

A dark blue background featuring a stylized, layered graphic of a hand holding a pen, rendered in shades of blue and grey. The graphic is positioned behind the main text.

EAST ST VILLAGE

RETAIL, DINING AND
ENTERTAINMENT OPPORTUNITIES

3500 E PARMER LANE
AUSTIN, TEXAS

FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL



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FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL



A NEW ANTHEM FOR AUSTIN

Introducing EastVillage, a highly anticipated 425-acre mixed use residential community conveniently located on Parmer Lane in the heart of the northeast tech corridor. Positioned across from Samsung Austin Semiconductor and within close proximity of Dell, National Instruments, General Motors, The Home Depot Technology Center, Amazon and numerous other major employers, EastVillage offers the perfect combination of urban living with a wealth of planned shopping, dining, entertainment and outdoor amenities.



Austin's explosive growth and appetite for commercial, residential and retail expansion makes the city's Upper East Side the new coveted district for development and the new frontier for the best elements of Austin to come together. EastVillage pinpoints a new cultural and business cornerstone of Austin's Upper East Side, where urban density and expansive green spaces commingle with life, work, and entertainment.

The mixed-use urban center is alive during the day with entrepreneurial and corporate activity and features a rich local collection of retail and restaurants. In the evening, the bustling crowd of residents who live above the shops and businesses walk and dine throughout the downtown-like atmosphere. EastVillage is a dynamic destination for the neighboring Tech Ridge Center area, the entire city of Austin and the nearby suburbs of Manor, Pflugerville, and Round Rock.

The urban core of commercial, residential, and retail mix, woven with sustainable parkland and amenities, surrounds a 1.5-acre village green that is a magnet for meet-ups, family gatherings, festivals, outdoor concerts, and more.



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425-ACRE MASTER PLAN DEVELOPMENT



BY THE NUMBERS

SHOPPING

350k SF

Retail & Restaurants

38k SF

Entertainment Space

37k SF

Grocery Store

ENTERTAINMENT

1.5 Acres

Village Green + Center Stage

150 Acres

Natural Preserve

5+ Miles

Hiking + Biking Trails

LIVING

2,400

Multi-Family Units

466

Single-Family Homes

Hotels

Three (3) with 417 Rooms

WORKING

Office

Five Multi-Level Buildings

1.5M SF

Class A Office/Life Science

5.5k

Parking Spaces

COMMUNITY FEATURES



Dense Multi-Family



Natural Preserve



Luxury Single-Family

kb
HOME



Public Park



Hiking & Biking Trails



Natural Preserve



Village Green



Dense Multi-Family



THE VAUGHAN



CURIO
COLLECTION
by Hilton

Parmer Ln.



Prominent Gateway



Life Science Campus

THE JANIS

Life Science Campus



Dense Multi-Family



32,056 VPD



HOMWOOD
SUITES by Hilton

- Commercial (Retail/Restaurant)
- Hotel
- Class A Office/Life Sciences
- Mixed-Use
- Multi-Family Residential

BUILDINGS 1 & 2



BUILDINGS 1 & 2

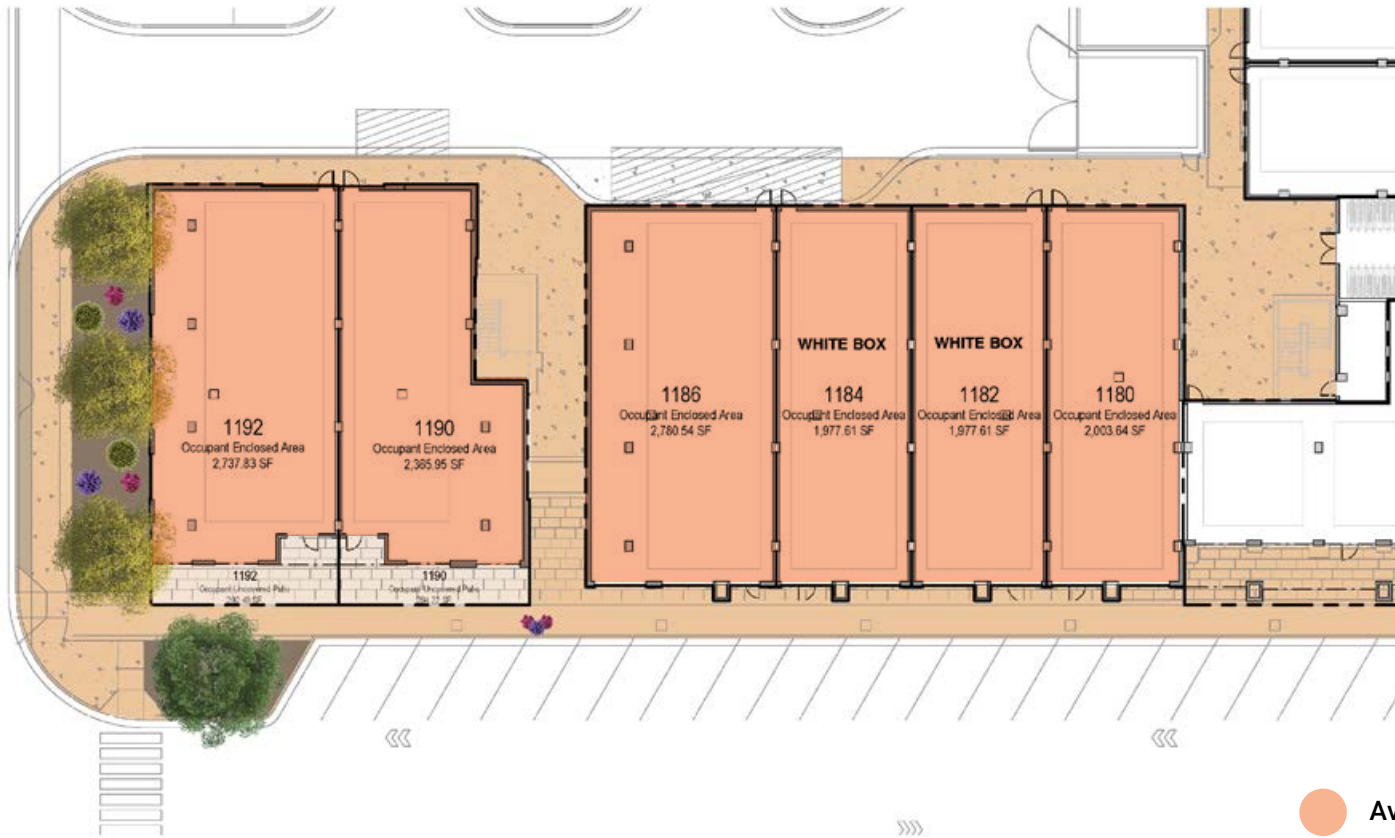
Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Highly visible along the ring road

Across from Curio Collection by Hilton (Building 1)

Views and access to the Village Green and Center Stage

BUILDING 1A



RING ROAD VISIBILITY

Retail Centric Space	
Suite 1192	±2,737 SF
Uncovered Patio	±292 SF
Retail Centric Space	
Suite 1190	±2,365 SF
Uncovered Patio	±294 SF
Retail Centric Space	
Suite 1186	±2,780 SF
Retail Centric Space	
Suite 1184	±1,977 SF
Retail Centric Space	
Suite 1182	±1,977 SF
Retail Centric Space	
Suite 1180	±2,003 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 1B



*Combined covered & uncovered patio space

VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail Centric Space
Suite 1180 ±2,003 SF

