

For Lease



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Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101
Austin TX 78746

1-800-357-1031

hpicproperties.com

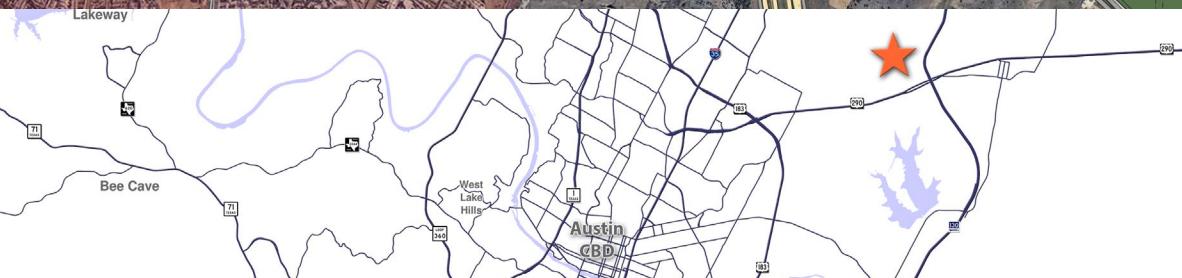
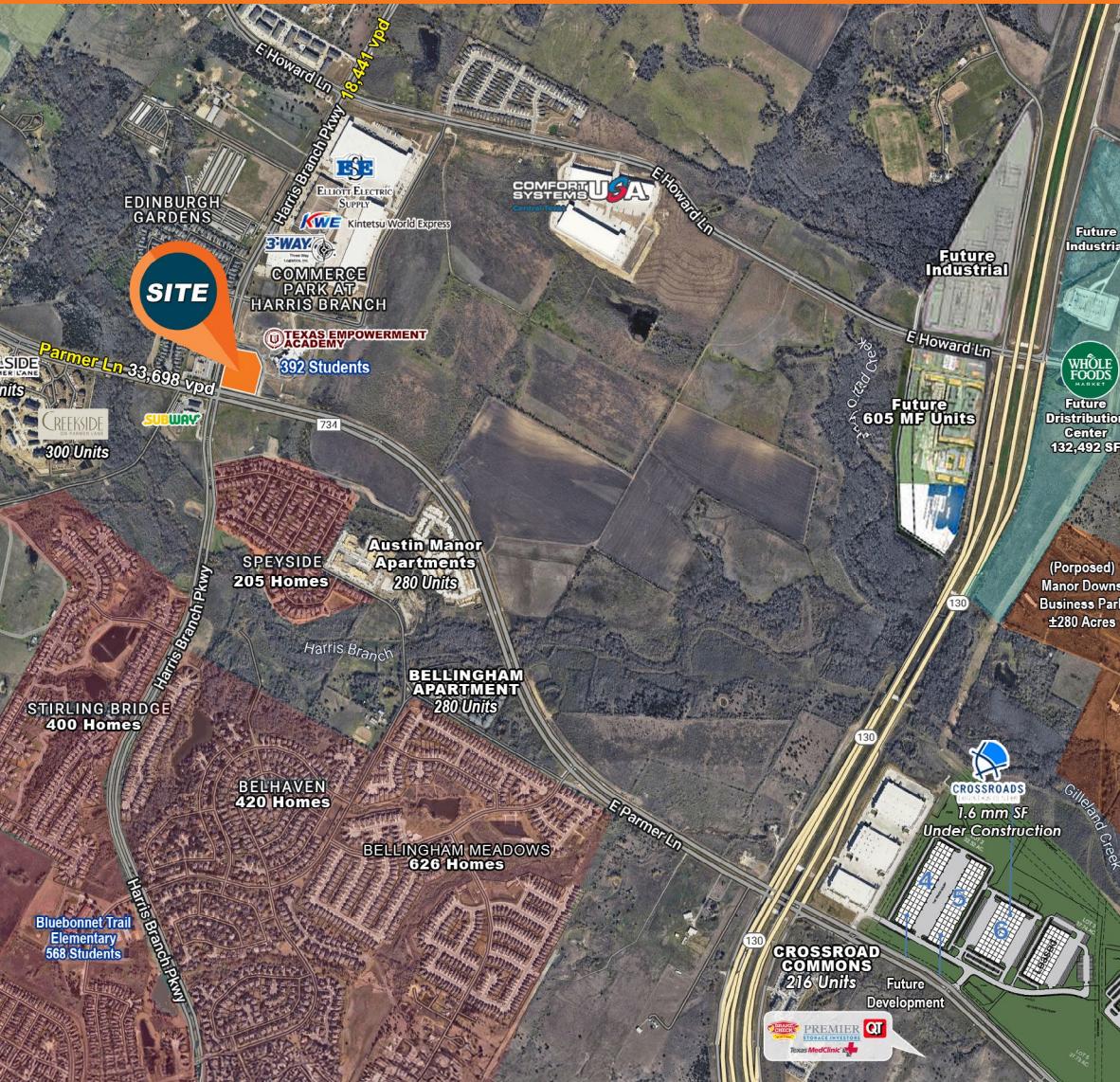
Shops at Parmer Lane

