

GATEWAY TO FALCONHEAD: BUILDING A

3500 RR 620 S, BEE CAVE, TX 78738



GRADY SCHROER

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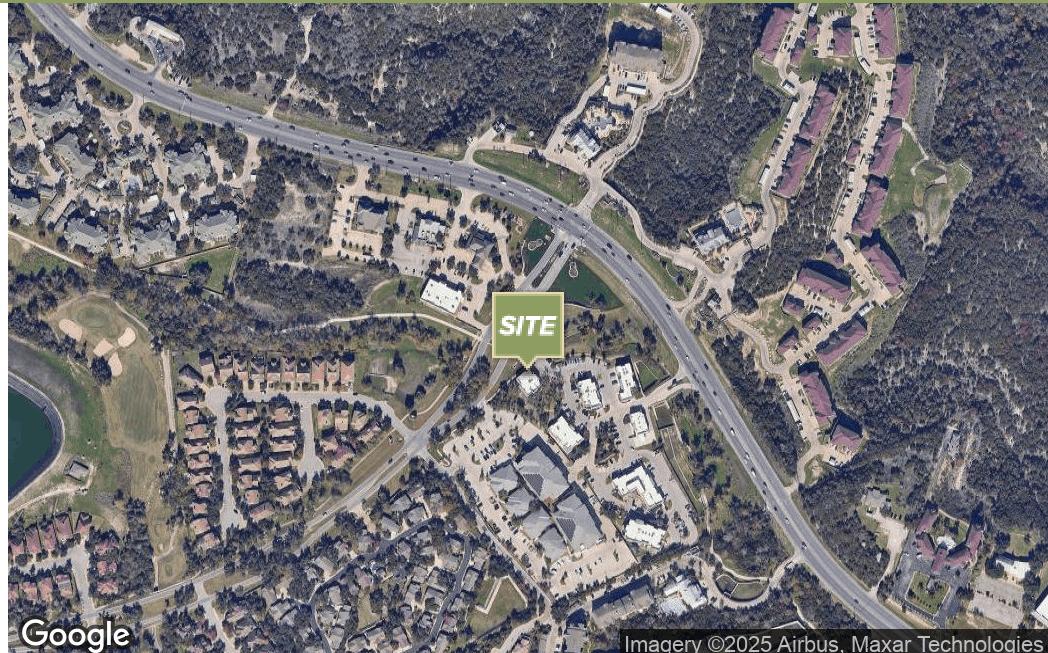
Phone: 512.391.0718 | stcroixca.com



FOR LEASE

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PROPERTY DESCRIPTION

The Gateway to Falconhead project is a thriving mixed-use development in the Bee Cave community. The retail portion of the project includes seven individual buildings, a shared outdoor area in the center of the village and a hike and bike trail running along RR 620.

Tenants include a mix of neighborhood services and boutique shops that serve the Falconhead community and Phase 2 of the project, which has 80,000 SF of office product.

PROPERTY HIGHLIGHTS

- Class A retail shopping center at the entrance to Falconhead's 500-home neighborhood subdivision.
- Gateway to Falconhead is ideally situated at the lighted intersection of RR 620 S and Falconhead Blvd, offering superior visibility along RR 620, with 50,000+ vehicles per day.
- Average household income, \$152,000+ within a 1-mile radius, is one of the highest in the greater Austin area.
- Over 24,000 rooftops in a 5-mile radius with continued growth.

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Call for Pricing |
| Available SF: | 4,200 SF |
| Building Size: | 4,200 SF |

