



StreetFront  
COMMERCIAL

GENERATIONAL  
GROUND  
LEASE  
*Opportunity*

DO NOT DISTURB  
CURRENT TENANTS

Potentially  
Available

*9091 Research Blvd, Austin, TX, 78758*

Up to 1.8 Acres Available | Over ±156,684 Cars Per Day Pass the Property\* | Excellent Freeway Visibility from US-183



**THE ARBORETUM**

BALLARD DESIGNS  
POTTERY BARN  
Starbucks  
ORVIS  
H.E.B.  
BARNES & NOBLE

NORDSTROM  
rack  
M&W  
WHOLE FOODS  
BEST BUY  
The Container Store  
KOHLER  
DAVID'S  
REGAL  
Crate&Barrel  
TACO CABANA

SPROUTS  
FARMERS MARKET  
Michael's  
HomeGoods

PGA TOUR  
SUPERSTORE  
Marshall's  
JOANN  
CHUCK E. CHEESE

FLOWER CHILD  
GRIMALDI'S  
Paul Martin's  
CULINARY DROPOUT  
Aery's  
sweetgreen  
DOC B's  
Yard House

ZARA  
Neiman Marcus  
DAVID YURMAN  
GOLDEN GOOSE  
H&M  
Dior  
VINCE  
SAINT LAURENT PARIS  
LOUIS VUITTON  
swatch  
GUCCI  
KENDRA SCOTT  
TORY BURCH  
TIFFANY & CO.

**MOPAC EXPRESSWAY — 138,779 CPD**

**BURNET ROAD — 47,484 CPD**

**RESEARCH BLVD — 29,348 CPD**

**OLD US 183 — 127,336 CPD**

**PRESIDIUM WATERFORD**  
- PHASE I: COMPLETED -

**PRESIDIUM WATERFORD**  
- PHASE II: UNDER CONSTRUCTION -

**SUBJECT PROPERTY**

J.J. PICKLE RESEARCH CAMPUS  
1,000+ EMPLOYEES AND STUDENTS

AUSTIN  
Q2 STADIUM

**DEMOGRAPHICS**

	TOTAL POPULATION	DAYTIME POPULATION	HOUSEHOLD INCOME
1-Mile Radius	12,020	21,863	\$84,900
2-Mile Radius	62,965	63,160	\$91,174
3-Mile Radius	141,006	114,006	\$96,843

