

THE SHOPS AT TECH RIDGE

AUSTIN, TX | 12901 N. INTERSTATE HIGHWAY 35



The Shops at Tech Ridge are located in North Austin on I-35 stretching from Parmer to Center Ridge Dr. Current opportunities for anchors, junior anchors, small shop, and pads.

DEMOGRAPHICS:

2024 Population
2024 Daytime Population
2024 Total Households
2024 Average HH Income

1 MILE

9,587
10,231
4,647
\$105,644

3 MILE

132,785
121,813
56,015
\$105,267

5 MILE

291,704
327,255
122,848
\$108,689

TRAFFIC COUNTS:

IH-35: 141,792 VPD
IH-35 Frontage: 30,305 VPD
FM 734: 47,148 VPD
W. Parmer Lane: 58,428 VPD

CALL FOR PRICING

CENTER SIZE: 504,153 SF

AVAILABILITY:

1,633 SF
3,453 SF
7,328 SF
12,000 SF
20,029 SF
31,663 SF [PENDING]

COME JOIN:

DOLLAR TREE COUCH POTATOES

ZALES
THE DIAMOND STORE

BaylorScott&White
HEALTH

ROSS
DRESS FOR LESS

FLOOR & DECOR

FITNESS
CONNECTION

PETSMART

popshelf

ProMart
Professional Beauty Supplies

five BELOW



James Avery

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THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

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E	Satellite Dialysis	13,000 SF	G301	Couch Potatoes	95,000 SF	1320	Available	3,453 SF	
G1	Freebirds World Burrito	2,600 SF	400	Melrose Family Fashions	10,000 SF	1330	Baylor Scott & White	2,300 SF	
G2	Jimmy John's	1,800 SF	405	Casa Mia Furniture	4,098 SF	1500	Verizon	2,355 SF	
G3	Niki's Pizza	1,750 SF	500	Ross Dress for Less	30,114 SF	1520	SuperCuts	1,200 SF	
G4	Niki's Pizza	1,198 SF	600A	Five Below	11,068 SF	1540	Bep Saigon	3,240 SF	
G5	Masala Wok	2,500 SF	600B	Available	20,029 SF	1800	Zale's Diamond Store	3,019 SF	
100	Tips & Toes	1,563 SF	700	PetSmart	19,252 SF	1805	James Avery Jewelry	2,600 SF	
110	Dollar Tree	9,546 SF	800	Enson Market	50,000 SF	1820	TSAoCAA Tea Lounge	1,500 SF	
115	Popshelf	10,587 SF	900	Fitness Connection	55,000 SF	1830	Sankalp	3,800 SF	
120	Avis / Budget	(28' x 100')	2,800 SF	1000	Available	7,328 SF	1845	Manpower	2,800 SF
200	Available	12,000 SF	1100	TJ Maxx [pending]	31,663 SF	1850	Available	1,633 SF	
G300	Floor and Decor	77,958 SF	1305	Mattress Firm	2,500 SF	Pad Site A	P. Terrys		
			1305A	My Eyelab	2,380 SF	Pad Site B	Aspen Dental		
			1315	Jersey Mike's	1,260 SF		Summer Moon Coffee		



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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date