



The Village at Westlake

SEC Loop 360 & FM 2244 (Bee Caves Rd)

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- Dominant shopping center location in the heart of West Lake Hills
- HEB anchored shopping center
- High Daytime Population
- 52 office buildings within a 3 mile radius, totaling over 2.5 million sf

Space Available

- 1,400 SF - Available for retail
- 1,500 SF - Available for retail
- 3,414 SF - End Cap

Lease Rates

- NNN (2020) - Est. \$12.72/sf/yr (subject to change)

Demographics



Population Estimate

1 mi	3 mi	5 mi
3,916	32,116	153,536

Daytime Population

1 mi	3 mi	5 mi
8,359	47,190	194,898



Avg. Household Inc.

1 mi	3 mi	5 mi
\$221,627	\$216,551	\$130,965



Traffic Counts

- 47,929 VPD (Loop 360 to the S)
- 59,471 VPD (Loop 360 to the N)
- 52,085 VPD (Bee Cave to the W)
- 33,214 VPD (Bee Cave to the E)

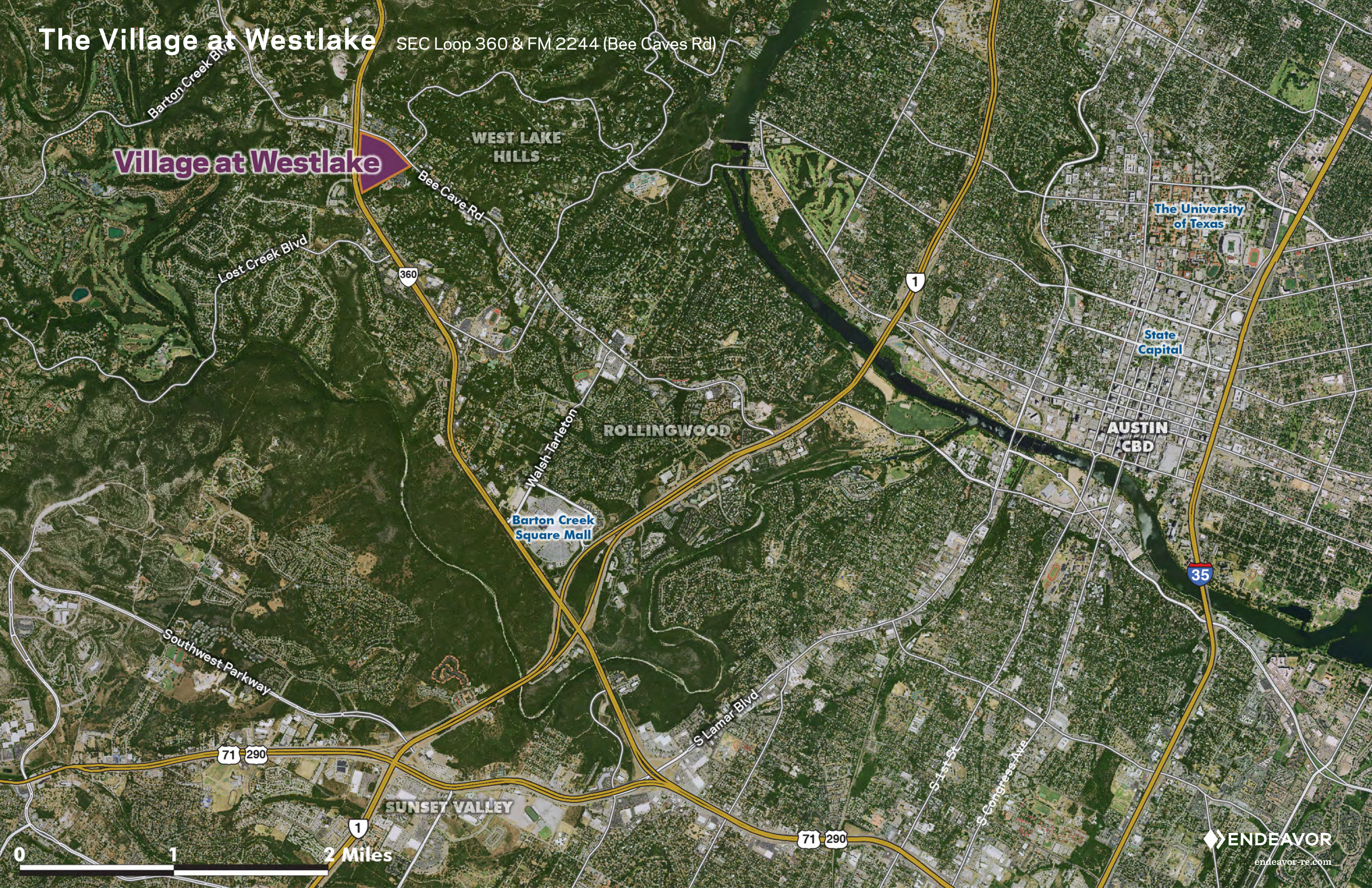


Area Retailers & Restaurants



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Village at Westlake



0 1 2 Miles

The Village at Westlake

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Barton Creek Blvd

2244

Wild Basin I, II, III
202,172 sf

Canyon at Wild Basin
79,998 sf

Los Arboles I, II
40,922 sf

Capital Ridge
215,000 sf

Overlook at Rob Roy
100,000 sf

Hotel GRANDUCA
AUSTIN

WEST LAKE
HILLS

Dimensional Place
156,000 sf

360

THE COUNTY LINE

CHASE

BEE CAVE WEST

- the grove wine bar | kitchen
- MATTRESS FIRM
- JJ
- sn@p
- BatteriesPlus.com
- Capital One

