

- Fast growing area in East Austin and Manor
- Directly located on the newly renovated and expanded US Hwy 290 at Parmer Lane
- Close proximity to Applied Materials and Samsung Campus

### Pads Available

- US Hwy 290 frontage
- Quick Access to Parmer Lane/HWY 290/SH 130
- Signalized Intersection

### Demographics



#### Population Estimate

3 mi	5 mi
13,342	53,622

#### Daytime Population

3 mi	5 mi
6,565	23,616



#### Avg. Household Inc.

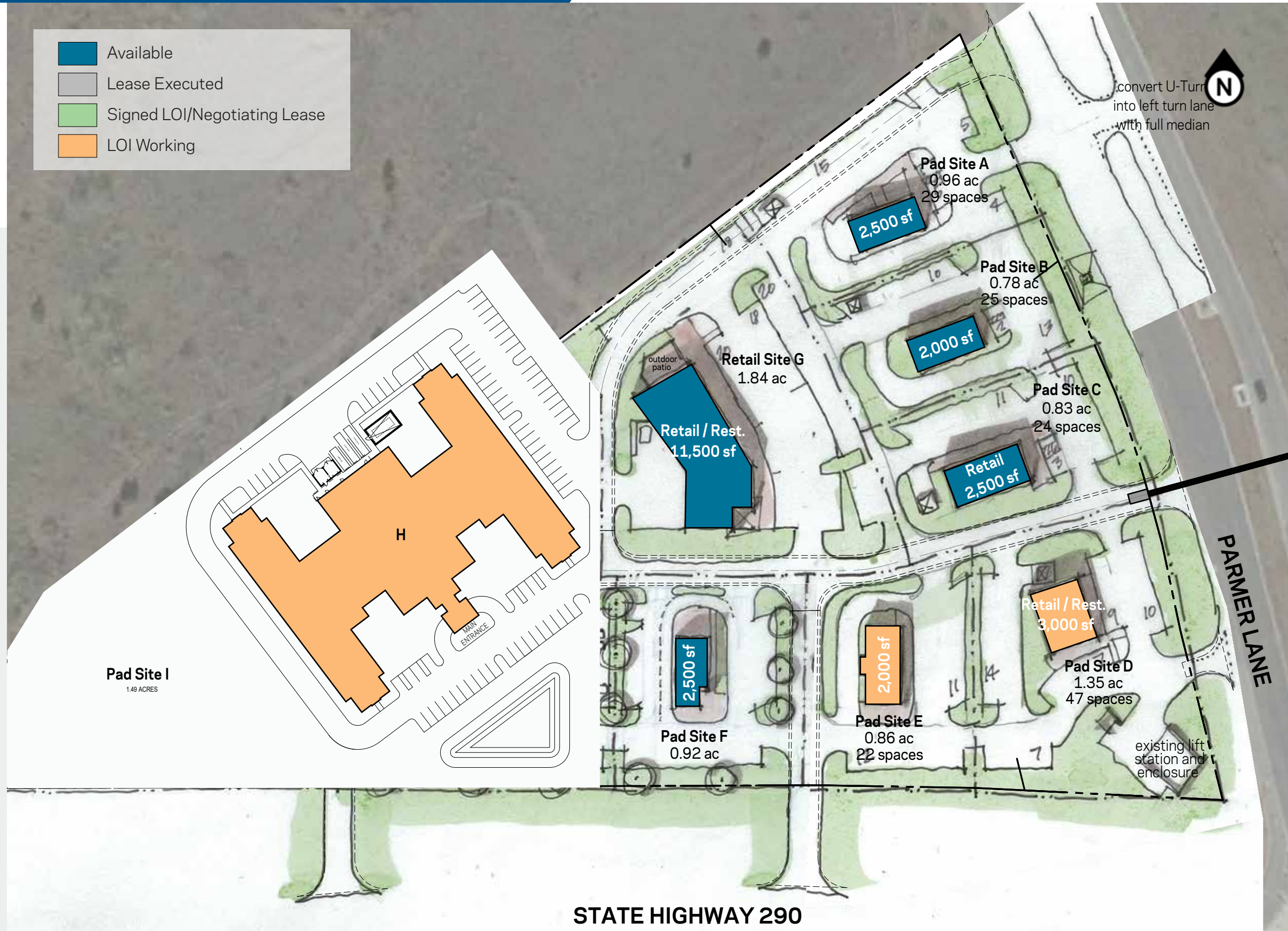
3 mi	5 mi
\$84,066	\$72,597



#### Traffic Counts

- 22,111 VPD (Parmer Ln, N of 290)
- 23,616 VPD (290, E of 130)
- 40,100 VPD (130, N of 290)

