



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

- Up to 3,150 SF - Available for retail
- Up to 1,300 SF - Available for retail
- Up to 3,500 SF - Available for retail

Lease Rates

- NNN (2018) - Est. \$11.54/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)

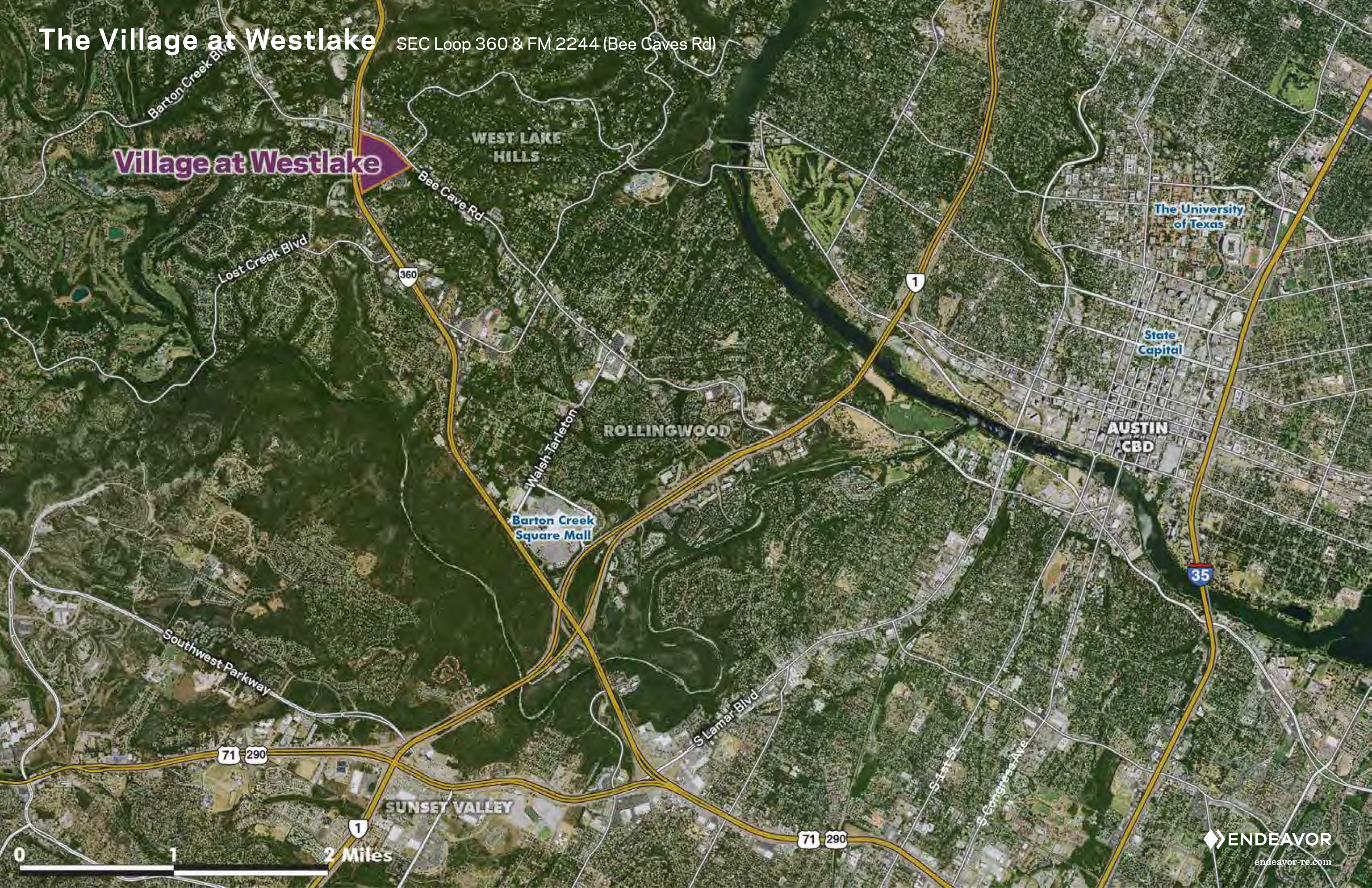


Area Retailers & Restaurants



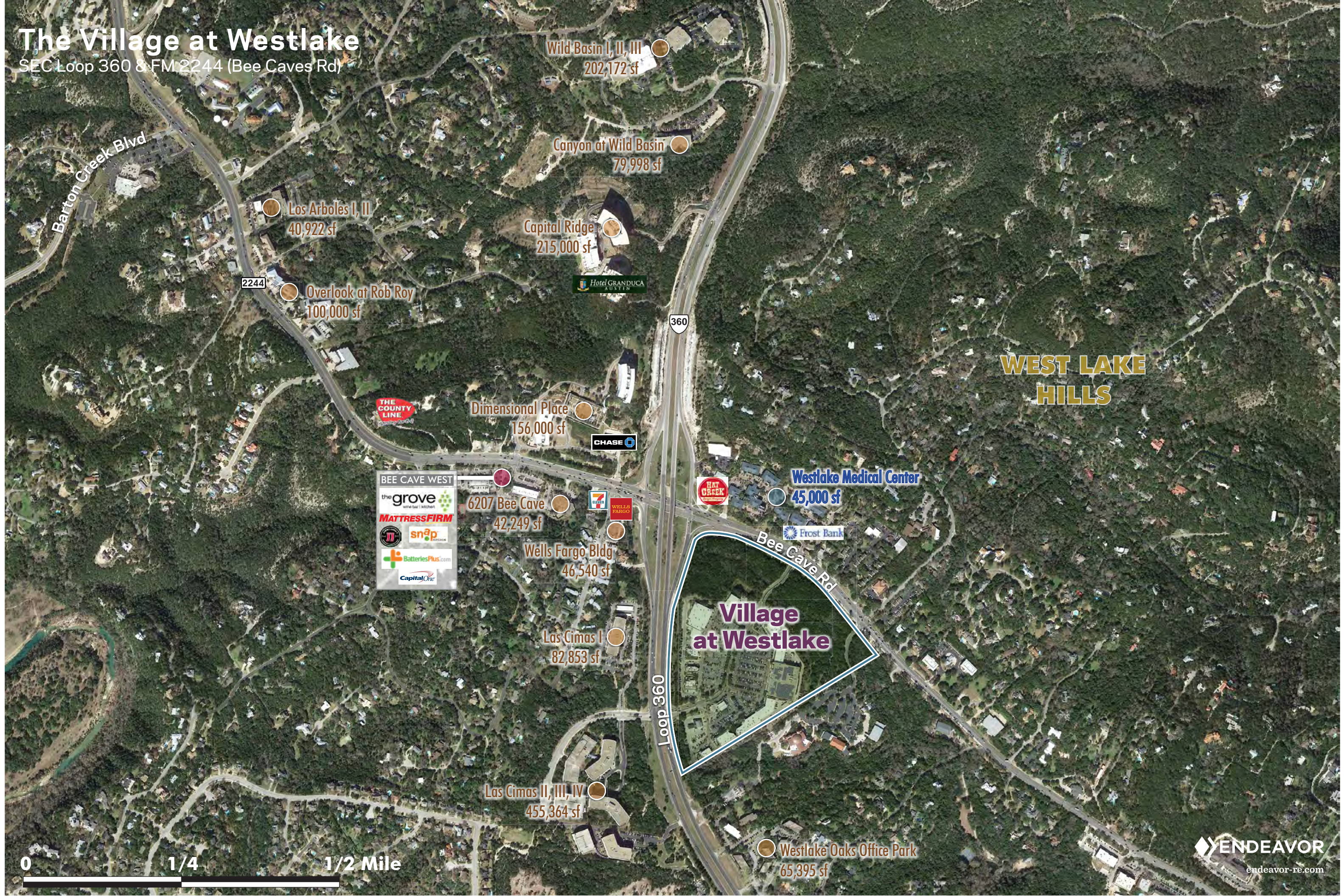
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Wild Basin I, II, III
202,172 sf