Restaurant Centric Space
Suite 1170 ±3,103 SF
Total Patio* ±1,774 SF

Retail Centric Space
Suite 1166 ±2,129 SF
Total Patio* ±610 SF

Retail Centric Space
Suite 1164 ±1,746 SF
Total Patio* ±454 SF

Retail Centric Space
Suite 1162 ±1,746 SF
Total Patio* ±422 SF

Retail Centric Space
Suite 1160 ±1,746 SF
Total Patio* ±422 SF

Retail Centric Space
Suite 1150 ±2,169 SF
Total Patio* ±1,025 SF

Available LOI Working Leased



BUILDING 1C



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Restaurant Centric Space

Suite 1140	±3,872 SF
Uncovered Patio	±657 SF

Retail Centric Space

Suite 1128	±1,634 SF
Uncovered Patio	±391 SF

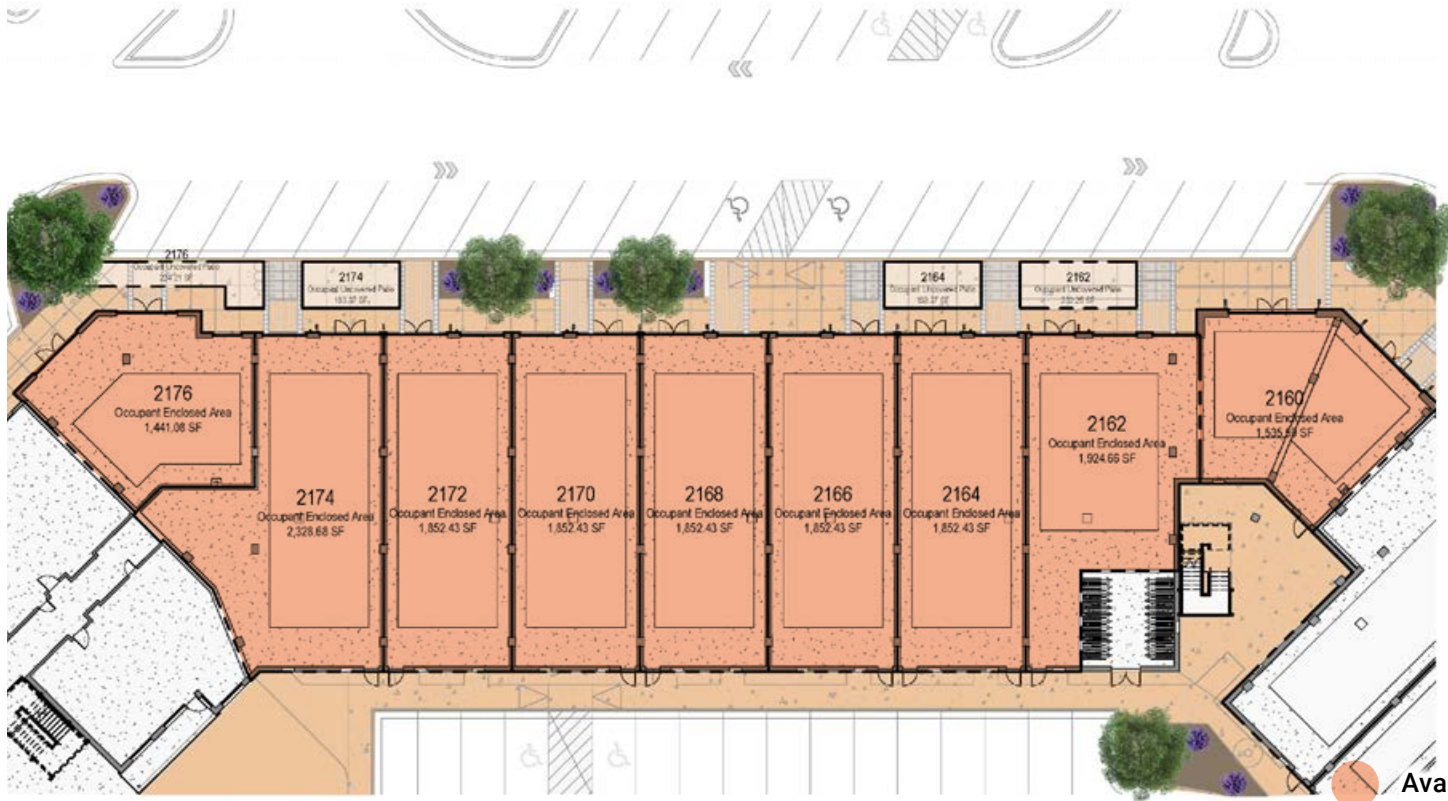
Restaurant Centric Space

Suite 1126	±2,620 SF
Covered Patio	±1,325 SF
Uncovered Patio	±418 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 2A



