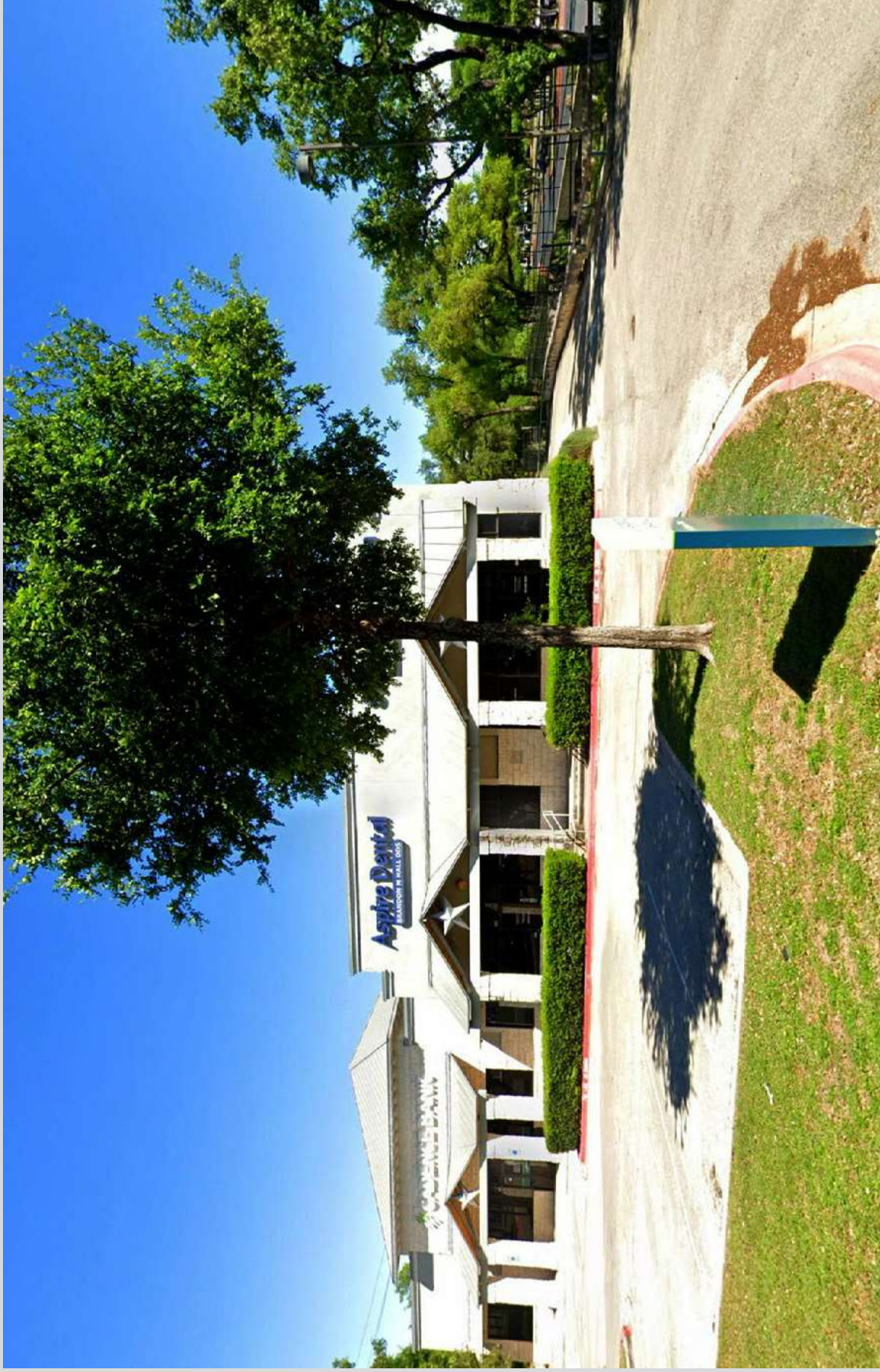


For Lease: 3951 W Parmer Ln, Austin, TX 78727, United States



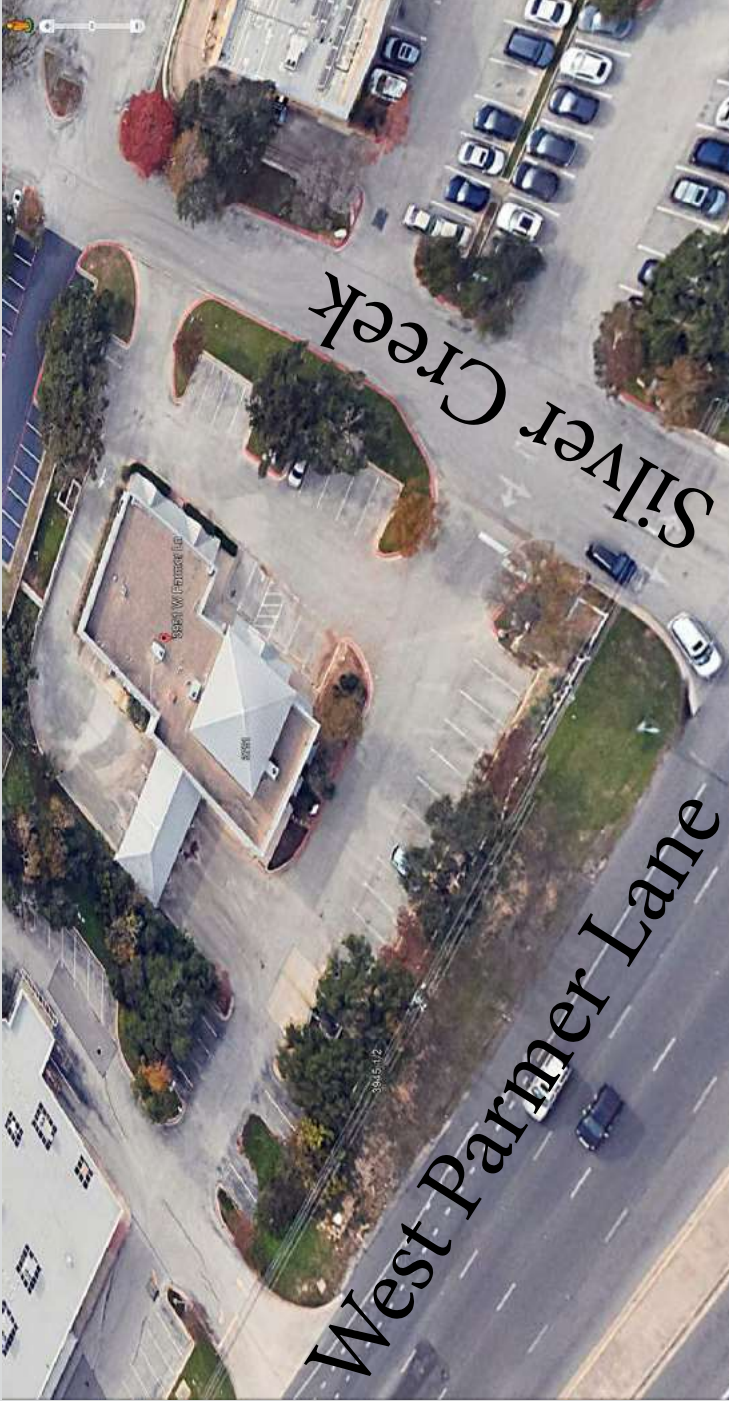
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**1,575 sf Retail/Office in shell condition
Generous TI offered to qualified groups**

