



THE ROW- PHASE III | SW CORNER OF SH 71 & SH 130, AUSTIN, TX 78719

Features

The Row offers a best-in-class mixed-use development inspired by the character and charm of the area’s natural features and terrain, providing a dynamic gathering place with shops, entertainment, and dining options to the expanding southeast Austin region. This pastoral 314-acre setting keeps the outdoors front and center with shaded patios, walking and cycling trails, pocket parks, and native trees and grasses.

FOR LEASE

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
Hwy 71	118,269 VPD	Total Population		3,120	21,127	60,214
Pickle Parkway	47,417 VPD	Daytime Population		1,289	18,586	55,189
		Average HH Income		\$86,411	\$142,105	\$123,995
		Total Households		223	5,391	19,001

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Area Retailers & Businesses





8 miles to
Downtown
Austin

EXCEPTIONAL HIGHWAY VISIBILITY

150,000+
vehicles per day
on SH-71 and SH-130



A CUSTOMER BASE WITH
BUYING POWER

\$126,000

Austin-area average family income



97% retail
occupancy

15-MILE DAYTIME POPULATION

1,144,659
(and growing)

5 min. to Tesla
Gigafactory
20,000 daytime employees right next door








TOP AUSTIN EMPLOYERS

By number of employees

20,000+

 24,000	 23,900	 20,000
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10,000 - 20,000

 14,000	 13,000	 12,000
 11,000	 10,000	

2,000 - 10,000



THE ROW OVERALL PLAN



RETAIL PHASING

BLOCK 1 (IN PLANNING)

Block 1 fronts Highway 71 with excellent visibility and easy entry, anchored by a 148,000 SF major retail tenant and Jr. Anchor. Canvas Lane connects Block 1 directly to the heart of The Row.

BLOCK 2 RETAIL: (OPENING 2026)

BLOCK 6 APARTMENTS: (OPEN SUMMER 2025)

Block 2 rounds out the construction progress already underway for the Del Via Apartments on Block 6. Block 2 also offers 10 retail spaces totaling over 22,000 SF all surrounding a central green plaza, as well as a prime drive-thru ready pad site.

NEXT PHASES (BLOCKS 3 & 7) (IN PERMITTING)

Block 3 and Block 7 form the next phase of The Row's west-to-east construction. Block 3 features 87,475 SF of freestanding retail, anchored by an indoor/outdoor entertainment concept, central green with jewel box retail kiosk. Directly across Canvas Ln., Block 7 will add 300+ apartments, 150-key AC Hotel with ground floor restaurant and a shared parking garage.

NEXT PHASES (BLOCKS 4 & 8) (IN PLANNING)

Block 4 is expected to deliver alongside Block 3 and offers a 45,000 sf premier movie theater with an additional 16,200 SF of retail. Block 8 will be the final phase of the mixed use core bringing additional apartments and ground floor retail to The Row.

STATE HWY 71



BLOCK 3 RETAIL PLAN

- LEASED
- IN LEASE
- LOI x ACTIVE DISCUSSION
- AVAILABLE

199 PARKING STALLS

242 Parking Stalls

PRIVATE DR. A

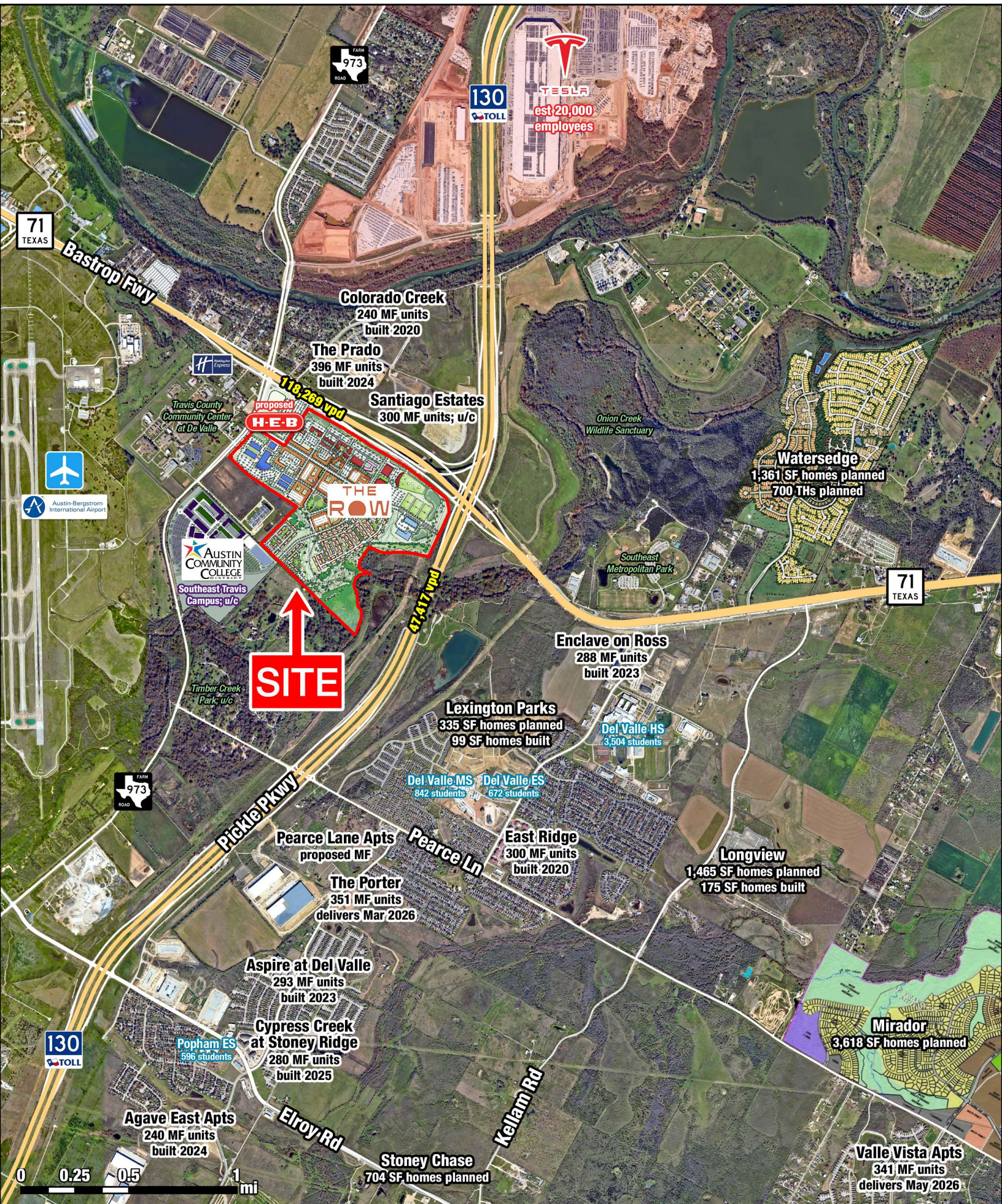
FOUNDRY AVE.

CANVAS LN.





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. R:P/AUS/FA/130 & 71 2mi July 2025



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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David Ruwwe	726027	druwwe@weitzmangroup.com	(512) 482-6104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Nicholas Lawrence Naumann

Sales Agent/Associate's Name

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