

FOR LEASE | SOUTHPARK MEADOWS



PROPERTY INFO

- Available: ±1,212 SF - 14,000 SF
- Rate: Please call for information.
- Project Size: 921,022 SF
- Located at the dominant intersection in Far South Austin trade area
- Excellent access via six (6) existing cuts along I-35, four (4) cuts along Slaughter Lane; as well as good connectivity to adjacent neighborhoods via Alice Mae Lane and Taft Lane
- Great line-up of tenants including Super Target, Wal-Mart Supercenter, JCPenney, Bed Bath & Beyond, Best Buy, Marshall's, Ross and Rooms-to-Go

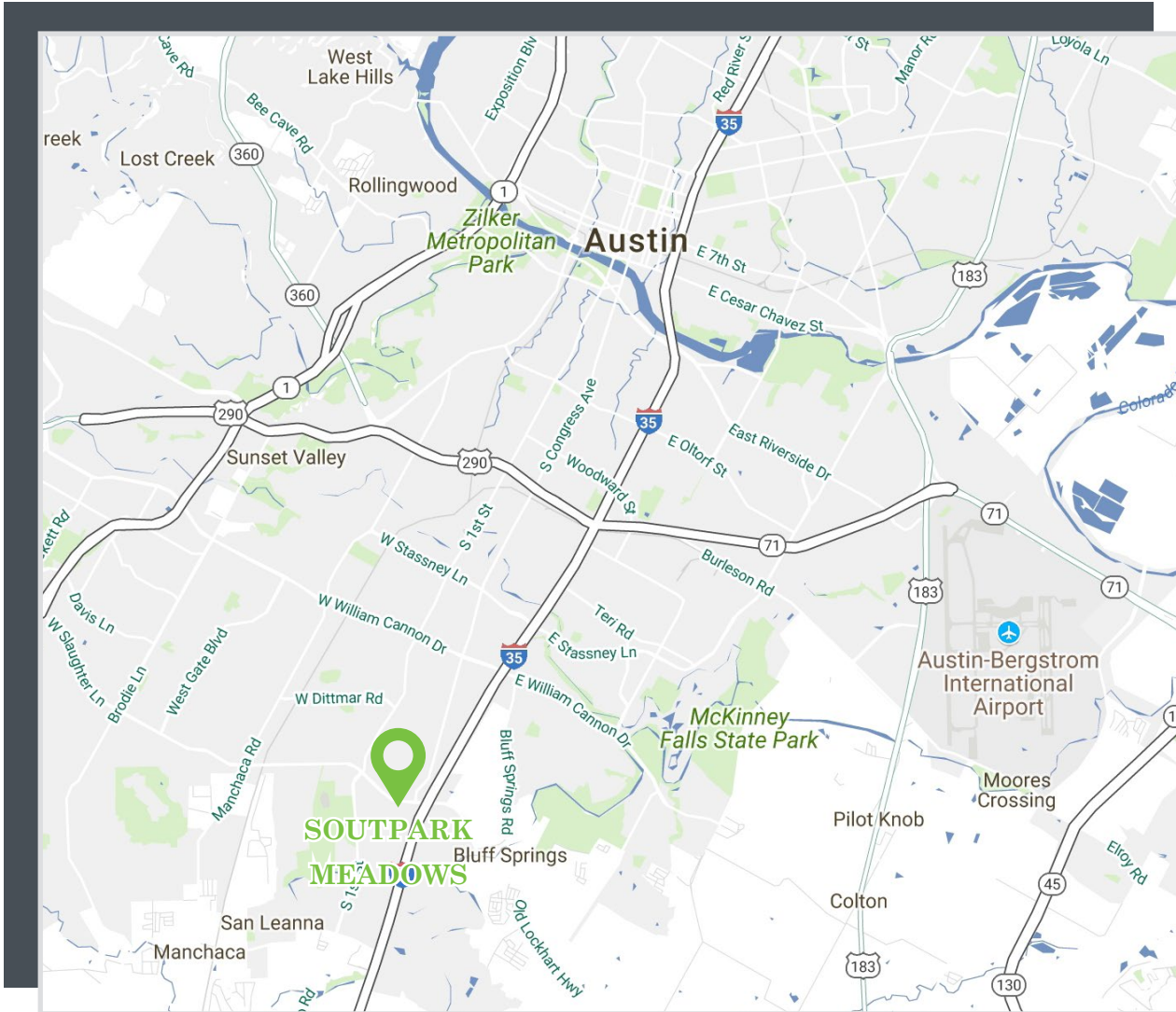
FOR LEASE |
SOUTHPARK
MEADOWS



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9300, 9500 AND 9600 I-35S | AUSTIN, TEXAS 78748