IN THE HEART OF THE RETAIL & TOWN CENTER

Retail Centric Space

Suite 2176 ±1,441 SF
Uncovered Patio ±234 SF

Retail Centric Space

Suite 2174 ±2,328 SF
Uncovered Patio ±193 SF

Retail Centric Space

Suite 2172 ±1,852 SF

Retail Centric Space

Suite 2170 ±1,852 SF

Retail Centric Space

Suite 2168 ±1,852 SF

Retail Centric Space

Suite 2166 ±1,852 SF

Retail Centric Space

Suite 2164 ±1,852 SF
Uncovered Patio ±193 SF

Retail Centric Space

Suite 2162 ±1,924 SF
Uncovered Patio ±232 SF

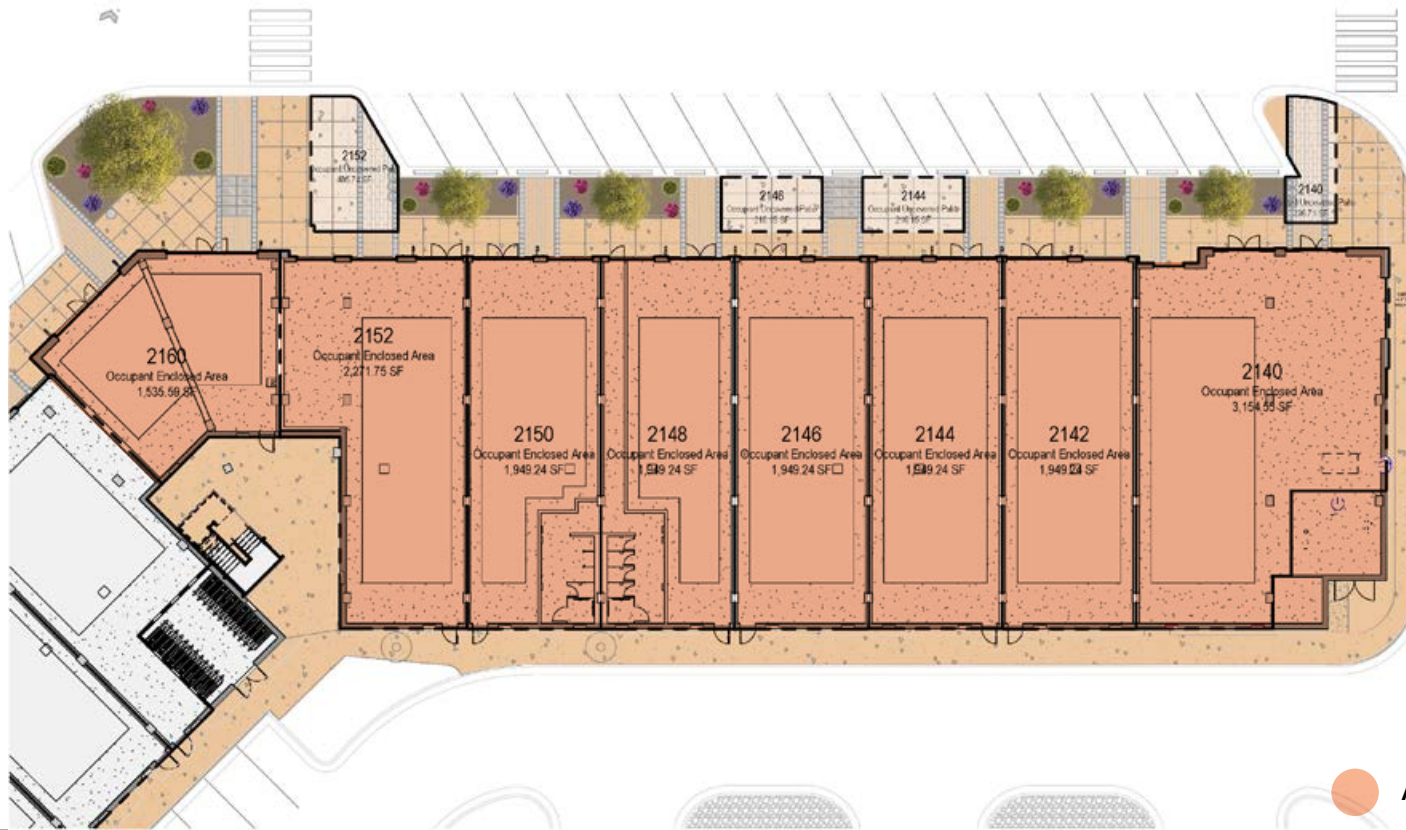
Retail Centric Space

Suite 2160 ±1,535 SF

Available LOI Working Leased



BUILDING 2B



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail Centric Space	
Suite 2160	±1,535 SF
Retail Centric Space	
Suite 2152	±2,271 SF
Retail Centric Space	
Suite 2150	±1,949 SF
Retail Centric Space	
Suite 2148	±1,949 SF
Retail Centric Space	
Suite 2146	±1,949 SF
Uncovered Patio	±216 SF
Retail Centric Space	
Suite 2144	±1,949 SF
Uncovered Patio	±216 SF
Retail Centric Space	
Suite 2142	±1,949 SF
Restaurant Centric Space	
Suite 2140	±3,154 SF
Uncovered Patio	±236 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 2C



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail Centric Space

Suite 2134	±2,507 SF
Uncovered Patio	±526 SF
Covered Patio	±76 SF

Retail Centric Space

Suite 2132	±2,728 SF
Uncovered Patio	±132 SF
Covered Patio	±43 SF

Restaurant Centric Space

Suite 2122	±2,303 SF
Uncovered Patio	±769 SF
Covered Patio	±117 SF

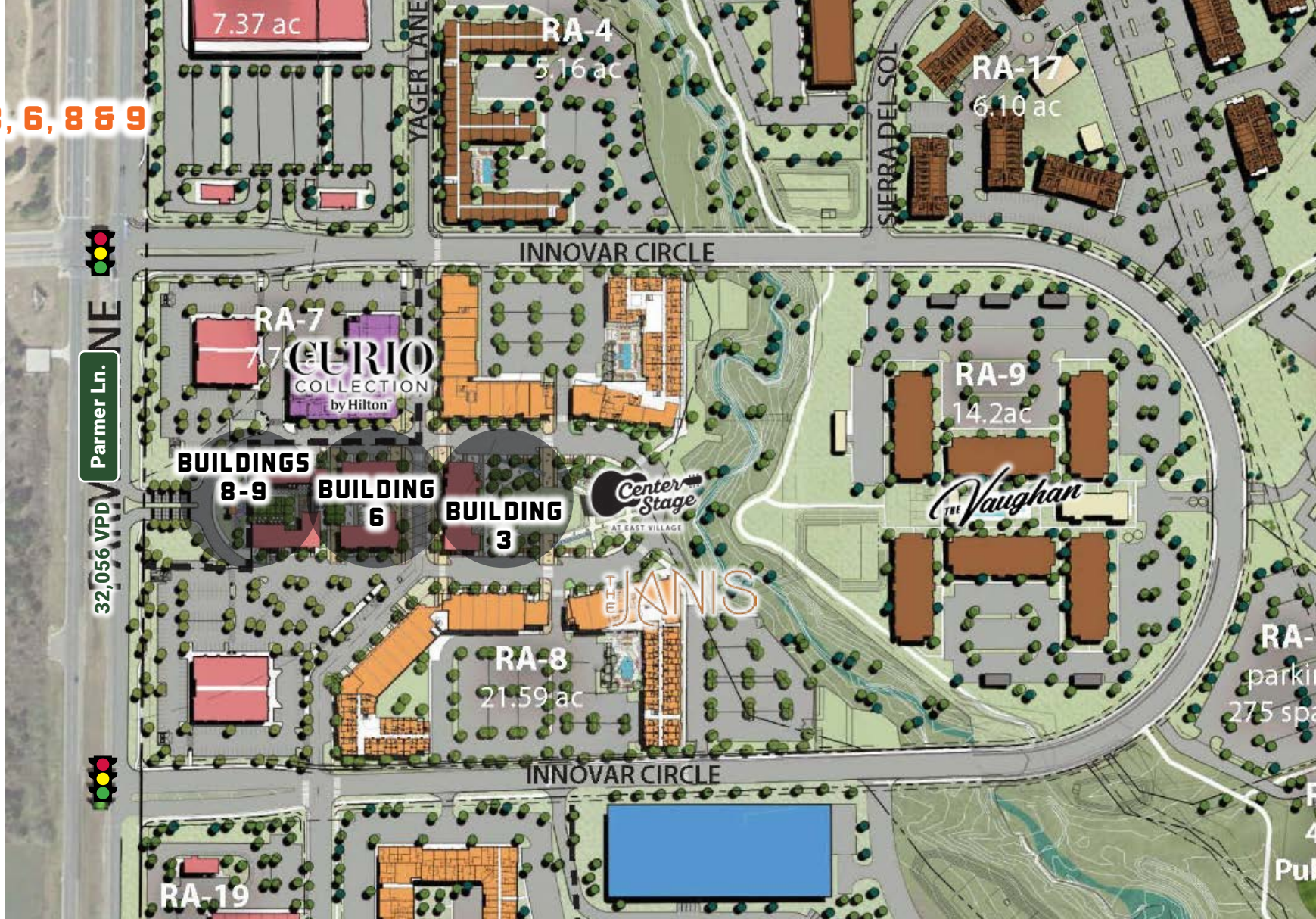
Restaurant Centric Space

Suite 2120	±3,198 SF
Uncovered Patio	±903 SF
Covered Patio	±76 SF

● Available
 ● LOI Working
 ● Leased



BUILDINGS 3, 6, 8 & 9



BUILDINGS 3, 6, 8 & 9

Predominant gateway location and highly visible along Parmer Lane

Across from Curio Collection by Hilton

Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Overlooks the Village Green and Center Stage (Building 3)

