

1200 Barbara Jordan Blvd.

1200 Barbara Jordan Blvd., Austin, TX 78723



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- 2nd Generation Restaurant
- 1.2 million sf of retail at Mueller
- Part of a 42 acre mixed use development
- Across the street from Dell Children's Hospital.
 - » Over 2,000 employees
 - » 74,000 visitors per year

Space Available

- 2,015 SF

Lease Rates

- Call broker for pricing

Area Highlights

- Grease trap in place
- Daytime and residential density attracts both AM & PM traffic



2017 Demographics



Population Estimate

1 mi	3 mi	5 mi
16,802	165,955	349,776

Employees

1 mi	3 mi	5 mi
9,829	130,443	303,924



Average Household Income

1 mi	3 mi	5 mi
\$90,892	\$78,975	\$89,216



Traffic Counts

• 25,864 VPD (51st & Lancaster)

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For Lease
2,015 SF

232,000 vpd - 2013

25,864 vpd - 2015

0 1/4 1/2 Mile

ENDEAVOR

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Airport Blvd

232,000 vpd - 2015

35

Interstate Highway 35

E 51st St 25,864 vpd - 2015

Barbara Jordan Blvd

Lancaster St

Total Wine & MORE

PETSMART

STAPLES

MATRESS ONE

OLD NAVY

FIVE BELOW

Marshalls

BED BATH & BEYOND

BEST BUY

THE HOME DEPOT

WELLS FARGO

la Madeleine

McCOMBS

Tinos Greek Cafe

WING WINGS

Sprint

CHIPOTLE

STARBUCKS COFFEE

Frost

MATTRESS FIRM

GNC

Residence Inn Marriott

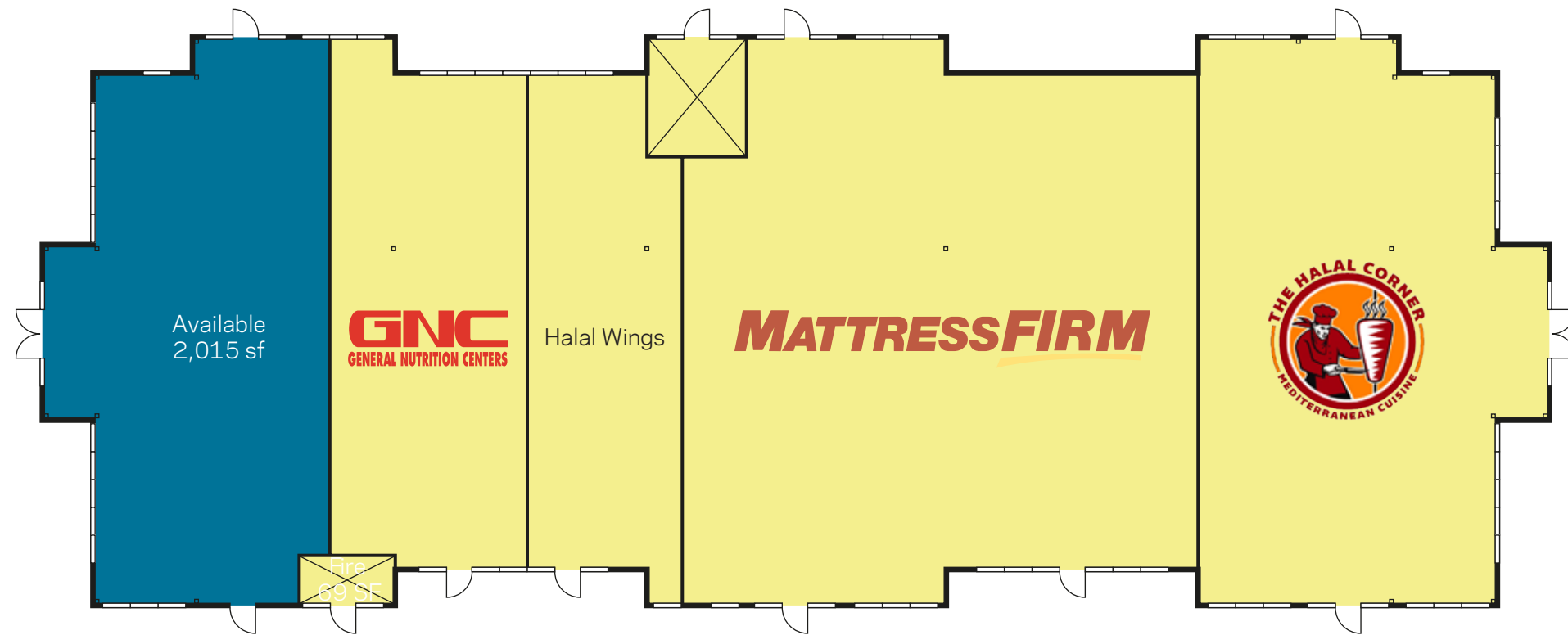
2,015 SF For Lease

Dell Children's Medical Center
12,000 Employees

Planned University of Texas
Health Research Campus

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Key	
Blue	Available
Yellow	Lease Executed
Green	Signed LOI/Negotiating Lease
Orange	LOI Working



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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