

Shops at the Galleria

2770 Shops Parkway, Bee Cave, TX 78738

Endeavor Real Estate Group

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 ENDEAVOR

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- Located across from the Hill Country Galleria, this regional power center draws from a wide trade area
- Shadow anchored by Lowe's, the powercenter benefits from a strong tenant mix including Marshall's, Best Buy, HomeGoods, and World Market
- Signal-controlled access directly from HWY 71

Space Available

- 3,062 SF
- 2,278 SF
- 1,400 SF - 2nd gen restaurant
- 3,000 SF - End cap
- 12,000 SF - currently occupied by The Billard Factory
- 18,200 SF - currently occupied by Home Consignment Center

Lease Rates

- Call broker for pricing



Tenants



Demographics



Population Estimate

5 mi	7 mi	10 mi
54,009	106,496	248,395

Daytime Population

5 mi	7 mi	10 mi
50,886	102,785	251,935



Average Household Income

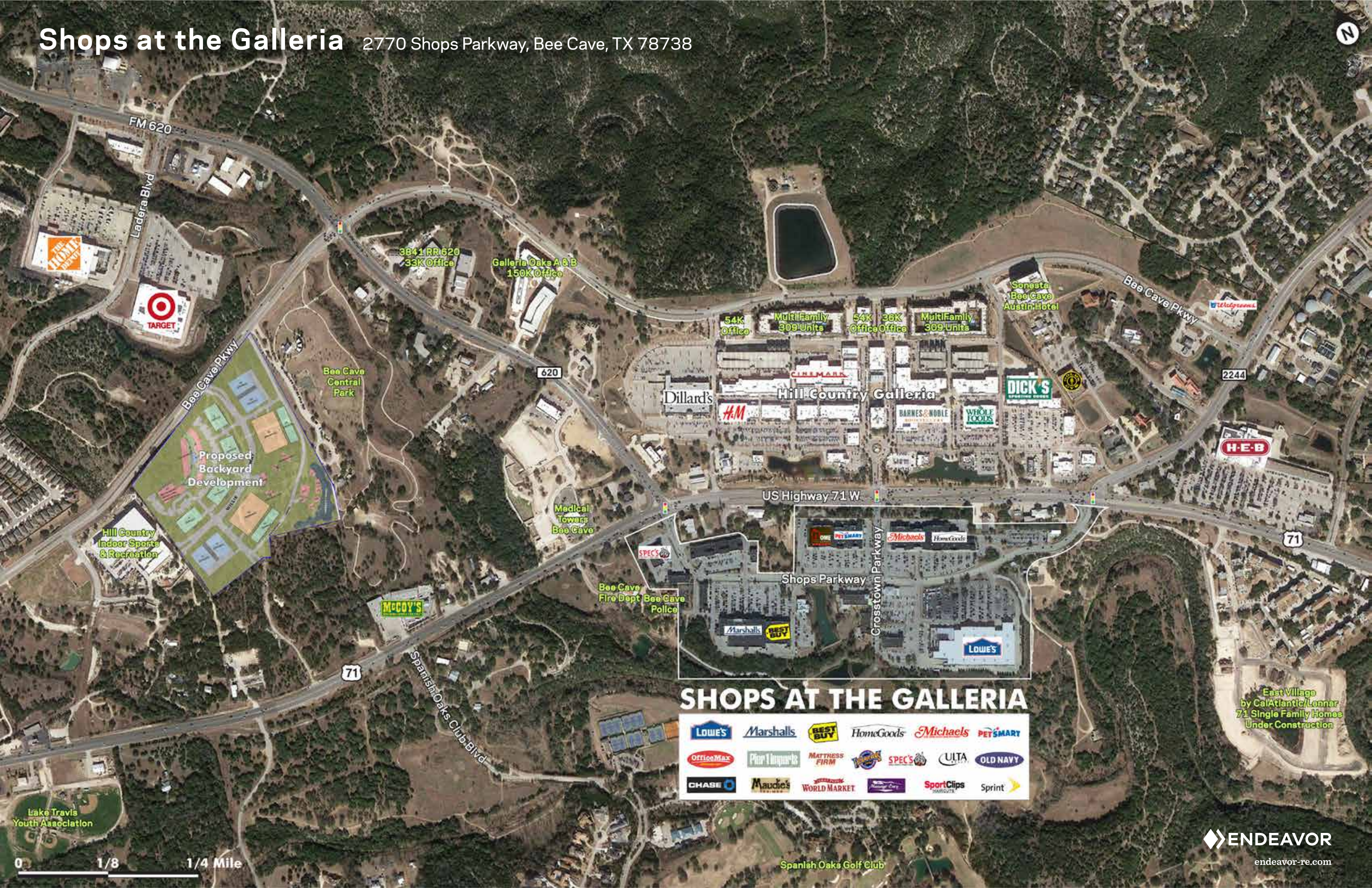
5 mi	7 mi	10 mi
\$165,685	\$160,372	\$147,976



