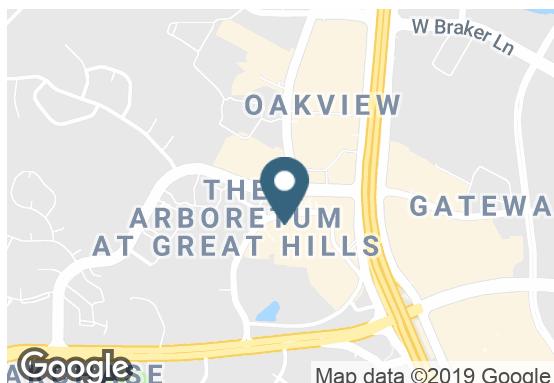


FOR LEASE  
**BB&T Arboretum**  
 9777 Great Hills Trail | Austin, TX



## Overview

AVAILABLE SF	3,443 SF
RATE	Call for Rates
NNNS	Call for Rates



## Description

- Rare outparcel building in The Arboretum
- Located at the high traffic intersection of Great Hills Trail and Jollyville Road
- Direct access from Great Hills Trail, Jollyville Road, and Arboretum Blvd., and easily accessible from US-183
- Cross access with The Arboretum
- Traffic counts of more than 190,900 vehicles/day
- Excellent visibility and monument signage available

## Nearby Retailers

**Pier1 imports** **Z GALLERIE**

**WILLIAMS SONOMA**  
 CALIFORNIA

## Demographics

	1 MILE	3 MILES	5 MILES
Estimated Population	9,470	100,777	278,704
Estimated Households	5,569	48,679	123,929
Average Household Income	\$98,675	\$100,555	\$96,445
Daytime Population	16,657	94,399	172,379

Year: 2018 | Source: Esri

## Traffic Counts

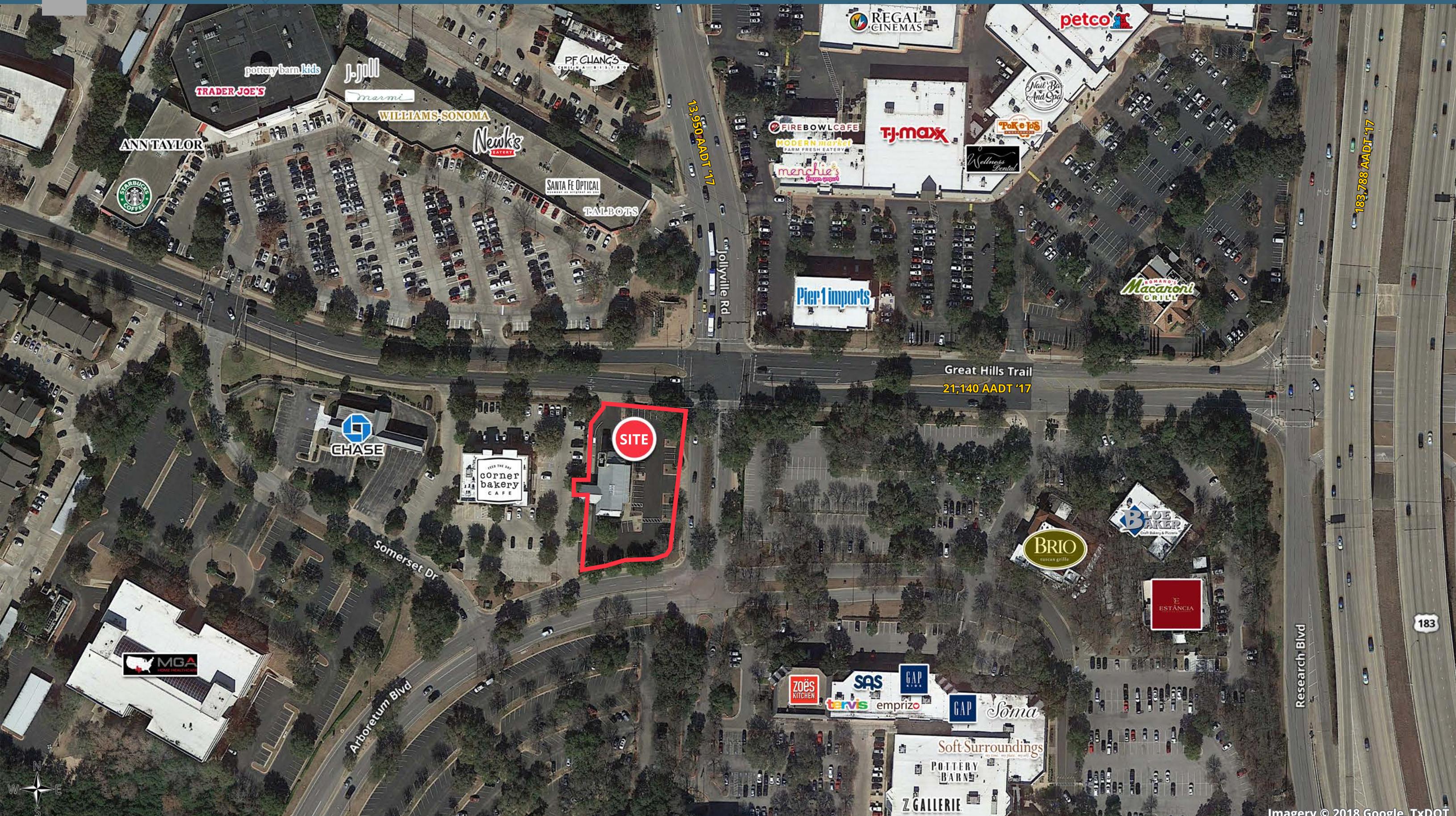
Great Hills Trail at Jollyville Road	21,140 VPD
Jollyville Road at Great Hills Trail	13,950 VPD
US-183 at Great Hills Trail	61,859 VPD

Year: 2017 | Source: TxDot

## Contact

### ALISON BARNWELL

512.236.4603 | [alison.barnwell@srsre.com](mailto:alison.barnwell@srsre.com)





	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,092	88,615	234,758
2010 Population	8,377	89,584	247,026
2018 Population	9,470	100,777	278,704
2023 Population	10,187	107,457	300,228
2000-2010 Annual Rate	0.35%	0.11%	0.51%
2010-2018 Annual Rate	1.50%	1.44%	1.47%
2018-2023 Annual Rate	1.47%	1.29%	1.50%
2018 Male Population	49.0%	50.1%	50.5%
2018 Female Population	51.0%	49.9%	49.5%
2018 Median Age	35.4	35.0	34.9

In the identified area, the current year population is 278,704. In 2010, the Census count in the area was 247,026. The rate of change since 2010 was 1.47% annually. The five-year projection for the population in the area is 300,228 representing a change of 1.50% annually from 2018 to 2023. Currently, the population is 50.5% male and 49.5% female.

### Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	78.4%	72.8%	68.4%
2018 Black Alone	3.1%	5.2%	6.6%
2018 American Indian/Alaska Native Alone	0.4%	0.5%	0.7%
2018 Asian Alone	12.1%	10.8%	10.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	3.2%	7.4%	10.4%
2018 Two or More Races	2.8%	3.3%	3.7%
2018 Hispanic Origin (Any Race)	13.1%	22.7%	29.5%

Persons of Hispanic origin represent 29.5% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.9 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,710	41,781	103,546
2010 Households	4,905	42,945	109,754
2018 Total Households	5,569	48,679	123,929
2023 Total Households	6,011	52,109	133,812
2000-2010 Annual Rate	0.41%	0.28%	0.58%
2010-2018 Annual Rate	1.55%	1.53%	1.48%
2018-2023 Annual Rate	1.54%	1.37%	1.55%
2018 Average Household Size	1.70	2.06	2.24

The household count in this area has changed from 109,754 in 2010 to 123,929 in the current year, a change of 1.48% annually. The five-year projection of households is 133,812, a change of 1.55% annually from the current year total. Average household size is currently 2.24, compared to 2.24 in the year 2010. The number of families in the current year is 63,295 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$66,076	\$67,832	\$63,487
2023 Median Household Income	\$75,753	\$76,564	\$71,192
2018-2023 Annual Rate	2.77%	2.45%	2.32%
<b>Average Household Income</b>			
2018 Average Household Income	\$98,675	\$100,555	\$96,445
2023 Average Household Income	\$110,851	\$111,794	\$106,514
2018-2023 Annual Rate	2.35%	2.14%	2.01%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$57,742	\$48,933	\$42,831
2023 Per Capita Income	\$65,052	\$54,569	\$47,396
2018-2023 Annual Rate	2.41%	2.20%	2.05%
<b>Households by Income</b>			
Current median household income is \$63,487 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$71,192 in five years, compared to \$65,727 for all U.S. households			
Current average household income is \$96,445 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$106,514 in five years, compared to \$96,109 for all U.S. households			
Current per capita income is \$42,831 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$47,396 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	5,151	43,422	107,247
2000 Owner Occupied Housing Units	1,377	17,443	47,455
2000 Renter Occupied Housing Units	3,333	24,338	56,091
2000 Vacant Housing Units	441	1,641	3,701
2010 Total Housing Units	5,271	46,428	119,272
2010 Owner Occupied Housing Units	1,408	17,838	48,442
2010 Renter Occupied Housing Units	3,497	25,107	61,312
2010 Vacant Housing Units	366	3,483	9,518
2018 Total Housing Units	5,906	52,628	133,827
2018 Owner Occupied Housing Units	1,529	18,699	51,930
2018 Renter Occupied Housing Units	4,040	29,980	71,999
2018 Vacant Housing Units	337	3,949	9,898
2023 Total Housing Units	6,376	56,164	144,068
2023 Owner Occupied Housing Units	1,693	20,599	57,441
2023 Renter Occupied Housing Units	4,318	31,510	76,371
2023 Vacant Housing Units	365	4,055	10,256

Currently, 38.8% of the 133,827 housing units in the area are owner occupied; 53.8%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 119,272 housing units in the area - 40.6% owner occupied, 51.4% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 5.25%. Median home value in the area is \$293,636, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.37% annually to \$314,366.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 05, 2018

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# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials
			Date