

FOR LEASE

WATERFORD CENTRE

9003 WATERFORD CENTRE BLVD • AUSTIN, TEXAS 78758





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This property is located off Waterford Centre Blvd near US-183 and offers both retail and office space opportunities. Pylon signage is available and is visible from US-183. There are restaurants and a Gold's Gym located on site and numerous nearby amenities. WIth abundant parking and easy access to US-183 and Mopac Expy, Waterford Centre is a great option for both office space and retail stores.



Retail and Office Space Available

This property offers both retail and office space opportunities



Ample Parking and Easy Access

Easy access to US-183 and Mopac Expy; abundant parking



Signage Opportunity

Highly visible pylon signage available on US-183



On-Site and Nearby Amenities

Restaurants and a Gold's Gym located on site; numerous nearby amenities

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Availability

Suite 160: 2,112 SF

Traffic Counts

186,840 VPD on US-183 at Waterford

37,450 VPD on Burnet Road at US-183

2016 Demographics

1-MILE	3-MILE	5-MILE
Population		
12,484	135,686	293,732
Average HH	Income	
\$62,459	\$74,912	\$82,654
Households		
5,260	59,570	128,554

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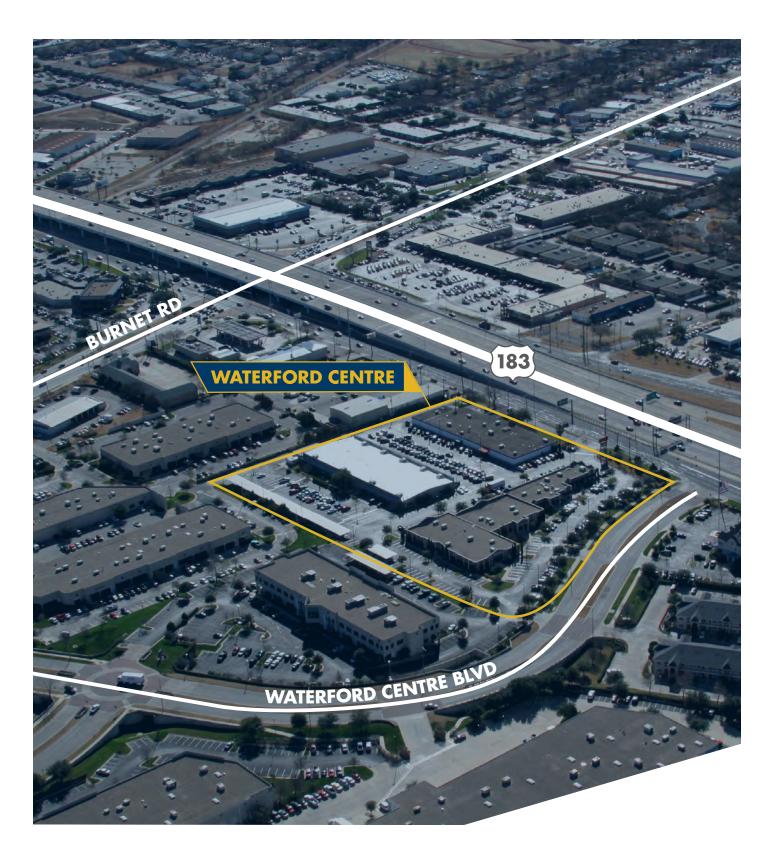






