

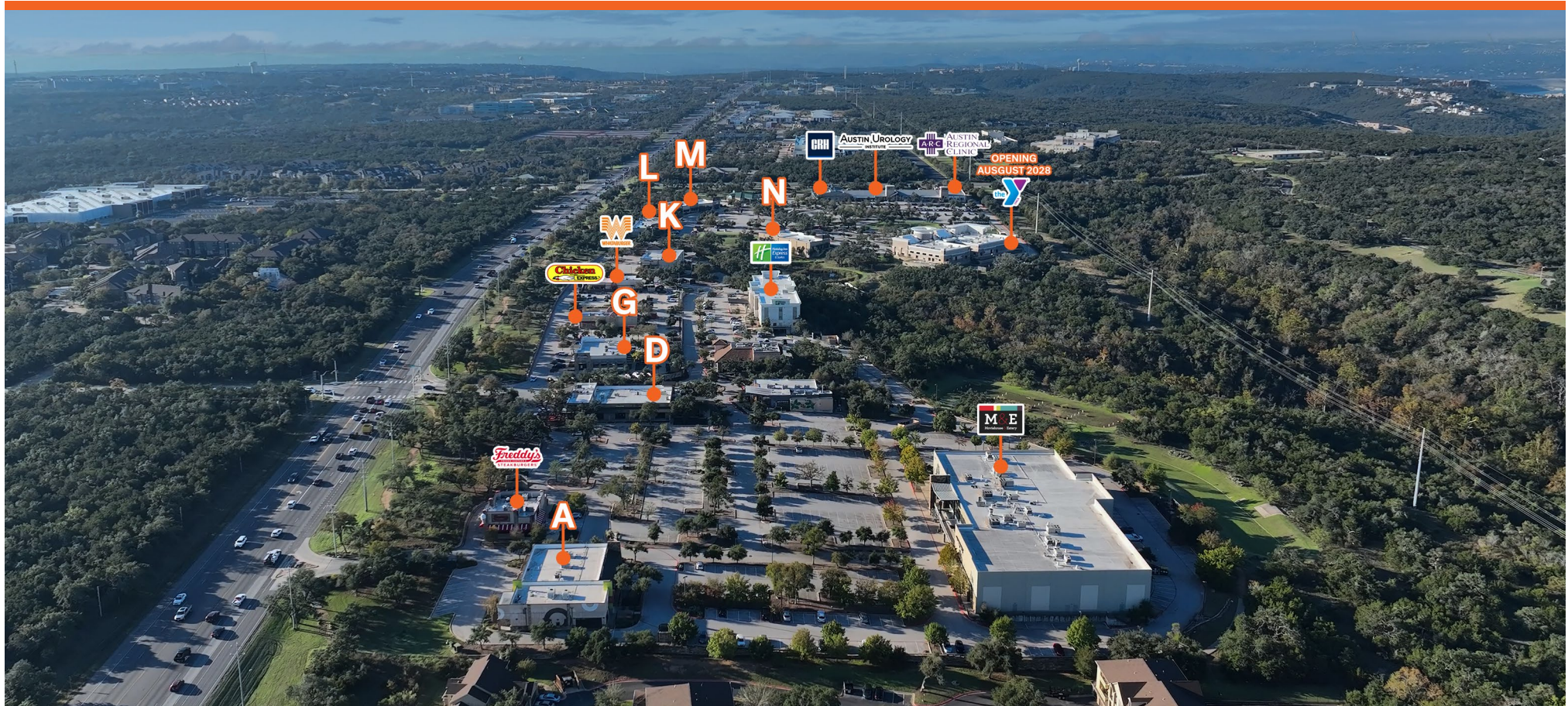


TRAILS AT 620

NEW OWNERS - CLASS A RETAIL IN AFFLUENT NEIGHBORHOOD | 8300 N FM 620, Austin, TX 78726

Cole Brodhead | *Principal*
cbrodhead@edge-re.com | 512.660.5055

Hutch | *Senior Vice President*
hutch@edge-re.com | 512.391.6275



2025 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	2,650
3 MILE	32,700
5 MILE	122,030



HOUSEHOLDS

1 MILE	1,330
3 MILE	12,830
5 MILE	49,490



DAYTIME
POPULATION

1 MILE	1,500
3 MILE	27,220
5 MILE	124,760



AHHI

1 MILE	\$122,900
3 MILE	\$213,600
5 MILE	\$184,600

JOIN:



PROPERTY INFORMATION

- Largest shopping center in Four Points
- 1.2M annual visitors (Placer.ai)
- Great accessibility with retail fronting heavily trafficked RR 620
- Affluent trade area with high growth and strong national coteranacy
- Anchored by Moviehouse, future YMCA, large medical office
- Spans 2 signalized intersections with 5 curb cuts
- Close proximity to several lower, middle, & high schools
- Located directly across from Concordia University (1,377 Students)



LOCATION

8300 N FM 620,
Austin, TX 78726



TRAFFIC COUNTS

40,184 CPD
FM 620



AVAILABLE SPACE

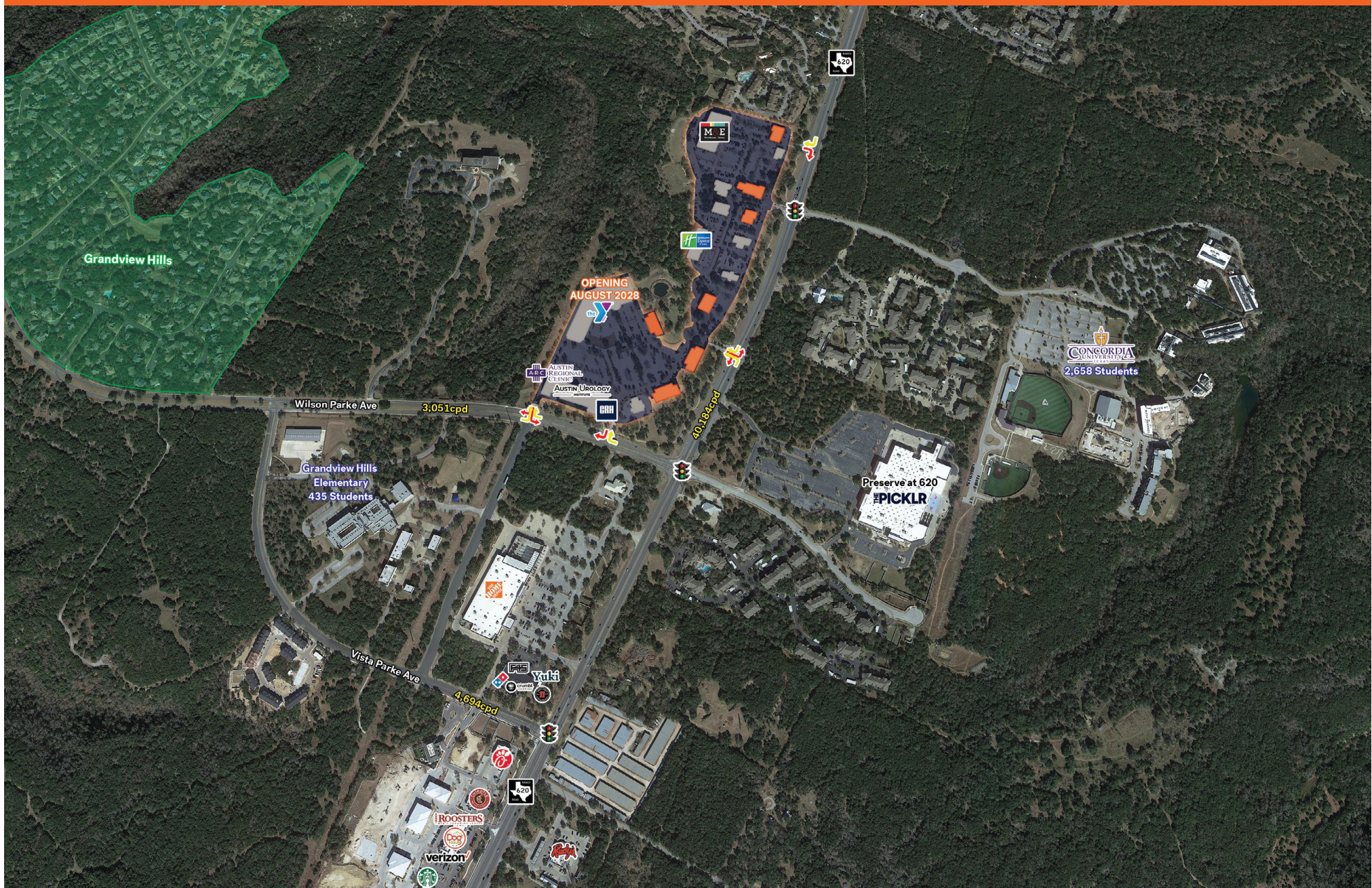
1,032 - 5,300 SF
2nd Gen Restaurant

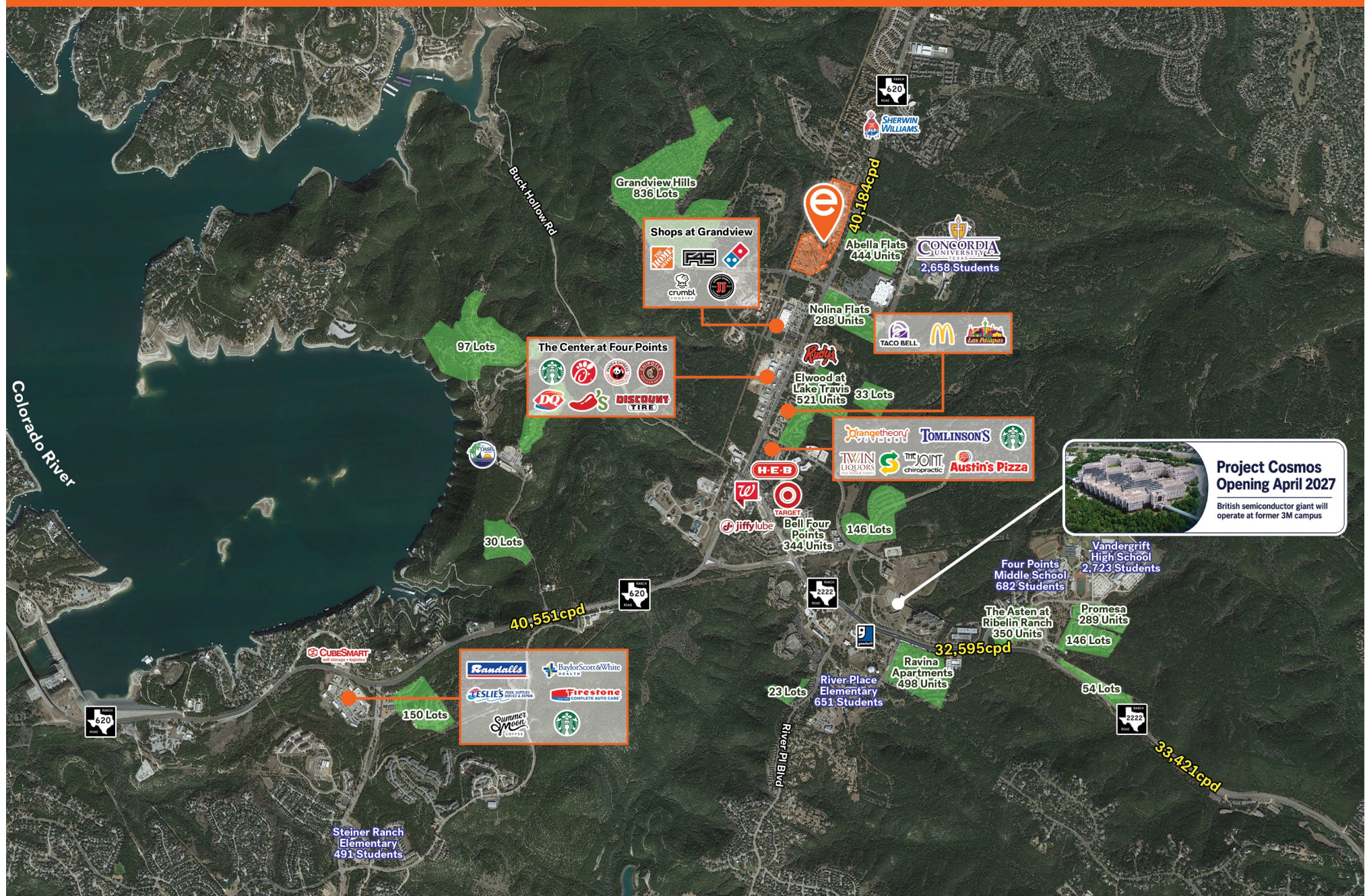


RATE

Please Call









Building A
100 AVAILABLE 3,000 SF
200 Angel Donuts and Treats 1,500 SF
300 Mattress Firm 3,500 SF

Building D
100 Freebirds World Burrito 3,200 SF
300 Plum Natural Nails 1,751 SF
400 Big Frog 1,500 SF
500 Hilderbrand Jewelers 2,000 SF
600 AVAILABLE 1,800 SF
700 Manu Hair Salon 1,200 SF

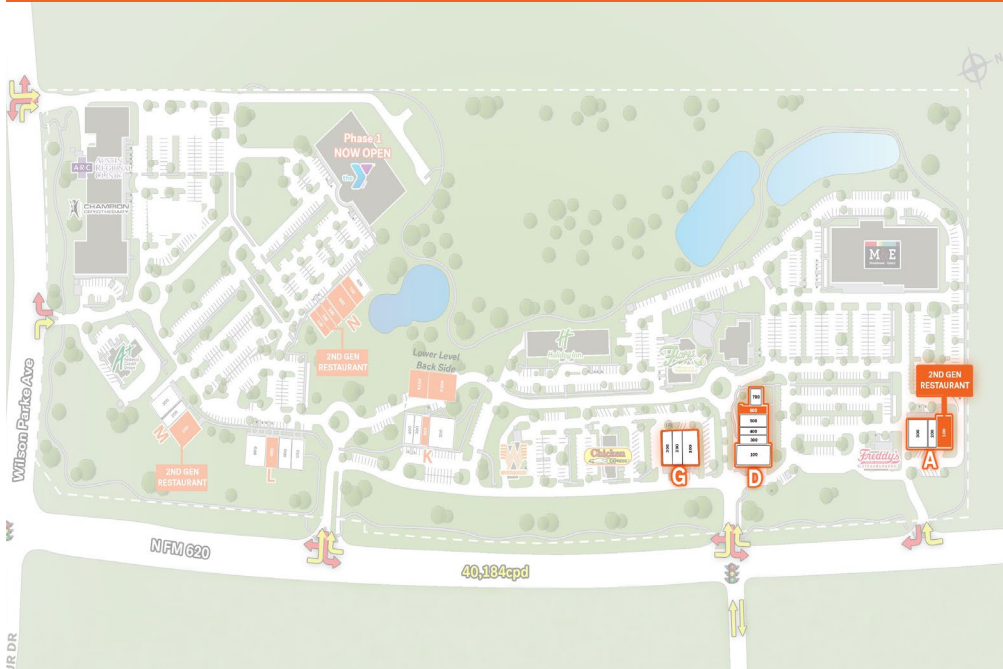
Building G
100 PDS Texas Dental Service 3,024 SF
200 Sport Clips 1,680 SF
300 Black Rock Coffee 1,800 SF

Building K
K100 AVAILABLE OFFICE 1,000 SF
K150 AVAILABLE OFFICE 1,490 SF
200 Bellissima 3,272 SF
250 AVAILABLE 1,404 SF
300 European Wax Center 1,527 SF
400 AT&T 1,784 SF

Building L
100 Action Behavior 4,341 SF
400 Action Behavior 1,385 SF
500 AVAILABLE 2,218 SF
800 Green Mango by Thai Spice 3,500 SF

Building M
100 AVAILABLE 5,300 SF
200 Total Pro Flooring 2,008 SF
300 Total Pro Flooring 2,992 SF

Building N
100 AVAILABLE 1,284 SF
200 AVAILABLE 1,400 SF
300 AVAILABLE 1,032 SF
500 AVAILABLE 2,442 SF
700 AVAILABLE 1,461 SF
800 BFC Dentistry 2,223 SF



BUILDING A



BUILDING G



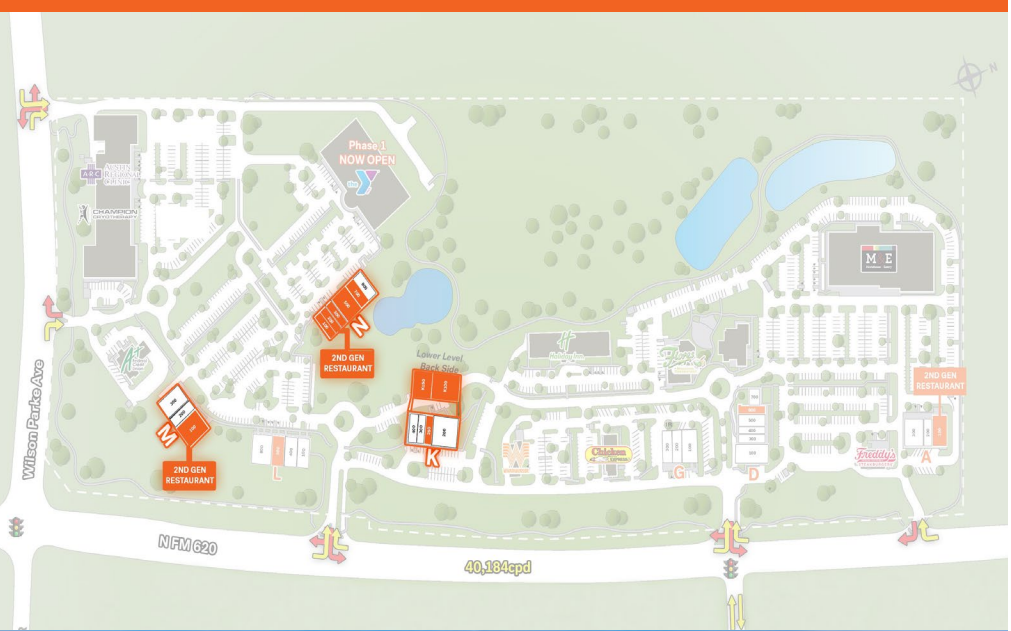
BUILDING D



BUILDING M



BUILDING N



BUILDING K

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Edge Realty Partners LLC	9000422	info@edge-re.com	512.391.6220
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.