5800 East Parmer Lane,
Austin, Texas 78653

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SHOPS AT PARMER LANE

5800 E. Parmer Ln., Austin, Texas 78653

Property Information

Space For Lease 2,900 SF | 3,560 SF

Rental Rate Call for Pricing

NNN \$10.00 PSF (estimated)

Total Sq. Ft. 13,615 SF

Bay Depth: 75'

Property Highlights

- Signalized intersection, high traffic, great visibility & easy access
- 5 Minutes from Samsung Headquarters
- Less than 1 Mile from Village East a 425 acre Mixed Used Development
- Immediately surrounded by a K-12 magnet school campus opening 2024
- Over 4,000 Multi Family units to be developed in the area

Demographics

Population (2025) 1 mi. - 6,628
3 mi. - 42,505
4 mi. - 86,775

Average Household Income 1 mi. - \$136,276
3 mi. - \$120,441
4 mi. - \$121,607

Traffic Count Parmer Ln : 33,698 vpd
Harris Branch Pkwy: 10,947 vpd

Contact Information

Gigi Gomel
Principal | Brokerage
gigi@hpiproperties.com
713.206.7522

Evan Dyer
Principal | Retail Development
evan@hpiproperties.com
214.724.3740

Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101 Austin TX 78746 • 512.767.7442

