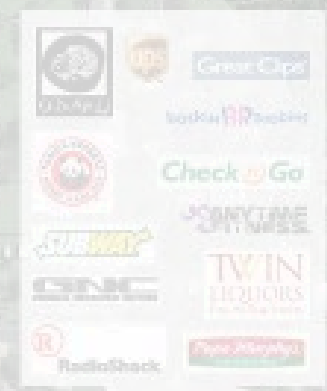
Parmer Crossing

Northeast Corner of Mo-Pac Expressway & Parmer Lane

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Medical Offices

St. David's North Austin Medical Center

11,038 SF (At Lease)

15,000 to 20,000 SF Available (to be constructed)

2,604 SF

2,312 SF

95,098 VPD

48,846 VPD

Last toll-free exit on northbound Mopac, avoiding the Parmer/Mopac intersection

- Access from Mo-Pac Expressway
- Served by last northbound toll-free exit

Space Available

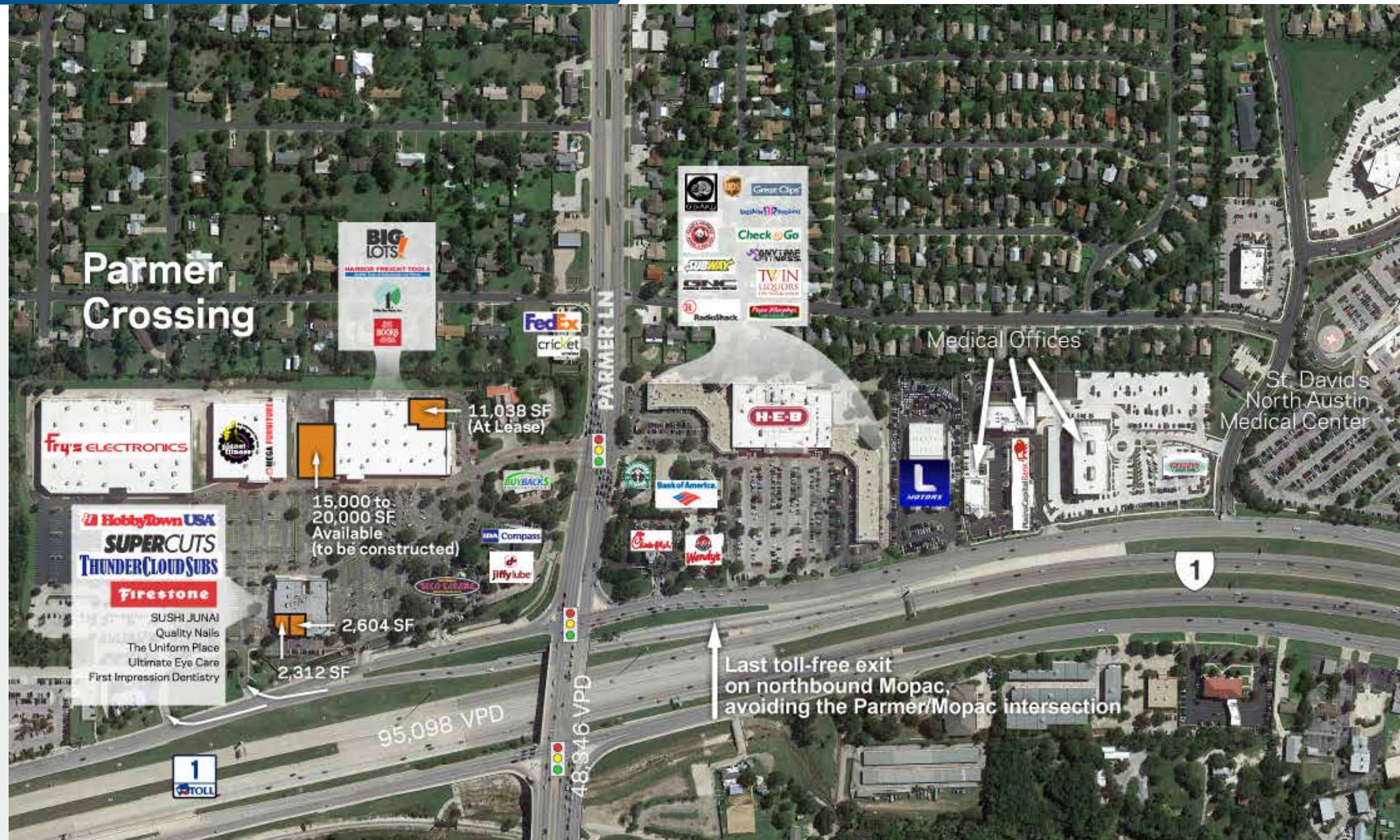
- 2,604 sf (2nd gen dental)
- 2,314 sf (2nd gen optical)
- 11,038 SF (At lease)

