PLAZA BALCONES

5501-5525 Balcones Drive, Austin, Texas 78731

PUREPARTNERS
REAL ESTATE + INVESTMENTS

Available:
3,200 SF - End Cap
1,682 SF - End Cap

Pricing:
Call Broker for Pricing

Zoning:
GR - General Retail

Property Highlights
- Shadow anchored by Randall's and adjacent to Starbucks, Chase Bank & Bank of America
- Ample parking available
- Pylon signage available
- Easy access to Mopac, Loop 360, FM 2222 and US-183
- Busy location with good foot traffic

Traffic Counts
FM-2222: 39,160 VPD (Kalibrate 2020)
Balcones Dr: 10,800 VPD (Kalibrate 2020)
Mopac Expy: 162,105 VPD (TXDOT 2019)

Demographics

	1 Mile	2 Mile	3 Mile	5 Mile
2020 Population	9,988	44,200	104,882	307,897
Households	4,710	22,082	51,209	131,986
Daytime Population	10,999	52,814	133,113	424,622
Avg. HH Income	$180,469	$138,983	$134,471	$113,225

GRAHAM CARTER | gcarter@purepartners-re.com | **512.960.8209**

PUREPARTNERS | 5515 Balcones Drive | Austin, Texas 78731 | **www. purepartners-re.com**

The information contained herein has been obtained from sources believed reliable. We make no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.

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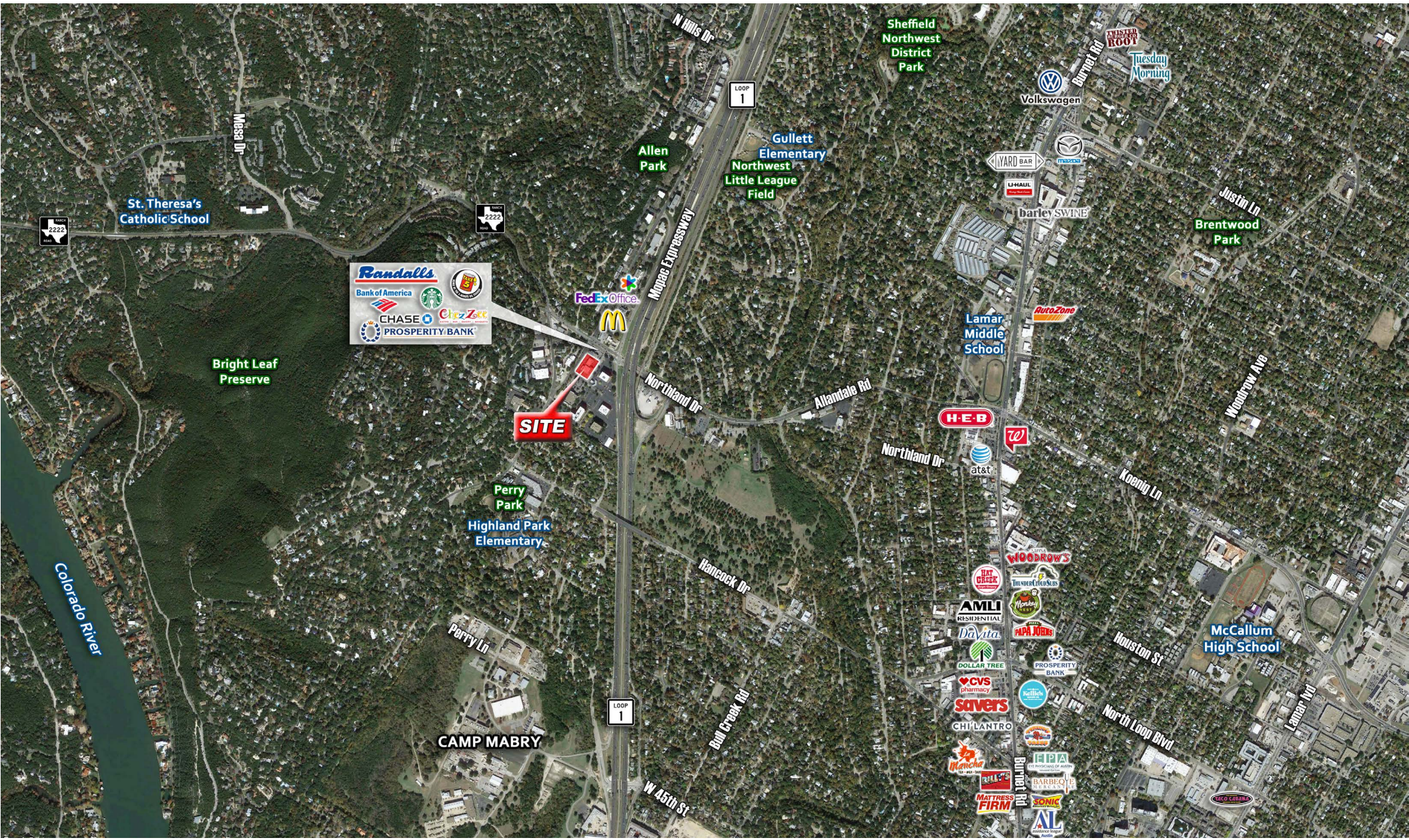

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EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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.

Pure Real Estate Partners, LP	9003363	info@purepartners-re.com	512.960.8200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Graham Carter	530774	gcarter@purepartners-re.com	512.960.8209
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____