

NEW LEASE SPACE OPPORTUNITY AT HIGH VISIBILITY LOCATION DIRECTLY ON HWY 290 W

Two lease spaces available at the Southwest Retail Center at
9521 Hwy 290 W

- ◆ Halfway between the Oak Hill “Y” and Belterra Village
 - ◆ Prime Hilltop Location
- ◆ Base Rent starting at \$24 s.f. the 1800 s.f space
- ◆ Base Rent starting at \$28 s.f. for the 2300 s.f space

*LEASE SPACES & SIGNAGE ARE DIRECTLY VISIBLE FROM HWY 290
(there is no massive parking lot for your clients and customers
to drive through in order to locate your business)*

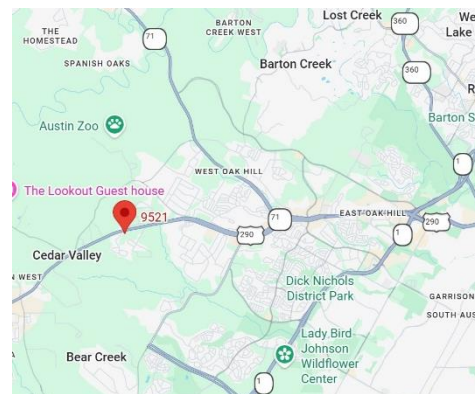
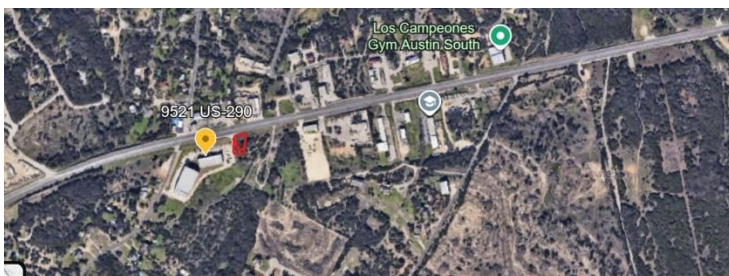
PLENTIFUL EASY PARKING

Strategically located on HWY 290 W on a high-visibility hilltop, this Retail Shopping Center represents a opportunity to locate directly on one of the fastest-growing commercial corridors in Central Texas. Surrounded by booming residential developments this site offers unmatched potential for a repeat customer base.

- ◆ **SEE NEXT PAGE FOR SUMMARY OF LEASE SPACES AVAILABLE AND MAJOR DEVELOPMENTS NEAR PROPERTY**

Property Overview

- **Location:** 9521 Hwy 290 W, Austin, Tx (Austin ETJ)
- **Traffic:** over 41,000 vehicles per day per TxDot
- **Zoning:** Austin ETJ – approved for use – perfect for retail/commercial use
- **Utilities:** All available
- **Access:** Entrances from Hwy 290 or from Derecho Rd



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Hyde Park International Properties LLC
111 Congress Ave., Ste. 400, Austin, Texas 78701

AVAILABLE #1:

Lease Space #1 – 2300 s.f.
Fully operational Restaurant
\$28 s.f Base Rent
(desirable end cap -
shown on far left above)



AVAILABLE #2:

Lease Space #2 – 1800 s.f
Partially finished space – never occupied
Perfect for custom build out
\$24 s.f. Base rent
plus TI Allowance - negotiable



RECENT MAJOR DEVELOPMENTS WITHIN ONE MILE OF THE PROPERTY THAT SIGNIFICANTLY INCREASE ITS VALUE AND ITS RETAIL POTENTIAL ARE DETAILED ON THE NEXT PAGE CALLED "IMPORTANT DETAILS"



The location of the property is shown below.





IMPORTANT DETAILS

HWY 290 WEST ROAD CONSTRUCTION IS COMPLETE

TxDOT's \$677 million Oak Hill Parkway reconstruction of US 290 West and SH 71 is complete. According to TxDOT, the western limit of the project is at LedgeStone Terrace, approximately one-half mile east of Southwest Center. No highway construction is planned in front of or immediately adjacent to the property.

Southwest Center remains directly accessible from Highway 290. There is no median barrier in front of the property. Westbound traffic can turn directly into the center from the center turn lane, while eastbound traffic has direct access to the property.

Southwest Center is a hilltop retail property with direct Highway 290 frontage, located at the corner of Derecho Road and Highway 290, approximately halfway between the Oak Hill "Y" and Belterra Village.