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



**SAMSUNG**  
≈3,000 Employees  
(out of frame -  
4 Mi from site, on Parmer Lane)

Shadowglen  
Elementary School  
732 Students



Bluebonnet Trail  
Elementary School  
568 Students

Bellingham Meadows  
Centex/Ryland/Centerra  
400 Planned lots

Manor  
Elementary School  
493 Students

Manor  
Middle School  
1,018 Students

Manor  
High School  
1,826 Students

Shadowglen  
Golf Club



PARMER LN

**SITE**

Manor  
New Technology  
High School  
391 Students

Manor  
New Technology  
Middle School  
562 Students

Walmart



Excel  
High School  
59 Students

MANOR

**APPLIED  
MATERIALS**  
1,862 Employees

Capital  
Wright  
91 Employees

290

130

DECKER LANE

Wildhorse Creek  
Pete Dwyer  
5,000 Planned lots

Lagos  
Elementary School  
378 Students

Lagos Subdivision  
Pete Dwyer  
1,800 Planned lots

973

BLAKE-MANOR RD

Bluebonnet Hill  
Golf Course

0 1/2 1 Mile

# 290 Pads at Parmer

NWC US Hwy 290 & Parmer Lane



SH-130  
Southbound Exit

PARMER LN  
18,033 VPD

**SITE**

US 290 Westbound  
Exit to Service Road

Texas  
Turn

Manor  
New Technology  
High School  
391 Students

Manor  