**TRADE AREA**



## NEW IBM HEADQUARTERS

DEVELOPER: *Hines*

OFFICE  
507,200 SF

11901 N Mopac Expressway  
IN PERMITTING



# NOTABLE DEVELOPMENTS

WITHIN 2.5 MILES OF SUBJECT PROPERTY

## TERRA at DOMAIN NORTHSIDE

DEVELOPER: *Northwood Retail Ptrs*

OFFICE  
385,000 SF

3004 Palm Way  
IN PERMITTING



## ONE UPTOWN (BROADMOOR BLOCK A)

DEVELOPER: *Brandywine Realty Trust*

OFFICE  
363,000 SF / 341 UNITS

11501 Burnet Road  
UNDER CONSTRUCTION



## VERDE SQUARE

DEVELOPER: *Ironwood & Karlin*

MULTIFAMILY / OFFICE / RETAIL  
290 UNITS / 386,000 SF

10509 Burnet Road  
IN PERMITTING



## STADIUM TOWER

DEVELOPER: *Kilroy Realty*

OFFICE  
493,000 SF

10605 Burnet Road  
PROPOSED



## BROCKTON GT

DEVELOPER: *Portman Holdings*

MULTIFAMILY  
313 UNITS

2545 Brockton Drive  
IN PERMITTING



## PICKLE RESEARCH DEVELOPMENT

DEVELOPER: *University of Texas*

MULTIFAMILY / OFFICE / RETAIL  
390 ACRES

N Burnet Road & W Braker Lane  
PROPOSED



## 10711 BURNET

DEVELOPER: *High Street Residential*

MULTIFAMILY  
411 UNITS

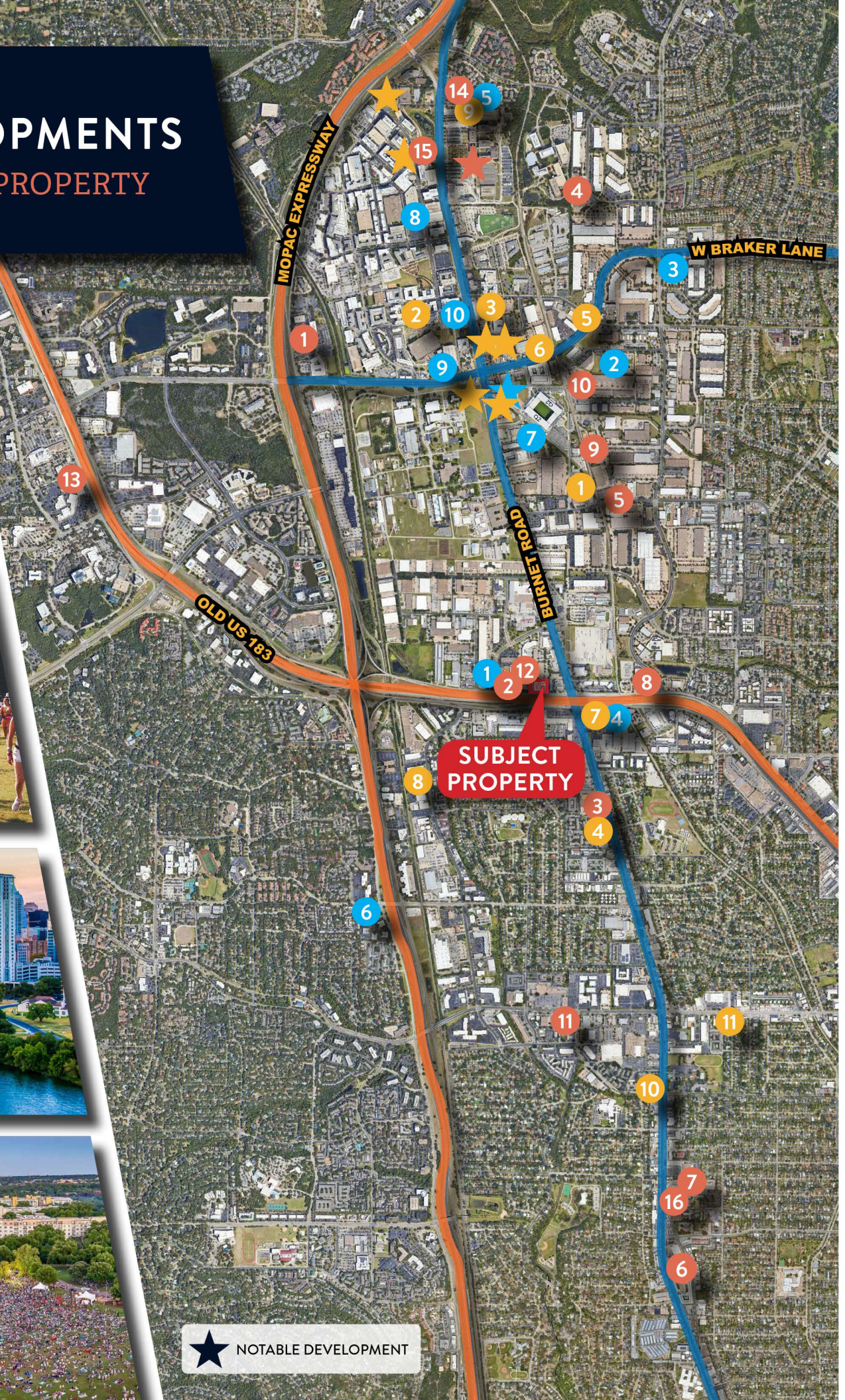
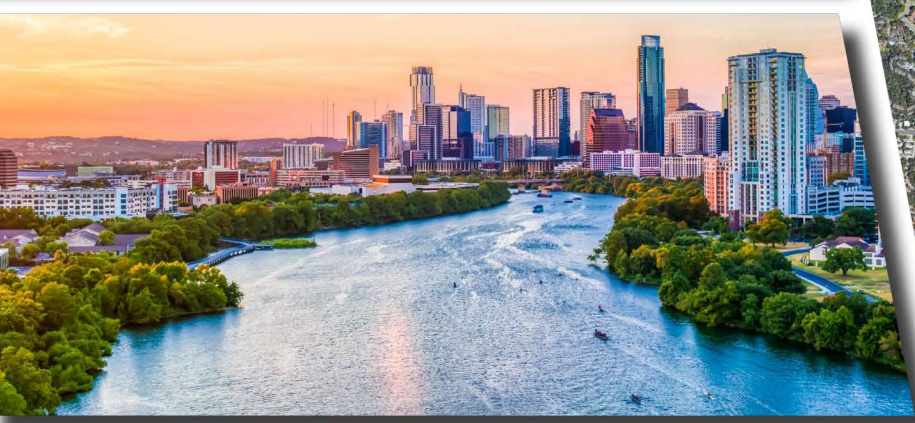
10711 Burnet Road  
IN PERMITTING