FOR MORE
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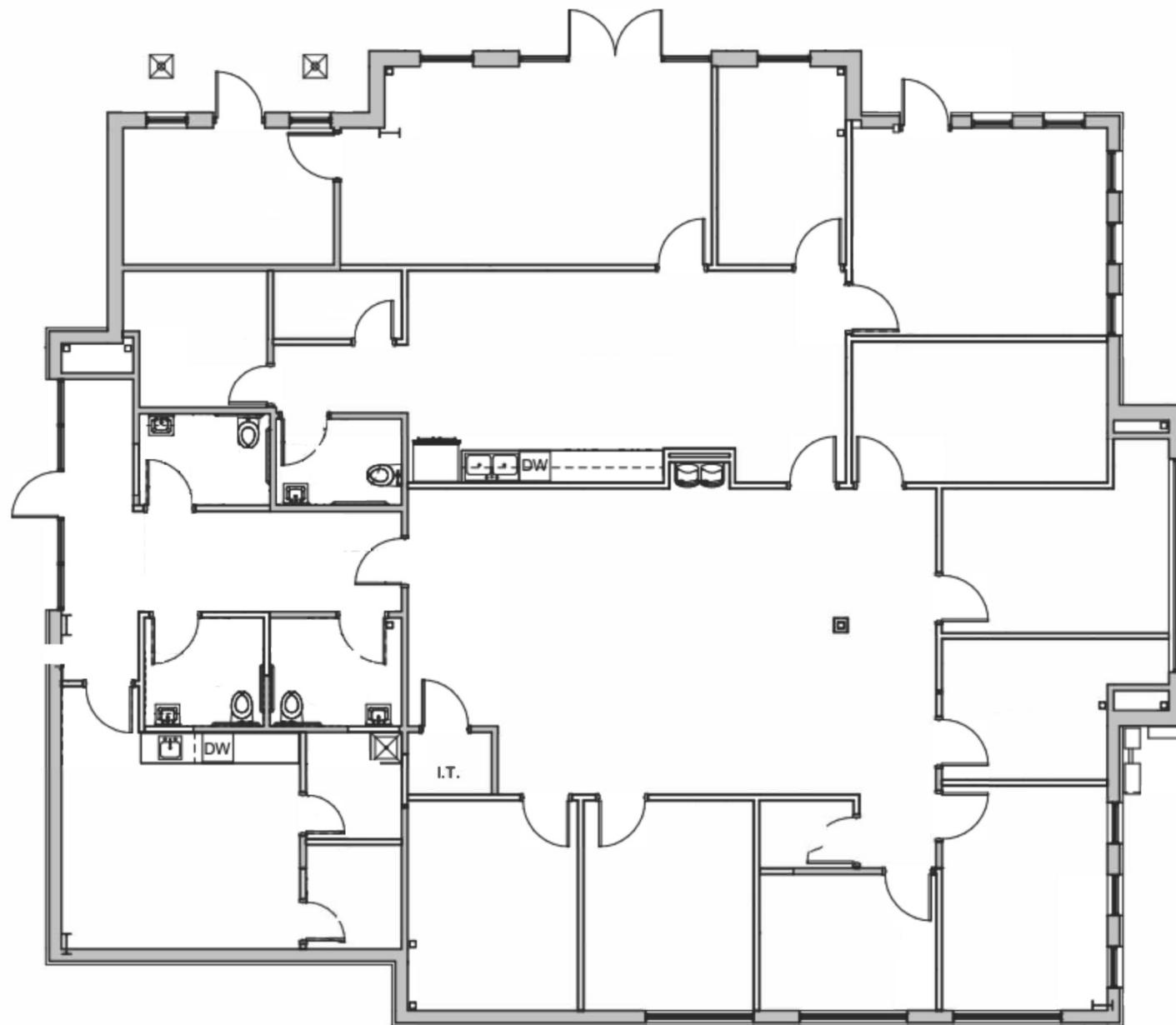
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GATEWAY TO FALCONHEAD SHOPPING CENTER

