



FOR LEASE

9,000 SF Retail Space - End Cap


9900 S IH-35


Building T - Suite 100, Austin, TX 78748



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 3305 Steck Ave. Suite 250, Austin, TX 78757



LISTING DETAILS

Lease Rate:	\$25/SF
Property Type:	Retail
Available SF:	9,000 SF
Available Suite:	Suite 100
Building:	T
Parking:	Surface
Zoning:	CS-CO

PROPERTY DESCRIPTION

9900 S IH-35 is a retail shopping center located just South of Slaughter Lane. The shopping center provides easy access to nearby roadways and highways, along with providing adequate parking.

INVESTMENT HIGHLIGHTS

- Ideal Location
- Adequate Parking
- End-Cap Suite
- Easy Access to Nearby Roadways
- Anchored to Ashley Home Store & Mega Furniture
- Many Nearby Amenities



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DEMOGRAPHICS

1 MILE

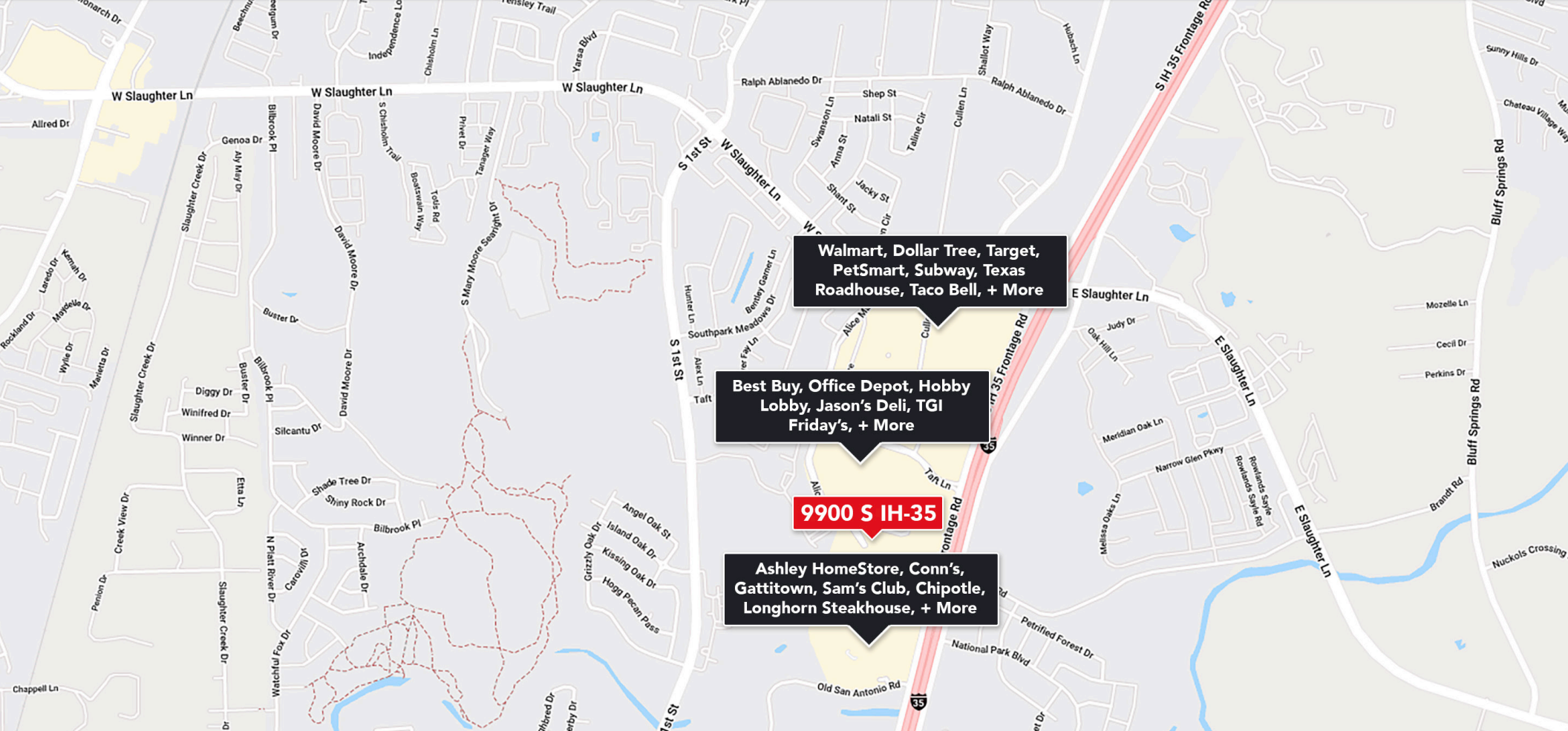
 Total Households:	6,020
 Total Population:	14,740
 Average HH Income:	\$73,107

3 MILES

 Total Households:	36,247
 Total Population:	94,706
 Average HH Income:	\$68,975

Projected population growth of 9+% in the next five years.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



WHAT'S NEARBY

9900 S IH-35 is located just South of Slaughter Lane and IH-35. The property provides easy access to roadways and the many nearby amenities, including:

- Walmart
- Target
- Sam's Club
- Best Buy
- Office Depot
- Gattitown
- Chipotle
- Texas Roadhouse
- Whataburger
- Chick-Fil-A
- Dunkin Donuts
- + More

Multiple Multifamily properties are also located behind the shopping center.




PHOTOS - EXTERIOR



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PHOTOS - INTERIOR



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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' consent, appoint a different licensee 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 licensee holder acts as a subagent when acting 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 CONFUTES, 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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