



THE CRESCENT | 6929 AIRPORT BLVD, AUSTIN, TX 78752

Features

- 115,907 SF newly redeveloped neighborhood grocery anchored retail center that serves North and Central Austin
- Home to Austin's first 99 Ranch Market and 85C
- Close proximity to the Crestview Station rail line and ACC Highland campus redevelopment

FOR LEASE

TOTAL SF: 115,907
MIN CONTIGUOUS SF: 937
MAX CONTIGUOUS SF: 2,876
NNN: \$11.78 PER SF/YR EST.

Traffic Counts

Lamar Blvd	43,971 VPD
Airport Blvd	22,083 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	18,135	164,877	350,641
Daytime Population	19,493	189,886	452,106
Average HH Income	\$97,340	\$90,561	\$101,714
Total Households	8,169	69,841	146,860

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Area Retailers & Businesses



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Current Tenants

Building A

100	Domino's Pizza	1,709 sf
101	Mia Aesthetics	1,990 sf
103	Mia Aesthetics	2,671 sf
108	99 Ranch Liquor	1,207 sf
109	Verizon	1,100 sf
110	99 Ranch Market	37,239 sf
121	Kinokuniya	6,976 sf
125	Kura Sushi	5,600 sf

Building B

127	Hottest Pot	7,019 sf
131	K-Pop Tori	1,236 sf
132	Bun Belly	1,993 sf
133	Oh K-Dog	1,622 sf
134	Tanuki Games	1,343 sf
135	Snowy Village	1,510 sf
137	Hallyu Cosmetics	922 sf
140	Footy Rooty	1,769 sf
146	Sazan	3,533 sf
148	Steamies	750 sf
150	Windy Hair	1,105 sf
151	Uncle Tetsu	937 sf
158	BB.Q Chicken	1,997 sf
160	Daiso Japan	6,814 sf
164	Rivery Dental	1,669 sf
165	Resolution Eyecare	2,068 sf
167	Budget/Avis	1,199 sf
173	Pink Box	2,850 sf
175	H&R Block	3,355 sf

Building C

176	K BBQ	7,464 sf
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Building D

196	Ding Tea	1,983 sf
197	85°C Bakery Cafe	3,859 sf

Building E

6903	Starbucks	2,876 sf
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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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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 listening 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