Lease Rates

- Call broker for pricing
- NNNs: \$4.73 PSF (estimate provided by Landlord, subject to adjustment)

Area Highlights

- Retail opportunity at the NE corner of Parmer & Mo-Pac, next to Fry's Electronics, with 4 ingress & egress from Mo-Pac Expressway
- Parmer Crossing is served by the last northbound toll-free exit from Mo-Pac Expressway. The exit lane passes under Parmer Lane, avoiding the Parmer intersection. Southbound egress to Mo-Pac utilizes a "Texas Turn" at Mo-Pac & Scofield Ridge, without entering the tolled section of Mo-Pac.



Demographics



Population Estimate

1 mi	3 mi	5 mi
15,179	95,315	291,929

Daytime Population

1 mi	3 mi	5 mi
11,880	97,541	221,395



Average Household Income

1 mi	3 mi	5 mi
\$74,151	\$71,224	\$71,396

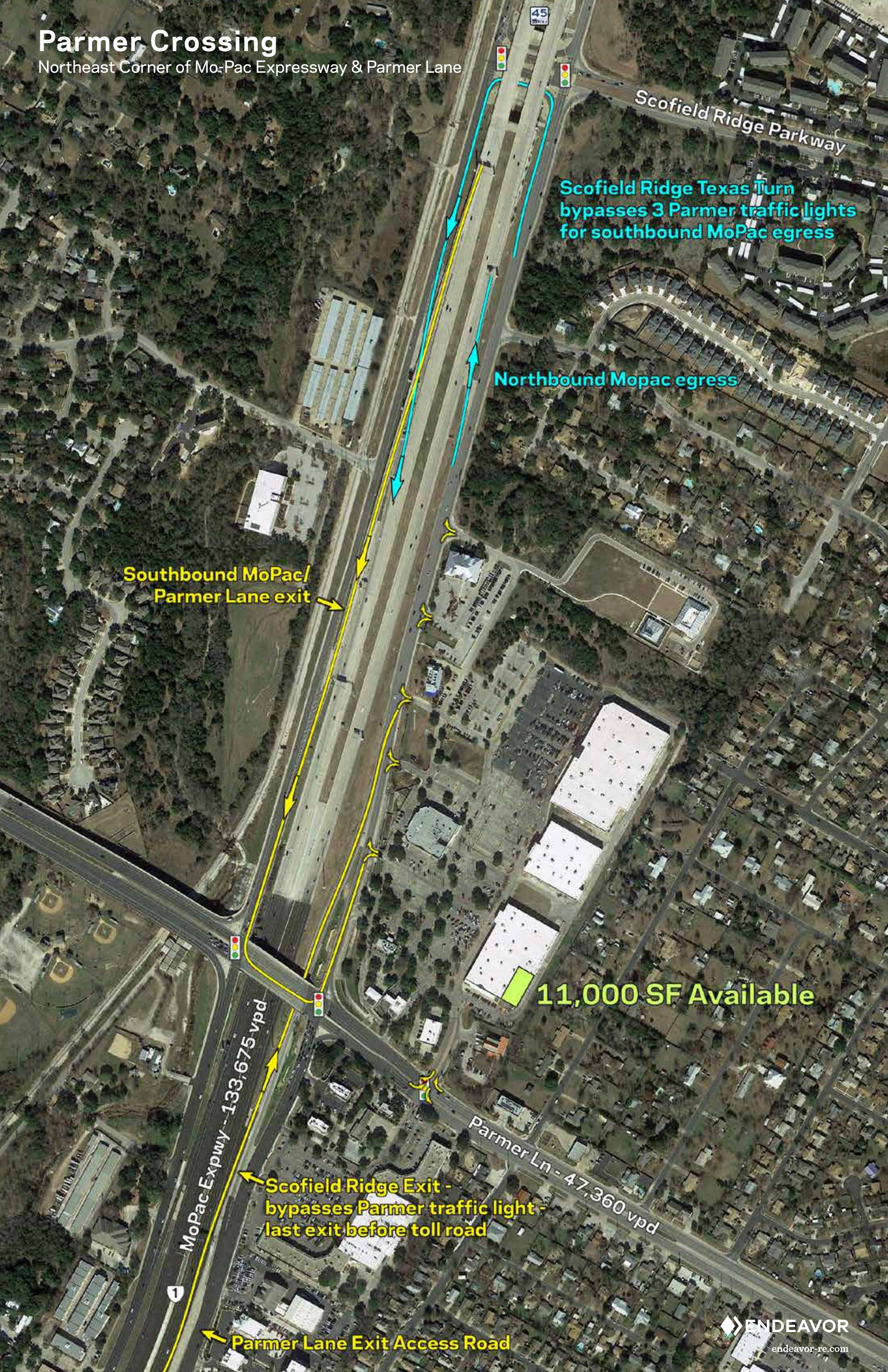


Traffic Counts

- 95,098 VPD (Mo-Pac Expressway)
- 48,346 VPD (Parmer E of Mo-Pac)

Parmer Crossing

Northeast Corner of Mo-Pac Expressway & Parmer Lane



Southbound MoPac/
Parmer Lane exit

Scofield Ridge Texas Turn
bypasses 3 Parmer traffic lights
for southbound MoPac egress

Northbound Mopac egress

11,000 SF Available

MoPac Expwy - 133,675 vpd

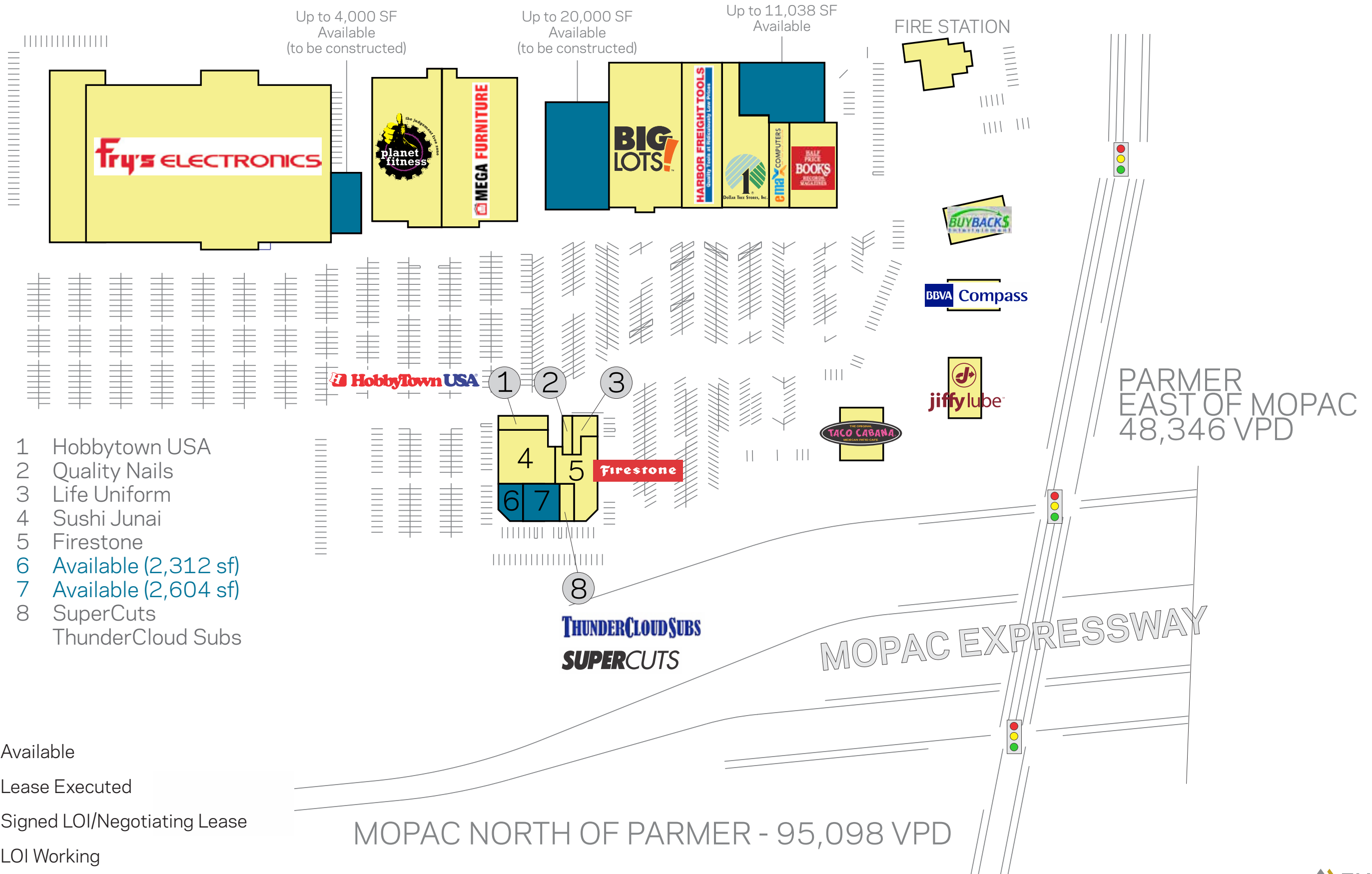
Scofield Ridge Exit -
bypasses Parmer traffic light -
last exit before toll road

