

## CALL FOR MORE INFORMATION



### FOR LEASE

Call for Pricing

### AVAILABLE SPACE

Hard Corner	5,000 SF w/drive-thru
Potential Buildings	Up to 5 Acres Ground lease or build to suit

### PROPERTY HIGHLIGHTS

- Prime retail space available in high growth area
- Adjacent to Avery Ranch master planned community
- Ample parking
- Drive-thru possible
- Monument signage available
- Recently expanded Neenah Ave increases connectivity to existing and new residential

### TRAFFIC COUNT

W Parmer Ln: 42,876 VPD  
SH 45 Toll: 45,285 VPD  
(CoStar 2020)  
Lakeline Blvd: 47,554 VPD  
(TxDot 2019)

### PROPERTY SNAPSHOT



**77,111**  
2022 POPULATION  
3 MILE RADIUS



**28,452**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$104,673**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**47,554 VPD**  
LAKELINE BLVD

### AREA TRAFFIC GENERATORS



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# Neenah Plaza

SEC OF PARMER LANE & NEENAH AVE  
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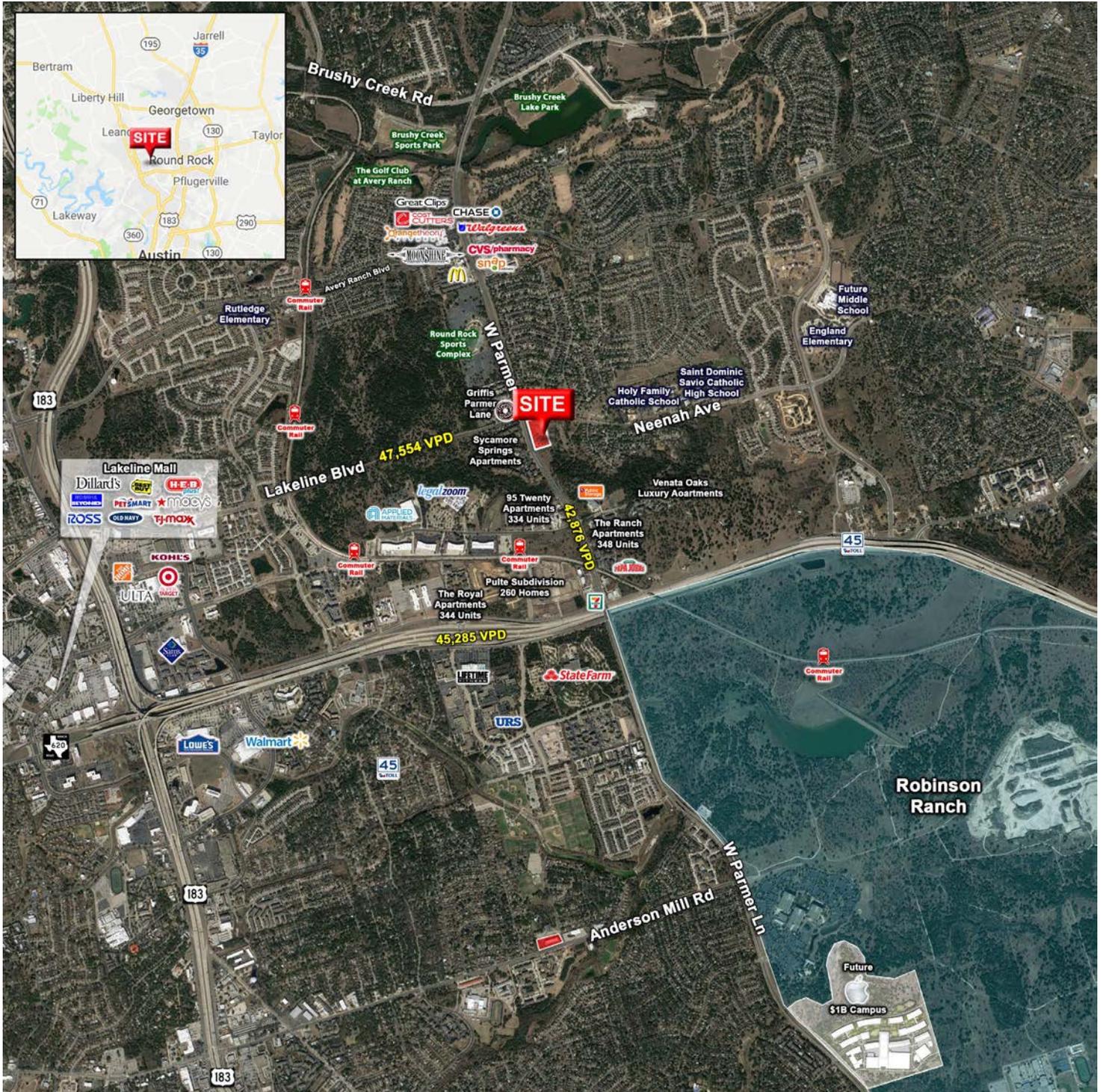
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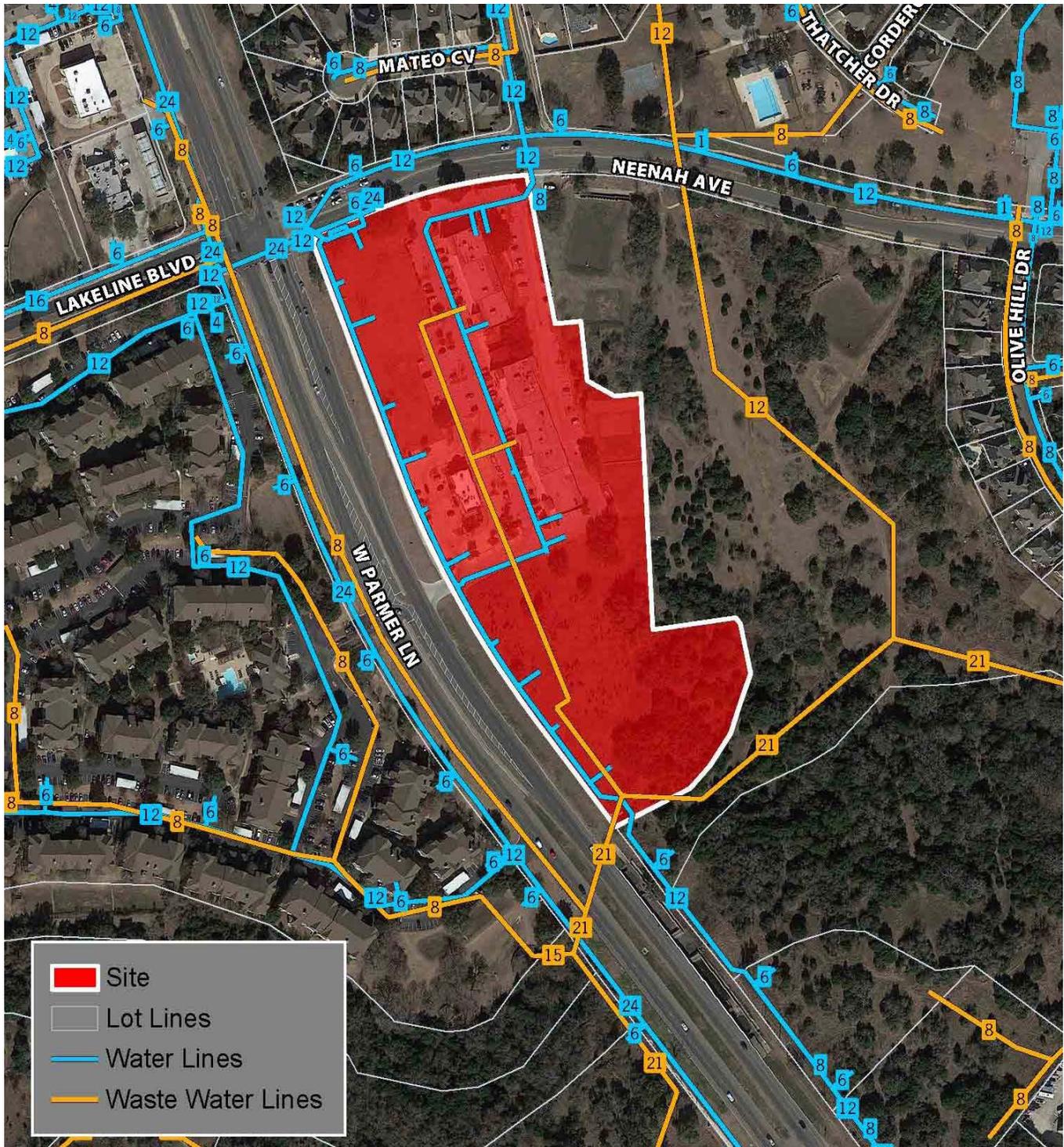
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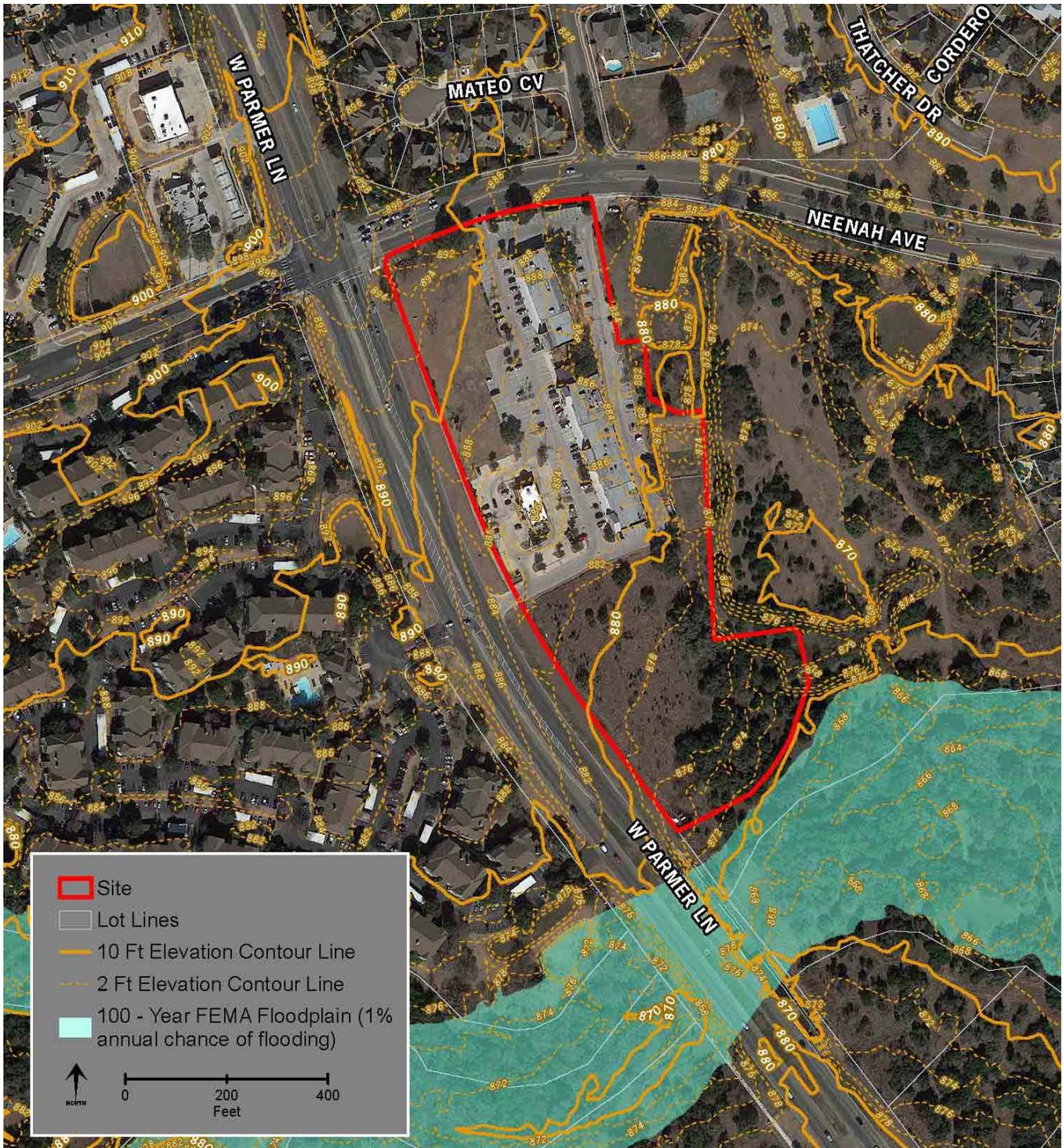
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## \$1B Apple campus coming to North Austin

