

1200 Barbara Jordan Blvd.

1200 Barbara Jordan Blvd., Austin, TX 78723



- 1.2 million sf of retail at Mueller
- Across the street from Dell Children's Hospital.
 - » Over 2,000 employees
 - » 74,000 visitors per year

Space Available

- 2,015 SF
- 1,828 SF (former Mattress Firm)

Lease Rates

- 2020 NNN's estimated to be \$15.67/SF
- Call broker for pricing

Area Highlights

- Second Generation Restaurant w/ grease trap in place
- Daytime and residential density attracts both AM & PM traffic



2020 Demographics



Population Estimate

1 mi	3 mi	5 mi
20,586	174,378	370,230

Employees

1 mi	3 mi	5 mi
13,381	148,298	318,701



Average Household Income

1 mi	3 mi	5 mi
\$90,627	\$74,781	\$88,361

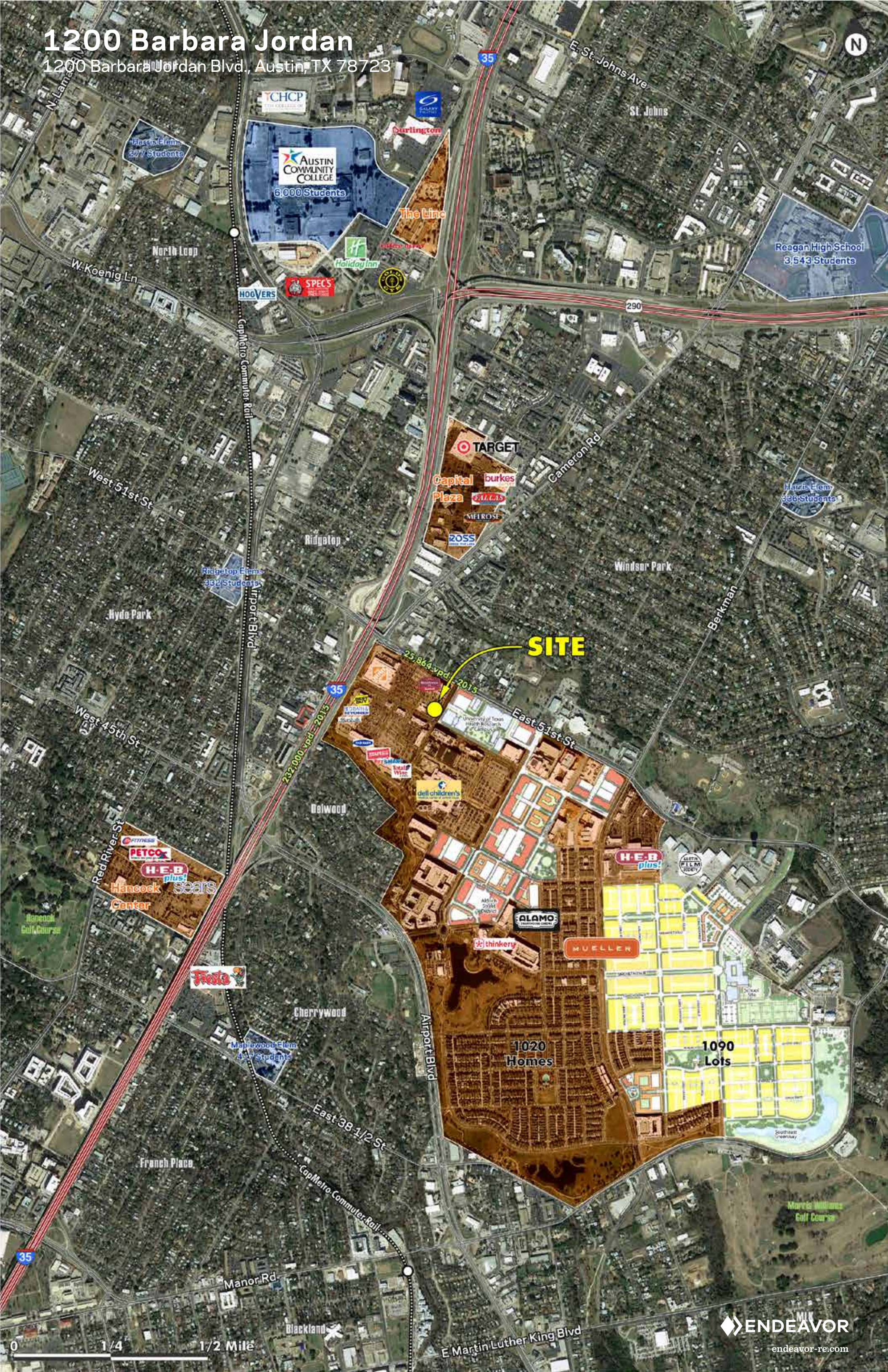


Traffic Counts

- 237,275 VPD (IH-35, S of Barbara Jordan Blvd)
- 25,864 VPD (51st & Lancaster)

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AUSTIN COMMUNITY COLLEGE
6,000 Students

Harris Elem. 277 Students

CHCP

Galaxy

Starlington

Holiday Inn

SPECS

HOOVERS

TARGET

Capital Plaza

burkes

STUBBS

MELOSE

ROSS

SITE

25,864 ypd - 2015

232,000 ypd - 2013

University of Texas Health Research Campus

deli children's

ALAMO

thinkery

MUELLER

1020 Homes

1090 Lots

HEB plus!

ALBERTA FILM SOCIETY

Reagan High School
3,543 Students

Harris Elem.
396 Students

Ridgetop Elem.
392 Students

PETCO

HEB plus!

Hancock Center

sears

Fiesta

Maplewood Elem.
437 Students

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Airport Blvd

232,000 vpd - 2015

35

Interstate Highway 35

E 51st St 25,864 vpd - 2015

Barbara Jordan Blvd

Lancaster St

Total Wine & MORE

PETSMART

STAPLES

MATTRESS ONE

OLD NAVY

FIVE BELOW

Marshalls

RED BATH & BEYOND

BEST BUY

THE HOME DEPOT

1,828 SF For Lease

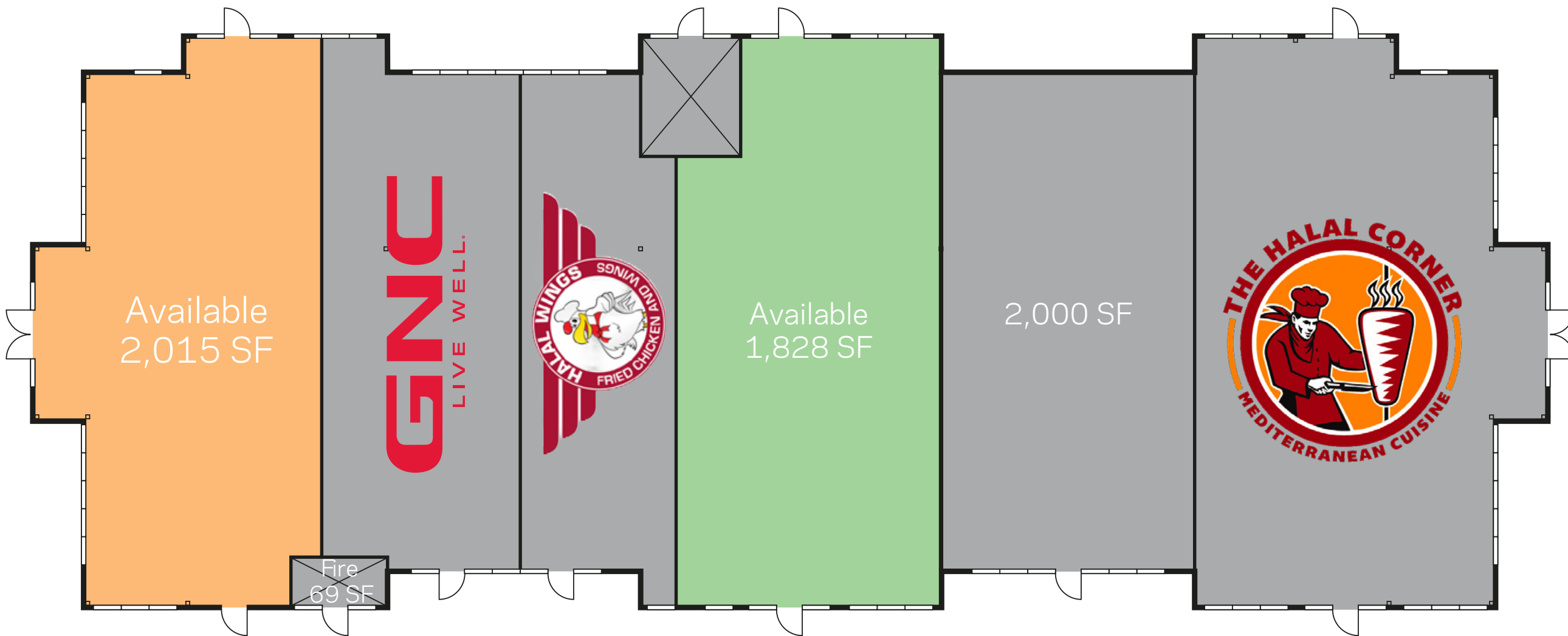
2,015 SF For Lease

Dell Children's Medical Center
2,000 Employees

Planned University of Texas
Health Research Campus

1200 Barbara Jordan

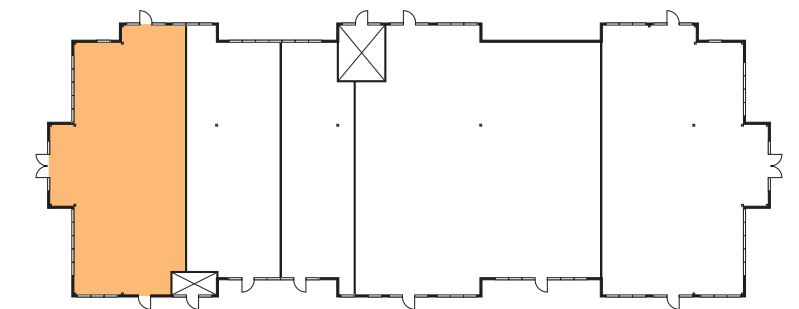
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- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

2,015 SF Restaurant Layout

- 65 interior seats
- 66 exterior seats



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



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