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(512)947-0375

Please Inquire with Agent for Pricing and Details

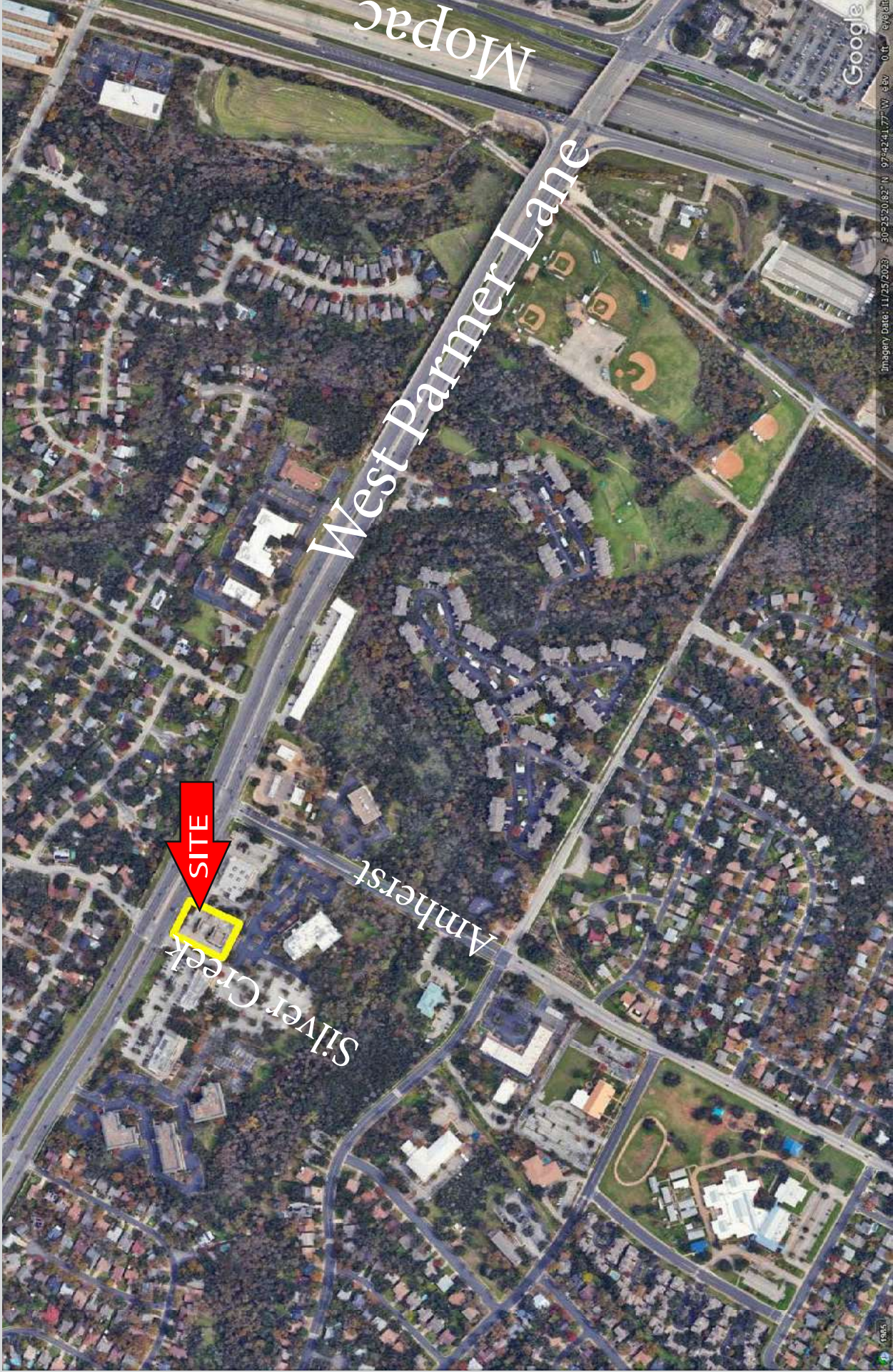
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Median HH Income	\$79,306	\$71,318	\$70,364
Total Household Income	< 24K	5897 (12%)	16206 (13%)
	25-49K	8960 (18%)	24248 (19%)
	50-74K	10772 (22%)	25192 (20%)
	75-99K	6711 (13%)	16412 (13%)
	100-199K	12674 (26%)	31182 (25%)
	200K+	3220 (6%)	9408 (7%)

Total Population	10,975	102,685	288,988
Population Median Age	39	36	36
Population by Age	0-9 Yrs	1137 (10%)	12301 (11%)
	10-19 Yrs	884 (8%)	7242 (7%)
	20-29 Yrs	1633 (14%)	20439 (19%)
	30-39 Yrs	2049 (18%)	23348 (22%)
	40-49 Yrs	1749 (15%)	13944 (13%)
	50-59 Yrs	1464 (13%)	11467 (11%)
	60-69 Yrs	1312 (11%)	8370 (8%)
	70+ Yrs	746 (6%)	5575 (5%)

Highest Education Level	No Diploma	443	3414	19207
	Diploma or GED	661	10893	34023
	Some College	1521	14515	37276
	Assoc. Degree	694	4687	12428
	Bachelors Degree	3420	27533	65864
	Higher Degree	1674	15976	38351
Total Housing Units		5,522	52,023	131,955
--Owner-Occupied		2,524	16,048	50,818
--Renter-Occupied		2,575	32,184	71,829
Owner-Occupied Values	< 100K	64	359	1965



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3951 West Parmer Lane Traffic Counts



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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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Sales Agent/Associate's Name	License No.	Buyer/Tenant/Seller/Landlord Initials	Date
Boyd Harris	621609	Boyd@matexas.com	512-536-7805
Licensed Supervisor of Sales Agent/Associate			
Joe Willie McAllister	336887	Joewillie@matexas.com	512-472-2100
Designated Broker of Firm			
Bill Blood	169224	bblood@matexas.com	512-472-2100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name			
McAllister & Associates	403756	joewillie@matexas.com	512-472-2100

Information About Brokerage Services