

# Target South Center

5300 S Mo-Pac Expressway, Austin, TX 78749

For Lease

- Target anchored community center
- Situated at MoPac Expressway and US-290 in Austin, TX
- Just a 12 minute drive to downtown Austin

## Space Available

- 2,144 SF

## Lease Rates

- Please call for rate.
- Estimated 2024 NNN's - \$7.37 per SF

## Demographics (2021)



### Population Estimate

1 mi	3 mi	5 mi
6,994	84,437	242,946



### Daytime Population

1 mi	3 mi	5 mi
7,230	78,481	201,964



### Median Household Inc.

1 mi	3 mi	5 mi
\$92,117	\$94,231	\$93,927



### Traffic Counts

- 68,974 VPD (S. MoPac EXPY)
- 58,451 VPD (HWY 290, W of MoPac)
- 66,625 VPD (HWY 290, E of MoPac)



## Major Retailers





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For Lease



**JOHNSON**  
FITNESS & WELLNESS

Available  
2,144 SF

**POTBELLY**  
RESTAURANTS

**ar.**

RETAIL A

Target  
South Center

58,451 VPD

68,974 VPD

66,625 VPD

Monterrey Ranch  
1,073 MF Units

Sedona Springs  
396 MF Units

River Stone  
Ranch  
448 MF Units

The Marquis at  
Barton Trails  
307 MF Units

Grand Reserve at  
Sunset Valley  
210 MF Units

South Town  
Square

Sunset Valley  
Homestead

Sunset Valley  
Village

KOHL'S

DSW

Sunset Valley  
Marketfair

Academy

HOME DEPOT

WORLD MARKET

PETCO

OLD NAVY

NORDSTROM  
RACK

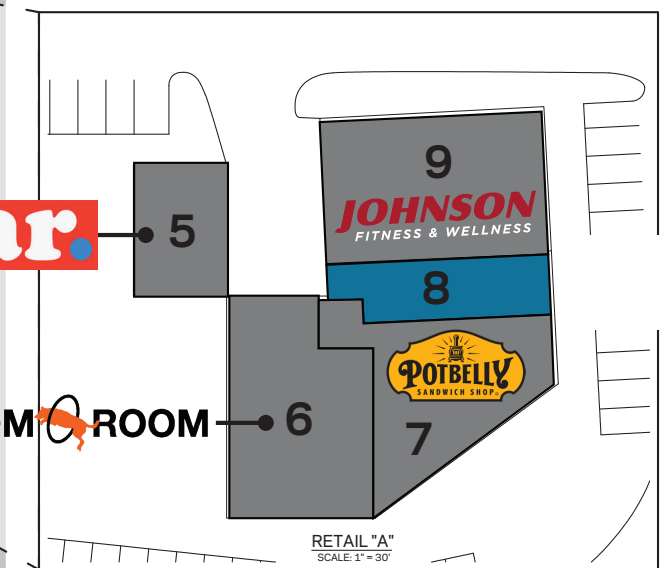
0 250 500 1,000 Feet

For Lease



1. Office Depot
2. America's Best Contacts & Eyeglass
3. Kid to Kid
4. Guitar Center
5. Another Round Disc Golf
6. Zoom Room
7. Potbelly
8. **Available: 2,144 SF**
9. Johnson Fitness & Wellness
10. Target
11. RBFCU

- Part of the Project
- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working





# 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.

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date