6207 Bee Cave
42,249 sf

7 ELEVEN

WELLS FARGO

HAT CREEK

Westlake Medical Center
45,000 sf

Frost Bank

Wells Fargo Bldg
46,540 sf

Bee Cave Rd

Village at Westlake

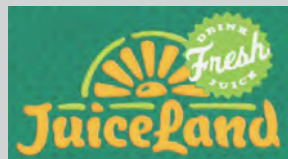
Loop 360

Las Cimas I
82,853 sf

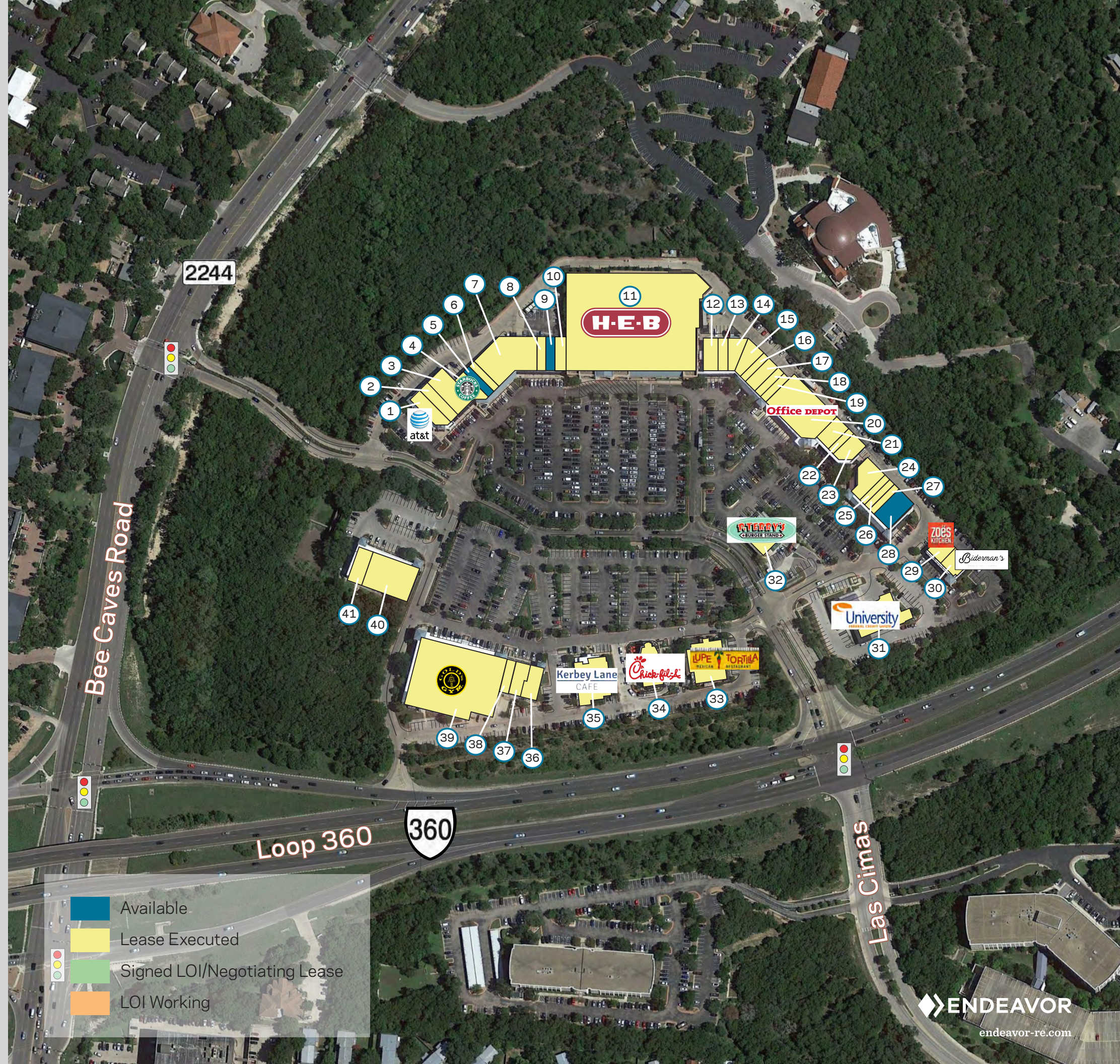
Las Cimas II, III, IV
455,364 sf

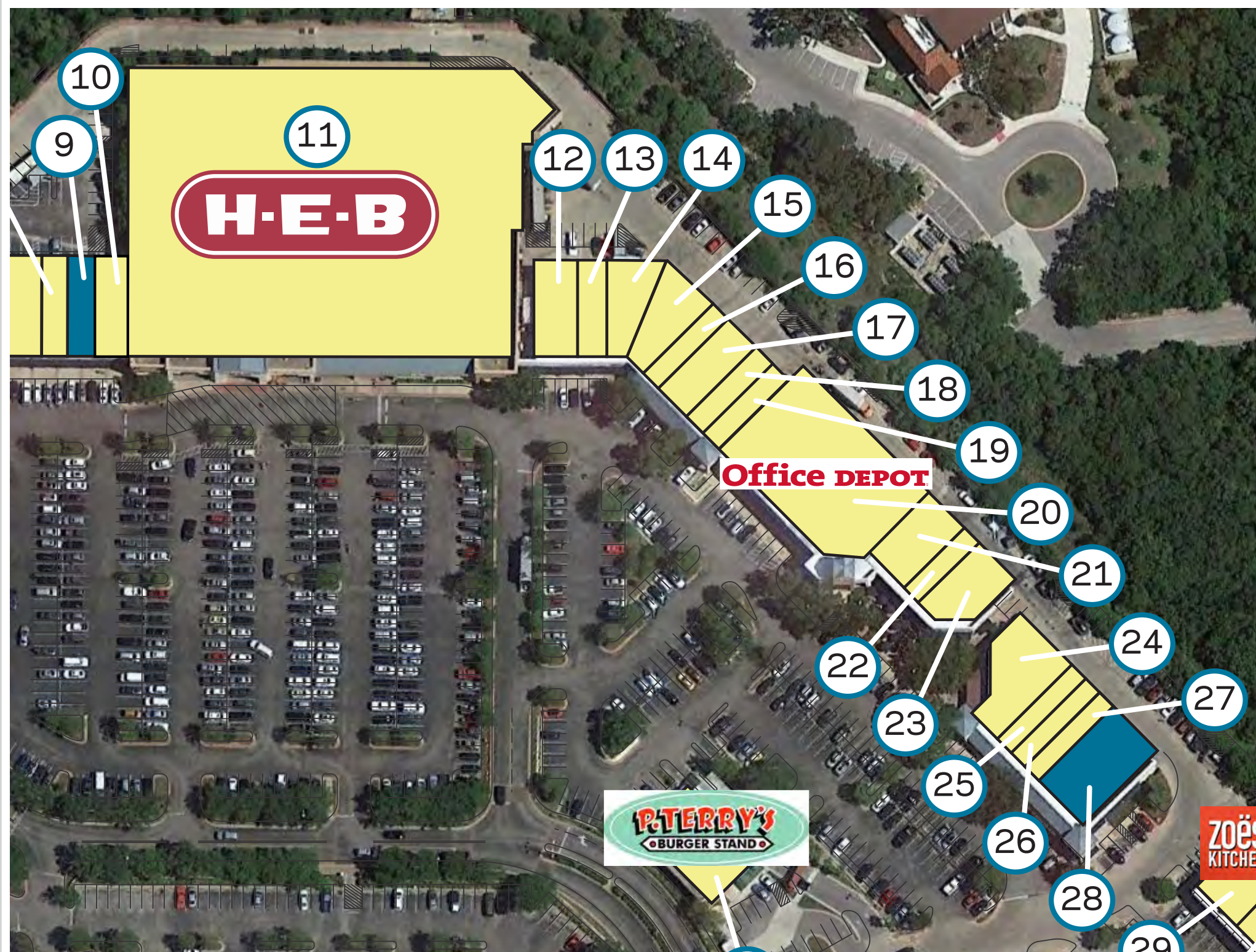
Westlake Oaks Office Park
65,395 sf

0 1/4 1/2 Mile



1. AT&T
2. Twin Liquors
3. Palmbeach Tan
4. Starbucks
5. Available: 1,400 sf
6. Westbank Dry Cleaners
7. Tyler's Sports
8. Santa Fe Optical
9. Available: 1,500 sf 360°
10. Bluemercury
11. H-E-B
12. H-E-B Curbside
13. Departure Lounge
14. Leslie's Pool Supplies
15. Woofgang Bakery