RETAIL AND RESTAURANT SITE PLAN

Ranch Road 620 South



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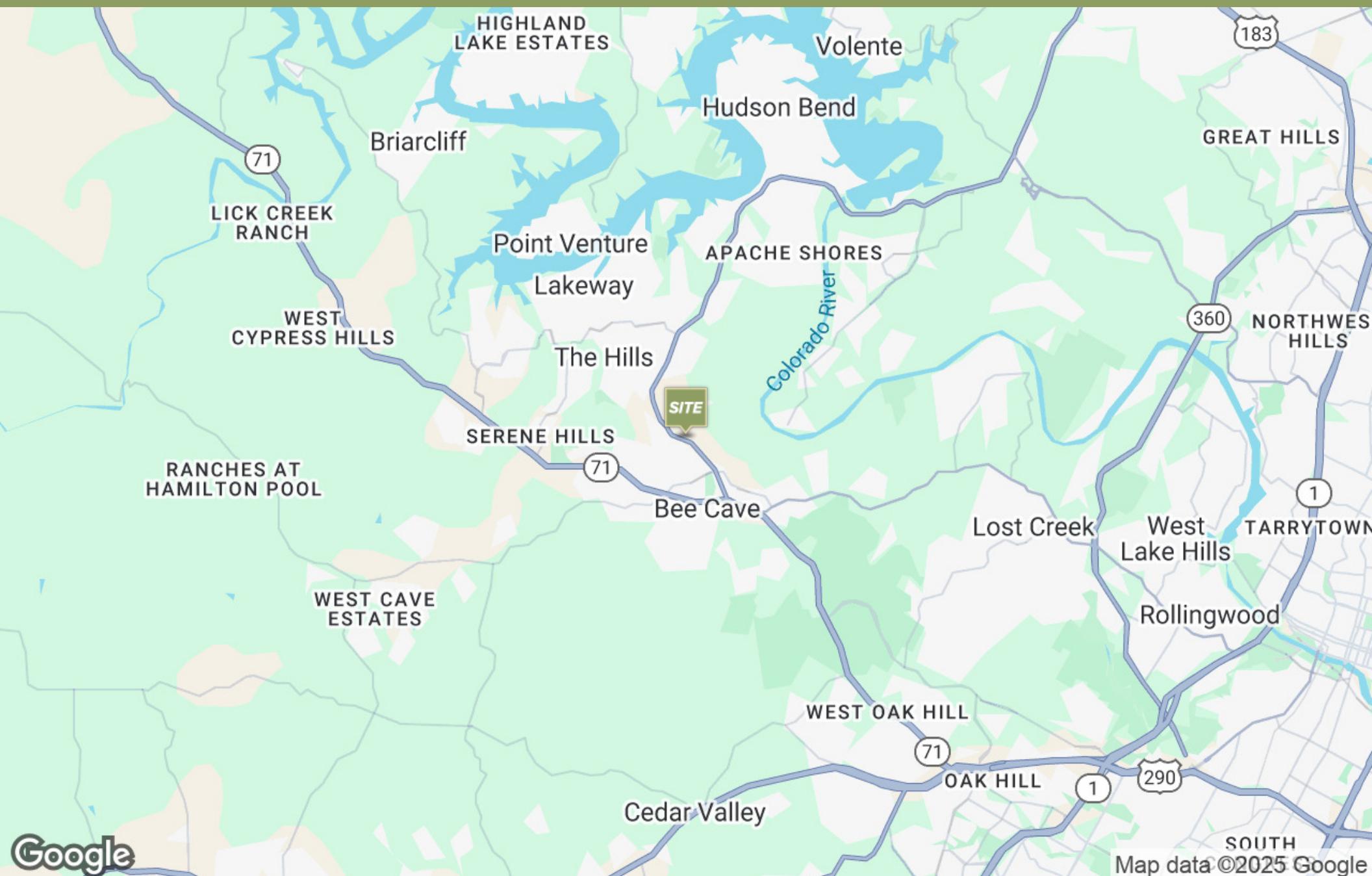
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Google