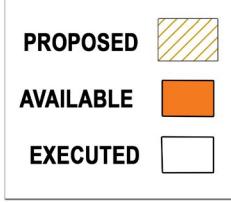
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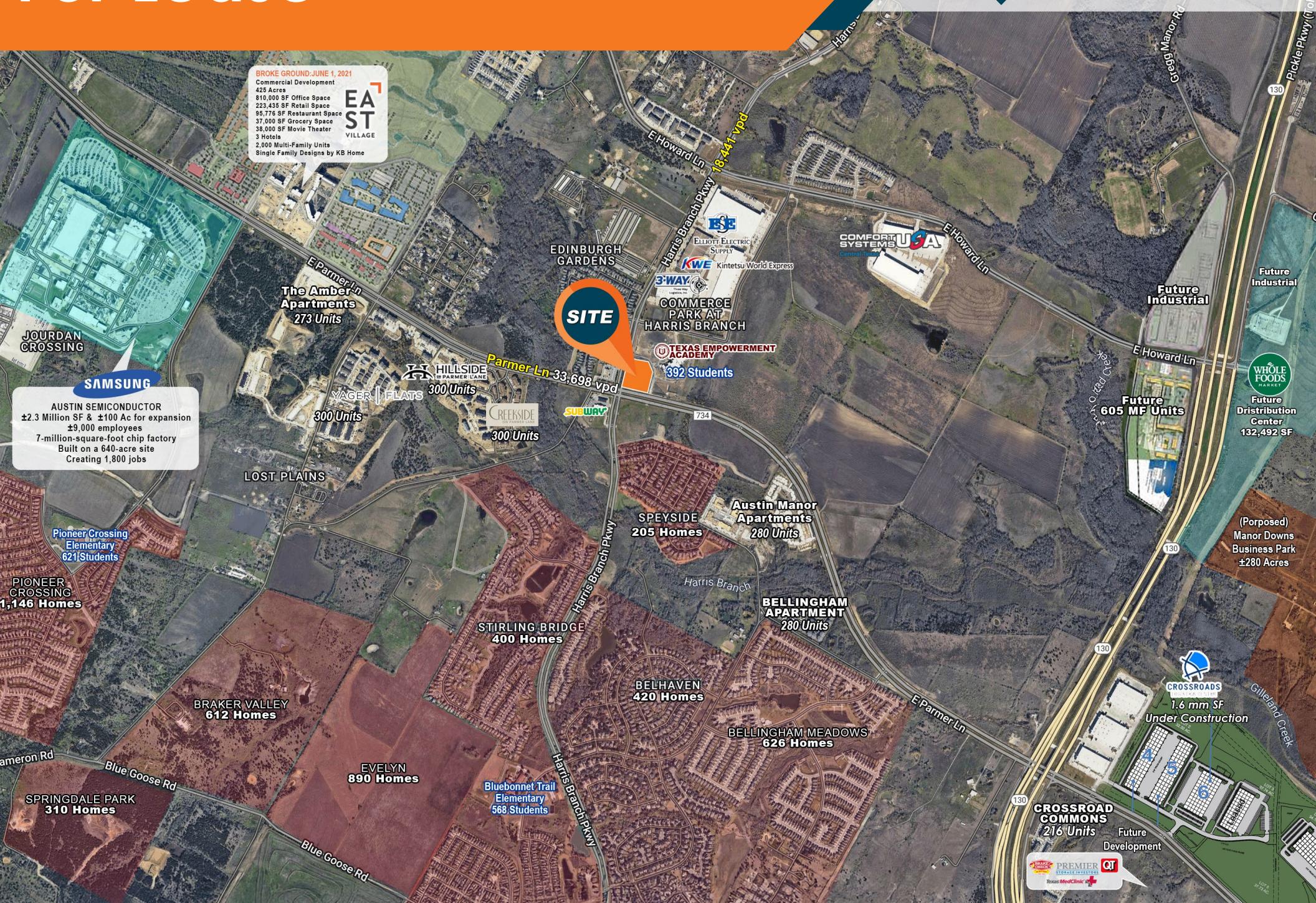
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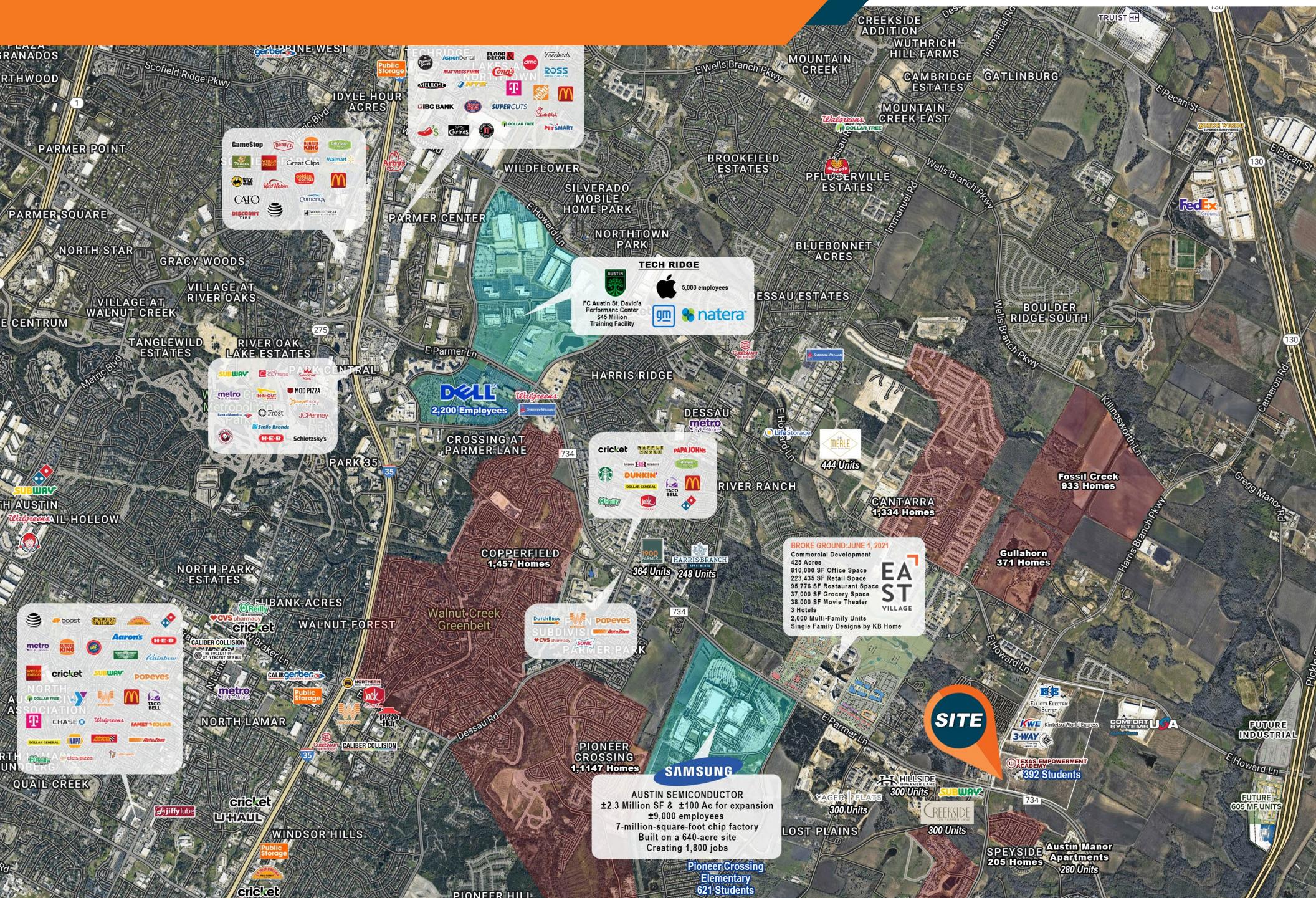