BUILDING 3 • LEVEL 1



HEART OF VILLAGE GREEN/ CENTER STAGE

Restaurant Centric Space

Suite 3120	±1,538 SF
Covered Patio	±152 SF

Restaurant Centric Space

Suite 3110	±2,895 SF
Covered Patio	±841 SF

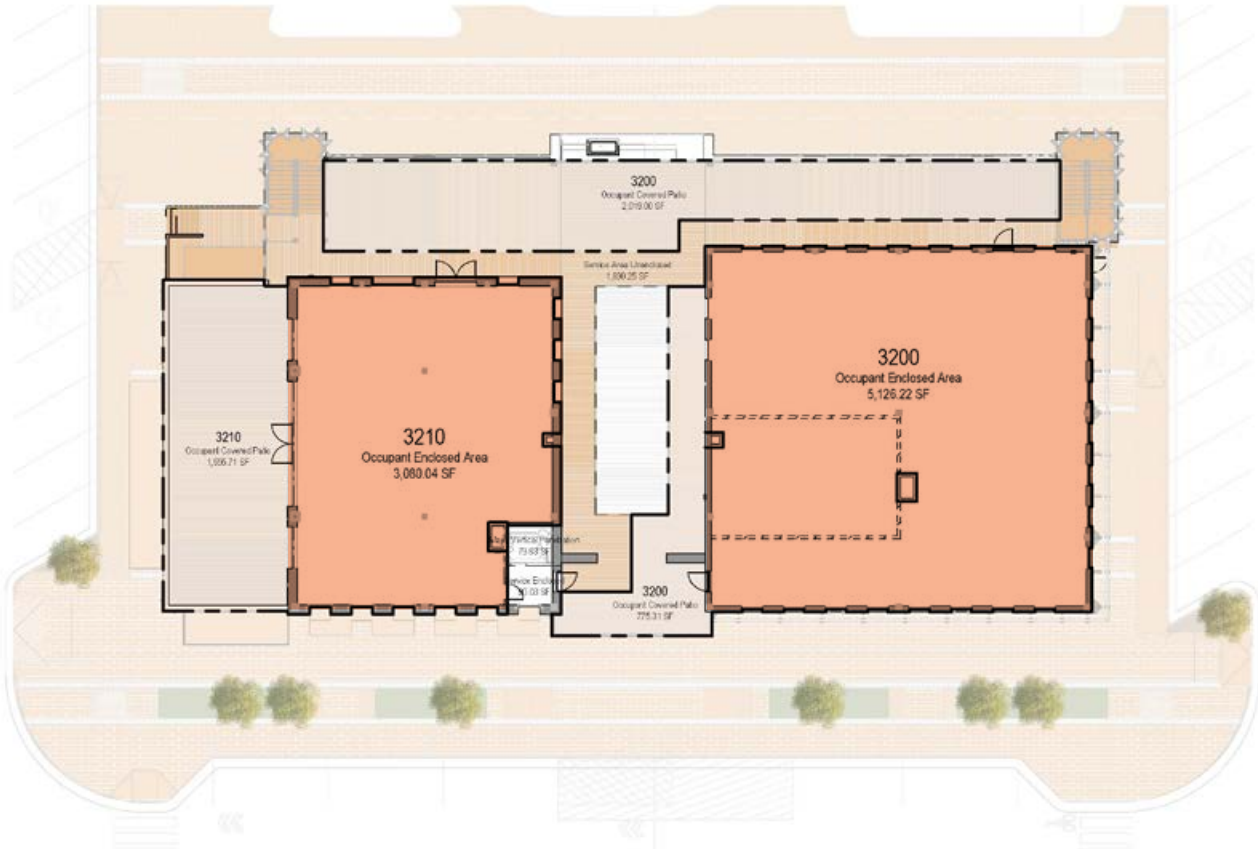
Restaurant Centric Space

Suite 3100	±3,787 SF
Covered Patio	±1,192 SF
Covered Patio	±487 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 3 • LEVEL 2



OVERLOOKING VILLAGE GREEN/ CENTER STAGE

Restaurant Centric Space

Suite 3210	±3,080 SF
Covered Patio	±1,555 SF

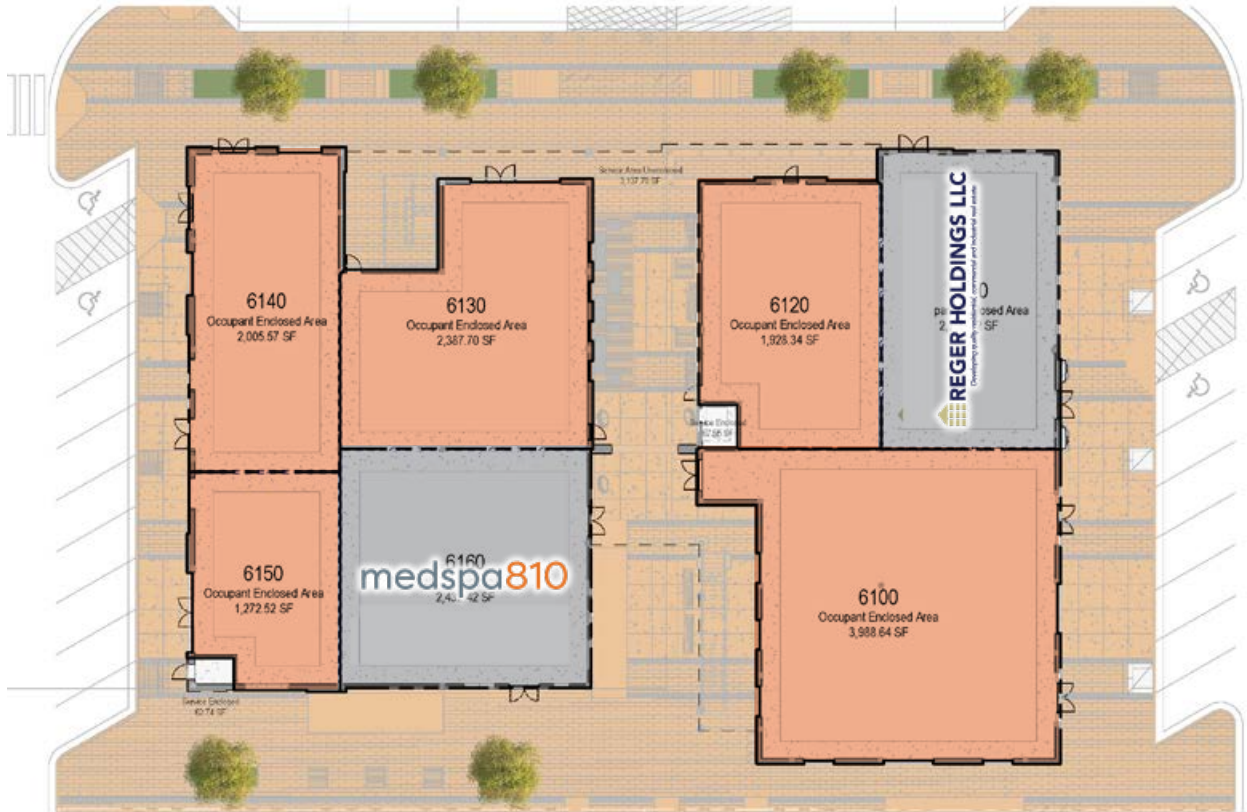
Restaurant Centric Space

Suite 3200	±5,126 SF
Covered Patio	±2,019 SF
Covered Patio	±775 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 6 • LEVEL 1



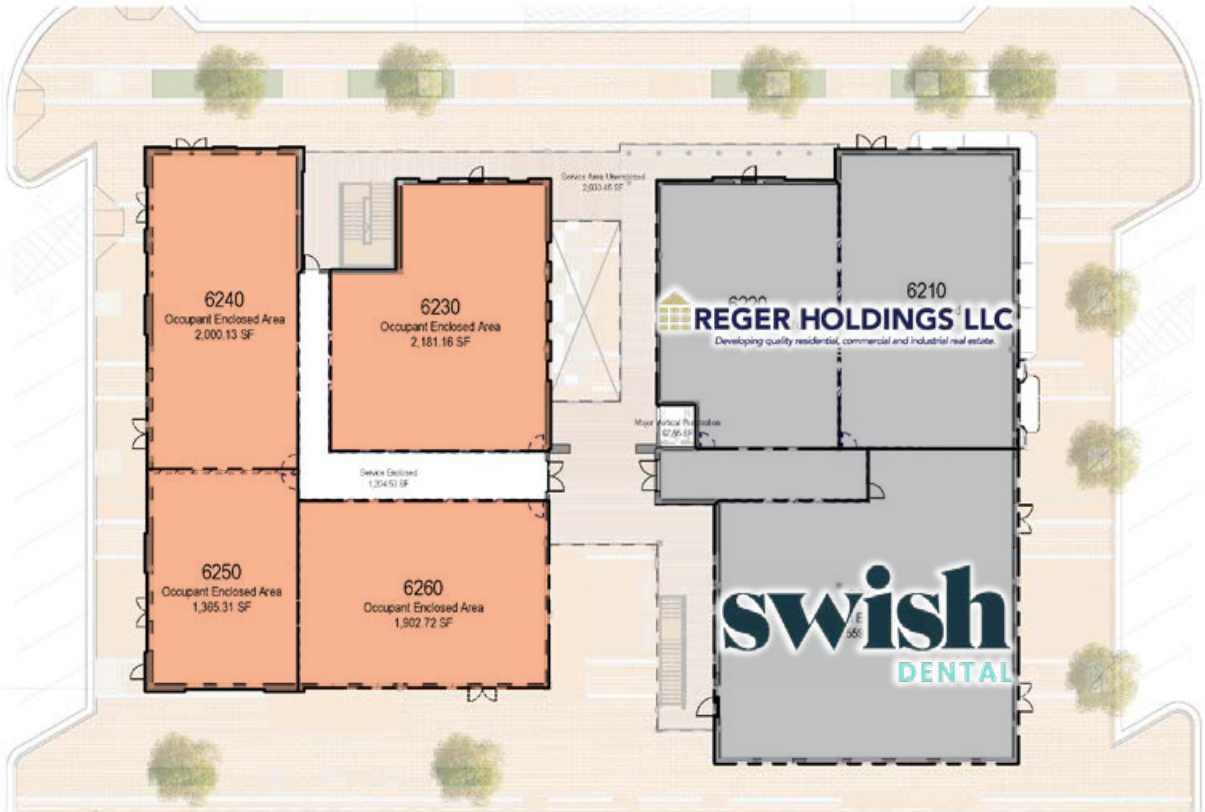
IN THE HEART OF THE RETAIL & TOWN CENTER