Parmer Ln - 47,360 vpd

Parmer Lane Exit Access Road

Parmer Crossing

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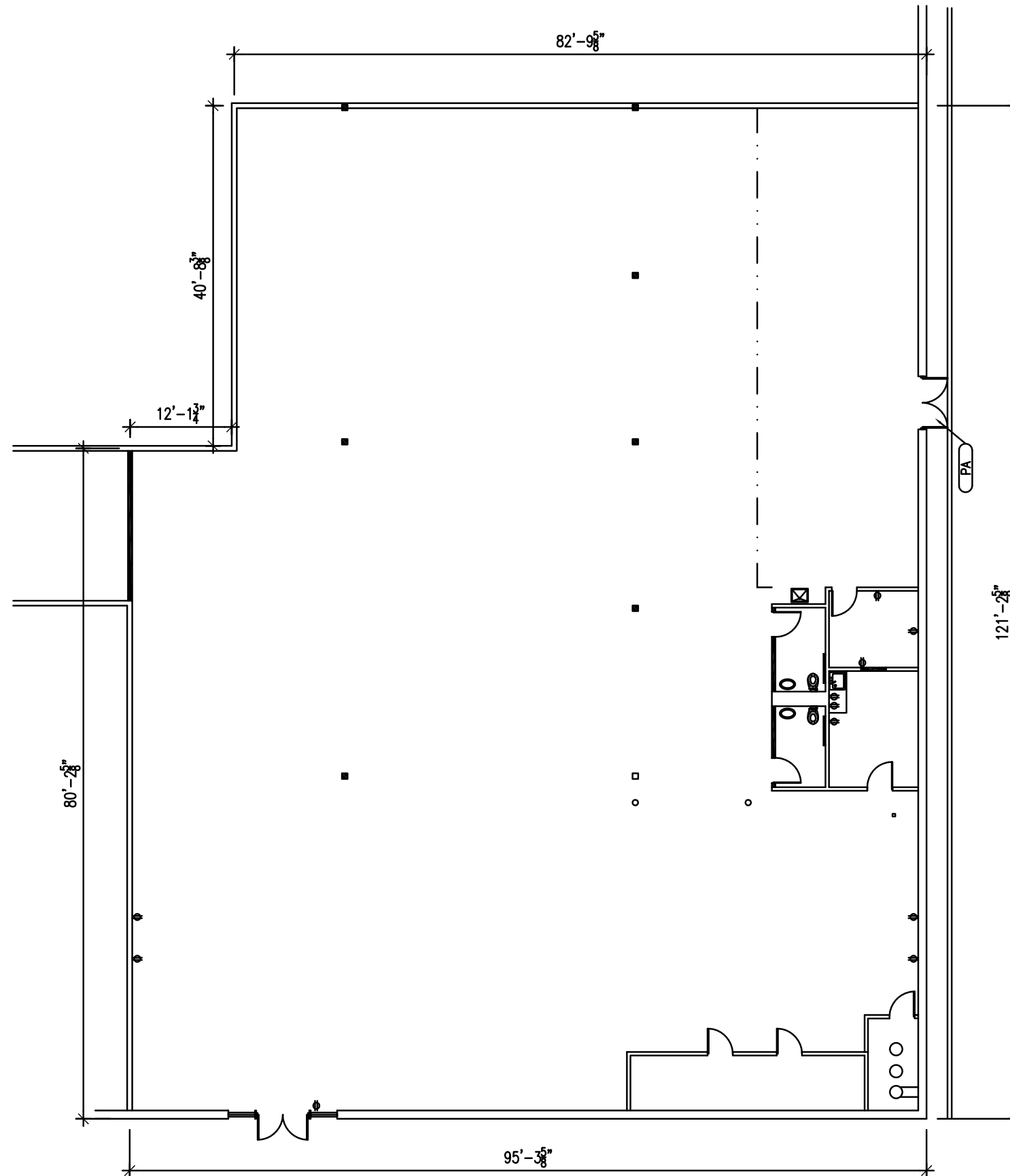


- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

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Suite 05A - 11,038 sf





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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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