



Vista Ridge

NEC RR 620 & Lohmans Crossing

Endeavor Real Estate Group
500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

Connor Lammert
512-532-2181
clammert@endeavor-re.com

Alexa O'Mary
512-682-5501
aomary@endeavor-re.com

- Randall's Grocery anchored
- Affluent submarket
- Signalized intersection
- Located at main entrance to Lakeway

Space Available

- 1,330 SF
- 2,875 SF |  [View Virtual Tour Here](#)

Lease Rates

- Call broker for pricing
- NNN's estimated to be \$13.79 PSF

Demographics



Population Estimate

1 mi	3 mi	5 mi
4,323	25,972	52,729



Avg. Household Inc.

1 mi	3 mi	5 mi
\$159,136	\$156,677	\$161,849



Traffic Counts

- 41,266 VPD (RM 620)

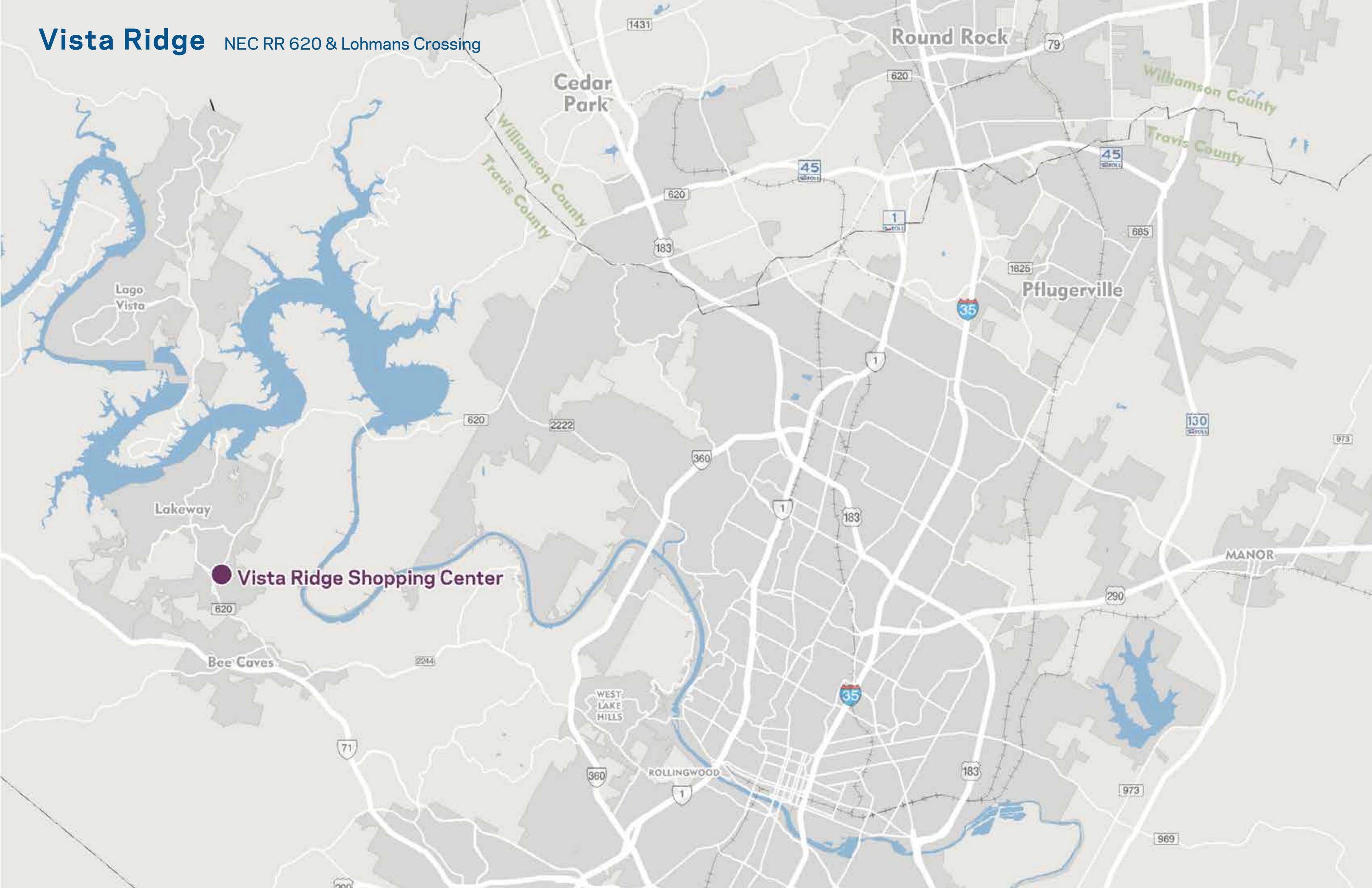


Area Retailers & Restaurants



Vista Ridge

NEC RR 620 & Lohmans Crossing



● Vista Ridge Shopping Center

Vista Ridge

NEC RR 620 & Lohmans Crossing

SF Subdivision

Lakeway Highlands
650 SF Lots and 140
Townhomes

3mi Raiuds

Sweetwater
Ranch
600 SF Lots

Berkshire
Lakeway
350 MF Units

Brisa Townhomes
126 MF Units

Attiva Lakeway
210 MF Units