SUBJECT PROPERTY

- UNDER CONSTRUCTION
- IN PERMITTING
- PROPOSED

# ADDITIONAL DEVELOPMENTS WITHIN 3 MILES OF SUBJECT PROPERTY



★ NOTABLE DEVELOPMENT

PROJECT NAME	DEVELOPER	ADDRESS	TYPE	#/SF	
<b>CURRENT STATUS — UNDER CONSTRUCTION</b>					
1	Alexan D2	Trammell Crow Residential	10801 N MoPac Expy	Multifamily	314
2	Presidium Waterford	Presidium Group	9107 Research Blvd	Multifamily	283
3	The Albright	Wood Partners	8528 Burnet Rd	Multifamily	261
4	Modera EaDo	Mill Creek Residential Trust	11604 Stonehollow Dr	Multifamily	377
5	The Met	Stonelake Capital Partners	10100 Metropolitan Dr	Multifamily	297
6	Lenox Burnet	OHT Partners	6801 Burnet Rd	Multifamily	314
7	Saint George	Stratus Properties	7113 Burnet Rd	Multifamily	316
8	Luca Apartments	Fairfield Residential	9100 Metric Blvd	Multifamily	390
9	The Bond	CREA Development	10300 Metropolitan Dr	Multifamily	341
10	Prose at Domain	Alliance Residential	10605 Delta Dr	Multifamily	369
11	27 Eleven	Paydar Properties	2711 W Anderson Ln	Multifamily	320
12	Waterford Phase II	Presidium Group	9111 Research Blvd	Multifamily	300
13	Alloy	Slate Real Estate Partners	10400 Research Blvd	Multifamily	257
14	Pearl Burnet	The Morgan Group	11901 Burnet Rd	Multifamily	345
15	Domain 9	Cousins Properties	2904 Palm Way	Office	332,865
16	7001 Burnet Rd	CarolinaWest Real Estate	7001 Burnet Rd	Retail/Office	60,000
<b>CURRENT STATUS — IN PERMITTING</b>					
1	McKalla Place Multifamily	CREA Development	10109 Mc Kalla Place	Multifamily	900
2	The Hollis and The Benjamin	Stonelake Capital Partners	3110 Gracie Kiltz Ln	Multifamily	608
3	Kramer Lane Multifamily	HPI Real Estate	2631 Kramer Ln	Multifamily	376
4	8440 Burnet Redevelopment	Endeavor	8440 Burnet Rd	Multifamily	366
5	Culvers Redevelopment	Endeavor	2300 Kramer Ln	Multifamily	396
6	2420 W Braker Ln	Toll Brothers	2420 West Braker Ln	Multifamily	331
7	Highland Lanes Redevelopment	Stratus Properties	8909 Burnet Rd	Multifamily	300
8	Shoal Creek Blvd Apartments	OHT Partners	8700 Shoal Creed Blvd	Multifamily	330
9	Broadmoor Block F Ph 2	Brandywine Realty Trust	2717 Gault Ln	Multifamily	257
10	7600 Burnet VMU	Riverside Resources	7625 Northcross Dr	Multifamily	310
11	2001 Anderson	Ledgestone Development	2001-2013 W Anderson Ln	Multifamily	173
<b>CURRENT STATUS — PROPOSED</b>					
1	Waterford Phase III	Presidium Group	9100 Waterford Centre Blvd	Multifamily	300
2	Q2 Stadium Assemblage	Turnbridge Equites	2201 Donley Dr	Multifamily	825
3	LL Braker	Blackstone	11209 Metric Blvd	Multifamily	500
4	Furniture Row Redevelopment	U.S. Properties	9012 Research Blvd	Multifamily	700
5	Broadmoor Block F Ph I	Brandywine Realty Trust	2717 Gault Ln	Multifamily	272
6	NW Hills Apartments	Ardent Residential	8176 N Mopac Expy	Multifamily	275
7	Arena Towers	Narrow Road Group	10321-10401 Burnet Rd	Multifamily	1040
8	Domain Central 1	Cousins Properties	11420 Alterra Parkway	Office	455,783
9	Domain Tower III	Stonelake Capital Partners	10723 Domain Dr	Office	345,000
10	Domain Tower IV	Stonelake Capital Partners	11004 Burnet Rd	Office	500,000



## North Austin

### Imagining the Future of North Austin's J.J. Pickle Research Campus

[CLICK FOR ARTICLE](#)

When the University of Texas purchased a former magnesium processing plant in North Austin and converted the site to a scientific research center in the late 1940s, the character of the surrounding...



## Burnet Road Corridor

### Hundreds of Apartments Replacing a Big Ol' Drive-Thru Bank on Burnet Road

[CLICK FOR ARTICLE](#)

An apartment project set to bring approximately 300 new residences to a drive-thru bank and adjacent parking lot of an office building on Burnet Road is preparing to take its first steps in the Allendale neighborhood of North Central...



## Golden Triangle

### The Future Looks Bright and Tall for North Austin's 'Golden Triangle'

[CLICK FOR ARTICLE](#)

Have you ever looked at the Arboretum Crossing and gotten depressed? This half-dead shopping center at 9333 Research Boulevard in Austin's "Golden Triangle" at MoPac, U.S. 183, and Loop 360 was once the pride of the 1990s, a traditional strip mall with roughly 20 acres...



**StreetFront**

COMMERCIAL

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# 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.

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date