

MARKET AT LAKE CREEK

NWQ OF LAKE CREEK PKWY AND RESEARCH BLVD

13776 Research Blvd Austin, TX 78750



**Occupied
but Available
2,579 SF**

**FOR
LEASE**

**OCCUPIED BUT
AVAILABLE SPACE**
Inline: 2,579 SF

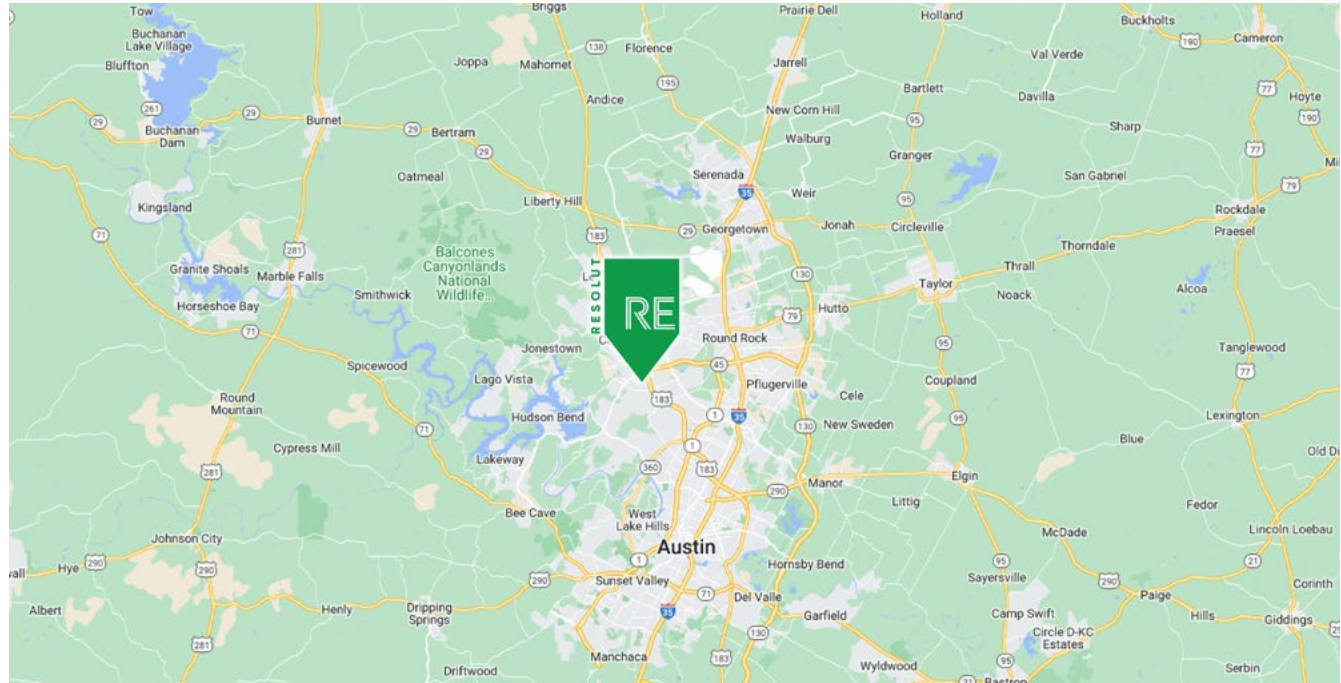
RATE
\$25.00 PSF NNN
NNNs* \$6.10
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Family-friendly retail center located in the heart of Northwest Austin
- Located at lighted intersection just across street from Westwood High School
- Highly visible facades with pylon signage visible from the overpass
- Daily customer traffic between Fitness Connection and Austin Gymnastics
- Low NNNs
- Occupied but Available at the end of October: 2nd Gen Lab & Office



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



111,152
POPULATION
3-MILE RADIUS



\$154,481
AVG HH INCOME
3-MILE RADIUS



61,134
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US Hwy 183 119,674 VPD
Lake Creek Pkwy: 22,858 VPD
(CoStar 2025)