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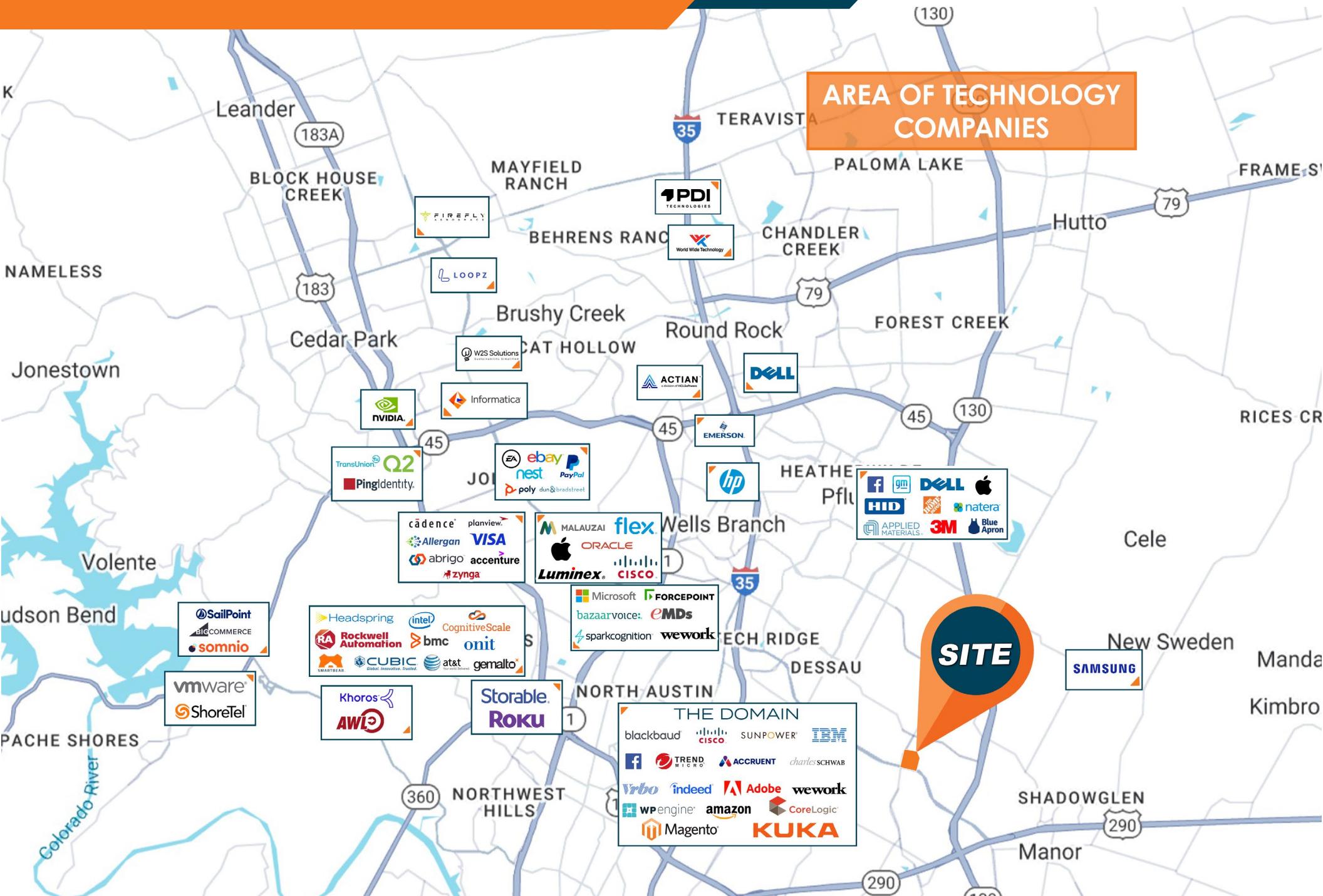
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Hines, Galesi JV plans 1.7M SF logistics park near ATX