Suite	Occupant Enclosed Area (SF)	Status
Suite 6160	±2,432 SF	Leased
Suite 6150	±1,272 SF	LOI Working
Suite 6140	±2,005 SF	Available
Suite 6130	±2,387 SF	Available
Suite 6120	±1,928 SF	Available
Suite 6110	±2,165 SF	Leased
Suite 6100	±3,988 SF	Available

● Available
 ● LOI Working
 ● Leased



BUILDING 6 • LEVEL 2



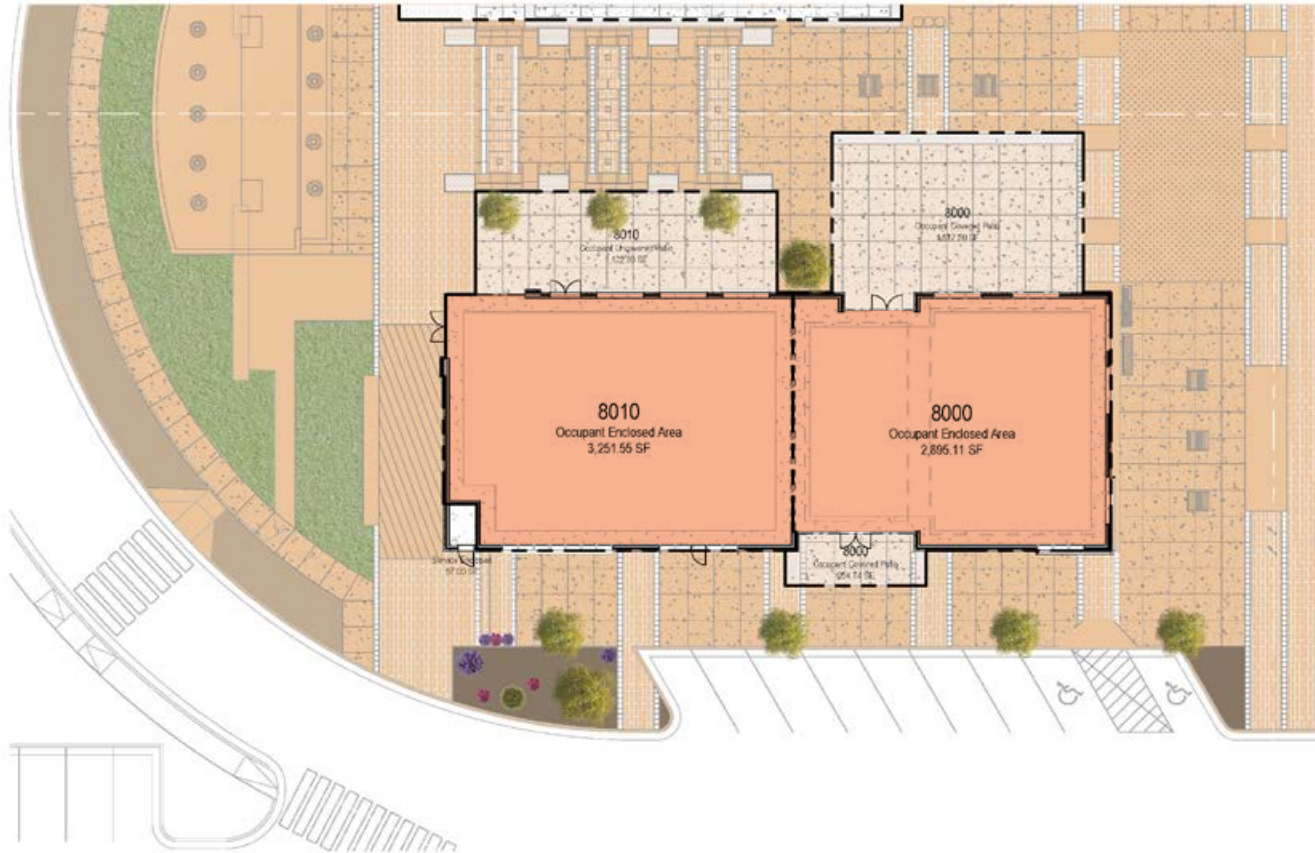
IN THE HEART OF THE TOWN CENTER

- Class A Office Space**
Suite 6260 ±1,902 SF
- Class A Office Space**
Suite 6250 ±1,365 SF
- Class A Office Space**
Suite 6240 ±2,000 SF
- Class A Office Space**
Suite 6230 ±2,181 SF
- Retail Centric Space**
Suite 6220 ±1,928 SF
- Retail Centric Space**
Suite 6210 ±2,188 SF
- Retail Centric Space**
Suite 6200 ±3,559 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 8



PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

Retail Centric Space

Suite 8010	±3,251 SF
Uncovered Patio	±1,122 SF

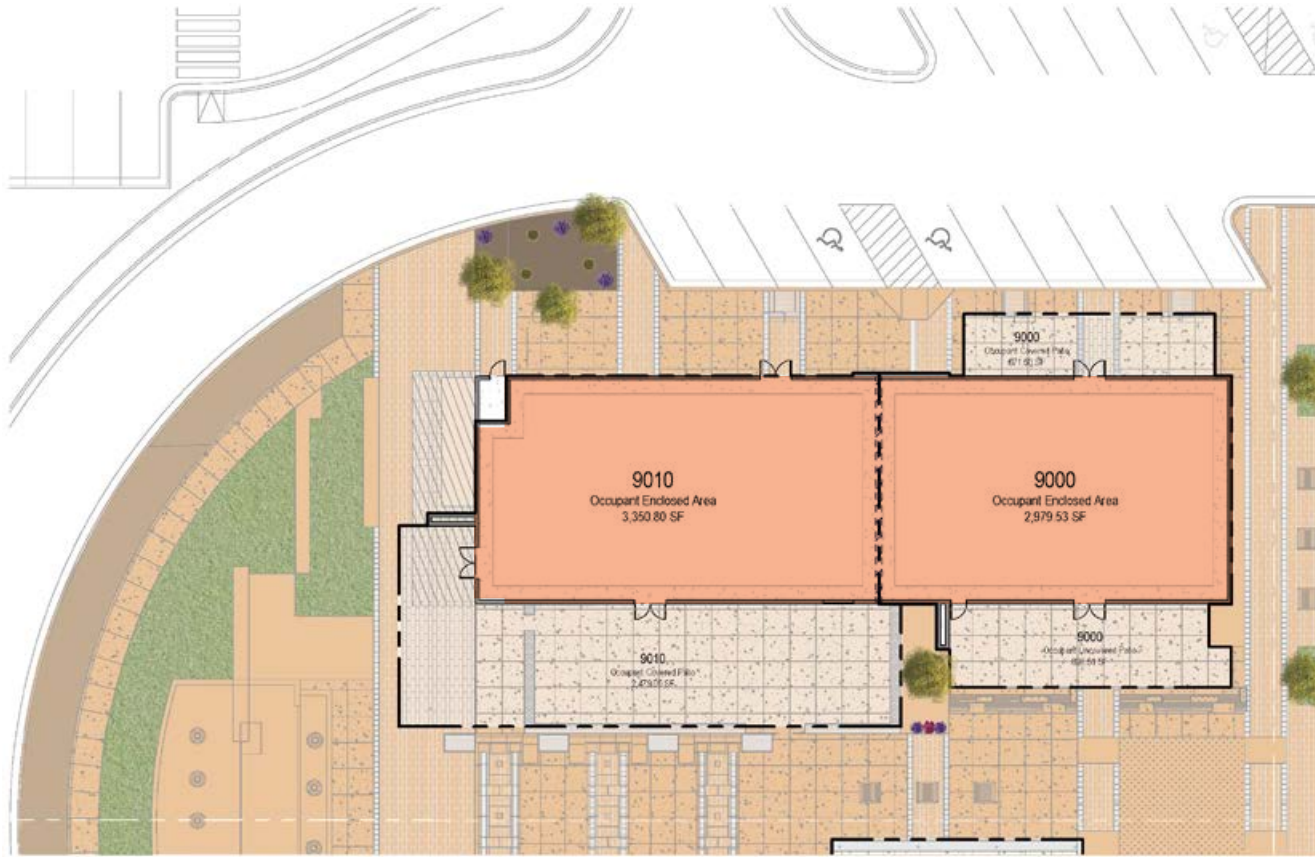
Retail Centric Space

Suite 8000	±2,895 SF
Covered Patio	±1,517 SF
Covered Patio	±254 SF

● Available
 ● LOI Working
 ● Leased



BUILDING 9



PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

Retail Centric Space

Suite 9010	±3,350 SF
Covered Patio	±2,479 SF

Retail Centric Space

Suite 9000	±2,895 SF
Uncovered Patio	±828 SF
Covered Patio	±571 SF

● Available
 ● LOI Working
 ● Leased



BUILDINGS 10 & 12



BUILDINGS 10 & 12

Predominant gateway location

Highly visible from Parmer Lane at lighted intersection of InnoVar Circle

Across from Curio Collection by Hilton (Building 10)