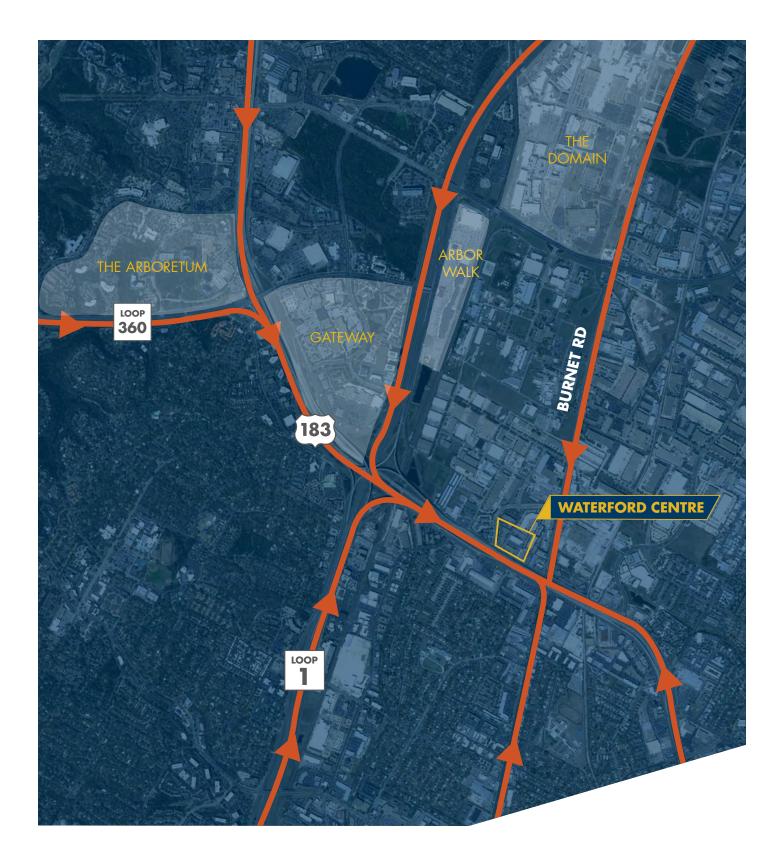
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SITE AERIAL WATERFORD CENTRE





ACCESS AERIAL WATERFORD CENTRE



ARBORETUM

EAT

Amy's Ice Cream Blue Baker Brick Oven Pizza Brio Tuscan Grille Corner Bakery Cafe Cheesecake Factory Estancia Churrascaria Eddie V's Elevation Burger Fire Bowl Cafe Five Guys Burgers Jason's Deli Kenobi Sushi La Madeleine

Macaroni Grill

Manuel's Newk's Eatery Qdoba Mexican Grill Saltgrass Steakhouse Starbucks Coffee Trulucks Z'Teias Zoe's Kitchen

STAY

Renaissance Hotel **Embassy Suites** Hampton Inn

PLAY

Regal Arbor Theater

THE DOMAIN + ROCK ROSE

EAT

Apanas Coffee & Beer Austin Cake Ball Blackfinn Ameripub California Pizza Kitchen Maggiano's Coffee Bean & Tea Leaf Cru Wine Bar Daily Grill East Side King Thai Joe DiMaggio's Italian Flaming Pizza Fleming's Steakhouse General Tso'Boy

LOOP

Gloria's Latin Cuisine Sushi Zushi Jasper's Kona Grill MAD Greens McCormick & Schmick's Mia Italian Tapas NoRTH Shake Shack Starbuck's Coffee St. Genevieve

Tacodeli Tarka Indian The Park The Steeping Room Urban Grill Whole Foods Yard House Yogurt Planet

STAY Aloft Hotel

Archer Hotel Lonestar Court Westin Austin

PLAY

Dogwood iPic Theater Jack & Ginger's Kung Fu Saloon Lavaca Street Bar Punch Bowl Social TopGolf

BRAKER IN

GATEWAY CENTER

EAT

Baby Acapulco Buca di Beppo Iron Cactus Marie Callender's North by Northwest Panera Bread Sushi Sake Taco Cabana Whole Foods

STAY

360

Candlewood Suites Embassy Suites Hvatt House Hyatt Place Residence Inn

PLAY

Dave & Buster's Regal Cinema Gateway

SHOPS AT ARBOR WALK

Subway

BJ's Brewhouse Chipotle Chuck E. Cheese's How Do You Roll? Lupe Tortilla Masala Wok

ANDERSON IN

Mighty Fine Burgers Mimi's Cafe Natural Grocers Potbelly Sandwiches Salata Spec's Wines & Spirits Tino's Greek Cafe

WATERFORD CENTRE

ANDERSON LANE RETAIL

EΔT

Alamo Drafthouse Casa Chapala Chipotle Conan's Pizza Cover 3 Einstein Bros Enchiladas y Mas Fork & Vine Hopdoddy Houston's Jersey Mike's

Jimmy John's Madam Mam's McAlister's Deli Noodles & Co. Satay Schlotzky's Short Stop Sorrentos Coffee Bar Starbucks Coffee Suzi's China Grill Tarka Indian Kitchen Texadelphia

The Egg & I The Goodnight Vert's Kebap Whataburger Which Wich Yogurtland Zen Noodle Bar

PLAY

Alamo Drafthouse Chaparral Ice The Goodniaht

183

NEARBY AMENITIES WATERFORD CENTRE





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/Tena	ant/Seller/Land	lord Initials Date	