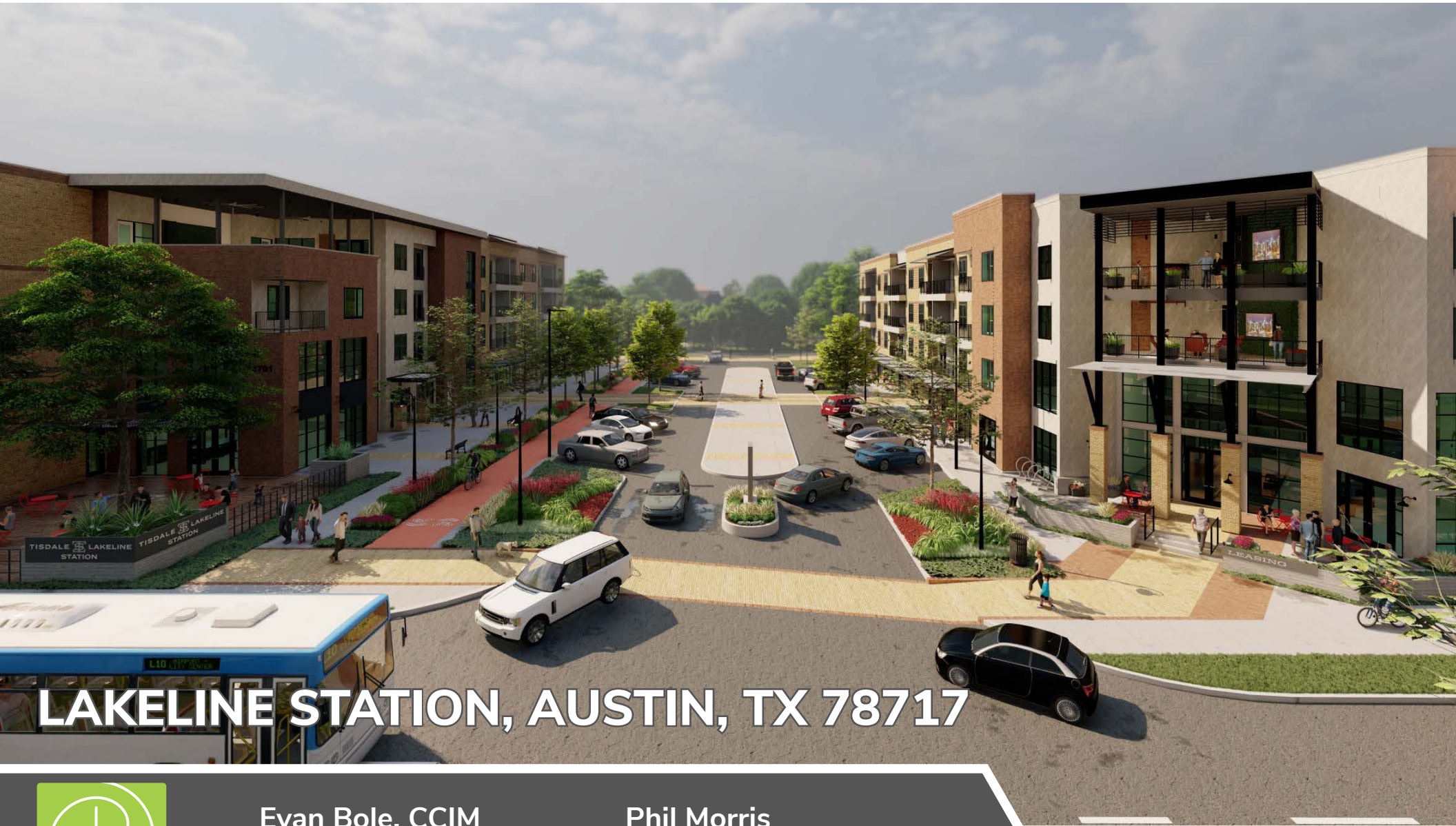


FOR LEASE

LAKELINE STATION RETAIL



LAKELINE STATION, AUSTIN, TX 78717



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Phil Morris
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9130 Jollyville Rd.
Suite 300
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SUMMARY

13701 Lyndhurst St | Austin, TX 78717



AVAILABLE SPACE:

Suite A – ± 1,897 SF w/ 1,500 SF Outdoor Patio

Suite B – ± 2,375 SF w/ 750 SF Outdoor Patio

Suite C – 2,138 SF

****Ste A & B include grease trap and vent hood chase****

LEASE RATE: Contact Broker

ZONING: PUD-TOD-C-1

DELIVERY DATE: Commercial space delivered. Multifamily units delivering Q4 2024

PARKING RATIO: Storefront parking ratio: 5:1,000 SF. Additional retail parking in parking garage.

PROPERTY HIGHLIGHTS:

- Mixed-Use Development with 378 MF Units
- Integrated with Lakeline MetroRail Station
- 3 miles from the Newly-Announced \$1B Apple Campus
- 1 mile from Texas Children's Hospital, opened 2024
- **2,900 multifamily units within a .5 mile radius**
- **6,200 multifamily units within a 1 mile radius**
- 800 gallon grease trap in Suites A & B



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CONSTRUCTION PROGRESS

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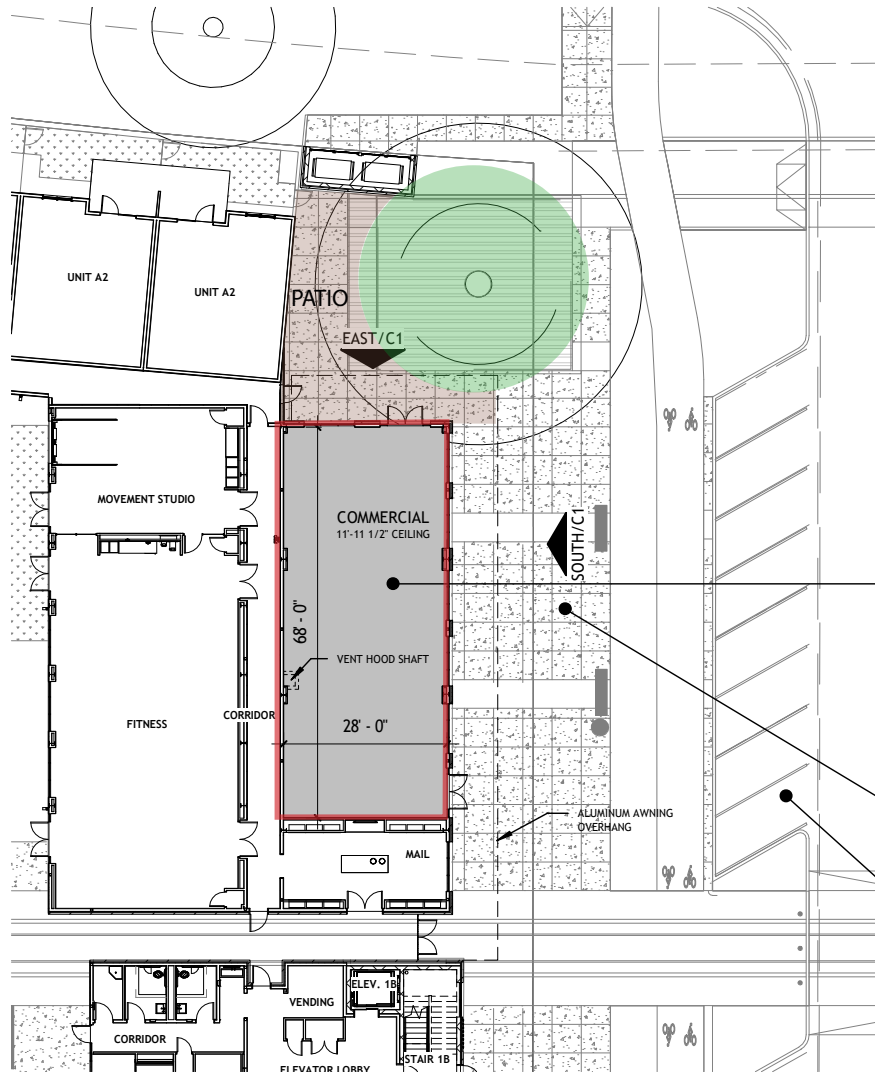
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FLOOR PLANS

13701 Lyndhurst St | Austin, TX 78717



SUITE A

TOTAL AREA: 1,897 SF
OUTDOOR SEATING AREA
WATER WASTE CONNECTION
GREASE WASTE CONNECTION
WATER CONNECTION
120/208V 3Ø 225A PANEL W/SUBMETER

SUITE A

OUTDOOR SEATING AREA

OUTDOOR AREA: ~1,500 SF

COMMERCIAL PARKING

FRONT PARKING SPACES ARE PROVIDED

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07/14/23



Architecture
Interior Design
Planning

SABOT
DEVELOPMENT

RETAIL PLAN - LEVEL 1

Lakeline Station Multifamily

C1 - NORTH BUILDING COMMERCIAL



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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FLOOR PLANS

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SUITE B

TOTAL AREA: 2,375 SF

OUTDOOR SEATING AREA

WATER WASTE CONNECTION

GREASE WASTE CONNECTION

WATER CONNECTION

120/208V 3Ø 400A PANEL W/SUBMETER

SUITE C

TOTAL AREA: 2,138 SF

WATER WASTE CONNECTION

WATER CONNECTION

120/208V 3Ø 400A PANEL W/SUBMETER

NO RESTAURANTS IN THIS SPACE

SUITE B

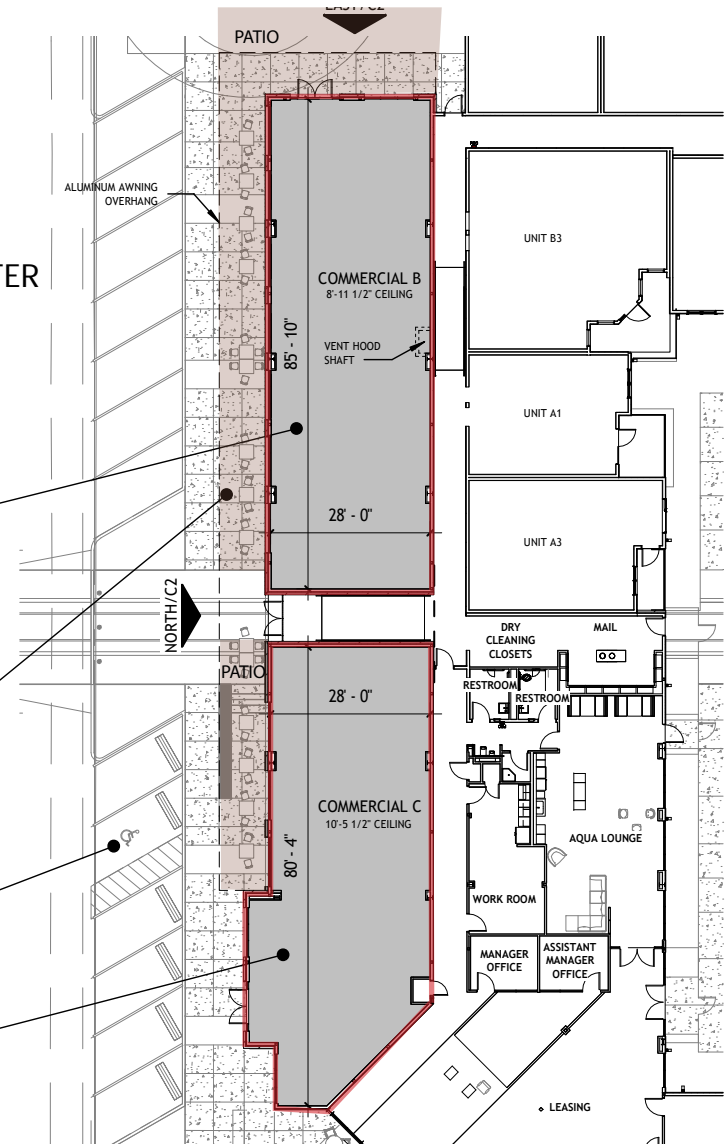
OUTDOOR SEATING AREA

OUTDOOR AREA: -750 SF

COMMERCIAL PARKING

FRONT PARKING AND ADA PARKING SPACES
ARE PROVIDED

SUITE C



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07/14/23

RETAIL PLAN - LEVEL 1

Lakeline Station Multifamily

C2 - SOUTH BUILDING COMMERCIAL



Architecture
Interior Design
Planning

SABOT
DEVELOPMENT



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AREA MAP

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AERIAL MAP

13701 Lyndhurst St | Austin, TX 78717



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CONSTRUCTION PROGRESS

13701 Lyndhurst St | Austin, TX 78717



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AERIAL

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SIGNAGE

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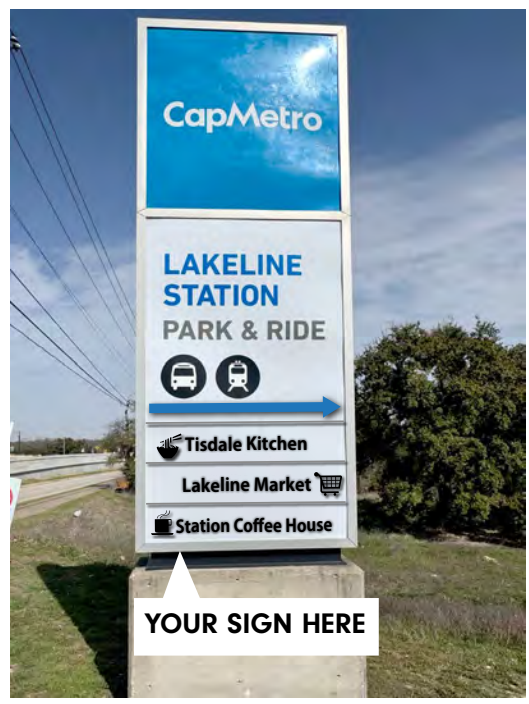


YOUR SIGN HERE

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SIGNAGE

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CONSTRUCTION PROGRESS

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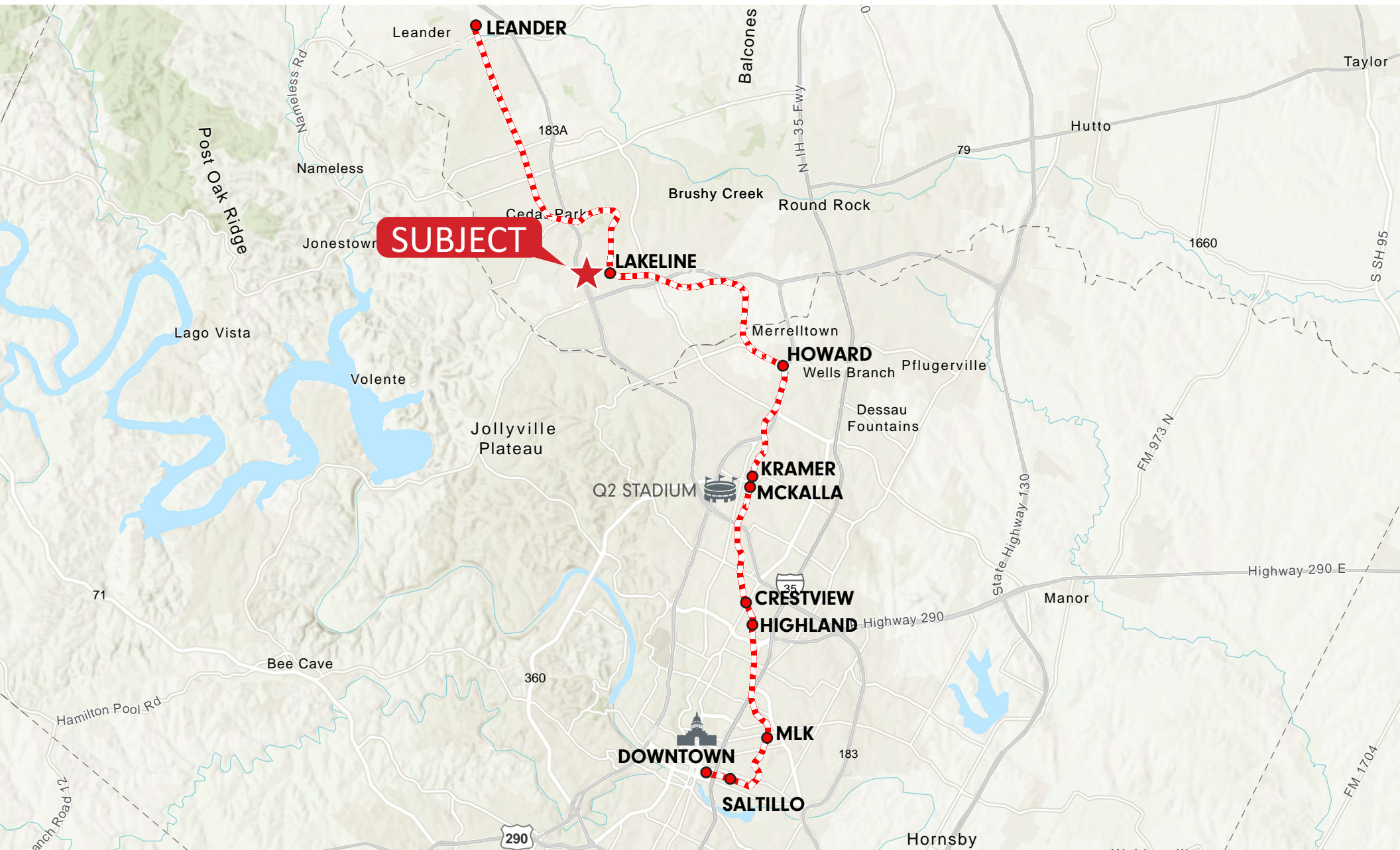
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CAPMETRO RAIL MAP

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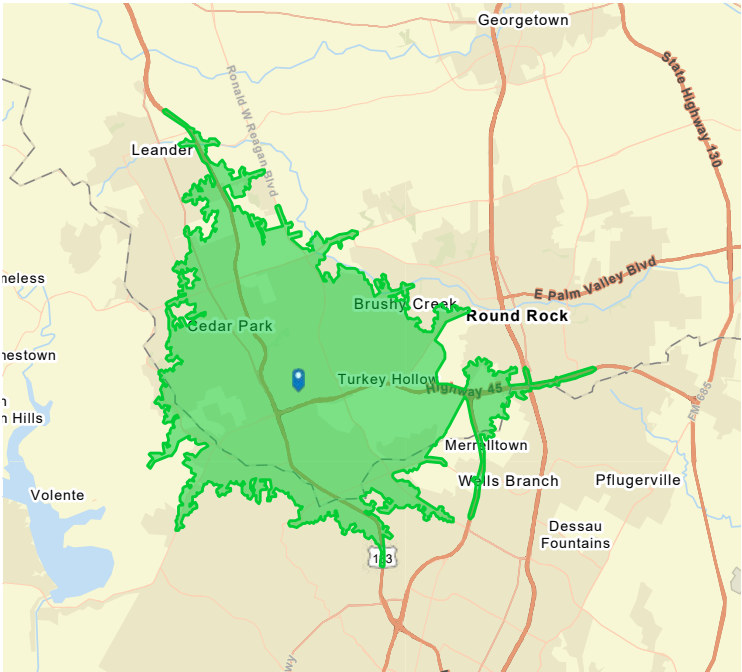
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INFOGRAPHICS

13701 Lyndhurst St | Austin, TX 78717

DEMOGRAPHIC PROFILE

Drive time of 10 minutes



Source: This infographic contains data provided by Esri (2023, 2028).
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EDUCATION



No High School Diploma



12.8%

High School Graduate



23.8%

Some College/ Associate's Degree



60.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

80.7%

9.5%

9.8%



Unemployment Rate

KEY FACTS

195,731

Population

35.9

Median Age

78,496

Households

\$82,719

Median Disposable Income

INCOME



\$100,524

Median Household Income



\$52,915

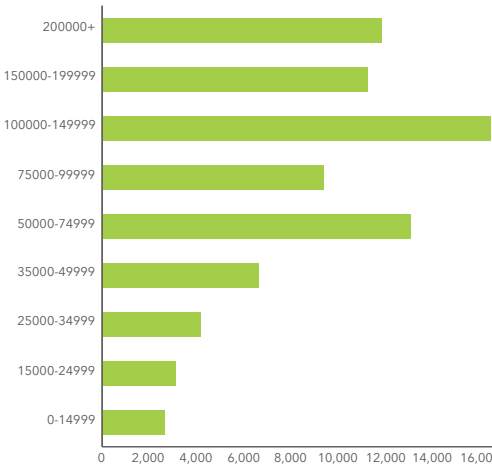
Per Capita Income



\$155,236

Median Net Worth

HOUSEHOLD INCOME (\$)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No. 631068 614030 756417	Email phil@cipaustin.com kim@cipaustin.com evan@cipaustin.com	Phone
Phil Morris / Kim Nordquelle / Evan Bole			(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date