



# WINDSOR VILLAGE

NEQ BERKMAN DR & NORTHRIDGE DR  
5811 Berkman Dr, Austin, TX 78723



**FOR LEASE**

**AVAILABLE SPACE**  
1,179 - 15,000 SF

**RATE**

\$38.00 - \$42.00 PSF NNN  
NNNs\* \$12.00

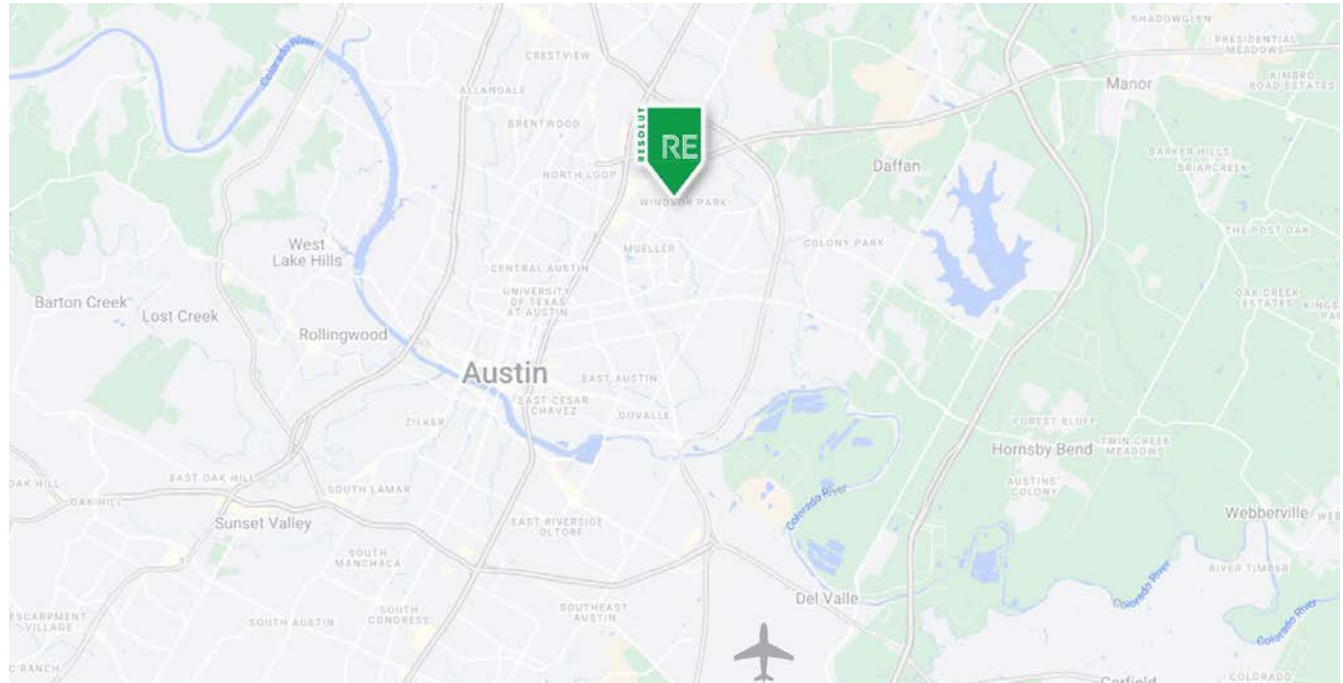
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- Mixed-use project built to serve the Windsor community and surrounding neighborhoods
- Anchored by Hanks, an Austin culinary staple
- Situated adjacent to the Mueller District in North Austin
- Suitable for restaurants, fitness, medical, and various other retail uses
- On-site parking available to retail tenants and their customers
- Delivering Mid 2024