SITE

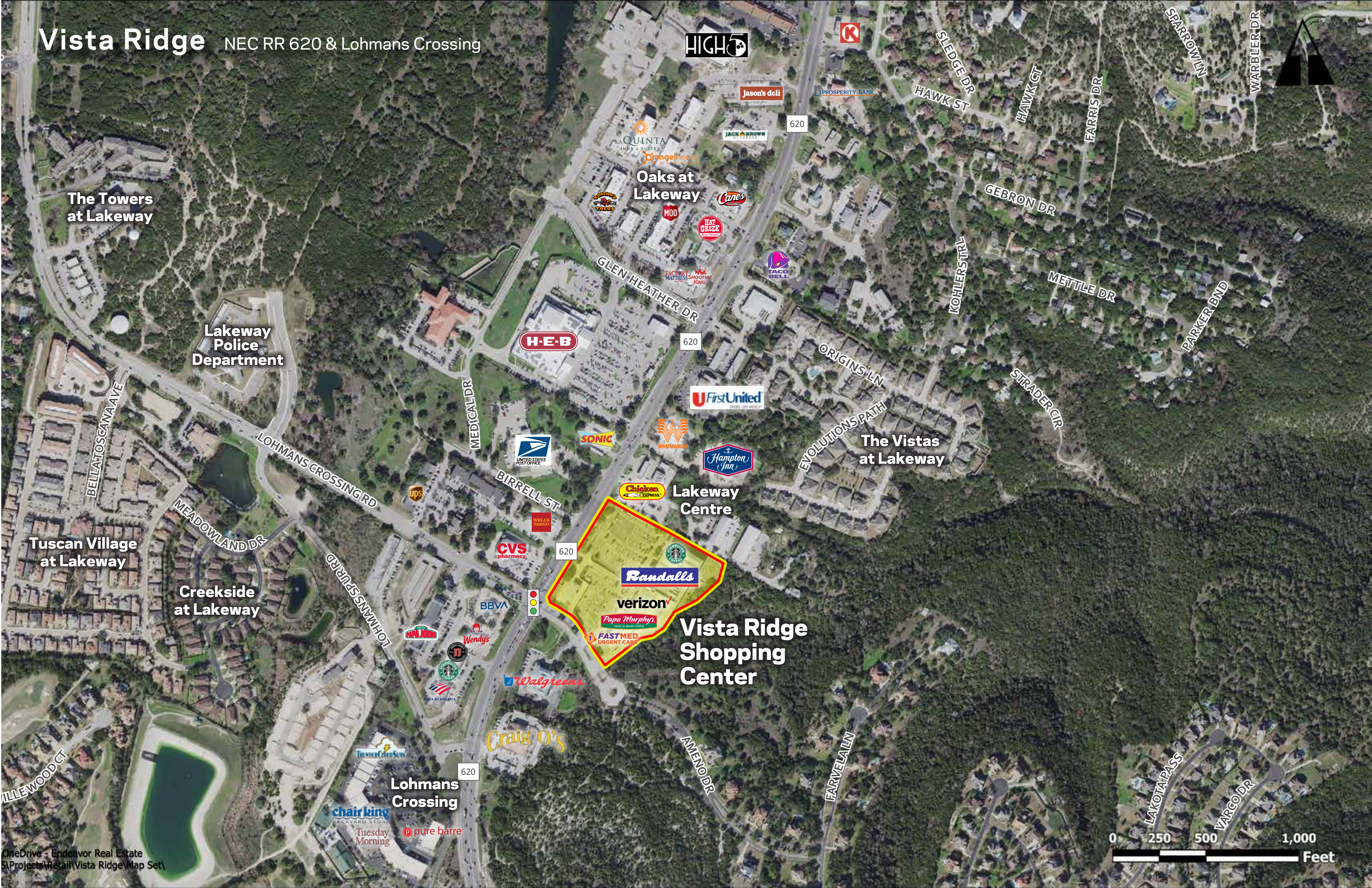
Falconhead
248 MF Units

Cielo Apartments
554 MF Units

Estates at
Bee Cave
316 MF Units



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The Towers at Lakeway

Lakeway Police Department

Tuscan Village at Lakeway

Creekside at Lakeway

Oaks at Lakeway

The Vistas at Lakeway

Lakeway Centre

Vista Ridge Shopping Center

Lohmans Crossing

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1.	Randalls	-
2.	Verizon	2,200 SF
3.	Westwoods Liquor	2,570 SF
4.	Available	1,330 SF
5.	Quality Nails	1,181 SF
6.	Manduu	1,176 SF
7.	Dentist	1,610 SF
8.	Mathnasium	1,050 SF
9.	Pakmail	1,600 SF
10.	Gracie Barra	4,200 SF
11.	Available	2,875 SF
12.	Airrosti	2,000 SF
13.	Papa Murphy's	1,440 SF
14.	FastMed Urgent Care	2,560 SF

360°

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



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

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexa Mathias O'Mary	9003900	AOMary@endeavor-re.com	512-682-5501
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____