16. Fast Frame
17. European Wax Center
18. The Joint
19. Shop the Tree House
20. Office Depot
21. Izumi Sushi
22. Juiceland
23. Taco Deli
24. Mod Pizza
25. Luxury Nail & Spa
26. Finley's Barbershop
27. Stretch Zone
28. Available: 3,414 sf
29. Zoe's Kitchen
30. Biderman's Deli
31. University Federal Credit
32. P.Terry's Burger Stand
33. Lupe Tortilla
34. Chick-fil-a
35. Kerbey Lane Cafe
36. Fred Astaire
37. Pilates, Bodies, & Barre
38. State Farm
39. Gold's Gym
40. Seton Family
41. MM Tile & Stone Showroom





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

- | | | |
|--|--|---|
| <p>9. Available: 1,500 sf 360°</p> <p>10. Bluemercury</p> <p>11. H-E-B</p> <p>12. H-E-B Curbside</p> <p>13. Departure Lounge</p> <p>14. Leslie's Pool Supplies</p> <p>15. Woofgang Bakery</p> | <p>16. Fast Frame</p> <p>17. European Wax Center</p> <p>18. The Joint</p> <p>19. Shop the Tree House</p> <p>20. Office Depot</p> <p>21. Izumi Sushi</p> <p>22. Juiceland</p> | <p>23. Taco Deli</p> <p>24. Mod Pizza</p> <p>25. Luxury Nail & Spa</p> <p>26. Finley's Barbershop</p> <p>27. Stretch Zone</p> <p>28. Available: 3,414 sf</p> |
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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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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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