Highway 290 is the primary corridor connecting Austin and Dripping Springs and serves one of the area's fastest-growing residential markets.

Three opportunities are currently available and are priced slightly below market:

- 1,800 SF Retail Space - Rectangular, partially renovated suite offered at \$24/SF base rent, plus a negotiable tenant-improvement allowance.
- 2,300 SF End-Cap Restaurant Space - Offered at \$28/SF base rent.
- 1.27-Acre Pad Site - Hilltop site with direct Highway 290 frontage, offered for \$910,000.

Current Southwest Center tenants include a family dental practice, Baylor Scott & White clinic, and Baylor Scott & White rehabilitation facility.



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SIGNIFICANT NEARBY RESIDENTIAL GROWTH

Substantial new residential development is occurring within approximately one mile of Southwest Center.

The Terrace - 140 Luxury Townhomes, Approximately 0.75 Mile West of Property
The Terrace at 9601 Ledgestone Terrace, developed by Endeavor Real Estate Group and managed by Greystar, is a new 140-unit Hill Country townhome community consisting of 28 three-story buildings.

The two- and three-bedroom homes range from approximately 1,430 to 1,708 SF and include private fenced yards, patios and direct-access garages. Community amenities include a resort-style pool, fitness center, co-working lounge and dog park.

The project represents approximately 200,000-240,000 SF of new residential space. Base rents are approximately \$2,924-\$3,224 per month. Leasing is underway, with new residents arriving during 2026 and 2027.

Sonora - Approximately 1.7 Miles East

Greystar is also delivering Sonora, another nearby residential community approximately 1.7 miles east of Southwest Center. The development includes approximately 92 rental and for-sale homes.

Cedar Ridge Estates - Directly Behind the Property

Immediately behind Southwest Center is approximately 10.4 acres within Cedar Ridge Estates, in the Flintrock Circle/Ledgestone Terrace area.

Estate-style lots are being offered at approximately \$349,000, while existing homes in the subdivision are valued at more than \$1 million, reflecting the area's concentration of higher-income households.

STRONG 3-MILE DEMOGRAPHICS

Within a three-mile radius of Southwest Center:

- 19,782 residents
- 8,244 households
- \$138,866 median household income
- \$669,714 median home value
- 66% of adults have a bachelor's degree or higher
- 58% of households earn more than \$100,000 annually
- 28% of households earn more than \$200,000 annually
- Approximately \$1.36 billion in aggregate annual personal income



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- Only 3.3% housing vacancy

These demographics provide a strong customer base for national retailers, restaurants, medical users and local service businesses.

PROPERTY INFORMATION & TOURS

For the complete five-page property flyer or additional information, contact:

Charles Jahnke, Broker

AustinCommercialRE.com

Call or text: 737-767-0685

Email: charles@austincommercialre.com

Property tours are available by appointment. Please contact the listing broker to arrange a mutually convenient time.