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2024**

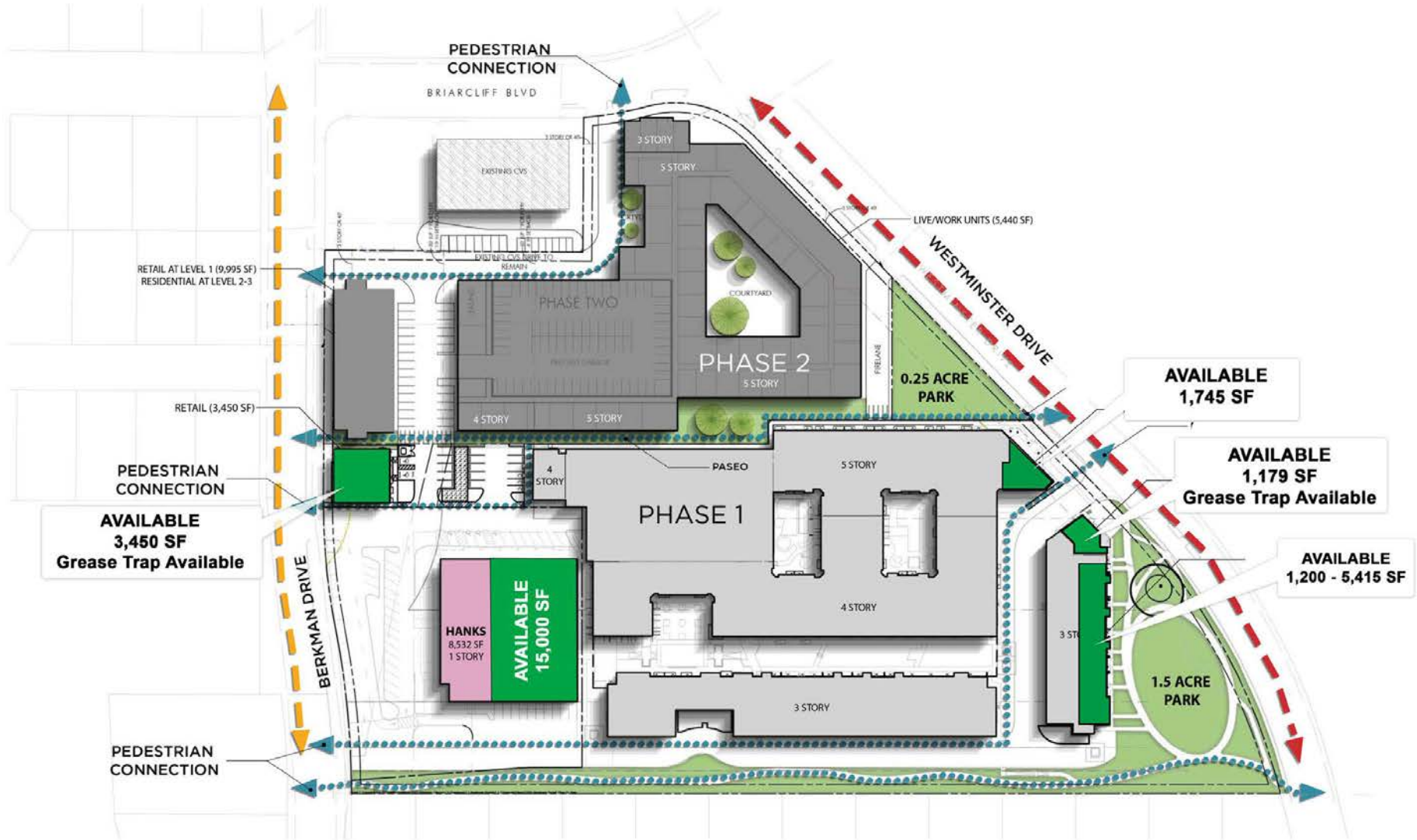
 **143,983**  
**POPULATION**  
3-MILE RADIUS

 **\$111,548.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **97,106**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Berkman Dr: 9,318 VPD  
Northridge Dr: 10,755 VPD  
(Costar 2022)









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Construction Progression Sep 2024