CBRE

LOCATION MAP



2018 DEMOGRAPHIC SUMMARY

POPULATION

- 1 Mile - 11,384
- 3 Miles - 114,628
- 5 Miles - 223,642

DAYTIME POPULATION

- 1 Mile - 10,993
- 3 Miles - 75,151
- 5 Miles - 175,604

AVG. HOUSEHOLD INCOME

- 1 Mile - \$68,775
- 3 Miles - \$69,263
- 5 Miles - \$74,753

TRAFFIC COUNT

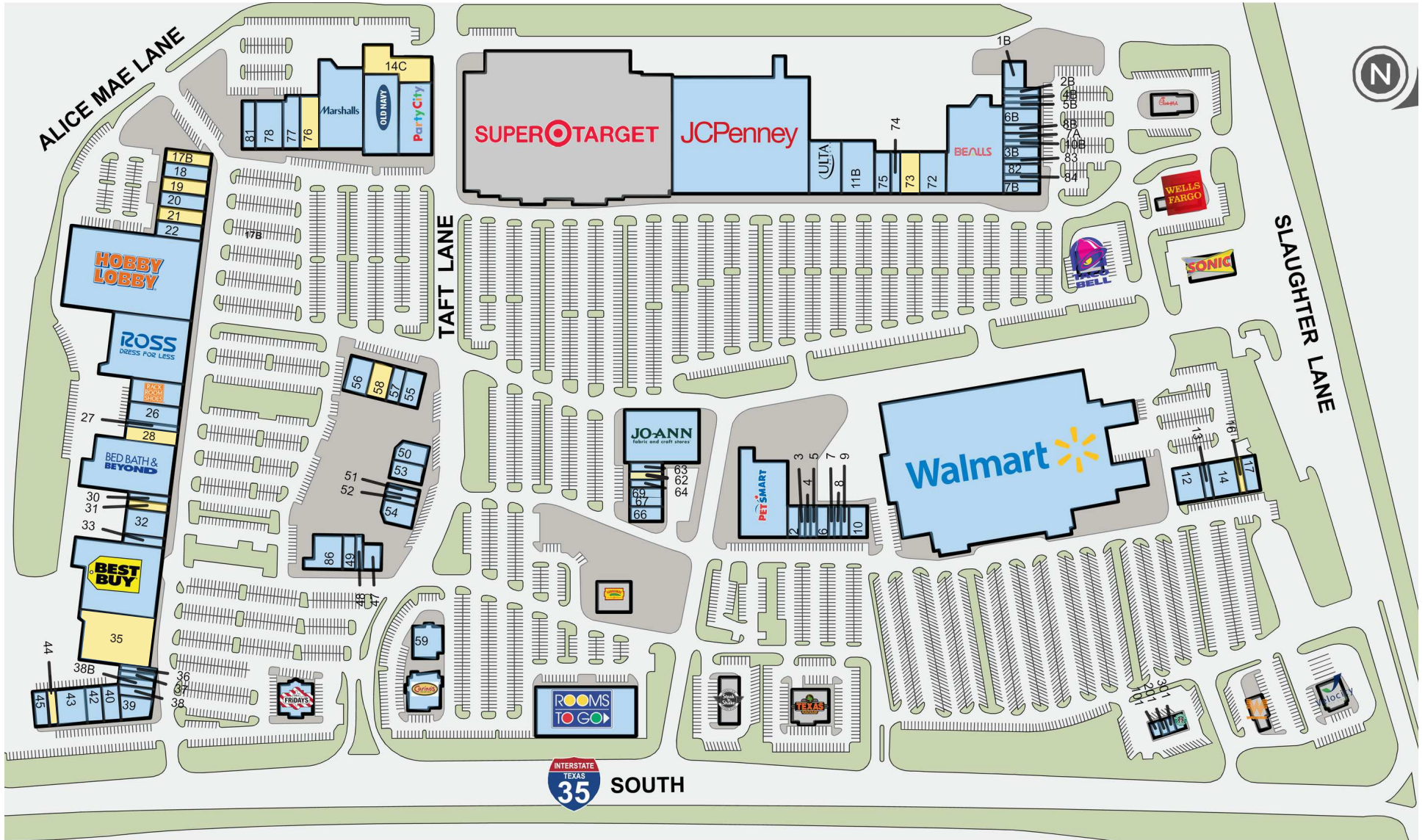
- I-35 S - 170,597 vpd
- I-35 N - 211,418 vpd

