



Market at Lake Creek

Hwy 183 & Lake Creek Parkway

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- 1,760 SF - 2,296 SF Available For Lease

Lease Rates

- \$24.00
- NNNs: \$3.09 PSF (estimate provided by Landlord, subject to adjustment)

Area Highlights

- Dense, established neighborhood backing to site
- Westwood High School located across the street with 2,000 students



Area Retailers



Join These Retailers

Demographics



Population Estimate

1 mi	3 mi	5 mi
11,442	96,517	200,433

Daytime Population

1 mi	3 mi	5 mi
10,714	56,404	121,357



Average Household Income

1 mi	3 mi	5 mi
\$67,236	\$91,577	\$102,084



Traffic Counts

- 20,696 VPD (Lake Creek at Hwy 183)
- 172,651 VPD (Hwy 183-S at Lake Creek)

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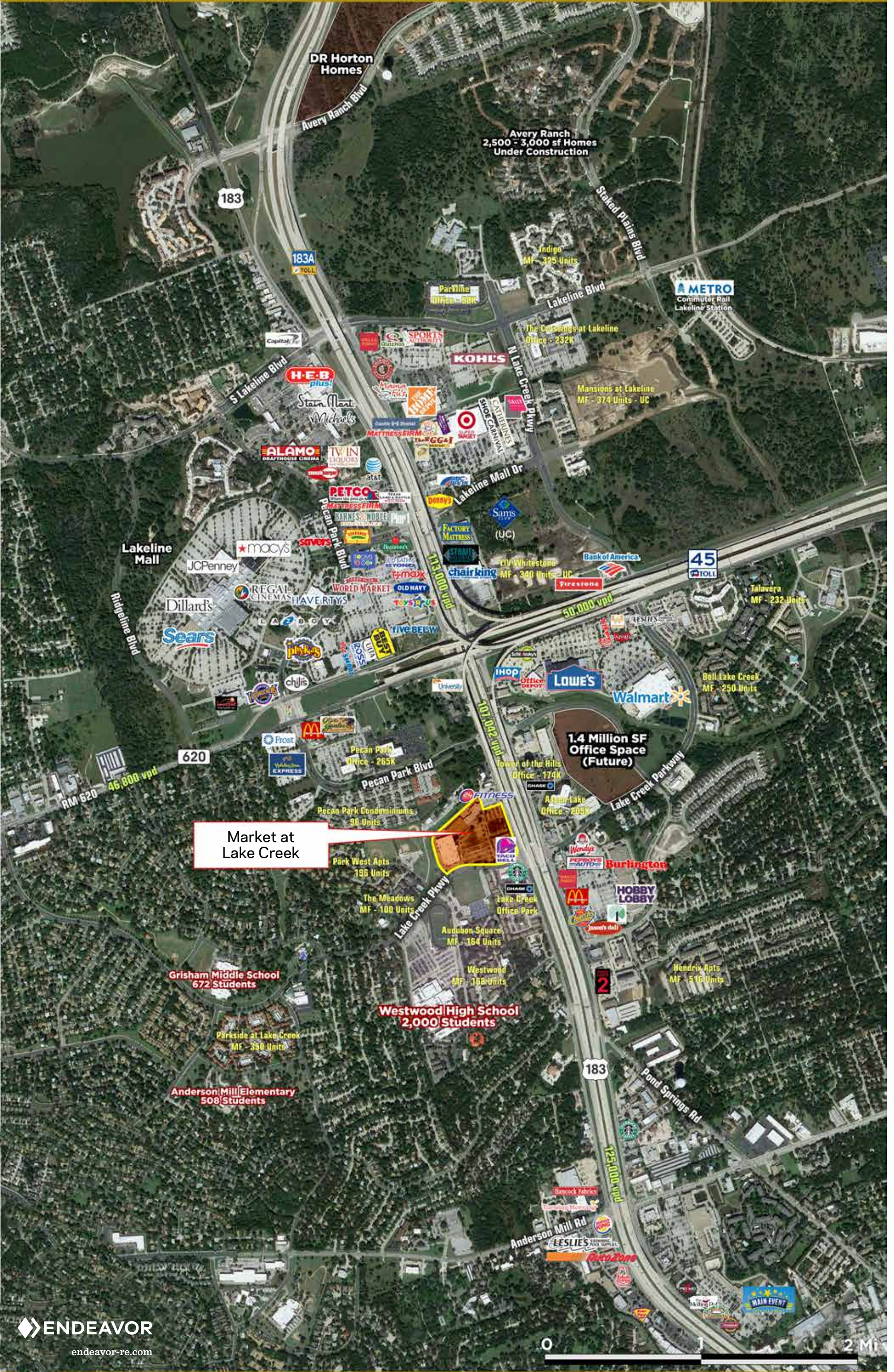
Hwy 183 & Lake Creek Parkway

■ Available
 □ Leased

Ste 100	Fitness Connection	52,212 SF
Ste 102	Goodwill	30,000 SF
Ste 103	Dart'em Up	11,952 SF
Ste 104	Austin Gymnastics Club	15,200 SF
Ste 105	Loans 2 Go	6,900 SF
Ste 106	Ion Engineering	2,760 SF
Ste 107	Little Land	6,944 SF
Ste 108	Available	2,296 SF
Ste 113	Available	1,760 SF
Ste 116	Wonko's Toys	2,000 SF
Ste 119	O'Reilly Auto Parts	8,400 SF
Ste 122	Trainer's Elite Mixed Martial Arts	5,500 SF
Ste 125	TFN Nutrition	2,625 SF
Ste 130	Pita Fusion	2,350 SF
Ste 131	Little Caesar's	1,400 SF
Ste 134	Together Restaurant	2,310 SF
Ste 137	Buttercup Liquors	3,150 SF
Ste 139	Whitney's Magical Treats	559 SF
Ste 142	Asian Fusion	2,490 SF
Ste 144	Sunny Nails	895 SF
Ste 145	Los Reyes	4,685 SF
Ste 150	Hair Jazz	975 SF
Ste 152	Thundercloud Subs	1,137 SF
Ste 170	Taco Bell	2,300 SF
Ste 180	Bank of America	672 SF



■ Available □ Leased



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)