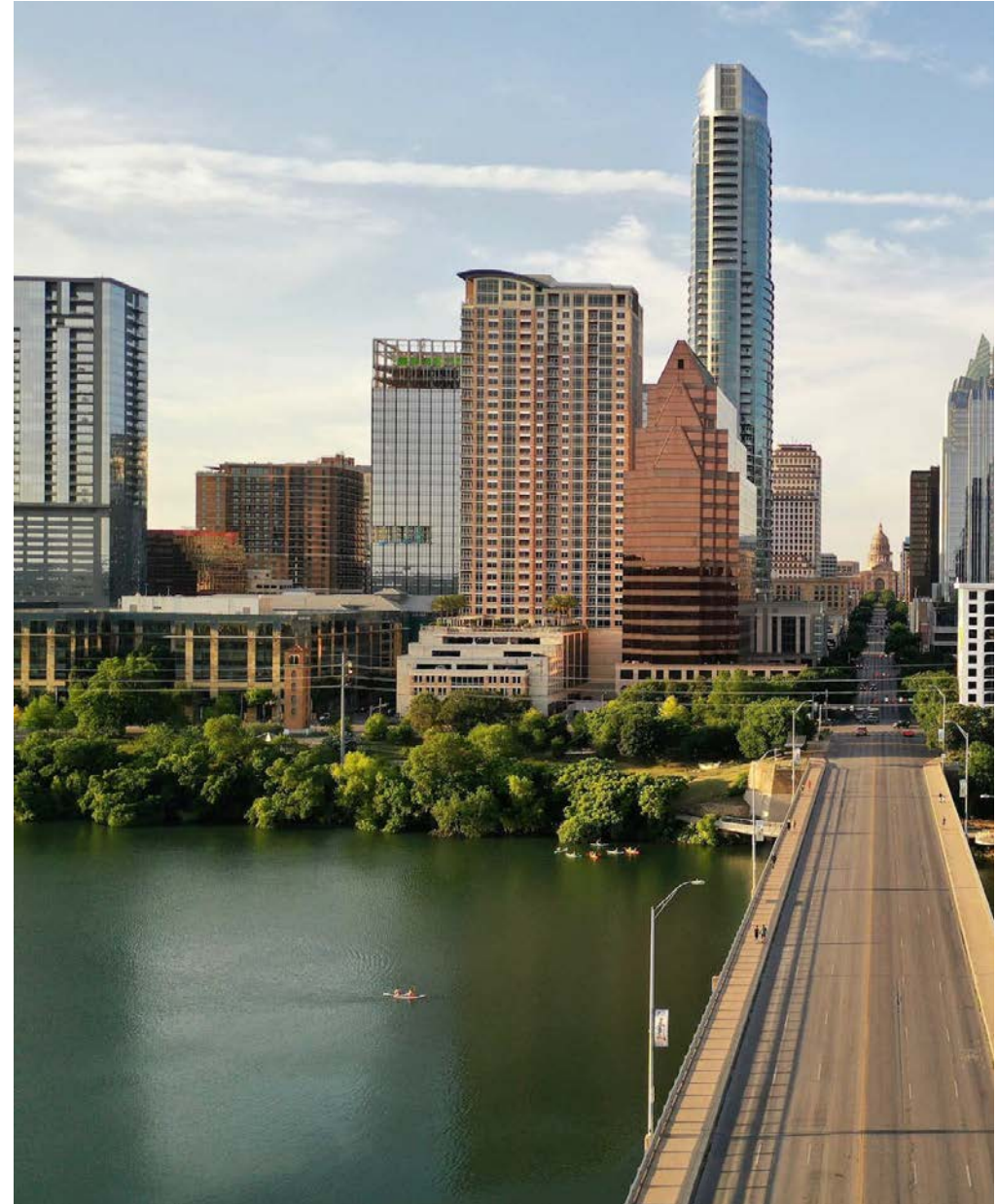


Construction Progression Sep 2024

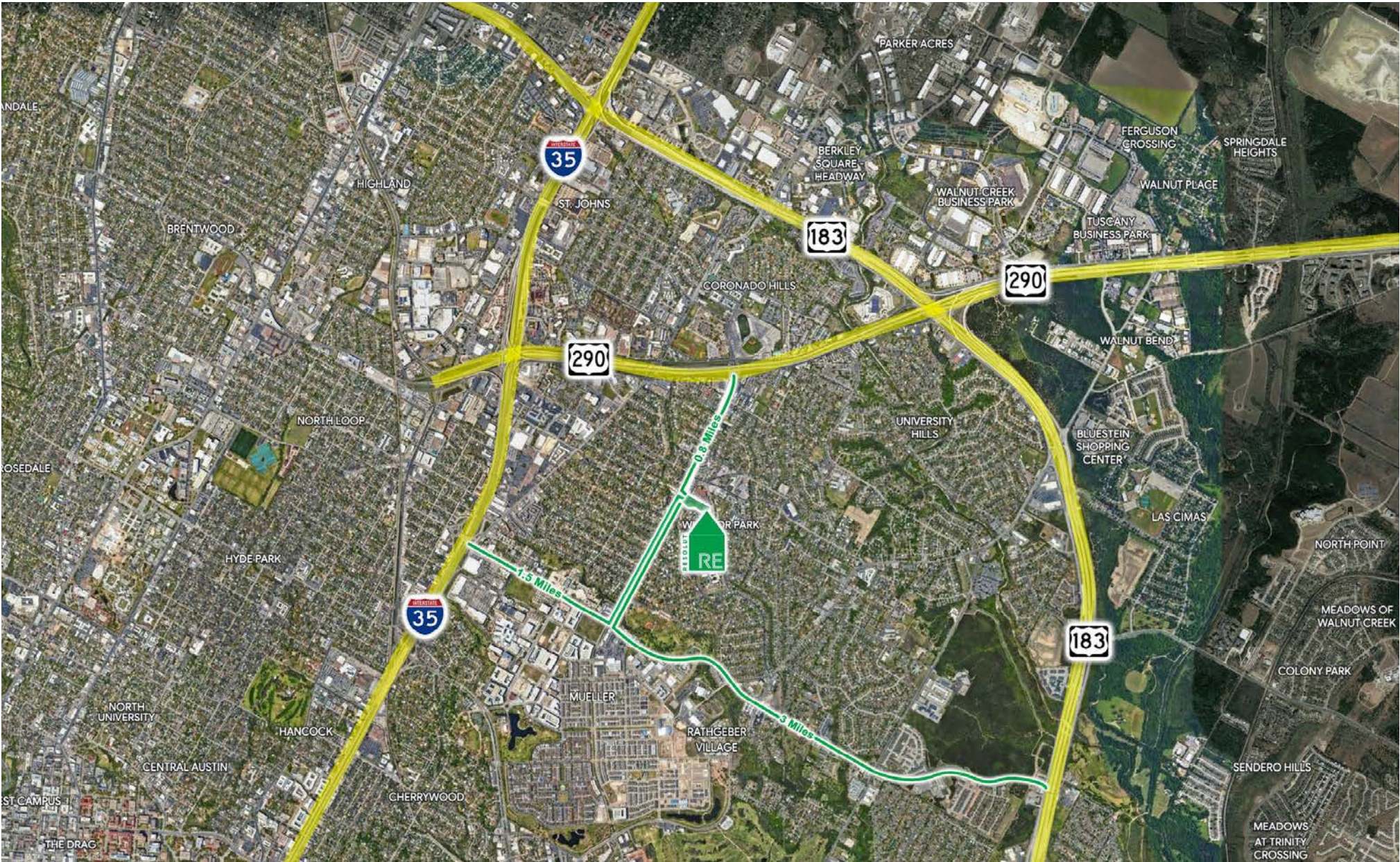


## AUSTIN MARKET OVERVIEW

1. Austin maintains No. 4 Ranking in PwC/ULI Emerging Trends in Real Estate Global Outlook 2023 forecast report. *(PwC/Urban Land Institute, March 2023) Source*
2. Austin is the No. 3 metro for number of Inc. 5000 firms and No. 1 for the concentration INC. 5000 firms on a per 1 million metro-area residents. *(Site Selection Investor Watch, September 2022) Source*
3. For the third consecutive year Austin, Texas, leads the Tech Town Index, a ranking of metropolitan areas across the country where local technology communities are flourishing, and current and aspiring tech workers and businesses can find opportunities that intersect with affordability and quality of life. *(Comp TIA, March 2022) Source*
4. Austin is the No. 1 large metro for new corporate facility investment projects in 2022 on a per capita basis and the No. 7 metro for the total number of projects. *(Site Selection, March 2023) Source*
5. Austin ranked No. 5 among top metros for net tech employment job gains, and the metro ranked No. 4 among the top cities for tech economic impact as a percent of the local economy with 24%. *(Comp TIA, March 2023) Source*
6. Austin is the Hottest U.S. Job Market based on unemployment, labor force participation, job growth, labor force growth and wage growth. *(Wall Street Journal 4/22/2022) Source*
7. The Austin metro had an unadjusted unemployment rate of 2.7% in December, down about 20 basis points from a year prior. That was the third-lowest rate in the state, and lower than the 3.3% national avg, according to Texas Workforce Commission data. *(ABJ, 01/26/2023) Source*

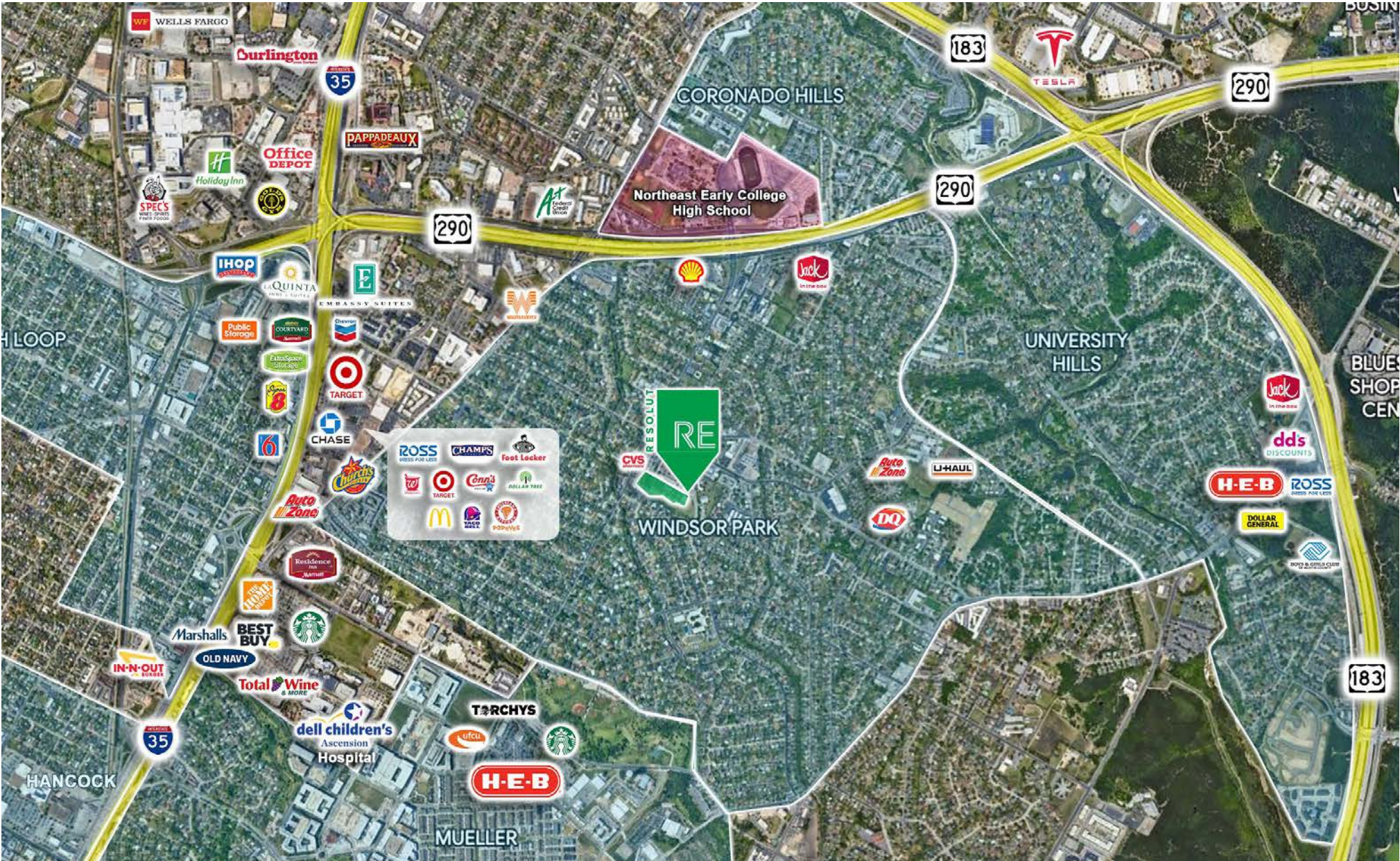






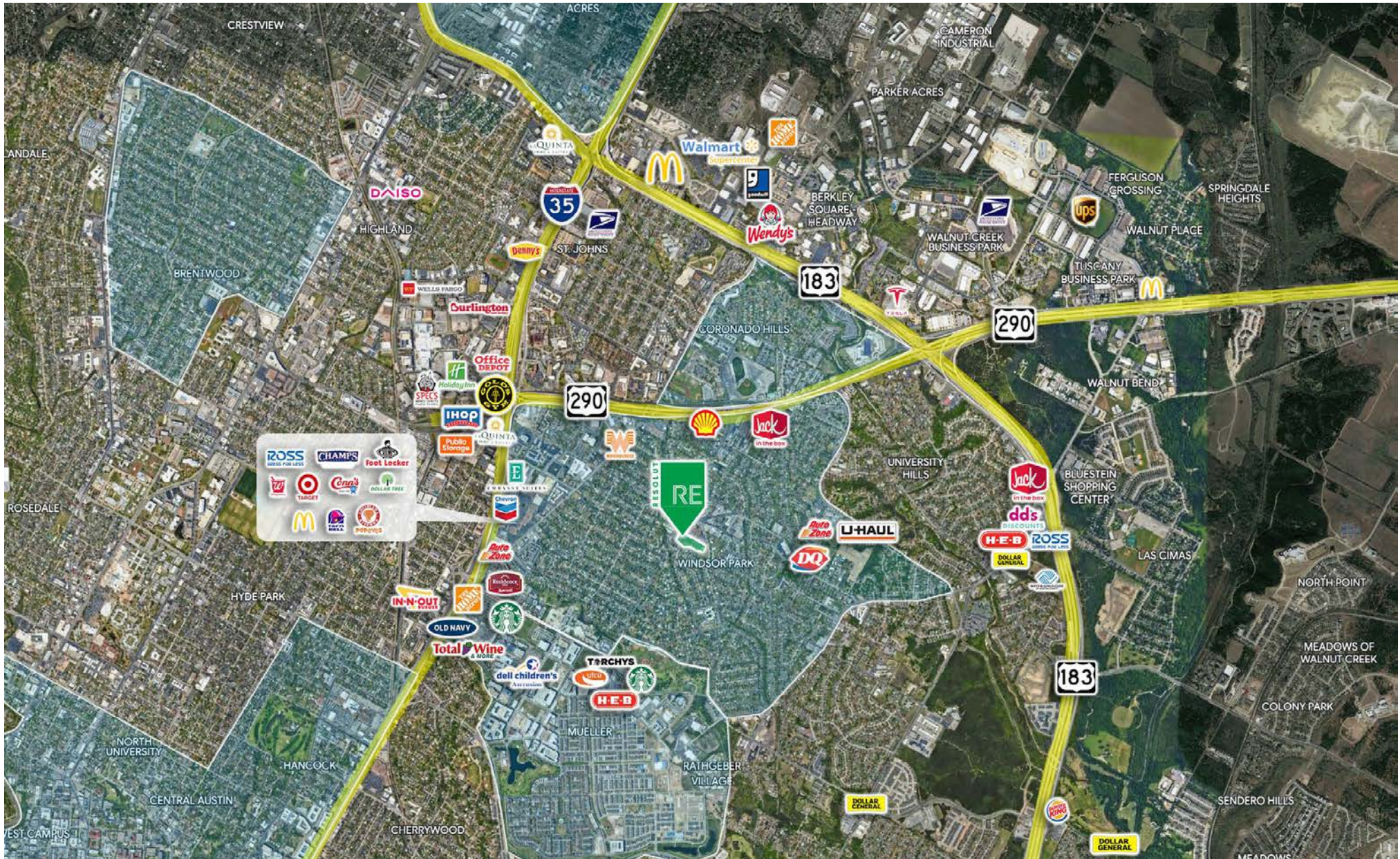
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

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