New Technology  
Middle School  
562 Students

50,811 VPD

50,263 VPD

290

130  
TOLL

SH-130  
Northbound Exit

Capitol Wright  
91 Employees





US 290 Eastbound  
Exit to Service Road  
1.2 Mile east

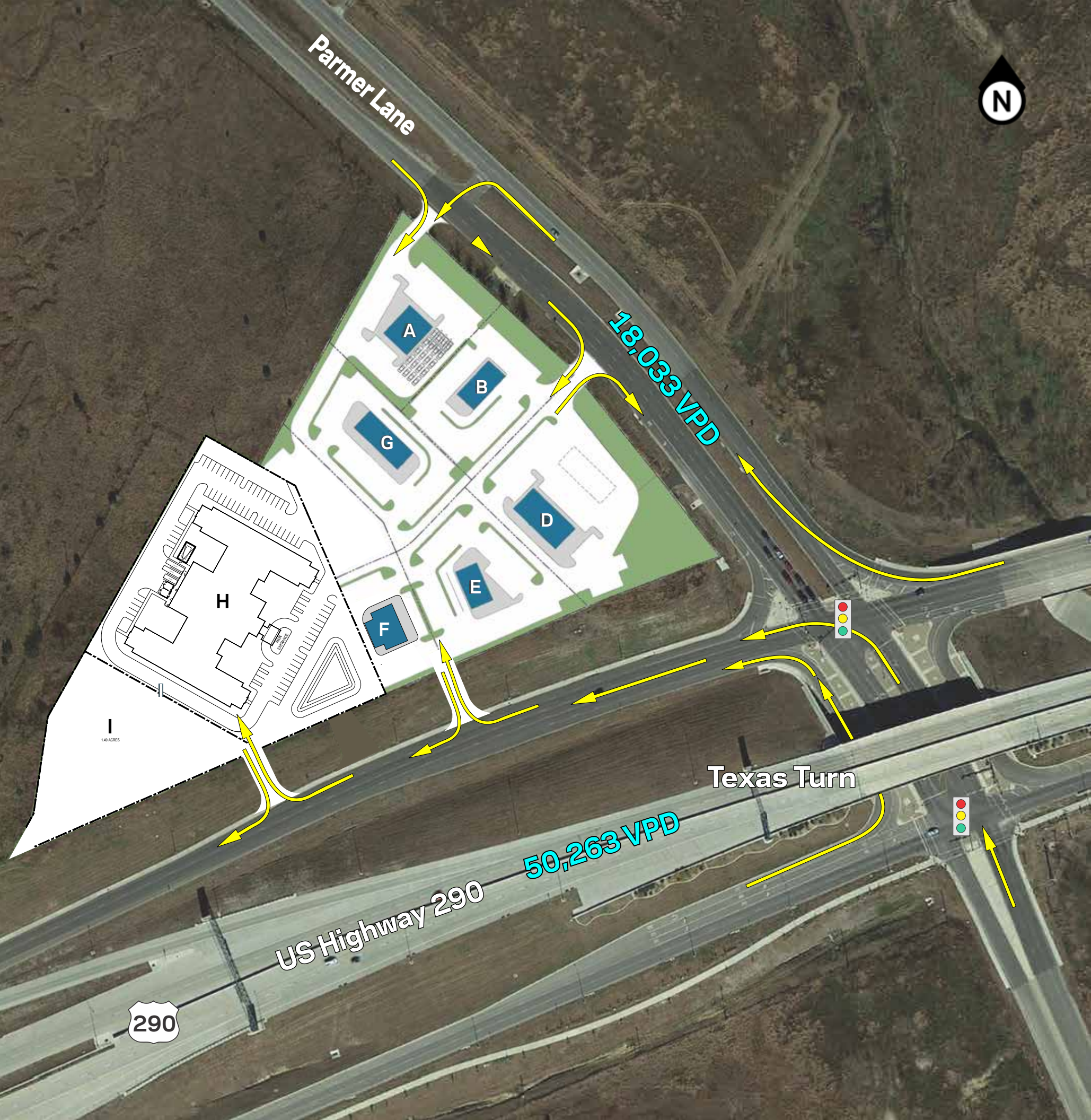
0 1/4 1/2 Mile



290 Pads at Parmer  
NWC US Highway 290 at Parmer Lane  
Austin, Texas



	Available
	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working



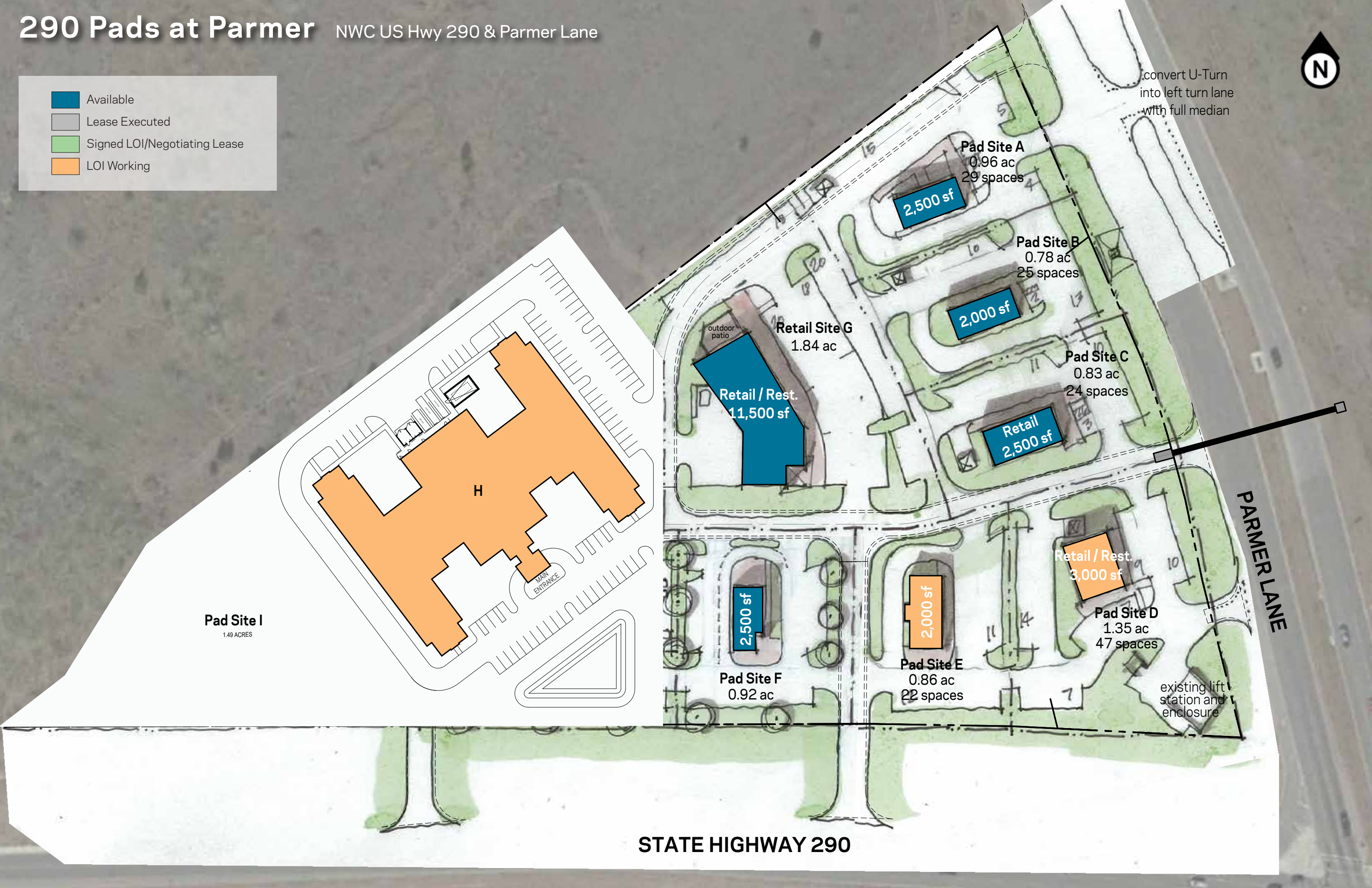
# 290 Pads at Parmer

NWC US Hwy 290 & Parmer Lane



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

convert U-Turn into left turn lane with full median



**Pad Site I**  
1.49 ACRES

**H**

MAIN ENTRANCE

**Pad Site A**  
0.96 ac  
29 spaces

2,500 sf

**Pad Site B**  
0.78 ac  
25 spaces

2,000 sf

**Retail Site G**  
1.84 ac

**Retail / Rest.**  
11,500 sf

outdoor patio

**Pad Site C**  
0.83 ac  
24 spaces

**Retail**  
2,500 sf

**Retail / Rest.**  
3,000 sf

**Pad Site D**  
1.35 ac  
47 spaces

**Pad Site F**  
0.92 ac

2,500 sf

**Pad Site E**  
0.86 ac  
22 spaces

2,000 sf

existing lift station and enclosure

STATE HIGHWAY 290

PARMER LANE

### 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>)