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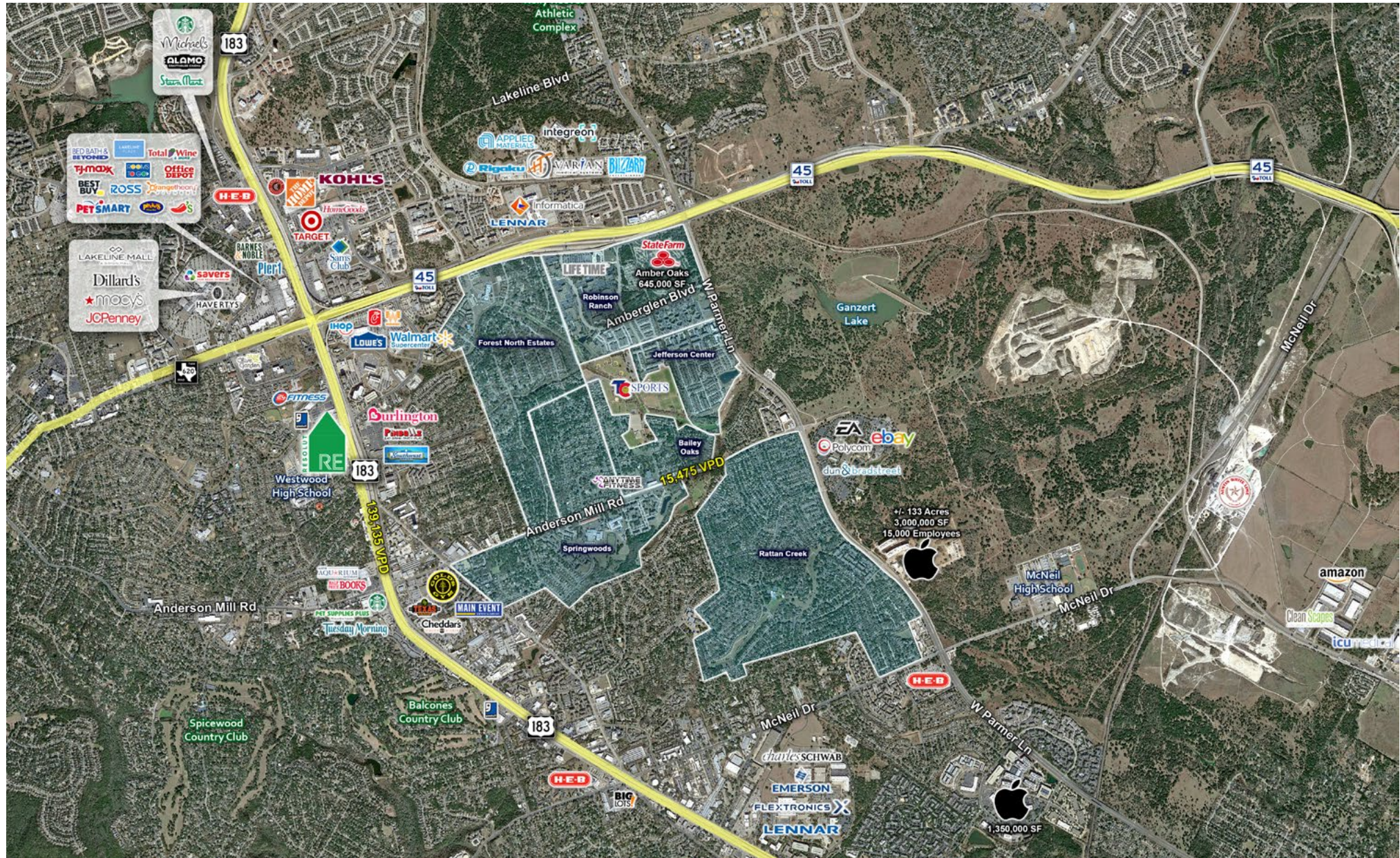
Ste 100 Fitness Connection	52,212 SF
Ste 102 Goodwill	30,000 SF
Ste 103 Dart' em Up	3,106 SF
Ste 104 Austin Gymnastics Club	15,200 SF
Ste 105A Flohrever Faithful	3,794 SF
Ste 105B Dart' em Up	3,100 SF
Ste 106 Dr. Golf Golf Studio	2,681 SF
Ste 107 KidStrong	4,100 SF
Ste 108 Occupied but Available	2,579 SF
Ste 116 Wonko's Toys and Games	2,000 SF
Ste Habitat for Humanity ReStore	+/- 33,000 SF
Ste 119 O'Reilly Auto Parts	8,400 SF
Ste 122 Koryu Martial Arts	5,500 SF
Ste 125 TFN Nutrition	2,625 SF
Ste 130 Pita Fusion	2,350 SF
Ste 131 Saccone's Pizza	1,400 SF
Ste 134 Together Restaurant	2,310 SF
Ste 137 Buttercup Liquors	3,150 SF
Ste 139 Bento Bakes	559 SF
Ste 142 Asian Fusion	2,490 SF
Ste 144 Sunny Nails	895 SF
Ste 145 Los Reyes Restaurant	4,685 SF
Ste 150 Hair Jazz	975 SF
Ste 152 Thundercloud Subs	1,137 SF
Ste 170 Taco Bell	2,300 SF

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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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
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
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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