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

Dimensional Place
156,000 sf

Westlake Medical Center
45,000 sf

6207 Bee Cave
42,249 sf

Wells Fargo Bldg
46,540 sf

Las Cimas I
82,853 sf

Village at Westlake

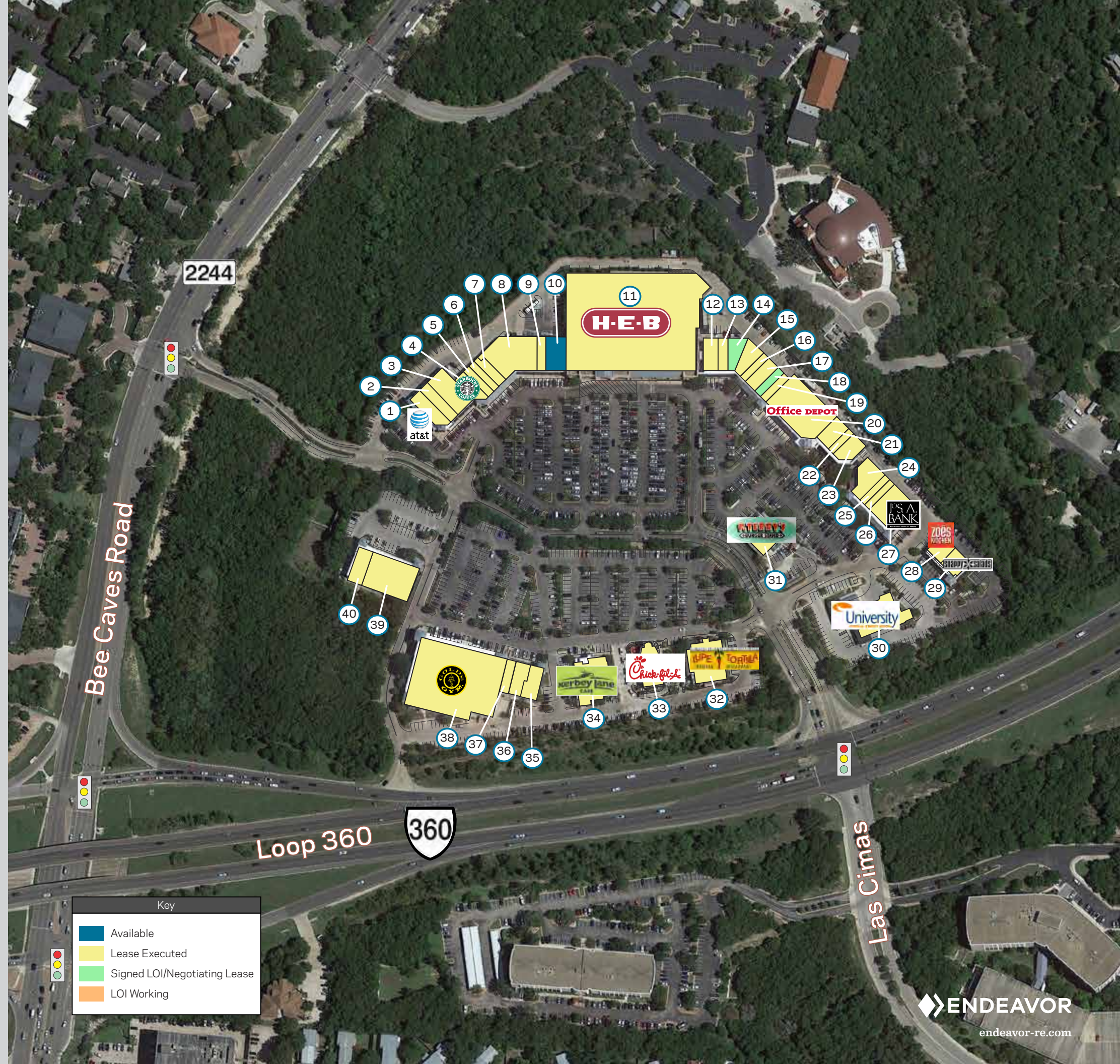
Las Cimas II, III, IV
455,364 sf

Westlake Oaks Office Park
65,395 sf

0 1/4 1/2 Mile

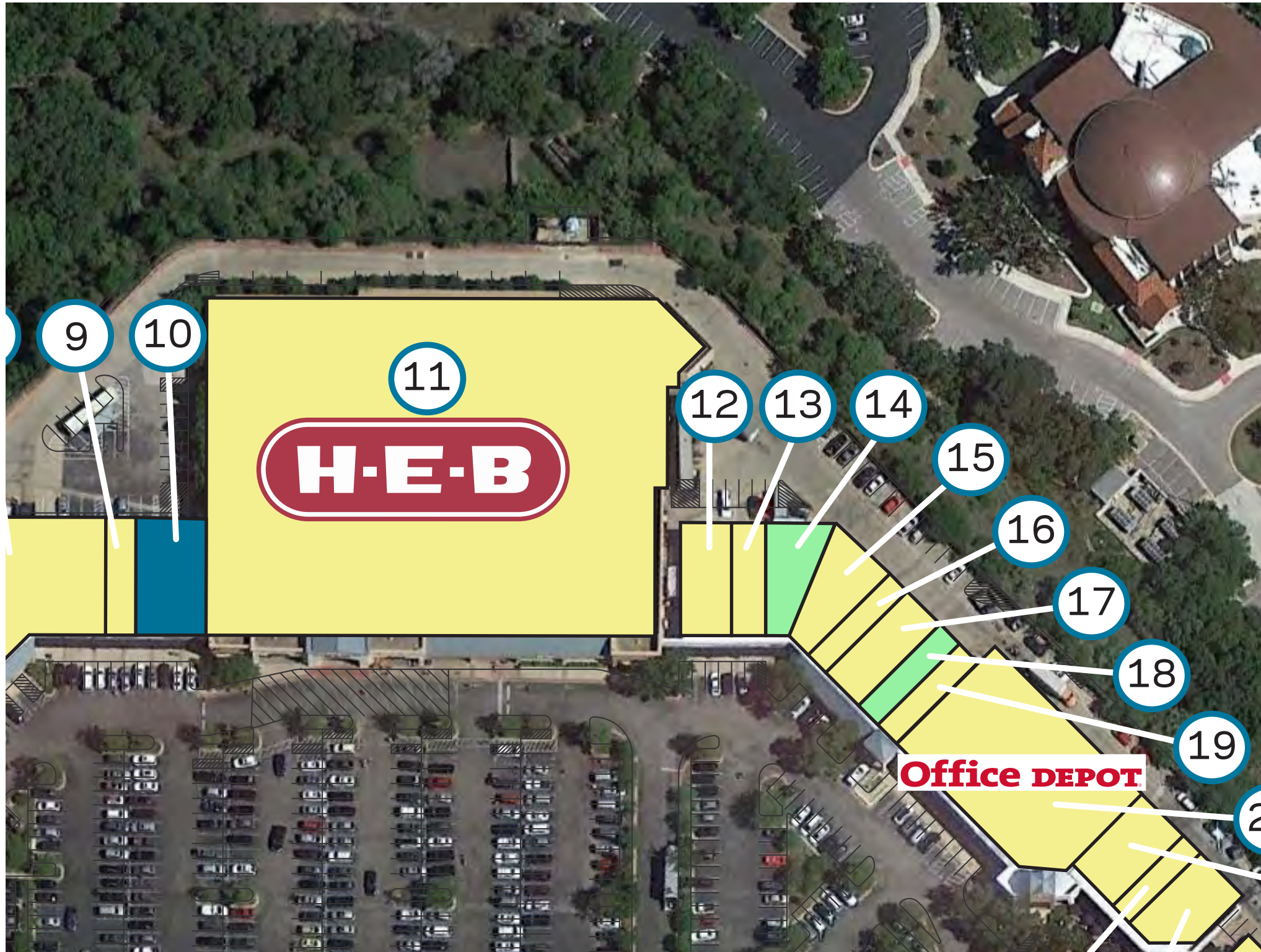


1. AT&T
2. Twin Liquors
3. Palmbeach Tan
4. Starbucks
5. GNC
6. Westbank Dry Cleaners
7. Leslie's Pool Supplies
8. Tyler's Sports
9. Santa Fe Optical
10. **Available June 2018:
3,500 sf (Divisible)**