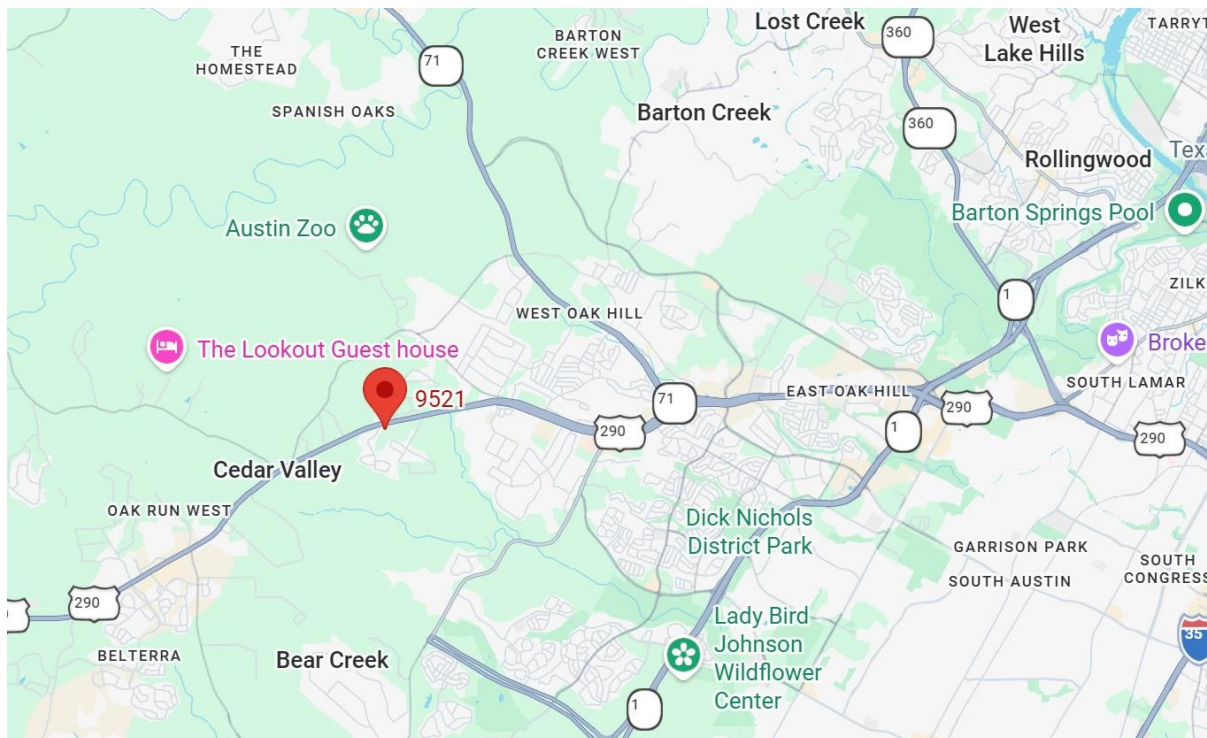


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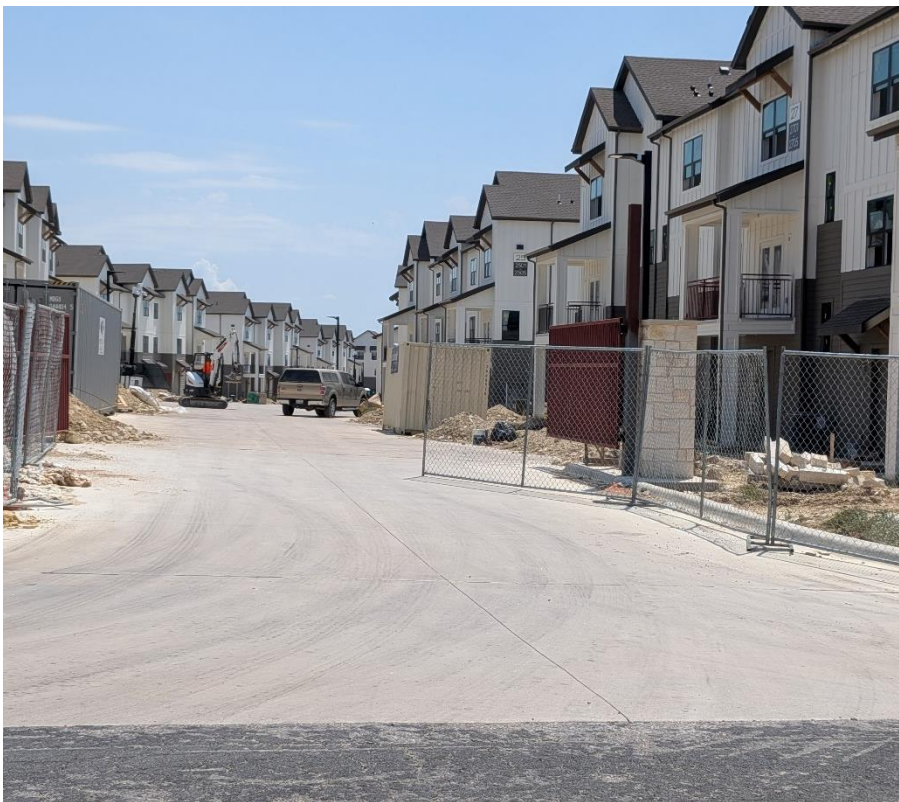
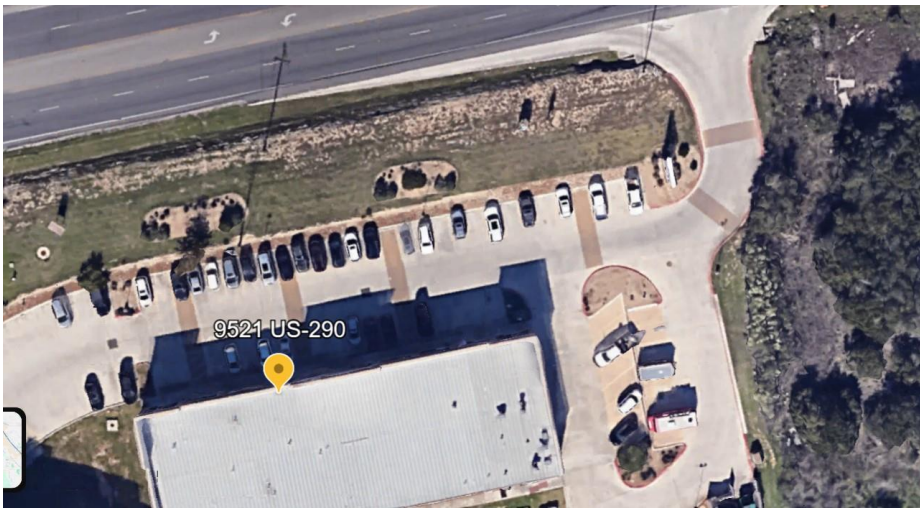
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More Property Photos & Maps



