



Building - Can Divide Lakeline Mall Outparcel

AUSTIN, TEXAS
NWQ of SH 183 & RR 620
Austin, Texas 78163



Tenant Operating - Please Do Not Disturb

DESCRIPTION: Located on the Lakeline Mall peripheral, this 50,810 SF building (divisible) has a desirable location that is easily accessible from both Lakeline Mall and Lakeline Plaza. Lakeline Mall consists of over 150 retailers, anchored by Dillard's, Macy's, H&M, and JCPenney. Lakeline Plaza is anchored by Bed Bath & Beyond, Best Buy, TJ Maxx, Total Wine, Ross, Party City and PetSmart, to name a few. The subject building is located at the NWC of Highway 183 with 115,261 VPD and Tollway 45 with 42,390 VPD.

AVAILABLE: 50,810 SF - Can Divide

LEASE RATE: Call for Rates

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2019 Population	11,511	107,267	211,196
Daytime Population	17,985	86,964	188,776
2019 Households	4,958	43,405	84,823
Average HH Income	\$80,630	\$108,402	\$116,981

TRAFFIC COUNTS:

US Hwy 183: 115,261 VPD
RR 620: 42,390 VPD west of 183
SH 45: 64,632 VPD east of 183
(TXDOT 2017)

AREA RETAILERS:



JENNIFER REYNOLDS - 214.244.0961 - jreynolds@WincRetail.com

KATHLEEN NASH - 214.766.1591 - knash@WincRetail.com

6521 Walnut Hill Ln | Dallas, Texas 75230 | WincRetail.com



Building - Can Divide

Lakeline Mall Outparcel

AUSTIN, TEXAS
NWQ of SH 183 & RR 620
Austin, Texas 78163



JENNIFER REYNOLDS - 214.244.0961 - jreynolds@WincRetail.com

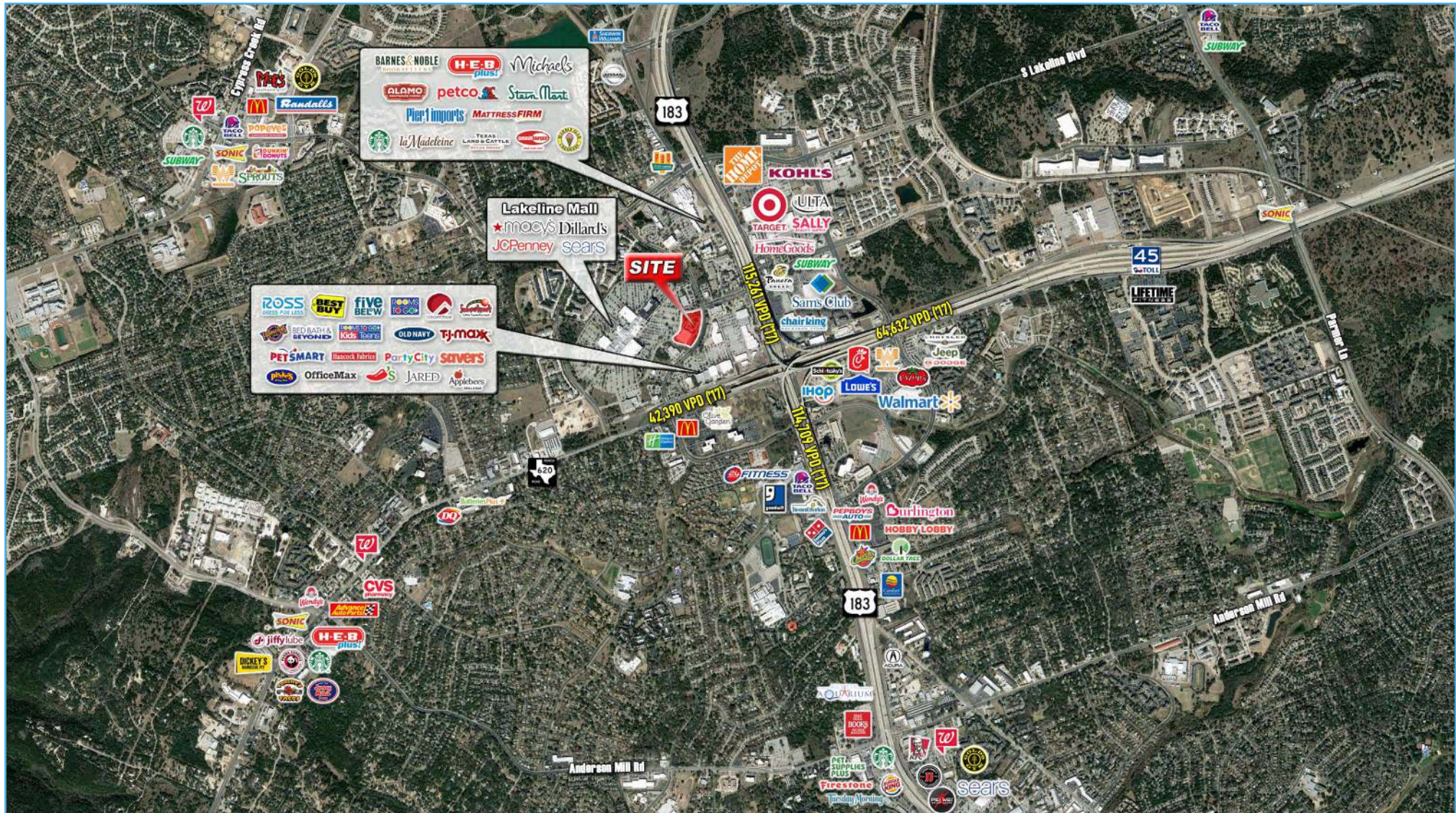
KATHLEEN NASH - 214.766.1591 - knash@WincRetail.com

6521 Walnut Hill Ln | Dallas, Texas 75230 | WincRetail.com



Building - Can Divide Lakeline Mall Outparcel

AUSTIN, TEXAS
NWQ of SH 183 & RR 620
Austin, Texas 78163



JENNIFER REYNOLDS - 214.244.0961 - jreynolds@WincRetail.com

KATHLEEN NASH - 214.766.1591 - knash@WincRetail.com

6521 Walnut Hill Ln | Dallas, Texas 75230 | WincRetail.com



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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
------------------------------------	----------------------	----------------	----------------

_____ 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