Source: TxDot, 2016

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SITE PLAN



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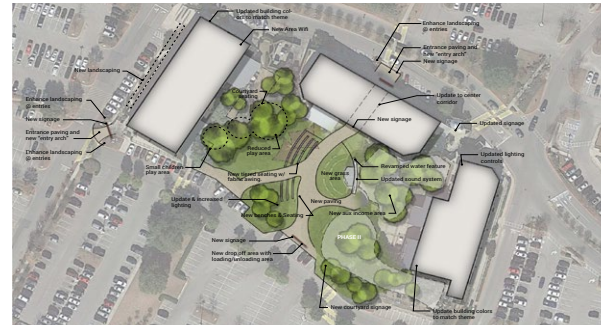
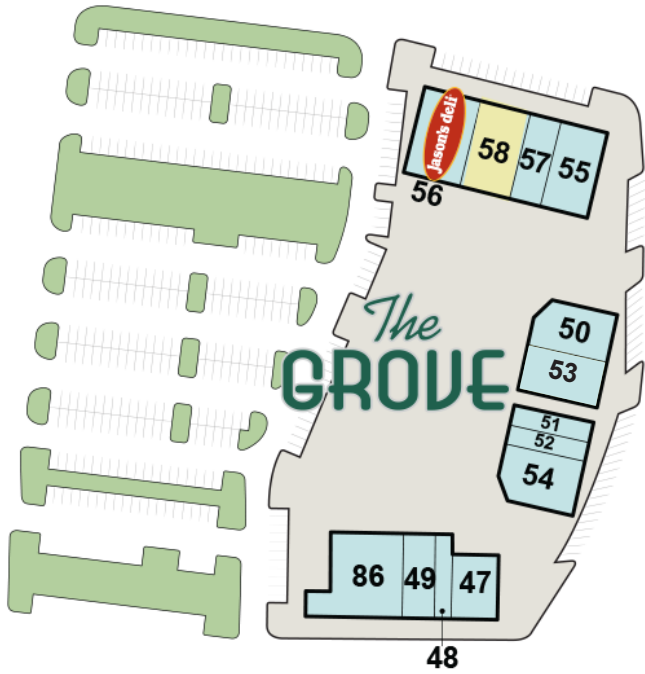
TENANT LIST

SUITE#	TENANT NAME	SF
NAP1	SUPER TARGET	
1	PETSMART	22,303 SF
1B	LITTLE WOODROW'S	3,534 SF
2	TWIN LIQUORS	2,500 SF
2B	WOODY'S PIZZA AND WINGS	1,466 SF
3	SUPERCUTS	1,200 SF
3B	H&R BLOCK	2,000 SF
4	LOVELY NAILS	1,200 SF
4B	GOT NAILS	1,300 SF
5	GAMESTOP	1,200 SF
5B	AMAZING LASH STUDIO	1,280 SF
6	PALM BEACH TAN	2,100 SF
6B	MASSAGE ENVY	3,200 SF
7	SUBWAY	1,500 SF
7A	JERSEY MIKE'S SUBS	1,508 SF
7B	PHO THAI SON RESTAURANT	2,500 SF
8	FRED LOYA INSURANCE AGENCY	1,280 SF
9	GNC	1,772 SF
9B	BEALLS	35,000 SF
10	EYEMART EXPRESS	2,800 SF
10B	SMOOTHIE KING	1,159 SF
11	WALMART	205,736 SF
11B	SHOE CARNIVAL	10,000 SF
12	MATTRESS FIRM	5,600 SF
12B	ULTA SALON	10,010 SF
13	GOIN' POSTAL	1,288 SF
13B	J.C. PENNEY	98,132 SF
14	PHENIX SALONS	2,500 SF
14A	OLD NAVY	12,500 SF
14B	PARTY CITY	15,000 SF
14C	AVAILABLE	14,500 SF
15	AVAILABLE	2,800 SF
15B	MARHSALLS	28,059 SF
16	AVAILABLE	1,212 SF
17	SPRINT	3,000 SF
17B	AVAILABLE	3,200 SF

SUITE#	TENANT NAME	SF
18	CATHERINES	4,000 SF
19	AVAILABLE	4,000 SF
20	CARTER'S	4,011 SF
21	AVAILABLE	3,839 SF
22	TANDY LEATHER	2,000 SF
22A	AVAILABLE	2,000 SF
23	HOBBY LOBBY	61,095 SF
24	ROSS DRESS FOR LESS	30,187 SF
25	RACK ROOM SHOES	6,500 SF
26	LANE BRYANT	4,983 SF
27	SOUTHWEST AND WESTERN JEWELERS	1,466 SF
28	JUSTICE	3,792 SF
29	BED BATH & BEYOND	25,000 SF
30	SALLY BEAUTY SUPPLY	1,600 SF
31	AVAILABLE	1,440 SF
32	LESLIE'S POOL	4,840 SF
33	PAINTING WITH A TWIST	2,600 SF
34	BEST BUY	33,925 SF
35	OFFICE MAX	20,004 SF
36	SPORTS CLIPS	1,360 SF
37	AVAILABLE	1,161 SF
38	JAMES AVERY CRAFTSMAN	2,026 SF
38B	NOTHING BUNDT CAKES	1,641 SF
39	VERIZON	3,500 SF
40	EYEMART EXPRESS	3,500 SF
42	MEADOWS DENTAL CARE	3,200 SF
43	MEN'S WEARHOUSE	6,000 SF
44	TOTAL NUTRITION	1,599 SF
45	CHIPOTLE MEXICAN GRILL	2,500 SF
46	TGI FRIDAY'S	5,044 SF
47	MATTRESS FIRM	3,450 SF
48	ORANGE LEAF FROZEN YOGURT	1,851 SF
49	TEAPIOCA LOUNGE	2,047 SF
50	MAMA FU'S ASIAN HOUSE	3,000 SF

SUITE#	TENANT NAME	SF
51	AMY'S ICE CREAM	1,120 SF
52	EUROPEAN WAX CENTER	1,200 SF
53	MOD PIZZA	2,888 SF
54	HAIKU OF TEXAS	3,720 SF
55	WATERLOO ICE HOUSE	4,000 SF
56	JASON'S DELI	4,700 SF
57	MASSAGE HEIGHTS	2,700 SF
58	AVAILABLE	3,962 SF
59	CRAWFISH SHACK & OYSTER BAR	4,400 SF
60	JOHNNY CARINO'S	5,766 SF
61	ROOMS TO GO	30,250 SF
62	SNIP ITS	1,355 SF
63	STUART DEVELOPMENTAL PEDIATRICS	1,760 SF
64	STUDIO NAILS & SPA	2,000 SF
65	JO-ANN	22,988 SF
66	DOUBLE DAVE'S PIZZAWORKS	2,600 SF
67	RIVER ROCK DENTAL	1,184 SF
69	RIVER ROCK DENTAL	2,160 SF
72	DOLLAR TREE	7,500 SF
73	MAURICES	5,000 SF
74	KAY JEWELERS	2,360 SF
75	AMERICA'S BEST CONTACTS	4,247 SF
76	AQUA TOTS	5,000 SF
77	THE CHILDREN'S PLACE	4,500 SF
78	RUE21	7,178 SF
81	BATH & BODY WORKS	3,000 SF
82	ORANGE THEORY FITNESS	2,691 SF
83	THE JOINT	1,208 SF
84	ANY LAB TEST NOW	1,200 SF
86	THIRD BASE	6,236 SF
101	JACK IN THE BOX	2,499 SF
201	UBIF SOUTH AUSTIN CO.	1,200 SF
301	THE CASE STORE	1,450 SF
401	STARBUCKS	1,700 SF