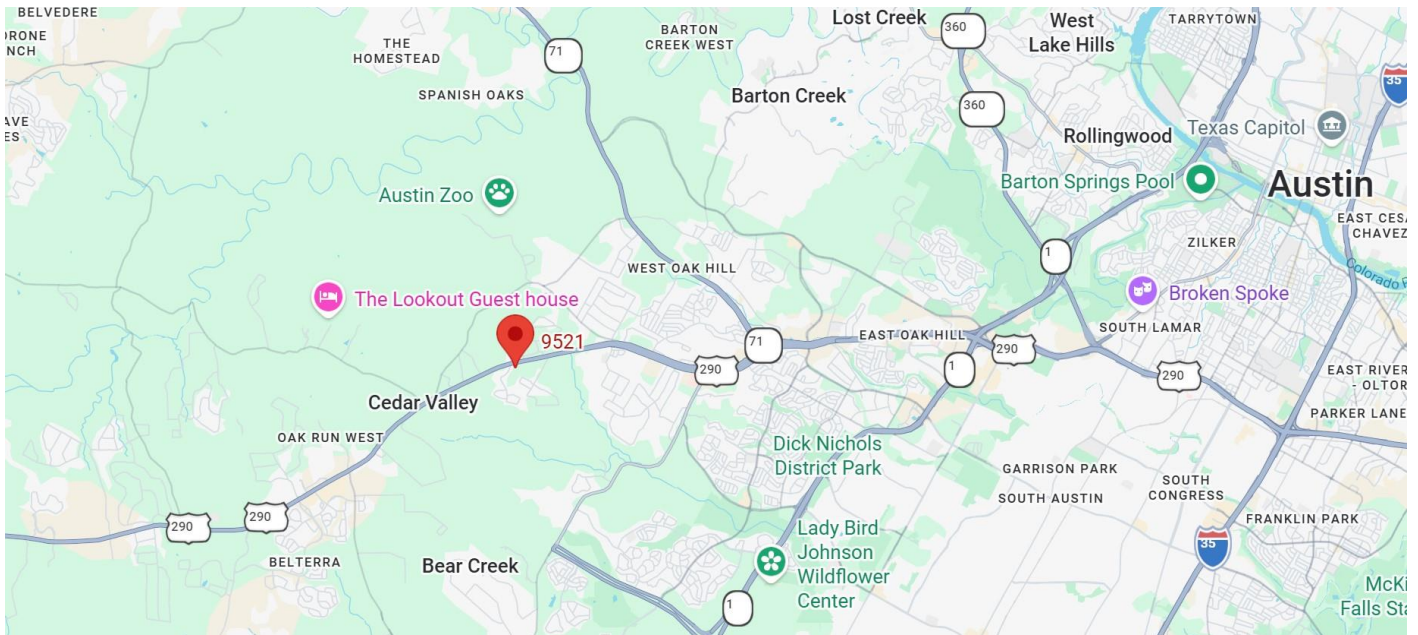
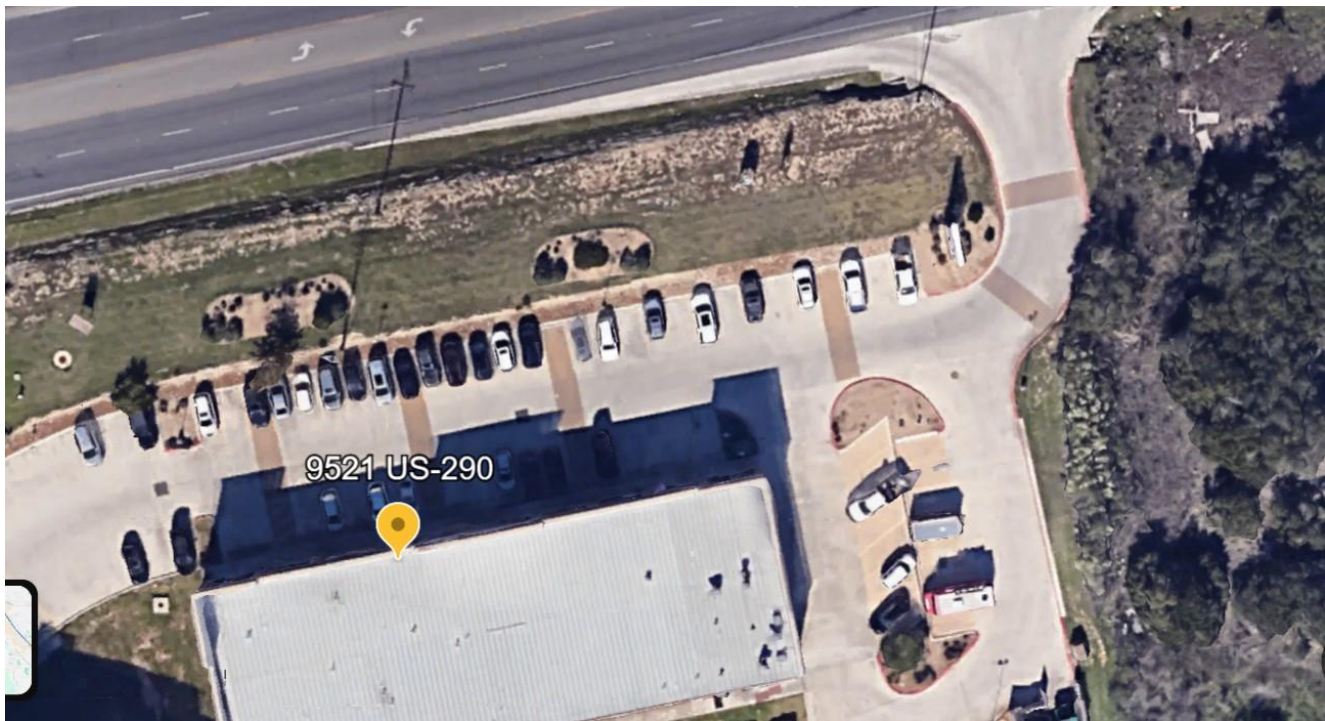
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See more detailed property info and photos at

