

WALNUT CREEK RETAIL CENTER

8201 Cross Park Drive - Suite B4, B5, B6 | Austin, TX 78754

For Lease | B4 1,138 SF, B5 1,138SF, B6 - 1,138-4,045 SF



CHAD WALLACE
BROKER
mobile - 817 907 9280
direct - 512 222 7169
chadwallacetxbroker@gmail.com

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WALNUT CREEK RETAIL CENTER

PROPERTY HIGHLIGHTS

- Endcap Suite B6 with rear Patio Area Available with possible drive thru.
- Newly Vanilla box Inline Retail Available B4, B5
- Endcap available (Improved Shell) with rear Patio (2500SF Min)
- At the intersection of Cross Park Drive and Exchange Drive
- Excellent Pylon Signage
- Building Recently Renovated
- Easy access to 183 and 290
- Join Austin Eagle, Valero, Local Slice.

LEASE RATE \$26.00 + \$11.21 NNN

TI ALLOWANCE Negotiable

AVAILABLE SF 1,138 SF - 4,045 SF

DEMOGRAPHICS



POPULATION

3 mi	5 mi
110,182	298,167



AVERAGE HOUSEHOLD INCOME

3 mi	5 mi
\$79,818	\$90,497



TRAFFIC COUNTS

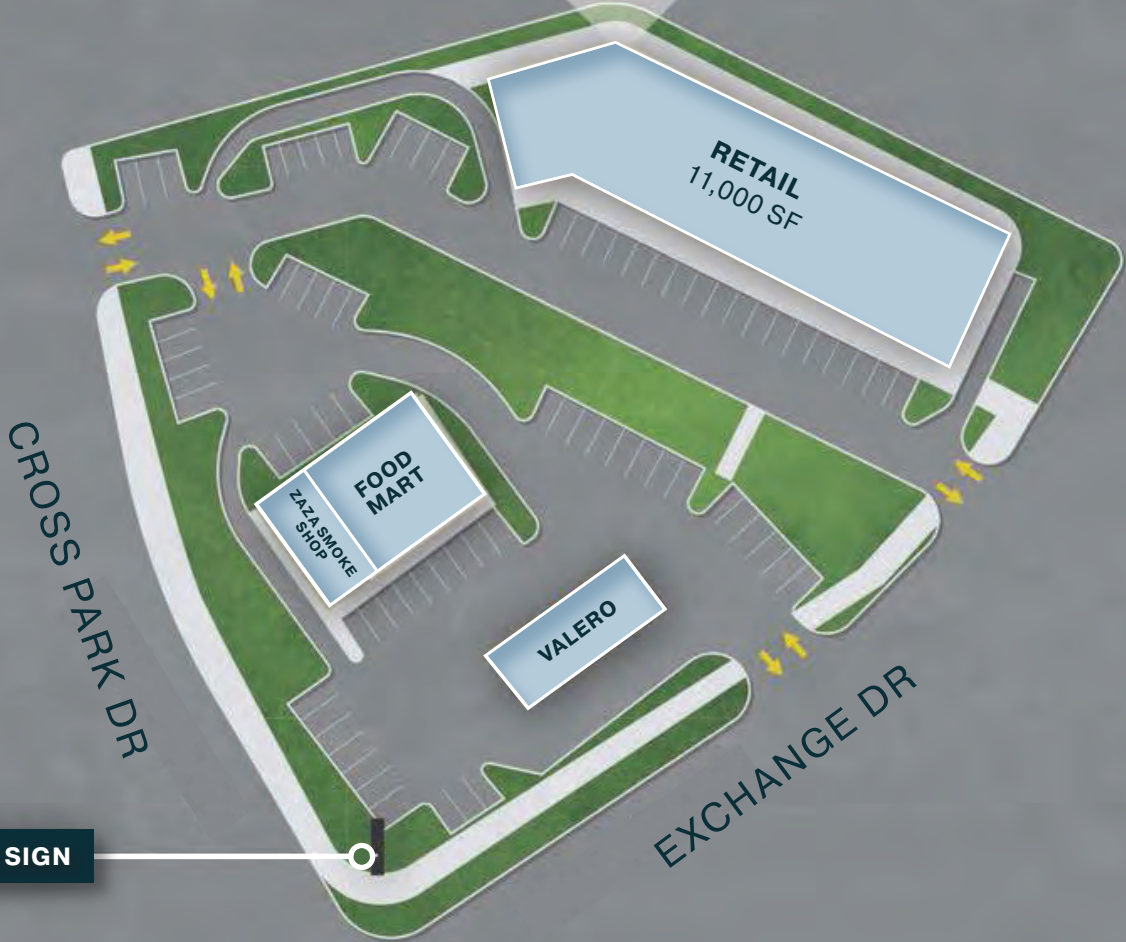
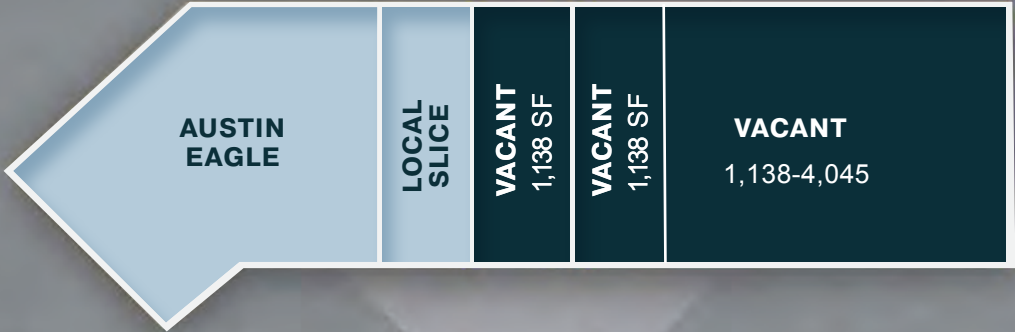
- Exchange Dr - 5.8K VPD
- Cross Park Dr - 9.9K VPD
- US Hwy 290 - 44K VPD



