

300 multi-family units/85,000 SF
December 2023 completion



REVOLVE ATX | 112 WILL DAVIS DRIVE, AUSTIN, TX 78752

Features

- Ground level retail of Multifamily project
- 300+ residents above in the apartments
- Adjacent to ACC Highland Campus (with over 10,000 students)

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

Airport Blvd 20,120 VPD

Demographics

YEAR:

1 MILE

3 MILE

5 MILE

Total Population

19,262

169,187

363,838

Total Households

9,606

76,053

159,400

Avg HH Income

\$95,299

\$104,483

\$115,510

Daytime Population

23,788

215,407

561,388

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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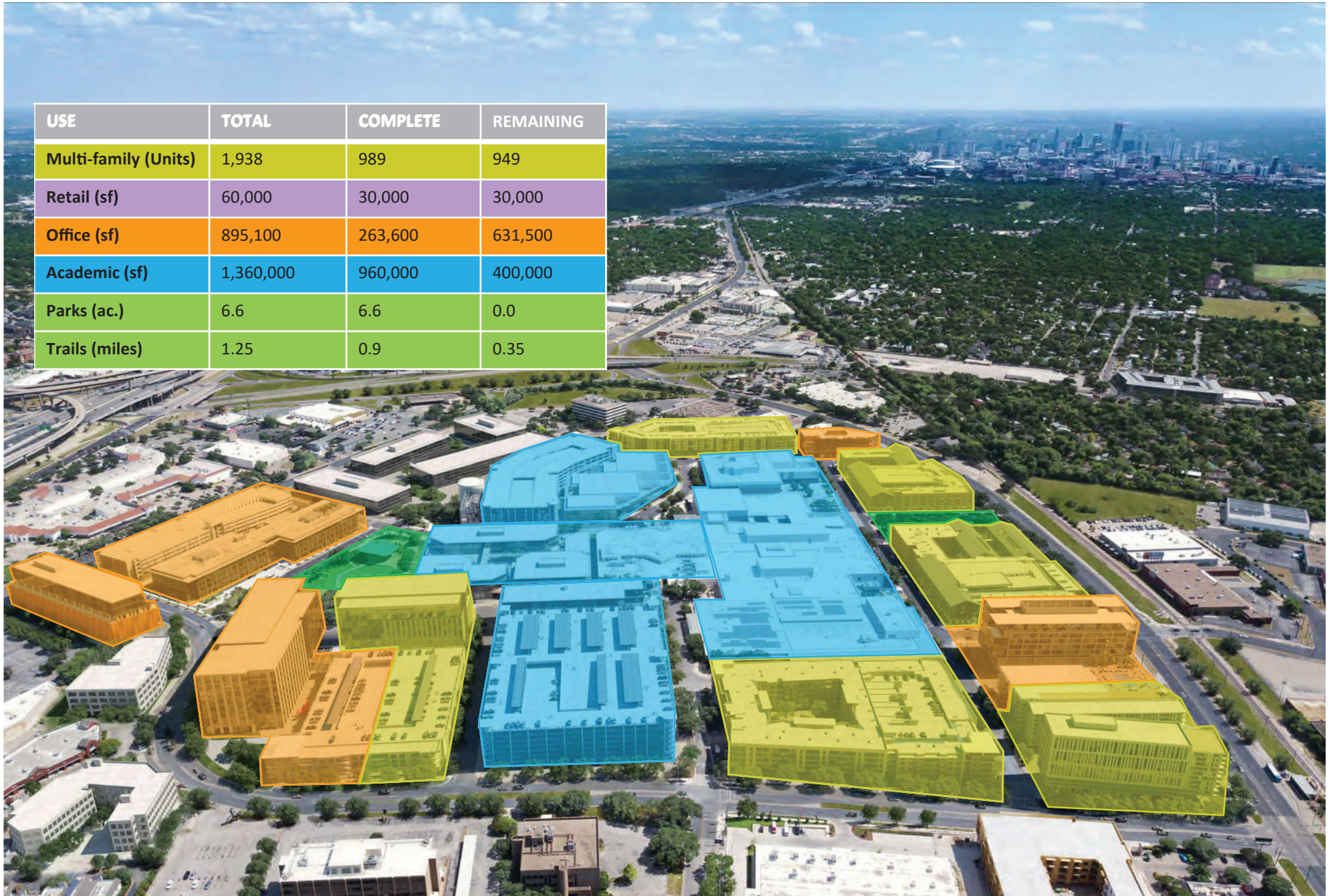




Multiple Transportation Options

- 15 minutes from Downtown Austin
- Direct access to:
 - IH-35
 - US 290
 - US 183
- Served by Capital Metro transit:
 - Red Line Rail
 - Gold Line Rapid Bus
 - Numerous bus routes
- On the Airport Boulevard growth corridor

USE	TOTAL	COMPLETE	REMAINING
Multi-family (Units)	1,938	989	949
Retail (sf)	60,000	30,000	30,000
Office (sf)	895,100	263,600	631,500
Academic (sf)	1,360,000	960,000	400,000
Parks (ac.)	6.6	6.6	0.0
Trails (miles)	1.25	0.9	0.35



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<p>1 – Ella Parkside Apartments Complete</p>	<p>5 - ACC / PBS Complete</p>	<p>9 - Slate Multifamily Under Construction</p>
<p>2 - Five Two Apartments Complete</p>	<p>6 - City of Austin Permitting & Development Center Office Complete</p>	<p>10 - Urban Genesis Multifamily Under Construction</p>
<p>3 - ACCelerator Complete</p>	<p>7 - Revolve ATX Apartments Under Construction</p>	<p>11 - Alexandria Office In Permitting</p>
<p>4 - ACC Phase 2 Complete</p>	<p>8 – Highland 4 Office Permitted</p>	<p>12 - COA Airport Blvd Redevelopment Under Construction</p>

COMMUNITY IMPACT

- “This place is one of the most important places in the City, because this place is the City’s future.” - ***Austin Mayor, Steve Adler***
- [Referring to the ACCelerator] “This seems to be so empowering and so positive, and students can see immediate success.” – ***First Lady of the United States of America, Jill Biden***
- “We know it was a really big deal when Highland Mall opened here as the first shopping mall in Central Texas, and I think it’s an even bigger deal to have Highland get underway today as a place where our neighbors can shop for a better future.” – ***U.S. Representative, Lloyd Doggett***
- “RedLeaf Properties is a visionary firm that treats developments as more than just ‘projects’ – they seek to create properties that are sustainable and well-loved by the community.” – ***ACC Chancellor, Dr. Richard Rhodes***
- “The future of Highland Mall is now secure...the ultimate redevelopment will be thoughtful and appropriate for the surrounding community.” – ***Former Austin Mayor, Lee Leffingwell***
- [Referring to the Permitting and Development Center office building RedLeaf developed with Ryan Companies to sell to COA] “The new approach we took for the PDC is a first-of-its-kind transaction in the State of Texas, and we’re really pleased with the result. We now have a modern, sustainable facility that better serves our customers, offers a great working environment for our employees, and puts more jobs and services near transit.” – ***City of Austin Deputy Chief Financial Officer, Greg Canally***



SITE

Revolve ATX
100 MF units

Public-Private Partnership
Education-anchored
Mixed-Use Redevelopment

Highland
300k SF Under Design

City of Austin
Planning & Develop.
1,000 Employees
250k SF built 2021

Austin Community College

Windsor Park Towers
3 Star Office
Delivers Sep 2023

Highgrove
313 MF units

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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.



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 on 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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Date