

BARRINGTON OAKS

SEC OF US-183 AND SPICEWOOD SPRINGS
8650 Spicewood Springs Road, Austin, TX 78759



FOR LEASE

AVAILABLE SPACE
665 - 22,375 SF

RATE

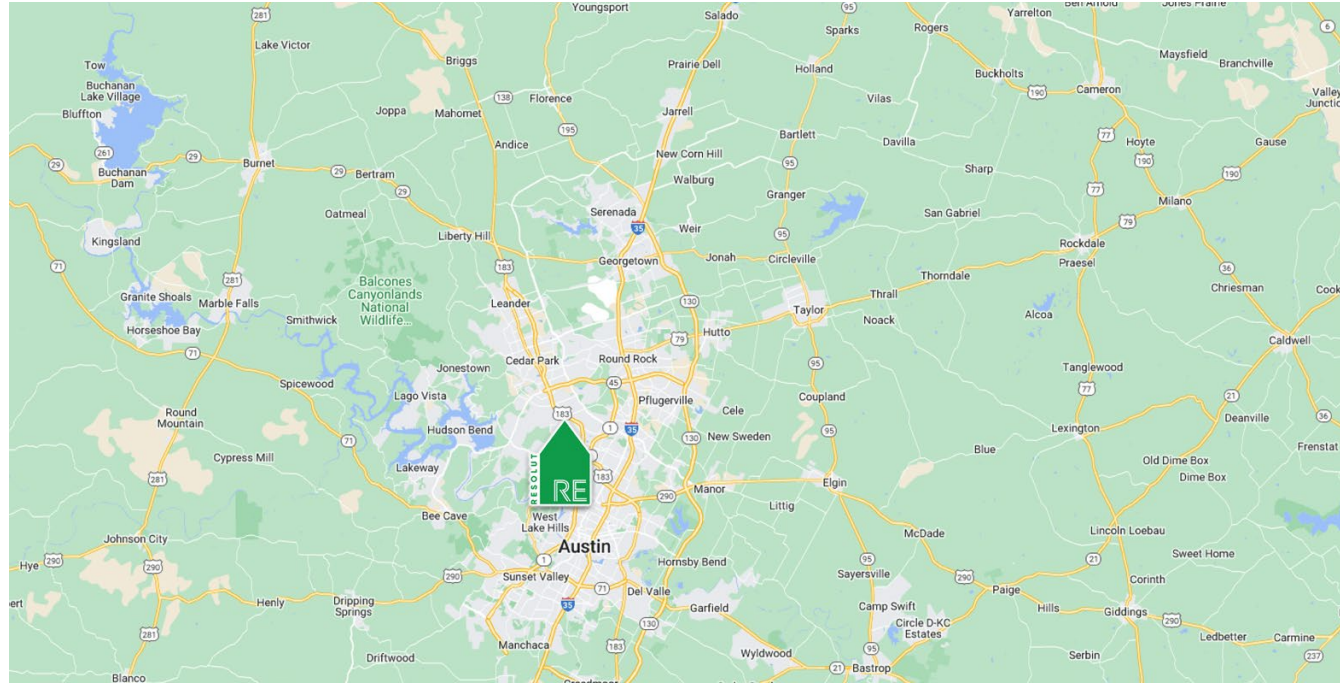
\$20.00 - \$34.00 PSF + NNN
NNNs \$8.00 PSF*
* Estimate provided by Landlord and
subject to change

Joey Mendez
joey@resolutre.com
512.474.5557

Michael Noteboom
mnoteboom@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- New ownership ready to deploy significant TI Allowance and CapEx into the asset
- Big box opportunity available with 19'2" clear height
- Prime Northwest Austin location situated at a prominent intersection of US-183 and Spicewood Springs with 6 ingress/egress for easy access
- Established retail environment – Tenant mix includes service users, fitness, dining, and specialty retailers
- Strong consumer base – over 100,000 residents within 3 miles, with an average household income over \$100k



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



88,257
POPULATION
3-MILE RADIUS



\$166,026.00
AVG HH INCOME
3-MILE RADIUS



65,876
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

US 183: 130,252 VPD
(SitesUSA 2025)
Spicewood Springs: 14,786 VPD
(TXDOT 2025)