11. H-E-B
12. H-E-B Curbside
13. Departure Lounge
14. **Available: 3,150 sf**
15. Woofgang Bakery
16. Fast Frame
17. European Wax Center
18. **Available: 1,300 sf**
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. Jos. A. Bank
28. Zoe's Kitchen
29. Snappy Salads
30. University Federal Credit
31. P.Terry's Burger Stand
32. Lupe Tortilla
33. Chick-fil-a
34. Kerbey Lane Cafe
35. Salon
36. Pilates, Bodies, & Barre
37. State Farm
38. Gold's Gym
39. Seton Family
40. MM Tile & Stone Showroom



Key

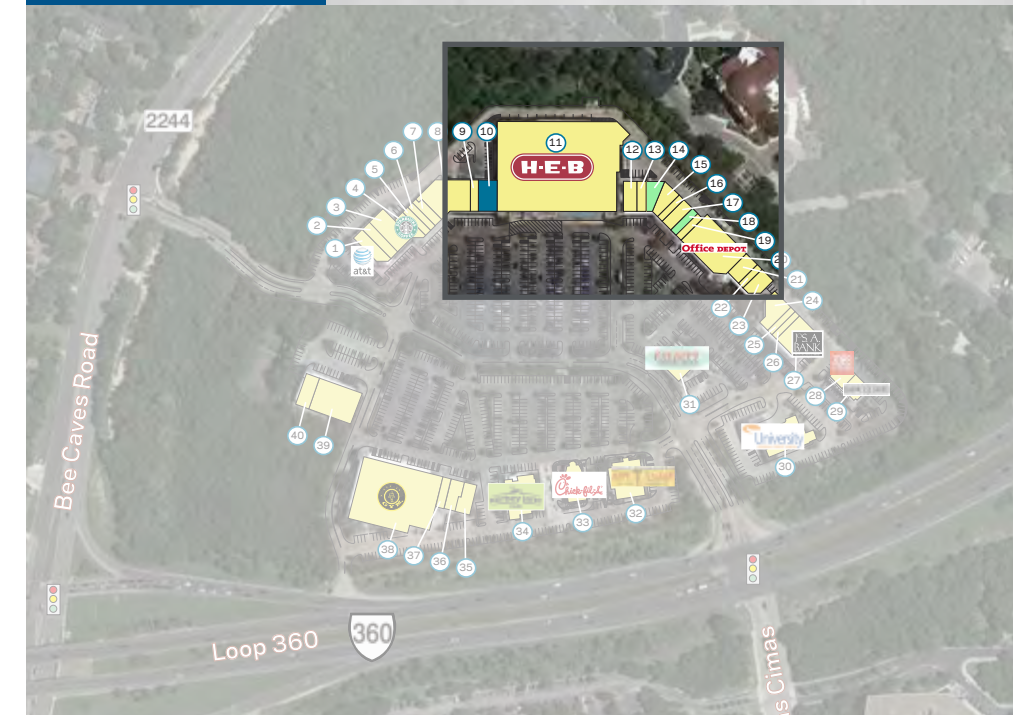
- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



Space #18



Space #14



Key	
	Available
	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working

- 9. Santa Fe Optical
- 10. **Available June 2018: 3,500 sf (Divisible)**
- 11. H-E-B
- 12. H-E-B Curbside
- 13. Departure Lounge

- 14. **Available: 3,150 sf**
- 15. Woofgang Bakery
- 16. Fast Frame
- 17. European Wax Center
- 18. **Available: 1,300 sf**
- 19. Shop the Tree House



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
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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