



MARKET AT PARMER | 12407 N MOPAC EXPRESSWAY, AUSTIN, TX 78758

Features

- H-E-B Grocery Anchor
- Strategic location at the intersection of two major roadways
- Excellent mix of national, regional, and local tenants
- Close proximity to major employment centers

FOR LEASE

TOTAL SF: 125,177
AVAILABLE SF: 13,675
CONTACT FOR MORE INFORMATION

| Traffic Counts | | Demographics | YEAR: 2024 | MILE 1 | MILE 3 | MILE 5 |
|-----------------------------|------------|--------------------|------------|----------|-----------|-----------|
| N Mopac (Loop 1) Expressway | 88,628 VPD | Total Population | | 16,313 | 109,718 | 314,541 |
| Parmer Lane | 48,346 VPD | Total Households | | 7,974 | 53,603 | 136,688 |
| | | Avg HH Income | | \$94,266 | \$101,649 | \$104,455 |
| | | Daytime Population | | 16,983 | 154,350 | 351,512 |

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 Director of Brokerage - Austin
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Area Retailers & Businesses



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Available Space

| | | |
|----|-----------------|----------|
| 1 | Ste 125-A | 2,344 sf |
| 5 | Ste 400A & 450A | 4,090 sf |
| 19 | Ste 350B | 5,025 sf |

Current Tenants

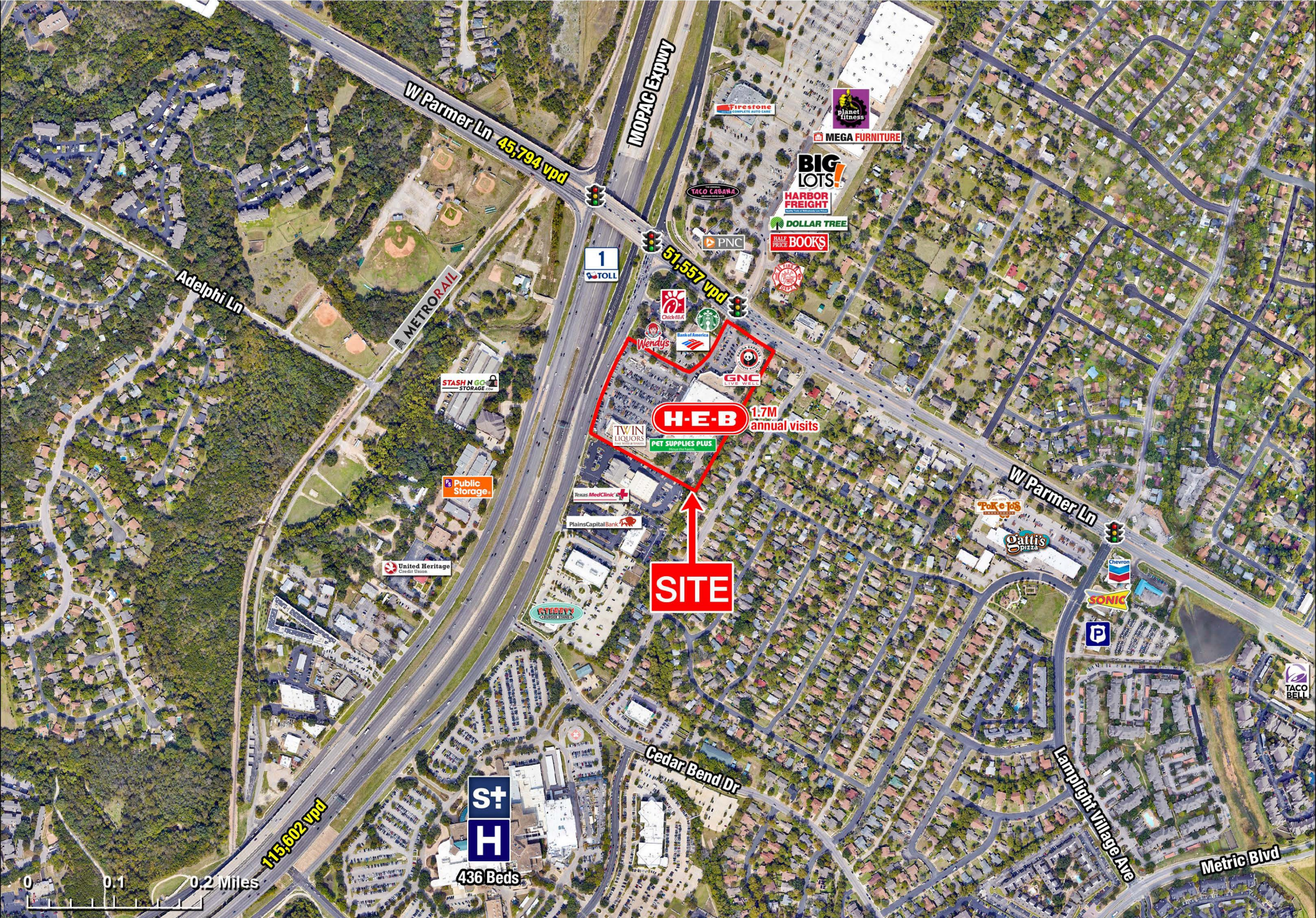
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|----|-------------------------------------|-----------|
| | H-E-B Grocery | 73,790 sf |
| 2 | Massage Pro | 900 sf |
| 3 | GNC, Ste 200A | 915 sf |
| 4 | VS Nail & Spa, Ste 300A | 2,254 sf |
| 6 | O'Daku Sushi, Ste 500A | 2,513 sf |
| 7 | Basil Thai, Ste 550A | 2,442 sf |
| 8 | The Joint, Ste 600A | 1,190 sf |
| 9 | Happy Lemon, Ste 650A | 1,500 sf |
| 10 | Jamba Juice/Auntie Anne's, Ste 700A | 1,400 sf |
| 11 | My Care Dental, Ste 800A | 2,700 sf |
| 12 | Panda Express, Ste 950A | 2,200 sf |
| 13 | AT&T, Ste 100B | 1,942 sf |
| 14 | Great Clips, Ste 125B | 1,295 sf |
| 15 | Jersey Mike's | 1,260 sf |
| 16 | Biryani Pot, Ste 200B | 2,700 sf |
| 17 | UPS Store, Ste 250B | 1,750 sf |
| 19 | Twin Liquors, Ste 275B | 3,500 sf |
| 20 | Sunbury Vet Clinic, Ste 400B | 3,330 sf |
| 21 | Pet Supplies Plus, Ste 525B | 7,271 sf |