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SUITE #	TENANT NAME	SF	LXD
101	Jack Brown Cleaners	930	
102	Hair By Us	1,500	
103	Vacant	1,500	
104-105	Cupprimo Bakery	2,160	
106-107	Liberty Pharmacy	2,520	
108	Vacant	1,680	
109 - 111	Fat Dragon	3,696	
112, 114-B	Immortal Tiger Karate	3,900	
114-A	Asia Café	4,500	
115	Asia Market	7,625	
116	Famous Meats	1,520	
117	Zenithal Cabinets	1,080	
118	Monsoon Dance	1,245	
119-120	Aha Indian Restaurant	2,388	
122	Touch Salon	800	
123	Ying Yoga	800	
124	Graze Craze	1,000	
126	A&J Spa	1,200	
127	Chen's Noodle House	1,000	
128	Vacant	1,000	
130-1	Vacant	11,125	
132	Vacant	11,250	
133	Card Traders	3,876	
134	Lighthouse	1,904	
135-137	Camino Real	4,000	
140-140A	Cox Office Furniture	9,760	
145	Vacant	2,240	
148	Himalaya Grill	2,800	
201	FitATX	665	
202	Pacesetters Properties	665	
203	Fur Oak Pet Grooming	665	
204	J & S Coins & Bullion	665	
205	Wilma's Tailor Shop	665	
206-207	Vacant	1,330	
208-209	Hong Nguyen Nail Salon	1,330	
210	Vacant	665	
211	Kimo Mortgage	665	
212	K Beauty	665	
213-214	Vacant	1,330	
TOTAL		98,309	

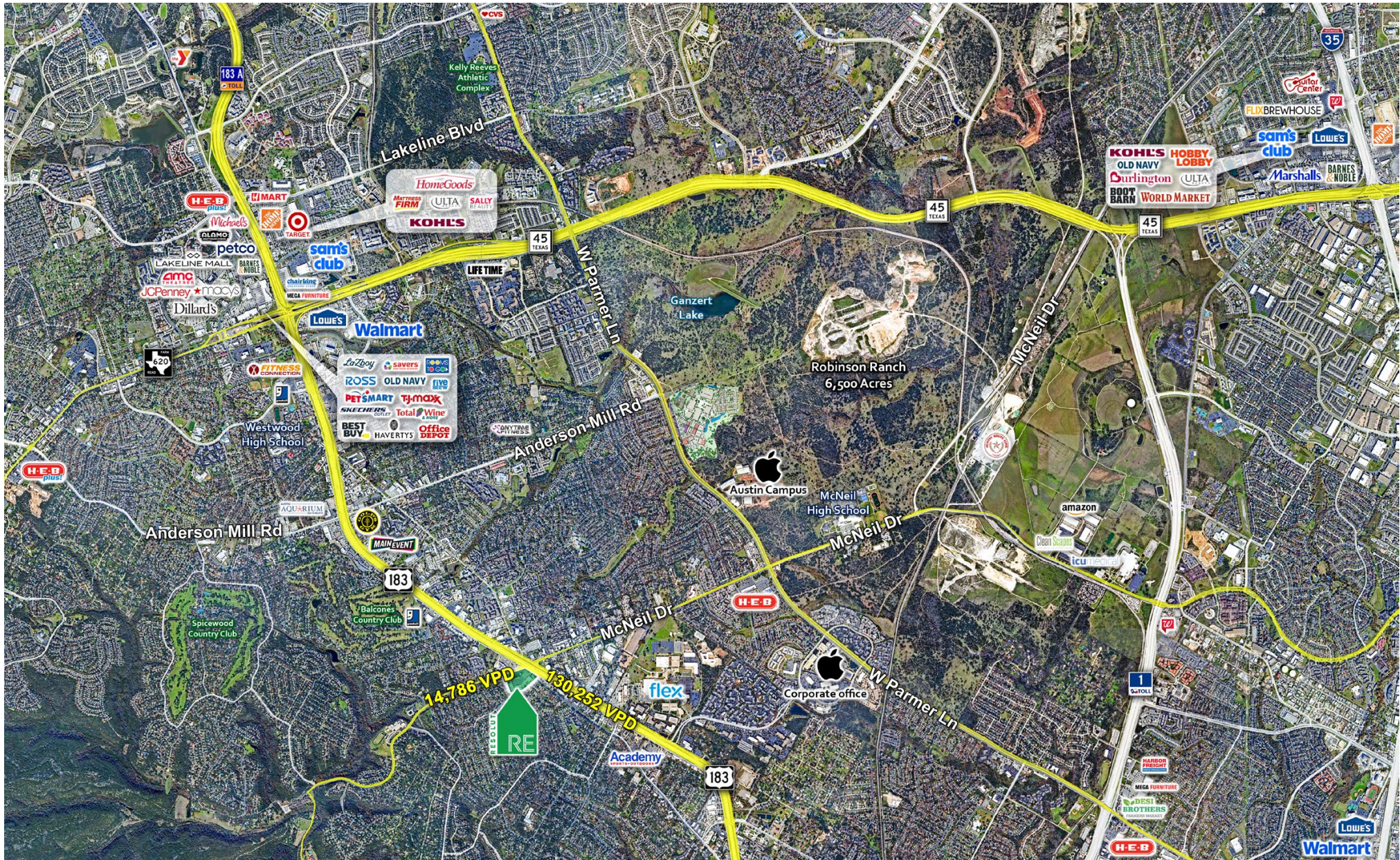








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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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 ques ons and present any offer to or counter-offer from the client; and
- Treat all par es 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone