

edge

LAKEHILLS PLAZA

4211 South Lamar Boulevard, Austin, Texas 78704

SPACE AVAILABLE IN TARGET ANCHORED REDEVELOPMENT

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LOCATION

4211 South Lamar Boulevard
Austin, Texas, 78704



SIZE

76,022 sf



AVAILABLE SPACE

1,900 SF
2,100 SF
2,435 SF



TRAFFIC COUNTS

166,334 CPD

Hwy 290

33,579 CPD

S Lamar Blvd



2025 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	12,655
3 MILE	113,268
5 MILE	349,963



DAYTIME POPULATION

1 MILE	19,100
3 MILE	154,482
5 MILE	529,270



AHHI

1 MILE	\$87,601
3 MILE	\$100,273
5 MILE	\$98,205

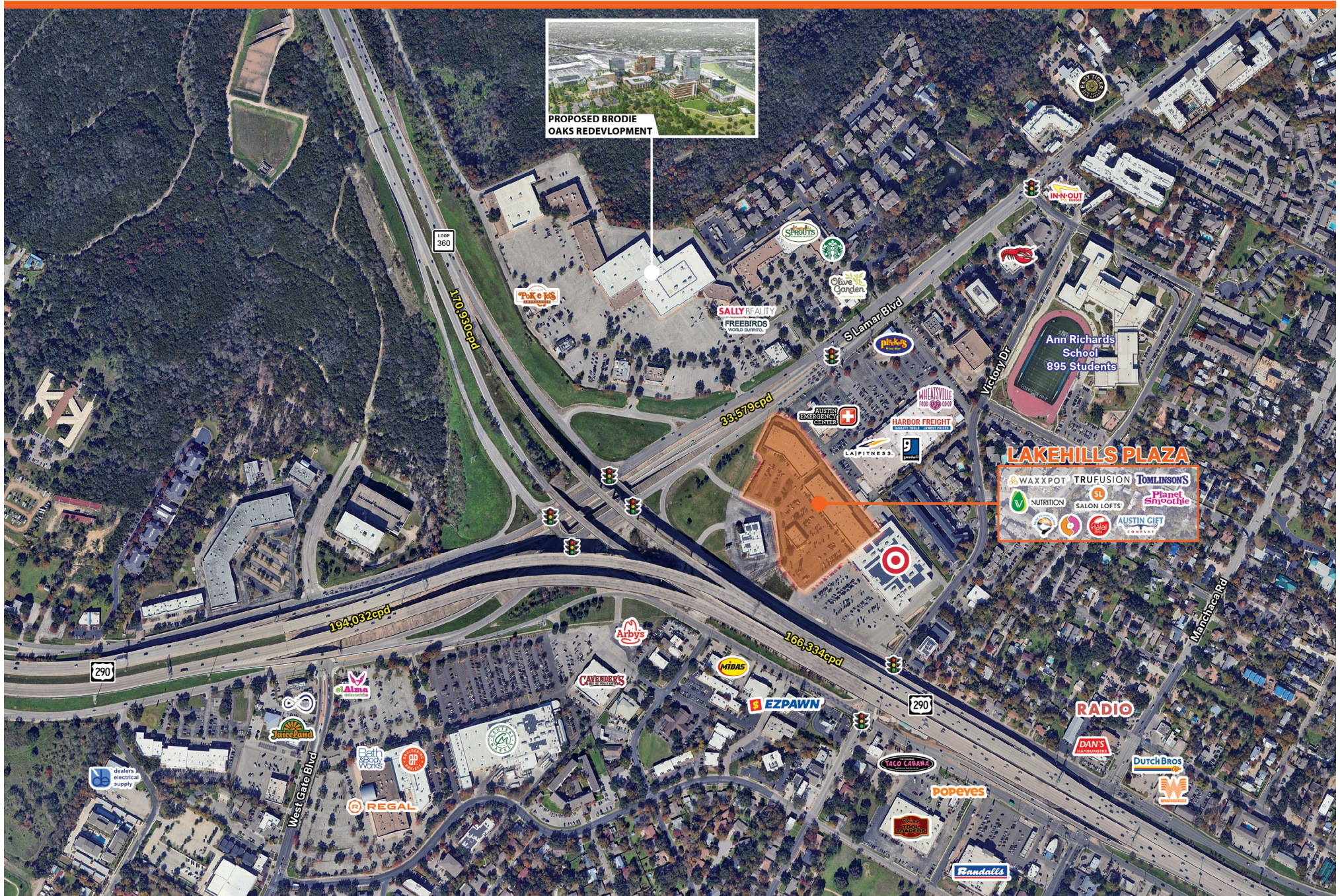


HOUSEHOLDS

1 MILE	6,887
3 MILE	54,683
5 MILE	157,582

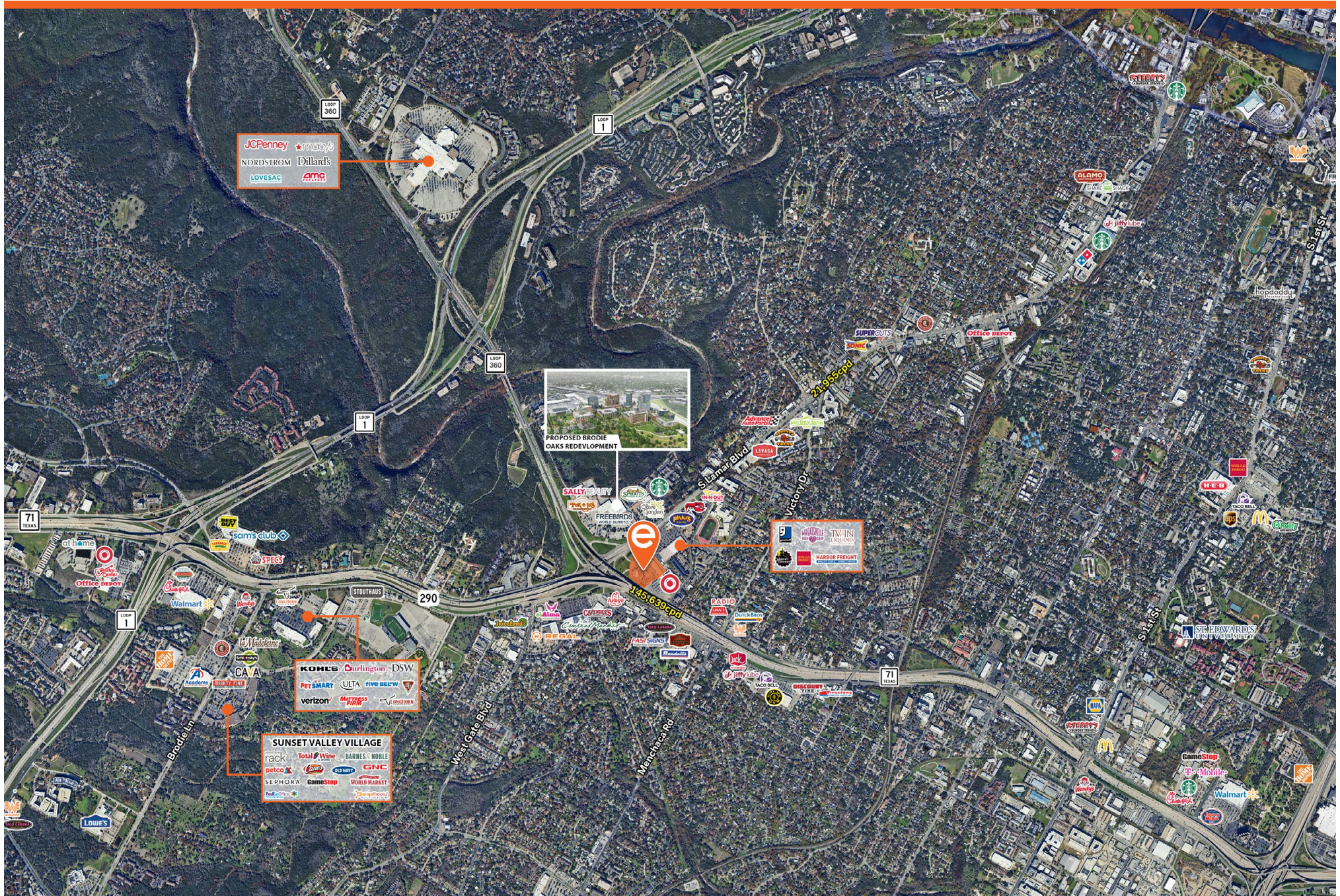
PROPERTY INFORMATION

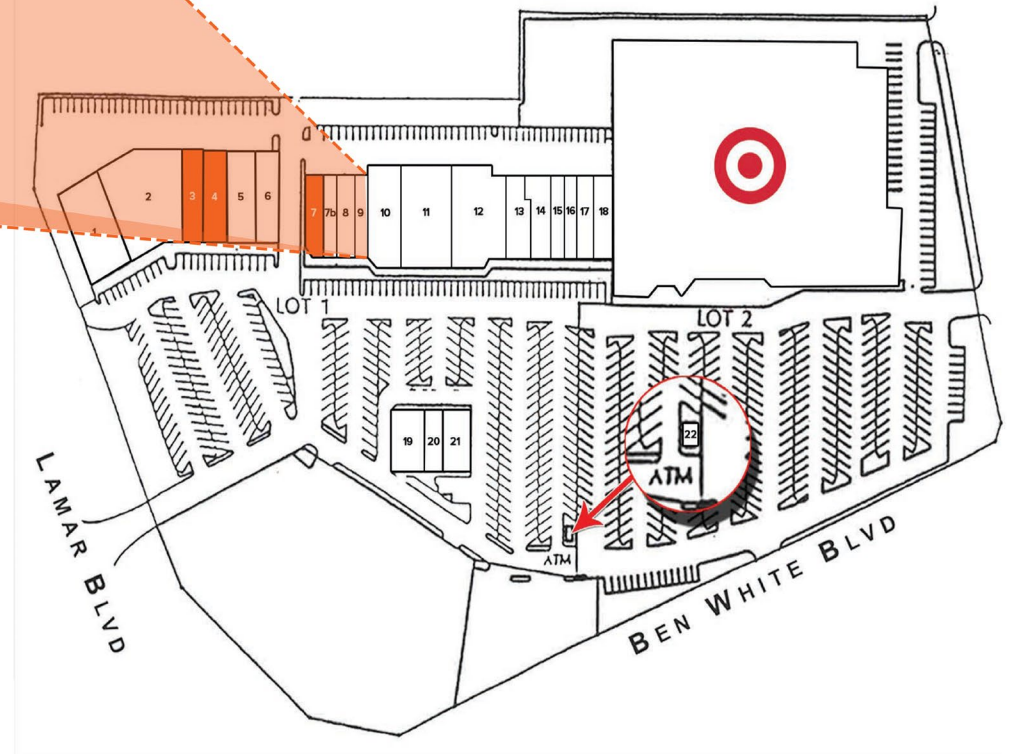
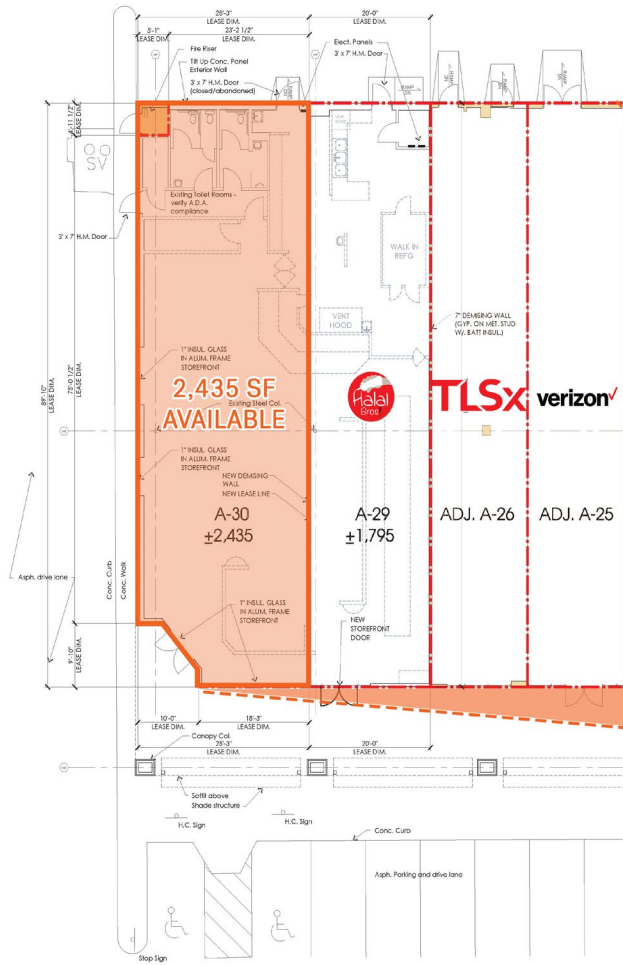
- Target anchored center with great visibility and access from Lamar Boulevard and Highway 290
- Ample parking available
- Located at regional intersection
- High traffic area
- Area Retailers: Central Market, Target, Wheatsville Co-op, Sprouts, Cavender's, Harbor Freight Tools, LA Fitness

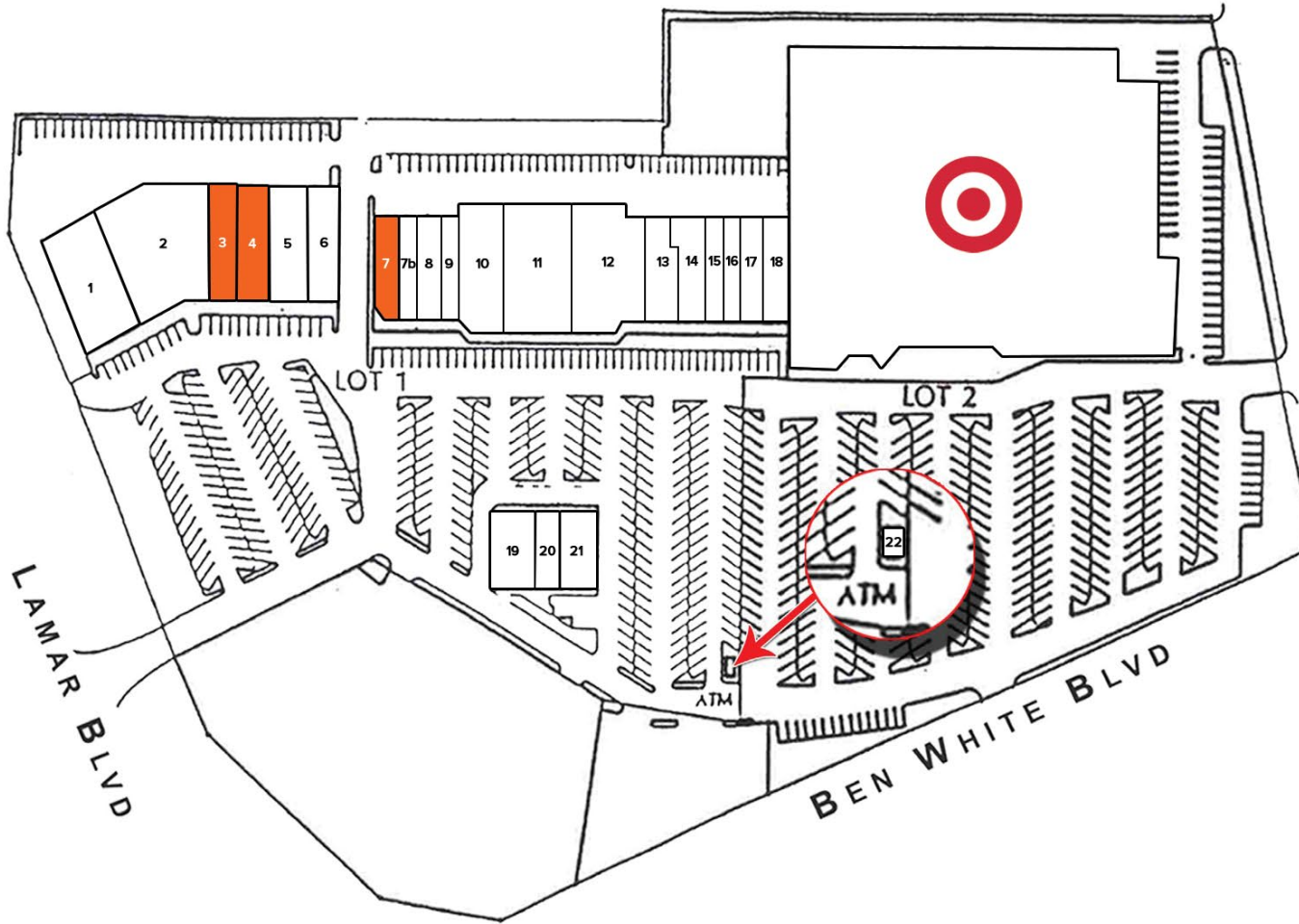


LAKEHILLS PLAZA

- WAXSPOT
- TRUFUSION
- TOMLINSON'S
- NUTRITION
- SALON LOFTS
- Plant Smoothie
- AUSTIN GIFT COMPANY







UNIT	TENANT	SF
1	Deckhand Oyster Bar	6,295 sf
2	TruFusion	12,582 sf
3	AVAILABLE 3/31/2027	1,900 sf
4	AVAILABLE (Occupied)	2,100 sf
5	Waxspot	2,000 sf
6	Salon Lofts	4,542 sf
7	AVAILABLE	2,435 sf
7b	Halal Bros.	1,795 sf
8	TLS Studio 5	1,465 sf
9	Verizon	1,821 sf
10	Tomlinson's Feed & Pets	3,944 sf
11	Austin Gift Co	8,132 sf
12	Vet	9,340 sf
13	Triaga	1,410 sf
14	I.V. Nutrition	2,175 sf
15	Sweet Nails	1,802 sf
16	Muse Fusion+Sushi	1,800 sf
17	Azul Tequila	3,029 sf
18	Play It Again	1,800 sf
19	Freedom Eye Care	2,160 sf
20	Planet Smoothie	912 sf
21	Dong Nai Restaurant	2,491 sf
22	USAA ATM	

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 broker'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

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512.391.6220

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

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.

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11.02.2015