Construction to last 30-36 months



By [Will Anderson](#) and [Paul Thompson](#) – Austin Business Journal  
Dec 13, 2018, 7:37am CST **Updated** Dec 13, 2018, 5:44pm EST

Apple Inc. plans to build a \$1 billion office campus in North Austin, not far from where it already has a major corporate hub.

The company announced [at 2 a.m. local time Dec. 13](#) that the new 133-acre facility will be able to handle about 5,000 employees when it opens, and could grow to house up to 15,000.

Apple (Nasdaq: AAPL) — which said it already employs about 6,200 people in Central Texas, the most outside the headquarters in Cupertino, Calif. — expects this move to make it the largest private employer in the region.

The Apple campus will be about 3 million square feet, with 2 million square feet dedicated to office space and research and development, Kristina Raspe, the company's vice president of real estate, said at a Dec. 13 press conference. The other 1 million square feet will be for ancillary space.

Raspe said site preparation is expected to begin next year. Apple hopes to open the first building in 30 to 36 months — about three years.

"Apple is proud to bring new investment, jobs and opportunity to cities across the United States and to significantly deepen our quarter-century partnership with the city and people of Austin," CEO [Tim Cook](#) said in a statement. "Talent, creativity and tomorrow's breakthrough ideas aren't limited by region or zip code, and, with this new expansion, we're redoubling our commitment to cultivating the high-tech sector and workforce nationwide."

Jobs at the new campus will include engineering, research and development, operations, finance, sales and customer support.

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A rendering shows the campus going in Robinson Ranch, a huge swath of undeveloped land in North Austin that earlier this year [began courting developers](#). At one point, Robinson Ranch was put up as a prime site for Amazon.com Inc.'s second headquarters.



A rendering of the \$1 billion office campus planned by Apple in far North Austin. That's Parmer Lane running up and down on the left side of the image. COURTESY OF APPLE

Expect more information in the hours, days and weeks to come. Mike Rollins, president of the Austin Chamber of Commerce, declined to comment but said his group will issue an additional announcement Dec. 18.

Politicians gushed Apple's praise in the announcement. Texas Gov. Greg Abbott said it was "among the world's most innovative companies," Mayor Steve Adler called it "a vital part of the Austin community for a quarter century" and Rebecca Clemons, Williamson County's director of administration, said it "is truly a part of our Texas family."

Phil Wilson, board chairman of the Austin Chamber and executive director of the Lower Colorado River Authority, in a statement described the announcement as a "momentous day for Apple, Williamson County, and the entire Central Texas region."

He added: "The creation of a new campus that will bring 5,000 new mid-skill, good-paying jobs to the region wouldn't have been possible without the hard work and dedication of our partners in Williamson County, the State of Texas, and Apple's desire to continue its investment in the region."

Austin is already Apple's largest corporate hub outside its headquarters in Cupertino, Calif. When counting contractors, Apple has [about 7,000 workers](#) in the Texas capital, [according to the Austin American-Statesman](#).

In addition to the major Austin news, Apple said it will build new offices in Seattle, San Diego and Culver City, Calif., and hire in cities including Pittsburgh, New York and Boulder, Colo. in the next three years.

Apple said it added 6,000 U.S. jobs in 2018 and now employs 90,000 people in all 50 states.

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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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date