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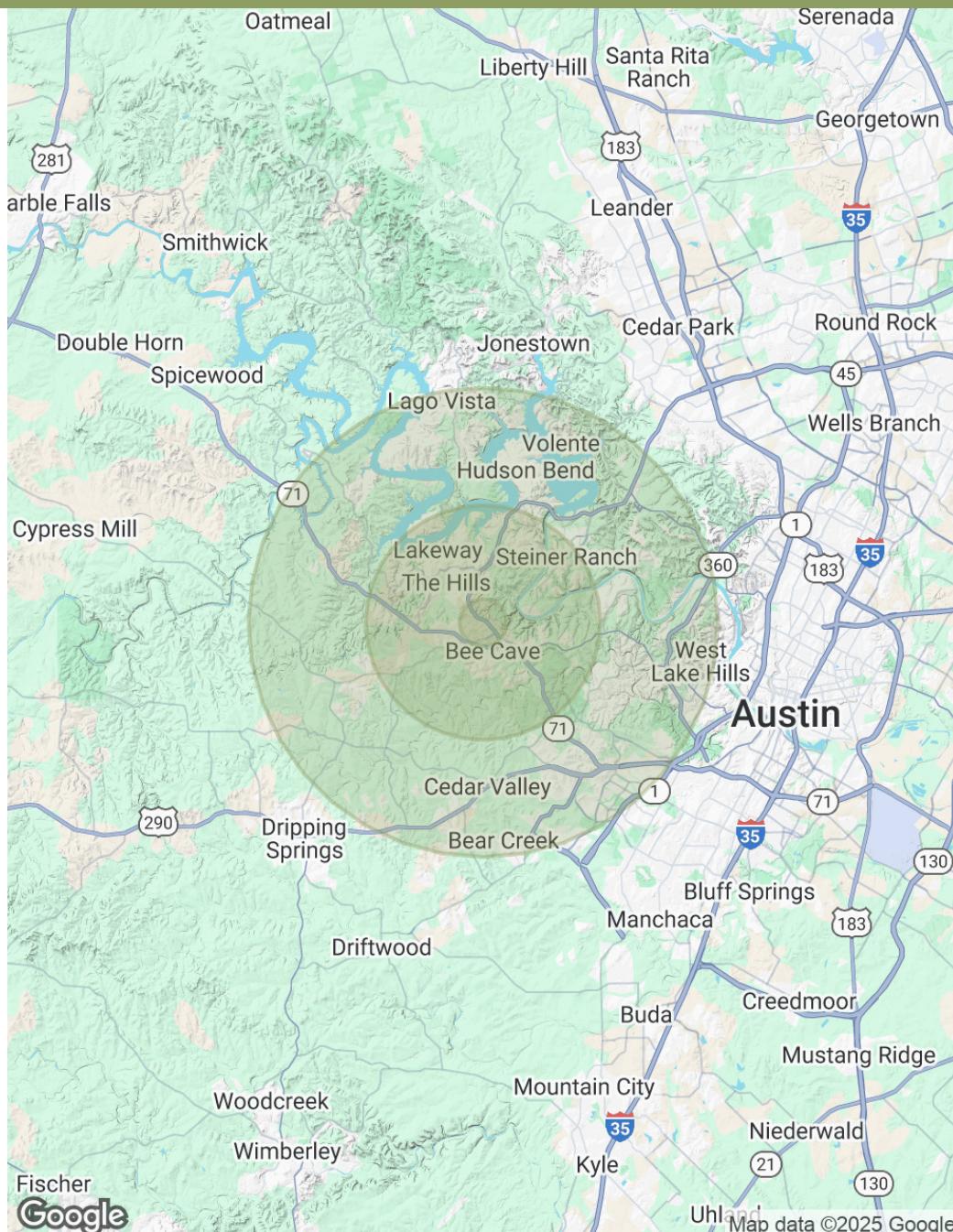
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,353 | 36,749 | 149,108 |
| Average Age | 40.3 | 40.6 | 38.9 |
| Average Age (Male) | 39.9 | 39.8 | 38.6 |
| Average Age (Female) | 40.6 | 41.6 | 39.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 848 | 13,853 | 57,068 |
| # of Persons per HH | 2.8 | 2.7 | 2.6 |
| Average HH Income | \$148,353 | \$134,470 | \$128,722 |
| Average House Value | \$486,392 | \$417,387 | \$401,734 |



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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.

| | | | |
|--|-------------|---------------------------|--------------|
| St. Croix Capital Realty Advisors, LLC | 9003153 | officeadmin@stcroixca.com | 512.391.0718 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John W. Collins IV | 561707 | jcollins@stcroixca.com | 512.391.0718 |
| 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