Project will rise in Tesla and Samsung neck of the woods

By Hines' Laura Denkler – Staff Writer, The Real Deal

A New York firm is teaming up with a Houston developer to build an industrial and logistics park in Northeast Austin.

Houston-based Hines formed a joint venture with New York-based Galesi Group to develop 1.7 million square feet of logistics and industrial space on a 150-acre site at 6400 East Parmer Lane in Manor, the Austin Business Journal reported.

Galesi owns hundreds of acres in the surrounding Harris Branch area and plans to develop the land.

"The partnership allows us to expand our industrial footprint in Austin in a meaningful way and offers tenants a large-scale, master planned business park in Austin," Laura Denkler, managing director at Hines, told the outlet. "Demand for industrial space in Austin remains high, and our first phase is already in design and able to accommodate tenants ranging from 30,000-150,000 square feet."

Three Class A industrial warehouses totaling 315,000 square feet comprise the first phase of the business park development. The firm doesn't have a strict timetable for the project, rather it will "periodically evaluate" Austin's industrial market to decide when to proceed with the later portions, said Ryan Buicko with Galesi.

The business park will be about 2 miles from Samsung Austin Semiconductor's factory, 12 miles from the Tesla gigafactory and 25 miles from the \$17 billion Samsung semiconductor plant under construction in Taylor.

AUSTIN
BUSINESS JOURNAL



This rural stretch of Parmer Lane in Northeast Austin could be turned into a massive, 1.7-million-square-foot industrial development.

Houston's Powers Brown Architecture is designing the first phase of the project. Hines and Galesi haven't selected a general contractor or listing agent for the property.

Galesi, which purchased the Manor land back in 1996, plans to develop hundreds of apartments in the Harris Branch planned unit development. The firm broke ground on the 300-unit Hillside on Parmer apartment complex back in March.



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Rendering of how Parmer Gateway could look once all four phases of multifamily are complete.

More than 1,000 apartments set to rise next to Samsung's Austin factory

By Paul Thompson – Assistant Managing Editor, Austin Business Journal

River City Capital Partners LLC is partnering with the Austin Affordable Housing Corp., a subsidiary of the Housing Authority of the City of Austin, along with development firm LDG Multifamily and investment manager Battery Global Advisors to transform property located just outside city limits along East Parmer Lane into workforce housing.

Dubbed Parmer Gateway, the development is set to include 1,076 units across four distinct projects, two of which are expected to break ground in May.

"It's a near-in Austin location that is in high demand," said Rich Leisy, partner at River City Capital. "The proximity to a number of large employers and logistics hubs is just another huge draw for this location."

In addition to the apartments, the developers plan to sell two pad sites on the property for a convenience store and a hotel. Both of the contracts are in the final stages of negotiations but Leisy declined to identify the buyers.

Parmer Gateway marks the continuation of a partnership between River City, LDG, Battery Global and the Austin Housing Authority — they are also working together on the 518-unit Urban East apartment complex under construction at 6400 E. Riverside Dr. The first phase of that development is set to open in June, while the second phase is expected to break ground later this year, River City said.

"That area is a very hot area for development," Schwertner said. "There's warehouses going up, there's retail going up, there's huge master developments. Most of the multifamily that's going up there is market rate."

What's coming first

The first two phases of Parmer Gateway got the green light earlier this year.

The first apartment complexes is slated for 11.47 acres at 3901 E. Parmer Lane and will consist of 273 units. Fifty percent of the units will be "affordable to tenants earning less than 80% median family income" while the remaining will be market rate, according to Housing Authority records. For a family of four in Travis County, 80% MFI in 2022 was \$88,250

The second phase is a garden-style apartment being spearheaded by LDG Multifamily. It could have 300 units on a 24.7-acre tract at 4835 E. Yager Lane. The complex is expected to have 24 one-bedroom units, 168 two-bedroom units, 96 three-bedroom units and 12 four-bedroom units. Amenities will include a clubhouse, fitness center, playground, pool and green space.

Moving forward, Leisy said River City Capital is looking to get into industrial real estate development and is interested in several sites to help meet "a growing need" for logistics and warehouse space.

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:
 - 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Evan Dyer	571158	evan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Gigi Gomel	446845	gigi@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date