BUILDING 10



PREDOMINANT GATEWAY LOCATION

Retail Centric Space

Suite 10110 ±1,436 SF
Covered Patio ±923 SF

Retail Centric Space

Suite 10112 ±1,532 SF
Uncovered Patio ±281 SF

Retail Centric Space

Suite 10114 ±1,528 SF
Uncovered Patio ±285 SF

Retail Centric Space

Suite 10116 ±1,528 SF
Uncovered Patio ±285 SF

Retail Centric Space

Suite 10118 ±1,433 SF
Uncovered Patio ±840 SF

Retail Centric Space

Suite 10130 ±1,262 SF
Covered Patio ±848 SF

Retail Centric Space

Suite 10132 ±1,528 SF
Uncovered Patio ±285 SF

Retail Centric Space

Suite 10134 ±1,528 SF
Uncovered Patio ±285 SF

Retail Centric Space

Suite 10136 ±1,532 SF
Uncovered Patio ±281 SF

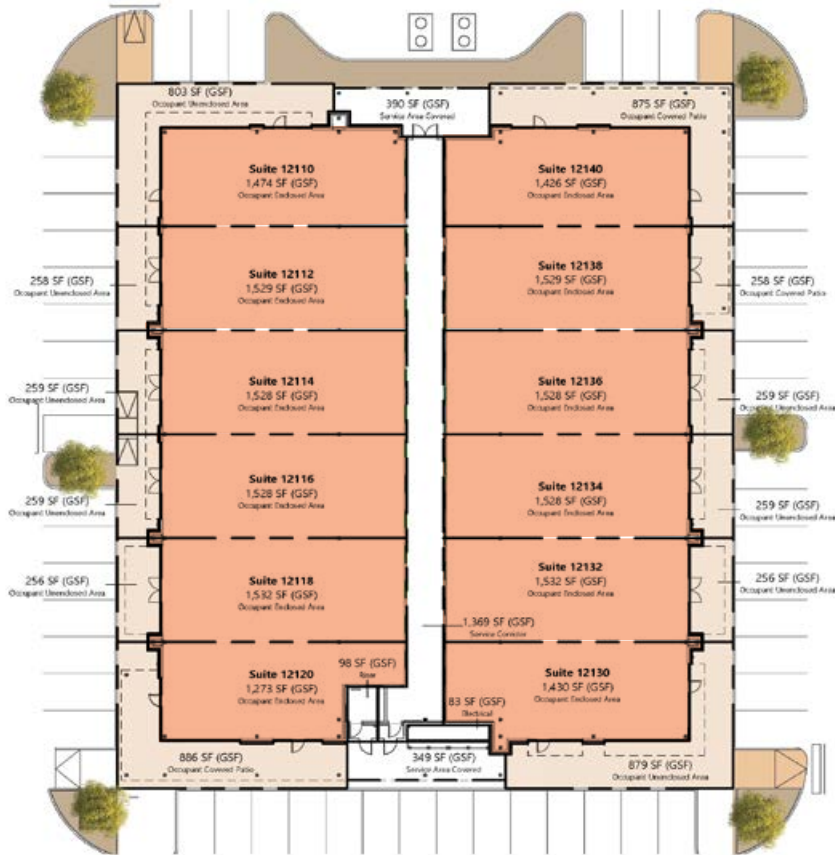
Retail Centric Space

Suite 10138 ±1,483 SF
Uncovered Patio ±849 SF

Available LOI Working Leased



BUILDING 12



PREDOMINANT GATEWAY LOCATION

Retail Centric Space

Suite 12110 ±1,474 SF
Covered Patio ±803 SF

Retail Centric Space

Suite 12112 ±1,529 SF
Uncovered Patio ±258 SF

Retail Centric Space

Suite 12114 ±1,528 SF
Uncovered Patio ±259 SF

Retail Centric Space

Suite 12116 ±1,528 SF
Uncovered Patio ±259 SF

Retail Centric Space

Suite 12118 ±1,532 SF
Uncovered Patio ±256 SF

Retail Centric Space

Suite 12120 ±1,273 SF
Uncovered Patio ±886 SF

Retail Centric Space

Suite 12130 ±1,430 SF
Covered Patio ±879 SF

Retail Centric Space

Suite 12132 ±1,532 SF
Uncovered Patio ±256 SF

Retail Centric Space

Suite 12134 ±1,528 SF
Uncovered Patio ±259 SF

Retail Centric Space

Suite 12136 ±1,528 SF
Uncovered Patio ±259 SF

Retail Centric Space

Suite 12138 ±1,529 SF
Uncovered Patio ±258 SF

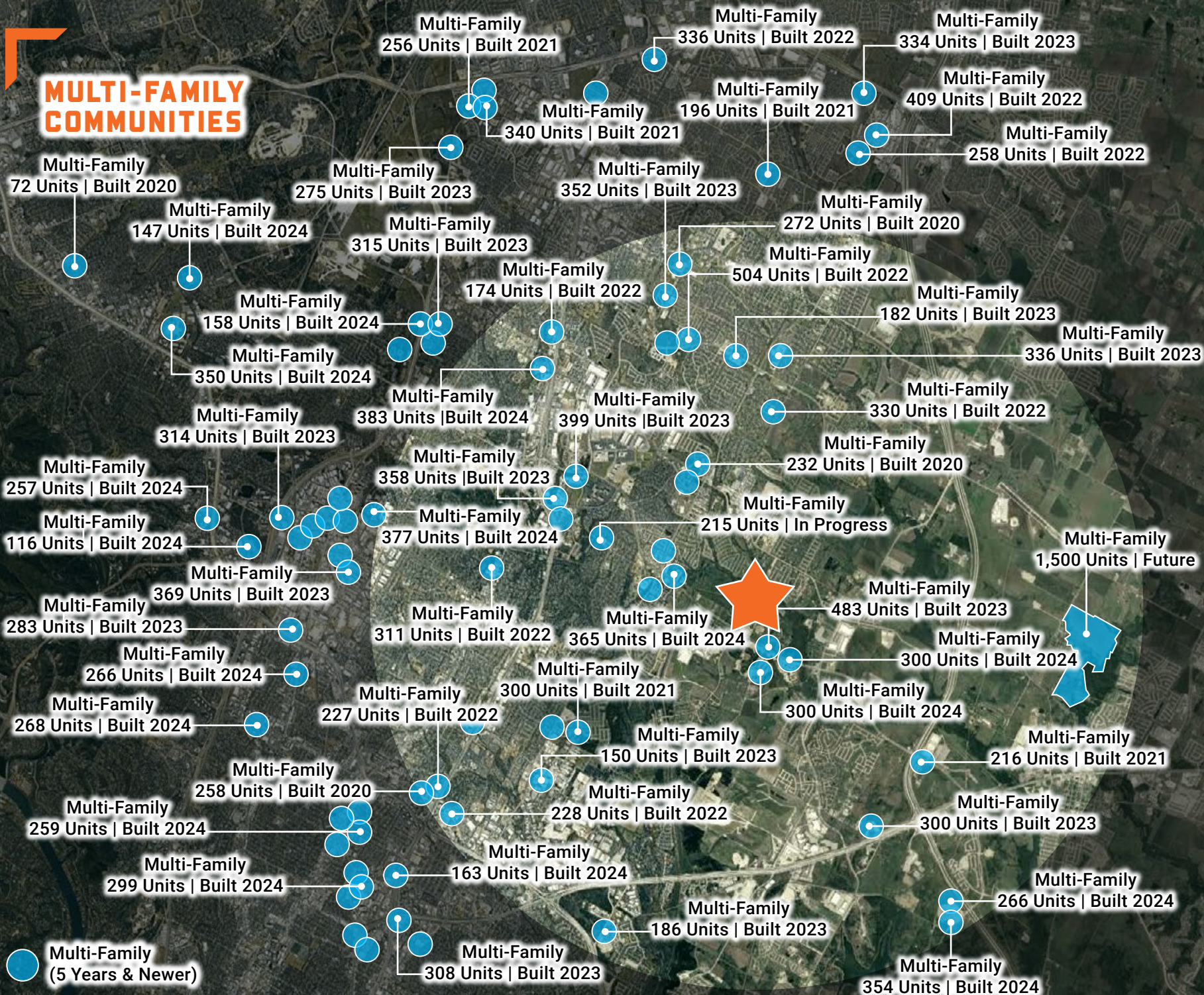
Retail Centric Space

Suite 12140 ±1,426 SF
Uncovered Patio ±875 SF

Available LOI Working Leased



