

THE SHOPS AT TECH RIDGE

AUSTIN, TX | 12901 N. INTERSTATE HIGHWAY 35



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]



RETAIL & RESTAURANT

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:

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|-----------|
| 2024 Population | 9,587 | 132,785 | 291,704 |
| 2024 Daytime Population | 10,231 | 121,813 | 327,255 |
| 2024 Total Households | 4,647 | 56,015 | 122,848 |
| 2024 Average HH Income | \$105,644 | \$105,267 | \$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

COME JOIN:

DOLLAR TREE **COUCH POTATOES**

ZALES
THE DIAMOND STORE

Baylor Scott & White
HEALTH

ROSS
DRESS FOR LESS

FLOOR & DECOR

FITNESS
CONNECTION

PETSMART

popshelf

RDA Pro Mart
Professional Beauty Supplies

东方超市
ENSON MARKET

James Avery

FIVE BELOW

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

JACQUELYN HENION
512.485.0798
jhenion@theretailconnection.net

LANCE MORRIS
512.485.0888
lmorris@theretailconnection.net

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| | | |
|------|--------------------------|-----------|
| E | Satellite Dialysis | 13,000 SF |
| G1 | Freebirds World Burrito | 2,600 SF |
| G2 | Jimmy John's | 1,800 SF |
| G3 | Niki's Pizza | 1,750 SF |
| G4 | Niki's Pizza | 1,198 SF |
| G5 | Masala Wok | 2,500 SF |
| 100 | Tips & Toes | 1,563 SF |
| 110 | Dollar Tree | 9,546 SF |
| 115 | Popshelf | 10,587 SF |
| 120 | Avis/Budget (28' x 100') | 2,800 SF |
| 200 | Available | 12,000 SF |
| G300 | Floor and Decor | 77,958 SF |

| | | |
|-------|-------------------------|-----------|
| G301 | Couch Potatoes | 95,000 SF |
| 400 | Melrose Family Fashions | 10,000 SF |
| 405 | Casa Mia Furniture | 4,098 SF |
| 500 | Ross Dress for Less | 30,114 SF |
| 600A | Five Below | 11,068 SF |
| 600B | Available | 20,029 SF |
| 700 | PetSmart | 19,252 SF |
| 800 | Enson Market | 50,000 SF |
| 900 | Fitness Connection | 55,000 SF |
| 1000 | Available | 7,328 SF |
| 1100 | TJ Maxx [pending] | 31,663 SF |
| 1305 | Mattress Firm | 2,500 SF |
| 1305A | My Eyelab | 2,380 SF |
| 1315 | Jersey Mike's | 1,260 SF |

| | | |
|--------------------------|----------------------|----------|
| 1320 | Available | 3,453 SF |
| 1330 | Baylor Scott & White | 2,300 SF |
| 1500 | Verizon | 2,355 SF |
| 1520 | SuperCuts | 1,200 SF |
| 1540 | Bep Saigon | 3,240 SF |
| 1800 | Zale's Diamond Store | 3,019 SF |
| 1805 | James Avery Jewelry | 2,600 SF |
| 1820 | TSaoCAA Tea Lounge | 1,500 SF |
| 1830 | Sankalp | 3,800 SF |
| 1845 | Manpower | 2,800 SF |
| 1850 | Available | 1,633 SF |
| Pad Site A | P. Terrys | |
| Pad Site B | Aspen Dental | |
| | Summer Moon Coffee | |
| Pad Site C—Lease Pending | 6,250 SF | |



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.

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|---|-------------|-----------------------------------|--------------|
| Retail Connection, L.P. | 9006485 | reception@theretailconnection.net | 214-572-0777 |
| 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