

THE OFFERING

Shops at Domain

3310 Braker Ln



INVESTMENT HIGHLIGHTS

- Prominent location in the Domain at the signalized intersection of Braker Ln and Domain Dr
- Covered land play for a future trophy development
- Highly visible on Braker Ln (42,000 VPD)
- 100% Leased since delivery in 2013 with investment grade tenancy
- Assumable \pm \$6 Million loan at a 5.36% fixed rate.

INVESTMENT SUMMARY



TIG'S CENTRAL TEXAS TEAM...

...has been retained as the exclusive marketing advisors for the disposition of The Shops at the Domain, a Class A two-building project consisting of 13,499 SF of retail product at the NW intersection of Braker Ln and Domain Dr. The project offers stabilized cashflow and one upcoming vacancy, ideally sized for this market at 1,283 SF, providing investors immediate upside. This development has remained 100% Leased since it was delivered in 2013 and is zoned for a large scale vertical development. This rare offering presents a compelling opportunity to acquire a stabilized Class A project in a highly desirable urban infill location with the security of high credit tenants at below market rents.



SITE PLAN



BUILDING 1

SUITE	TENANT	SF
B1-100/200	SWISH DENTAL	2,908
B1-500	MATTRESS FIRM	3,258

TOTAL SQUARE FEET : 6,166

GRAND TOTAL : 13,499 SF

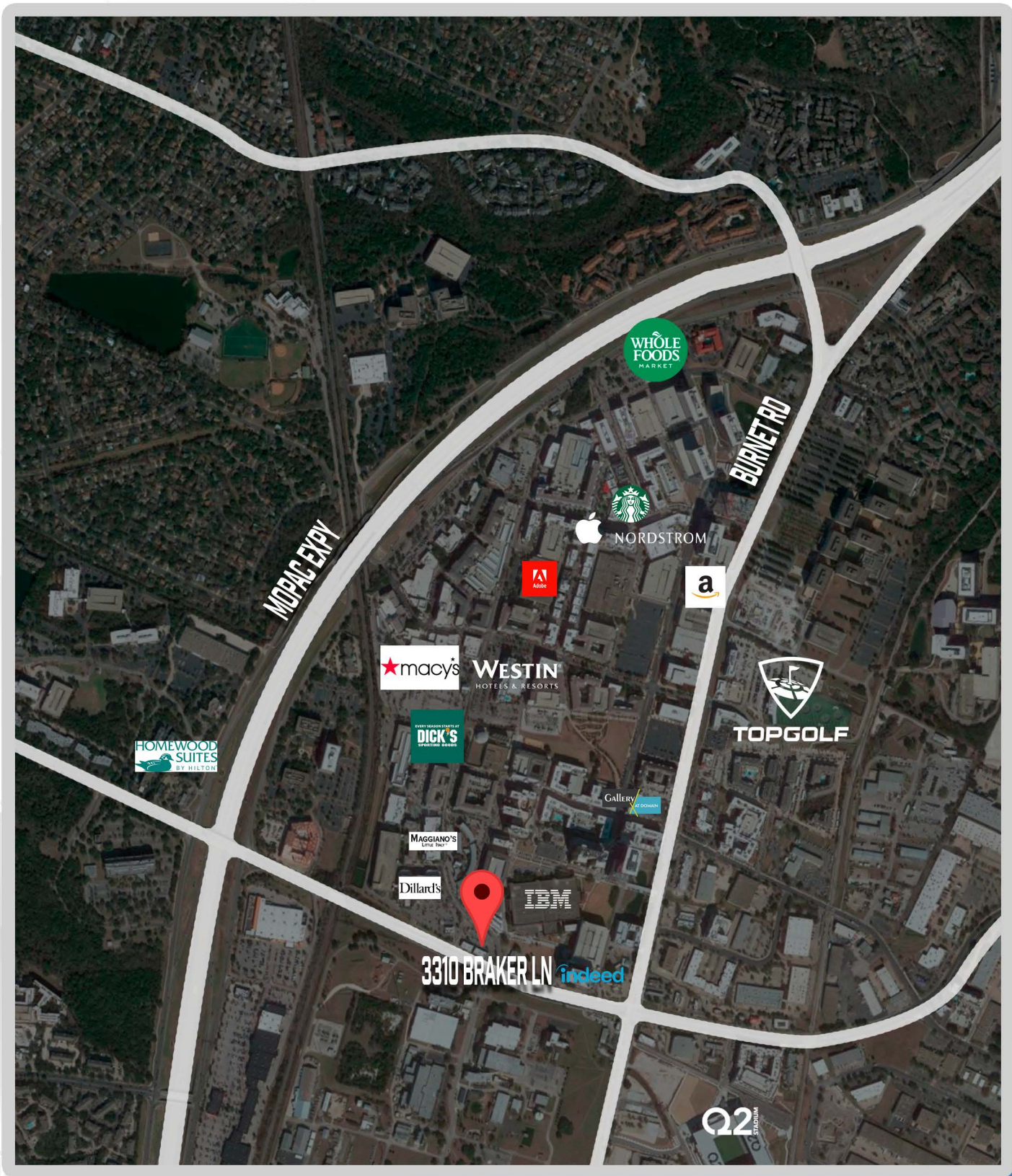
BUILDING 2

SUITE	TENANT	SF
B2-100	SLEEP NUMBER	2,966
B2-200	DOMAIN NAILS & SPA	1,800
B2-300	UPS STORE	1,234
B2-400	5 STAR NUTRITION	1,283

TOTAL SQUARE FEET : 7,333



AREA OVERVIEW



SITE DESCRIPTION

ADDRESS

3310 Braker Ln
Austin, Texas 78758

ACCESS

Signalized intersection at Braker
Ln and Domain Drive

ZONING

CMU - Gateway zone
(Commercial Mixed Use - Gateway zone)
under NBG-NP
(North Burnet Gateway - Neighborhood plan)

LAND SIZE

± 1.34 Acres (58,455 SF)

PARKING

Handicapped - 5 surface spaces
Standard - 46 surface spaces
Total - 51 Total Spaces

OCCUPANCY

100%



DESIGN & CONSTRUCTION

NET RENTABLE AREA

Bldg One - 6,166 SF
Bldg Two - 7,333
Total - 13,499

YEAR BUILT

2013

FLOORS

1

FACADE DESCRIPTION

Painted Stucco and Brick

ROOF

2013 America Roof Solutions TPO roofing system on each building with remaining warranties in place

FOUNDATION

Slab-on-grade

COLUMN SPACING

25' x 60'

CONSTRUCTION

Steel Framed w/ Brick/Concrete

BUILDING SYSTEMS

LIFE SAFETY

These buildings are fully sprinklered

UTILITIES

Electric - Austin Energy
Water - City of Austin
Gas - None

HVAC

Roof mounted package units

SUPPLIED VOLTAGE

277/480 volt service



TENANT MIX

sleep  number

RARE OPPORTUNITY TO OWN IN THE DOMAIN

**MATTRESS
FIRM**



DOMAIN RETAIL SPACE
IS 100% LEASED

INVESTMENT GRADE TENANCY
[68% NATIONAL CREDIT]



swish
DENTAL



TIG

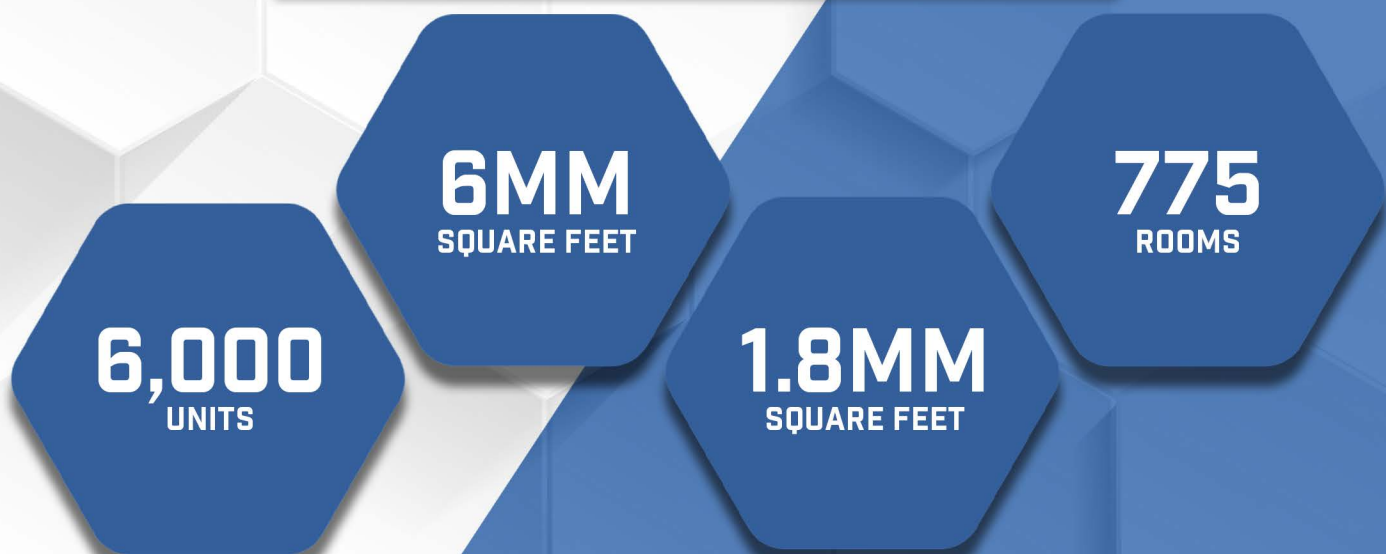
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MARKET OVERVIEW

DOMAIN EXISTING



DOMAIN AT FULL BUILDOUT



DEAL TEAM



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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.

11-2-2015



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.

_____ 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