MULTI-FAMILY COMMUNITIES



SINGLE-FAMILY DEVELOPMENTS

Whisper Valley Village
5,000 Lots & 2,500 Units

Shadow Glen
3,500 Lots

Lagos
2,300 Lots

Wildhorse
1,850 Lots | 1,260 Units

Fossil Creek
933 Lots

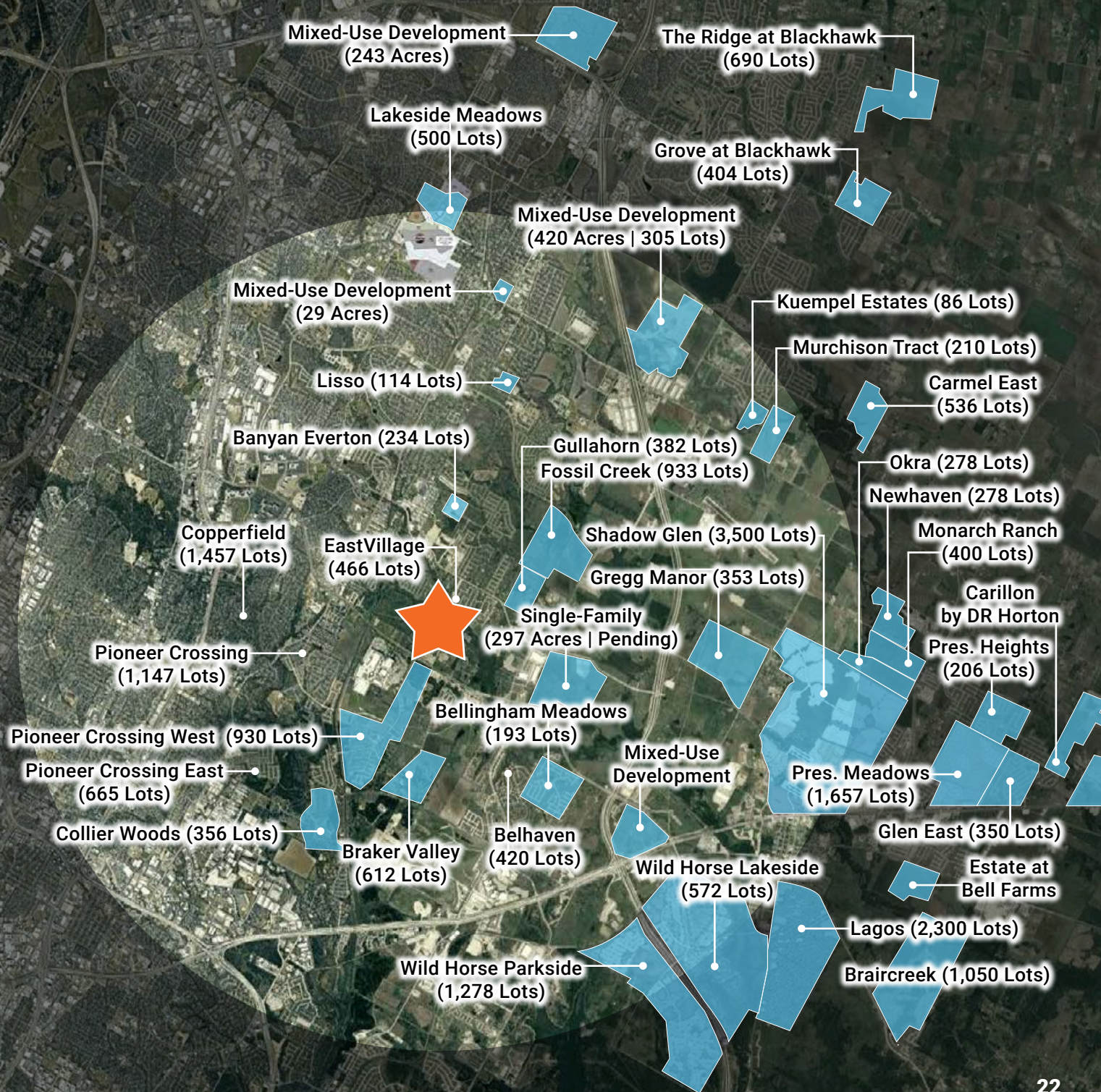
Braker Valley
612 Lots

Gregg Manor Phase I
353 Lots

Newhaven
278 Lots

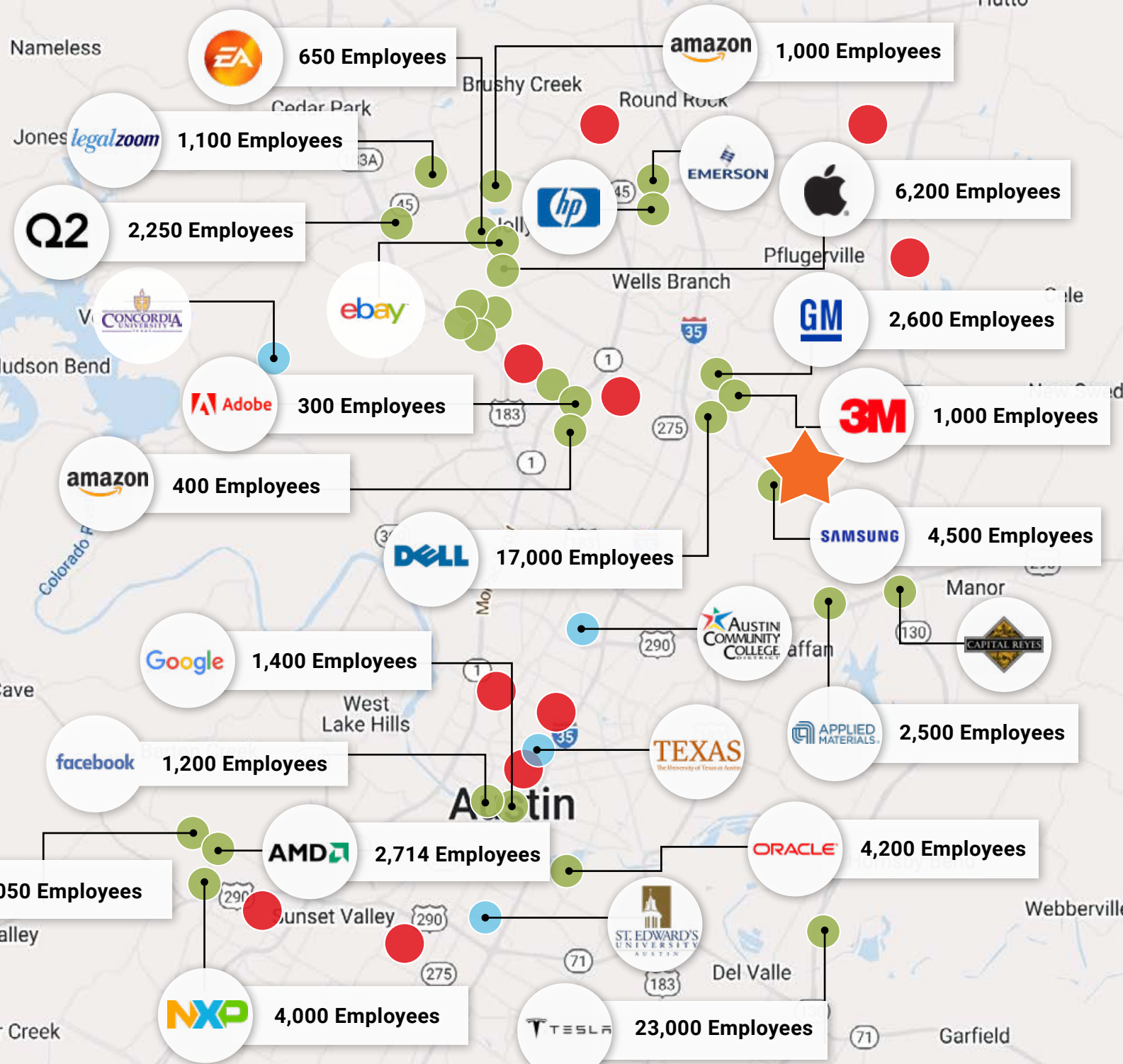
Bellingham Meadows
Phase 1 & 2
193 Lots

● Single-Family
(Newer & In Development)



MAJOR EMPLOYERS

- Austin Independent School District
12,000 Employees
- Reyes Beverage Group
9,300 Employees
- Freescale Semiconductor Inc.
5,400 Employees
- Flex
2,300 Employees
- National Instruments
2,240 Employees
- Visa
2,000 Employees
- VRBO
1,271 Employees
- Cisco Systems
1,050 Employees
- Emerson Process Mgmt
505 Employees



- Major Employer
- Medical/Hospital
- University/College

TRADE AREA DEMOGRAPHICS



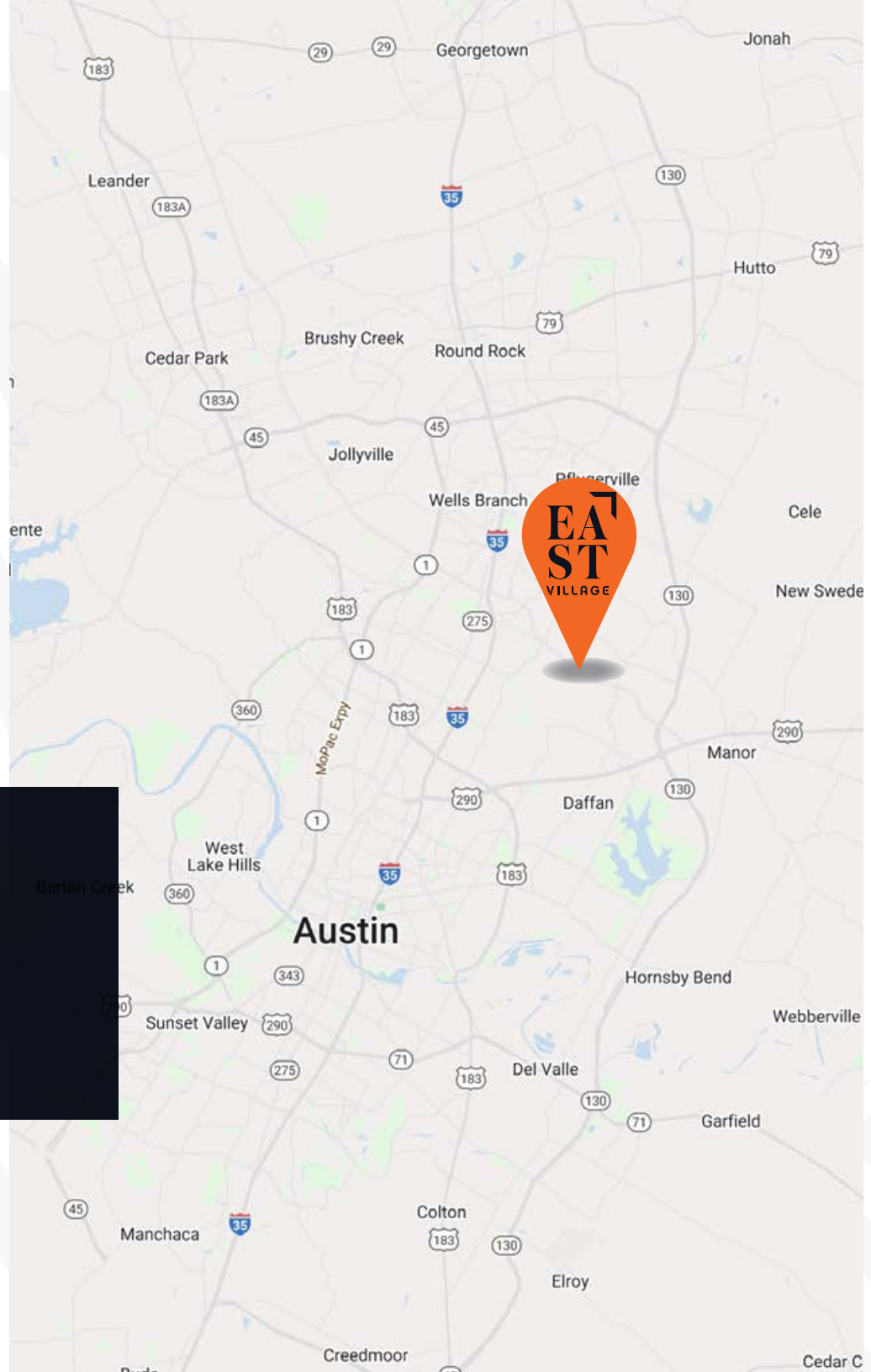
2024 Demographics	3 Miles	5 Miles	7 Miles
Est. Population	65,528	206,681	426,833
Est. Median Age	34.3	33.9	34.4
Est. Households	25,499	82,297	178,687
Est. Avg. HH Income	\$118,706	\$105,992	\$116,105
Median Home Value	\$414,119	\$445,184	\$483,473
Daytime Population	10,272	57,773	163,047
White Collar Workers	69.1%	65.2%	69.9%
Total HH Expenditure	\$2.03B	\$5.99B	\$13.92B

*Multi-family units 5 years & newer

LET'S CONNECT

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Information About Brokerage Services - Texas Real Estate Commission

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 or buyer) to communicate with, provide opinions and advice 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 with 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 payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials