

# TECH RIDGE PLAZA

13000 North Interstate Highway 35, Austin, TX 78753

RETAIL PROPERTY FOR LEASE



**CHARLIE SCOTT**  
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SECTION 1

# PROPERTY INFORMATION



# TECH RIDGE PLAZA

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,060 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	4,060 SF	NNN	Negotiable	Former women's clothing store

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# SUITE 108 – 4,060 SF

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### LOCATION DESCRIPTION

Tech Ridge Plaza is strategically positioned within one of the nation's most dynamic retail markets. Austin continues to experience record-setting retail demand driven by explosive population growth, rising household incomes, and an influx of national and regional retailers expanding into the metro.

Over the past year, Austin posted 1.5 million square feet of retail absorption—ranking 5th nationally—with suburban nodes like Pflugerville and Georgetown contributing heavily to the expansion. Despite developers delivering 2.1 million SF of new space in the past 12 months, availability remains extremely tight at just 4.3%, well below the national average.

With space leasing faster than ever—averaging only 7.5 months—and over 75% of the current pipeline preleased, the fundamentals point to sustained rental growth. Submarkets like the Domain and surrounding North Austin areas are seeing some of the sharpest increases in asking rents, exceeding 5% annual growth due to high-income demographics and limited new supply.



### PROPERTY HIGHLIGHTS

- Freestanding retail center with 9 tenants and strong service/dining mix
- 26,433 SF on 1.67 AC, built in 2004
- Current NNN asking rent: \$26/SF/YR
- Parking: 103 surface spaces (7.53/1,000 SF)
- Vacancy: 15.4%, offering lease-up potential
- Located within minutes of Walmart, H-E-B, and The Domain tech hub
- Easy access to I-35 and Parmer Lane with multiple curb cuts and signage visibility
- Dense demographics with strong 5-year growth projections



SECTION 2

# LOCATION INFORMATION





## Nearby Retailers



## TECHRIDGE PLAZA

## Travel Times

-  Downtown: 18 Min
-  ABIA: 20 Min
-  The Domain: 10 Min
-  Round Rock: 9 Min



SECTION 3

# DEMOGRAPHICS



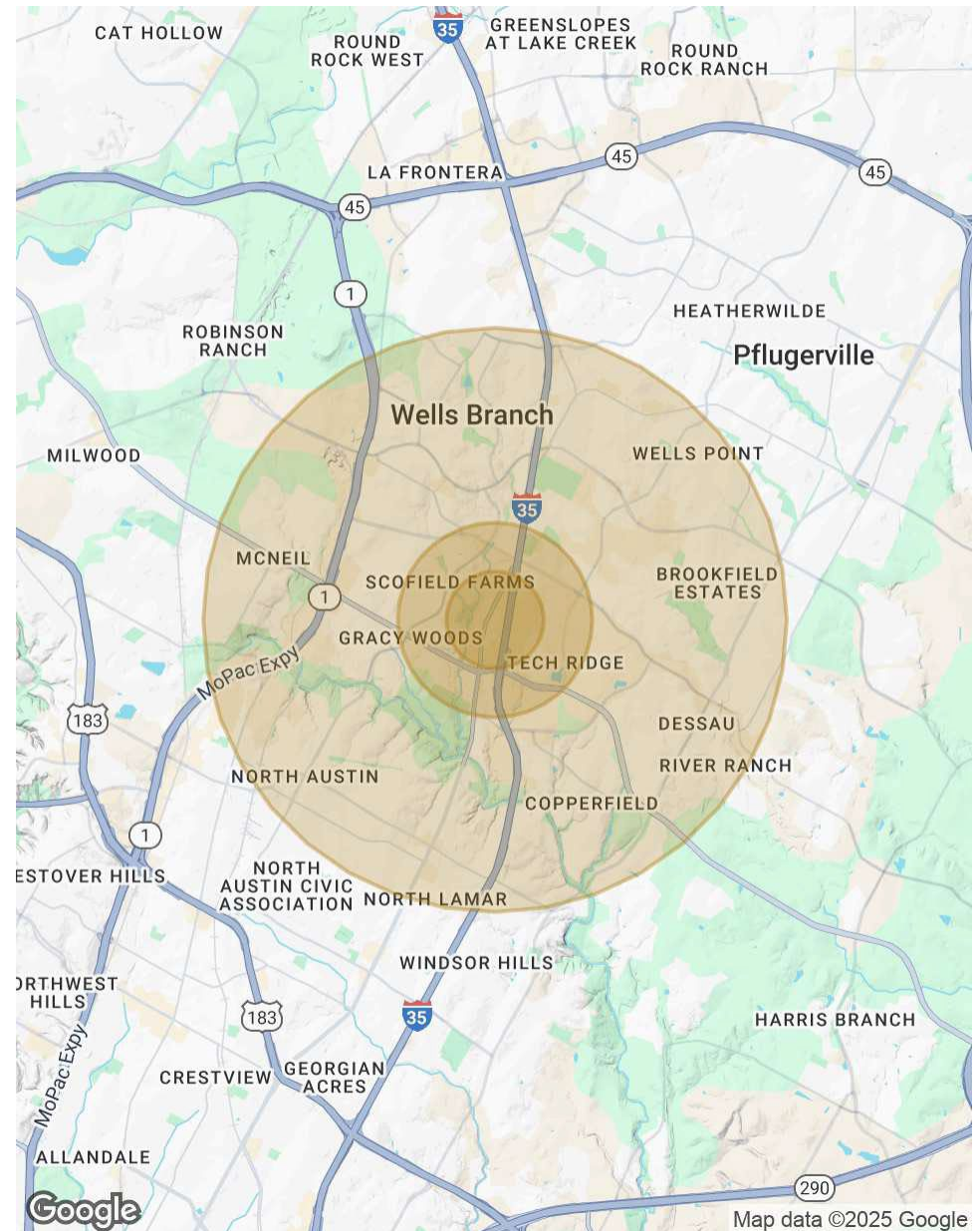
### POPULATION

	0.5 MILES	1MILE	3 MILES
Total Population	1,919	11,040	130,566
Average Age	35	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

### HOUSEHOLDS & INCOME

	0.5 MILES	1MILE	3 MILES
Total Households	942	5,283	55,957
# of Persons per HH	2	2.1	2.3
Average HH Income	\$96,500	\$104,956	\$101,103
Average House Value	\$556,730	\$567,344	\$419,921

Demographics data derived from [AlphaMap](#)





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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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Licensed Supervisor of Sales Agent/ Associate		Phone		
Charlie Scott		777339	cscott@z3realestate.us	512-820-2383
Sales Agent/Associate's Name		Phone		
09/17/2024		Regulated by the Texas Real Estate C		
Buyer/Tenant/Seller/Landlord Initials		Date		
		Information available at v		

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)