Total Lease Area: 126,367 sf

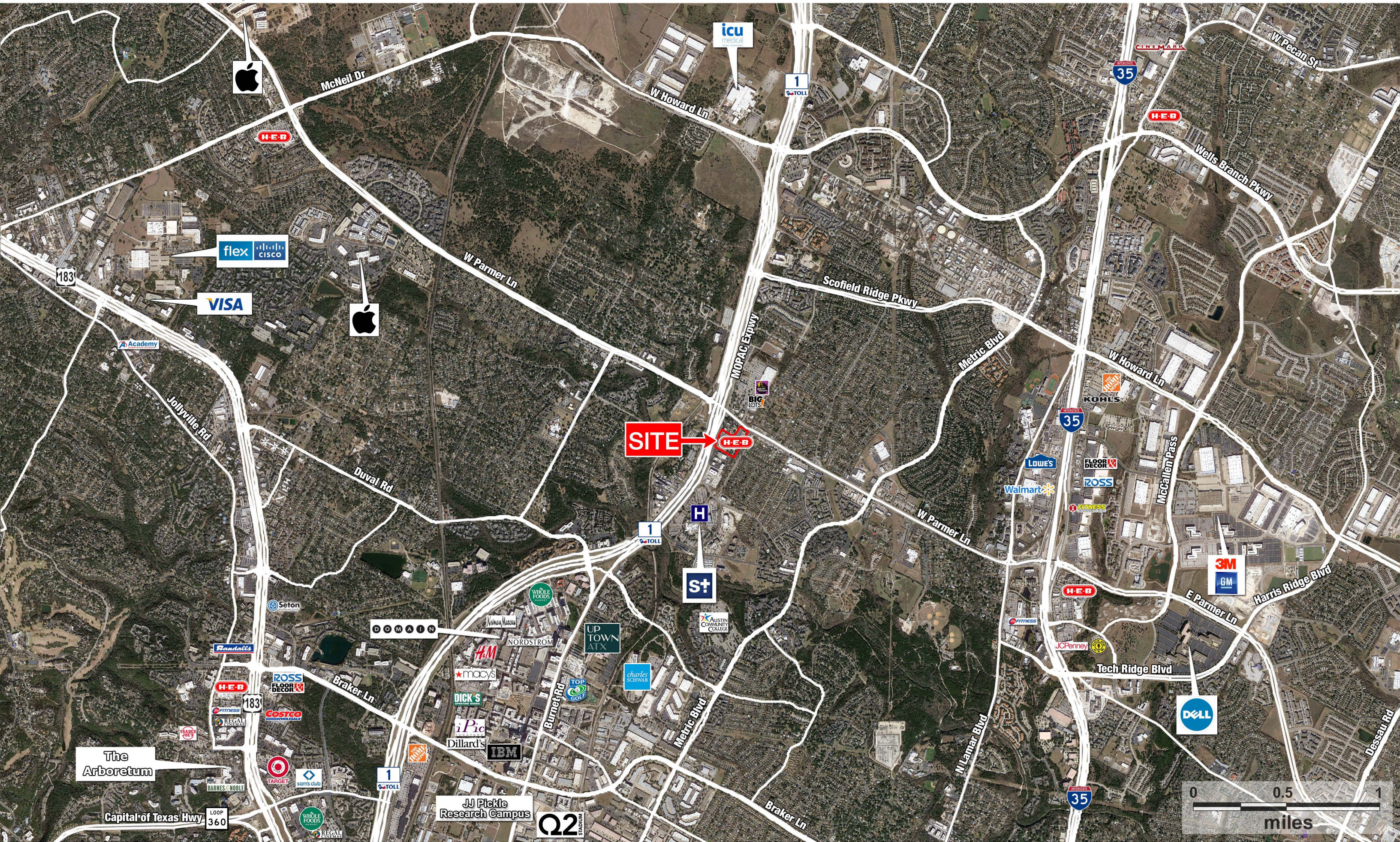
Key

| | |
|--|------------------------|
| | Available |
| | Occupied but Available |
| | At Lease |
| | Leased |





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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

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Buyer/Tenant/Seller/Landlord Initials

Date

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