[https:// PrimeRetailSpaceHwy290WAustin.com](https://PrimeRetailSpaceHwy290WAustin.com)



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Why Invest in this Location of West Austin to Dripping Springs

The area is at the heart of Central Texas's explosive growth, with its strategic location between Austin, and Dripping Springs. It is a hotspot for business expansion and investment. With new major developments flocking to the region, this property offers a unique chance to capitalize on the area's surging demand for commercial and retail spaces. Highlights include:

- Unbeatable visibility and accessibility
- Strong retail demand with rising population and consumer spending
- A timely opportunity to secure a foothold in a high-demand market with escalating property values

General Zoning Information

The Property is located in ETJ of the City of Austin.

Contact Broker for More Information

Please contact Broker for more details.

See [https:// PrimeRetailSpaceHwy290WAustin.com](https://PrimeRetailSpaceHwy290WAustin.com) for more detailed information about this property.

Disclaimer

The information, photos, renderings, and prices contained herein may be modified, changed, altered or withdrawn at any time and by Owner or Broker and should therefore not be relied upon. Neither Owner or Broker make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information or photos or renderings provided herein regarding any matter including but not limited to zoning, possible use, access, access to utilities, water or sewer service, and the like.

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Reader or prospective buyer is advised that that they must conduct their own analysis, investigation, due diligence, feasibility study, environmental study, projections and conclusions regarding this subject property and matters concerning matters affecting title, utilities, zoning and development. Reader or prospective Buyer assumes full responsibility for confirmation and verification of all information received and waives reliance upon any information contained herein.



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Information About Brokerage Services

Texas law requires all real estate licensees 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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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