Traffic Counts

- 177,483 VPD (IH 35 N of SH 45)
- 102,948 VPD (SH 45 W of IH 35)

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SHOPS AT THE GALLERIA

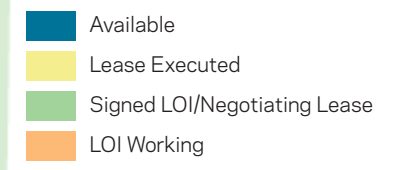


0 1/8 1/4 Mile

East Village
by CalAtlantic/Lennox
71 Single Family Homes
Under Construction

Spanish Oaks Golf Club

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1	Spec's Liquor	15,000 SF
2	Oh Yeah!	956 SF
3	Rick's Cleaners	1,200 SF
4	Huntington Learning Center	2,185 SF
5	Cesar Custom Tailor Shop	1,140 SF
6	Austin Tea XChange Cafe	1,900 SF
7	Massage Envy	3,200 SF
8	Rao Family Chiropractic	1,600 SF
9	Sally Beauty Supply	1,500 SF
10	Daylily Salon	1,200 SF
11	Skinny Limits	1,200 SF
12	Eyecare Essentials	2,325 SF
13	Ulta	9,300 SF
14	Marshalls	33,300 SF

15	Available	5,994 SF
16	Old Navy	15,000 SF
17	Best Buy	30,000 SF
18	Plate by Dzintra	5,480 SF
19	Fuddruckers	4,444 SF
20	Face to Face Spa	2,750 SF
21	Mandola's Italian Market	5,932 SF
22	Chase	4,200 SF
23	Sneeze Allergy & Cough Centers	3,235 SF
24	Available	2,278 SF
25	Woody's Tavern & Grill	4,487 SF
26	Available	1,400 SF
27	Signature Bridal	4,679 SF
28	Sport Clips	1,200 SF

29	Total Men's	1,737 SF
30	Subway	1,400 SF
31	Lowe's Home Centers	166,256 SF
32	Maudie's Tex-Mex	6,432 SF
33	Mattress Firm	5,145 SF
34	Rolly Pollies	4,480 SF
35	Pier 1 Imports	11,010 SF
36	HomeGoods	30,840 SF
37	World Market	18,300 SF
38	Michael's	23,824 SF
39	PetSmart	19,107 SF
40	OfficeMax	17,100 SF
41	Available	12,000 SF
42	Available	18,200 SF

43	Mattress Giant	4,500 SF
44	Austintatious Blinds & Shutters	2,082 SF
45	Available	3,062 SF
46	Con' Olio	1,200 SF
47	Faraday's Kitchen Store	3,796 SF
48	West Austin Dance Academy	4,182 SF
49	C & C Dentistry	3,400 SF
50	Decorum	4,232 SF
51	Simply Pho House, LLC	3,000 SF
52	KB Nails Spa	2,000 SF
53	Available	3,000 SF



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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Buyer/Tenant/Seller/Landlord Initials _____ Date