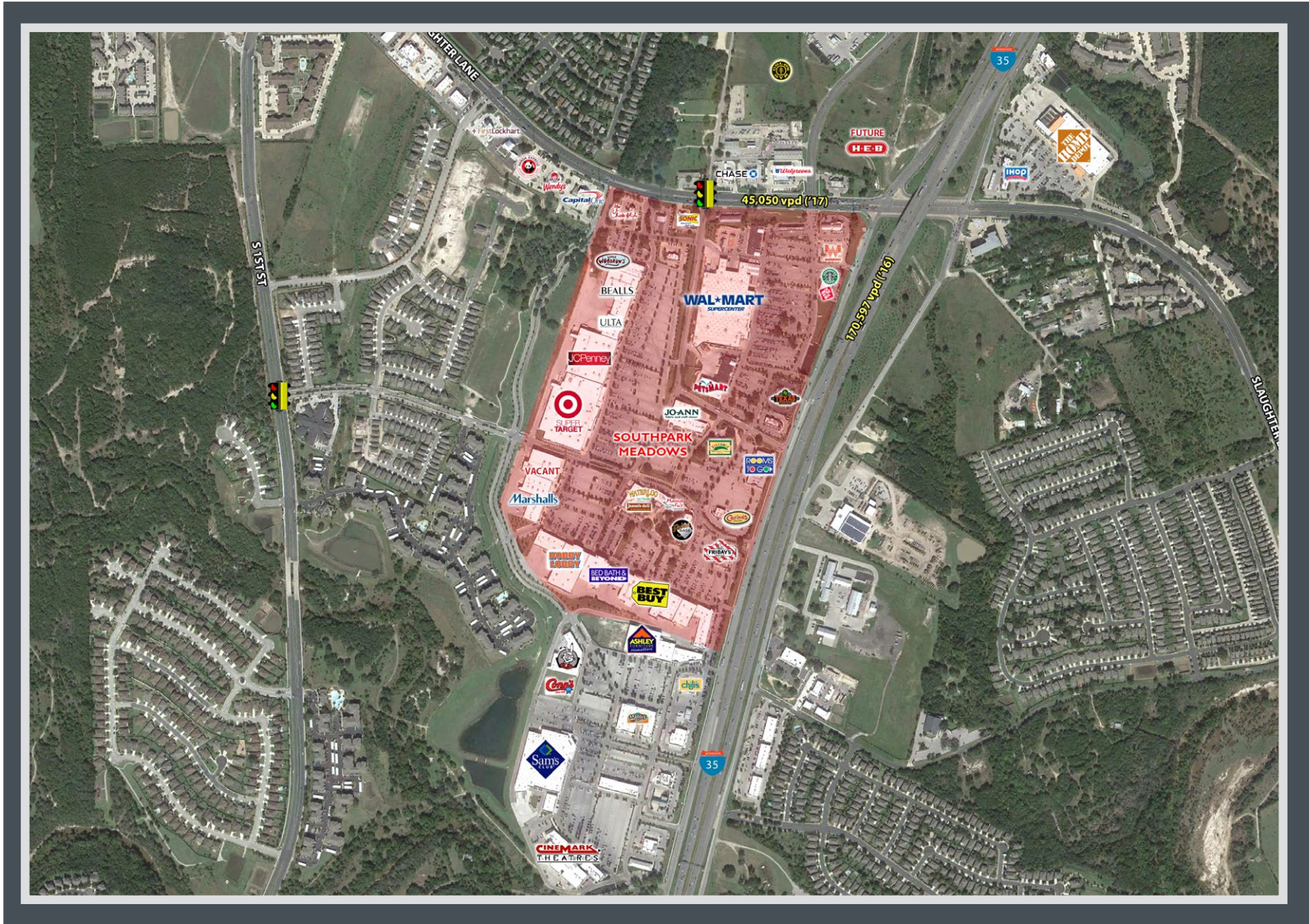
THE GROVE



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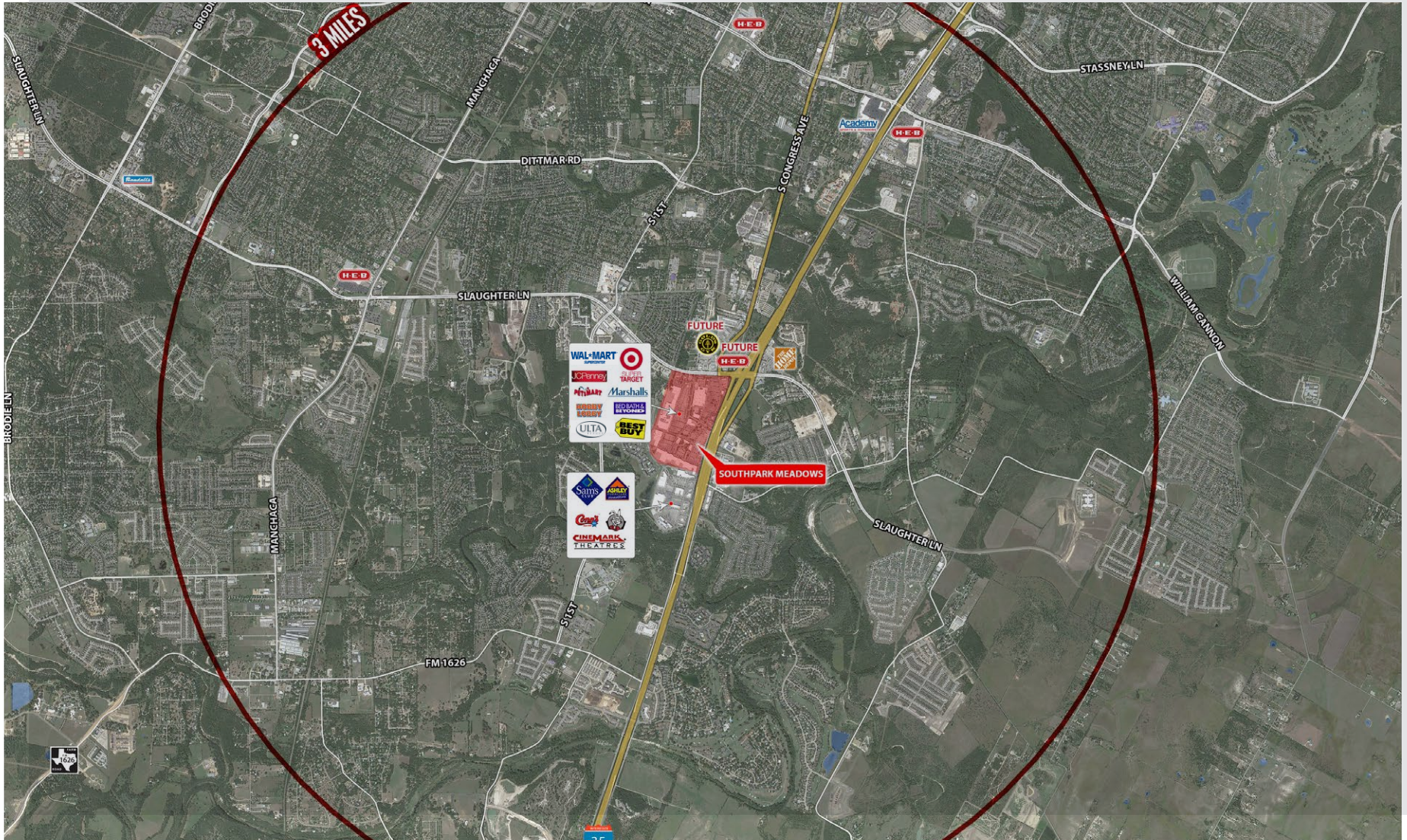


AERIAL MAP



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CBRE



CONTACT US

Gene Williams

First Vice President
 +1 210 253 6027
 gene.williams2@cbre.com

Bryan McMurrey

Vice President
 +1 512 482 5582
 bryan.mcmurrey@cbre.com

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date