WALNUT CREEK RETAIL CENTER



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SUITE B4



SUITE B5

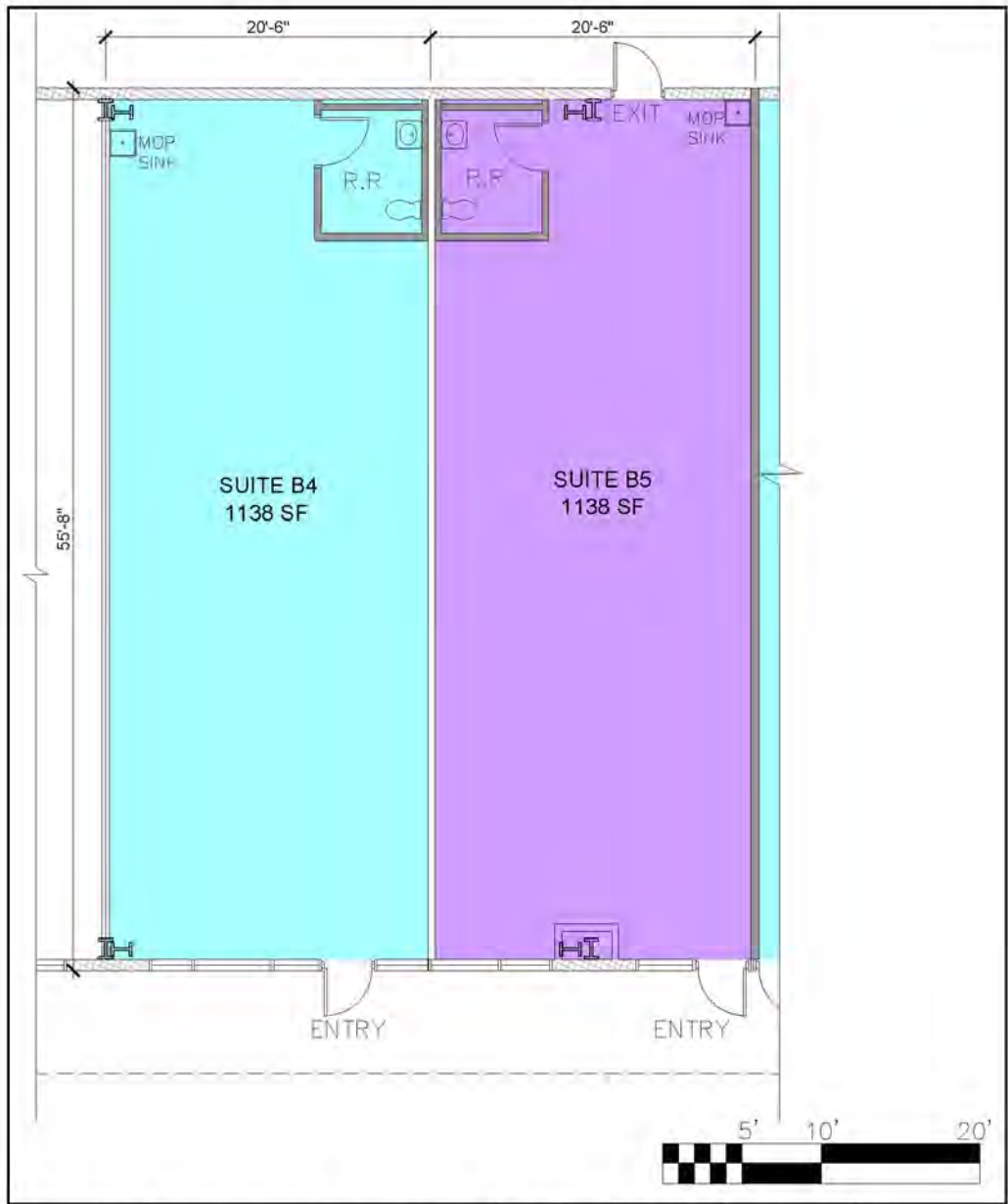


SUITE B6



B6 PATIO

WALNUT CREEK RETAIL CENTER



DATE: 8/17/05
DRAWN: SD
REVISIONS:

LEASING B4/B5
WALNUT CREEK RETAIL CENTER
8201 CROSS PARK
AUSTIN, TX 78754

**HOLDER + SOUTHWICK
ARCHITECTS**
WWW.HOLDER3.COM
420 SHERWOOD SPRING RD SUITE 214
AUSTIN, TEXAS 78758 512-545-6811

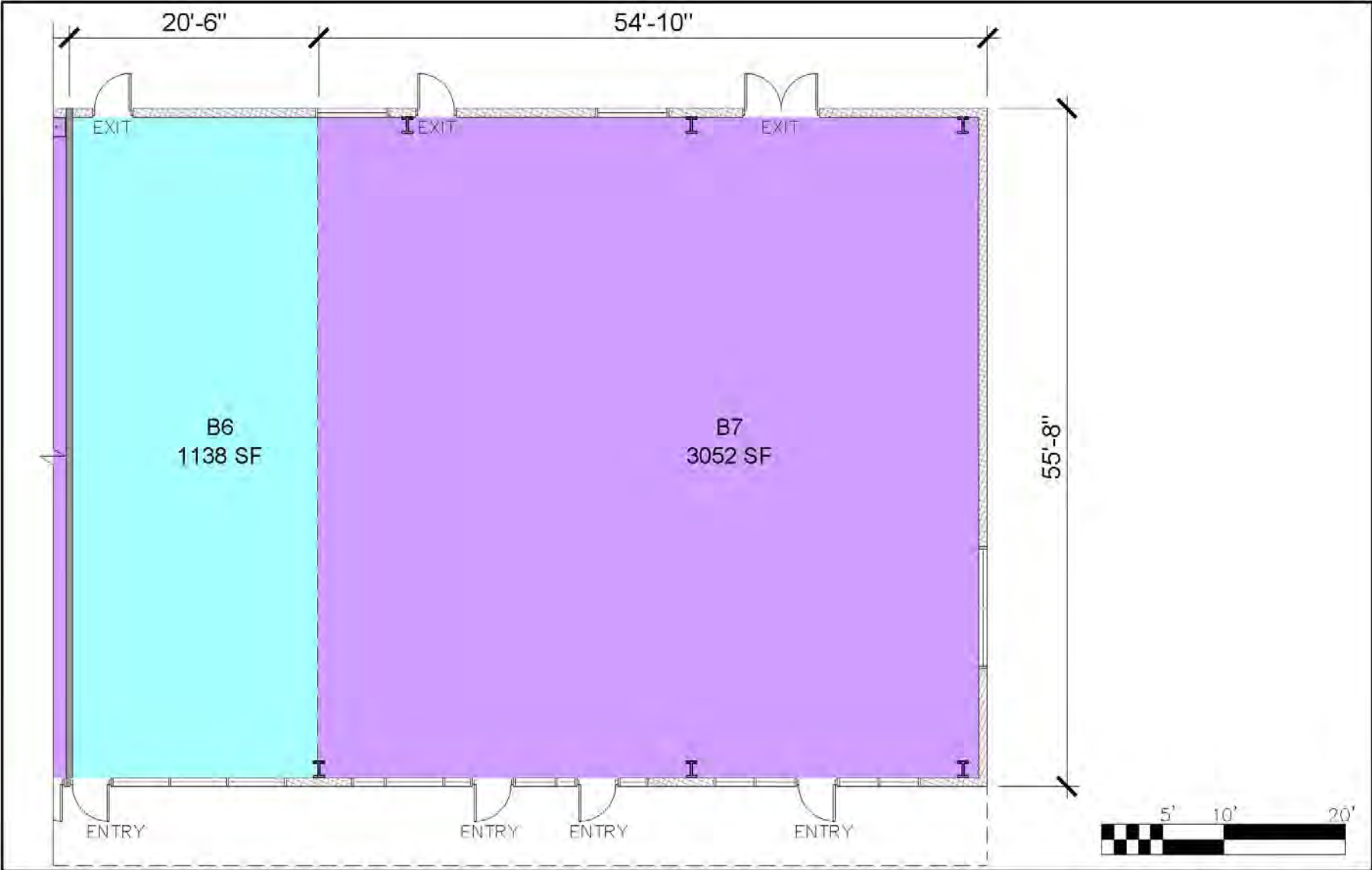
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SHEET: 1

JOB NO: 3771

WALNUT CREEK RETAIL CENTER



DATE:	01/17/25
DRAWN:	SD
REVISIONS:	
	—

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

LEASING B4/B5
WALNUT CREEK RETAIL CENTER
8201 CROSS PARK
AUSTIN, TX 78754

HOLDER +SOUTHWICK
ARCHITECTS
WWW.HOLDER3.COM
4202 SPICEWOOD SPRINGS RD, SUITE 214
AUSTIN, TEXAS 78758 512-345-8817

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SHEET	2
JOB NO.	3771

WALNUT CREEK RETAIL CENTER

DOWNTOWN AUSTIN
± 5 MILES AWAY

MUELLER



Best Buy
HEB
Home Depot
Marshalls
Mueller Lake Park
Residence Inn
Staples

Thinkery
Total Wine & More
Jamba Juice
Kerbey Lane
Torchy's Tacos
Halcyon
& Much More

290 ±42K VPD



183 ±65K VPD



NELSON FIELD



EXCHANGE DR ±4K VPD

CROSS PARK DR ±8K VPD

WALNUT CREEK





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



CHAD WALLACE

BROKER

mobile - 817 907 9280

direct - 512 222 7169

chadwallacetxbroker@gmail.com

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.

<u>Chad Wallace</u>	<u>707533</u>	<u>chadwallacetxbroker@gmail.com</u>	<u>817-907-9280</u>
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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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