

WESTCREEK

NWC W. WILLIAM CANNON DR. & S. MOPAC EXPY. | AUSTIN, TX

RETAIL SPACE AVAILABLE



AREA OVERVIEW

Retail space available at the Westcreek Shopping Center, a busy neighborhood shopping complex situated on the northwest corner of S. MoPac Expy. and W. William Cannon Dr. in prime southwest Austin, Texas. This well-established retail shopping complex, newly anchored by Hobby Lobby (currently under construction), is situated in a dense and affluent area at a signalized hard corner with dedicated turn lane, convenient ingress and egress, and ample surface parking. Additionally, its strategic position along the highly-trafficked MoPac Expressway advantageously includes numerous traffic-generating neighboring retailers such as Costco, Whole Foods, Haverly's, Cheddars, Gold's Gym, and Jared Jewelry.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** 1,905± sf inline retail space (former hair salon)
- Prime spot with excellent visibility along W. William Cannon Dr.
- Excellent exposure with surrounding major retail neighbors at all four quadrants of a high-traffic intersection
- Property sits within close proximity to Hwy 290 and Loop 360 and serves nearby neighborhoods of Sunset Valley and Oak Hill
- Zoned GR Community Commercial, which allows for a wide variety of uses including retail, professional office, medical, and restaurant
- Premier location in an affluent, high income area with excellent demographics
- Please call for current lease rates and for more details



DALTON STOGNER 214.365.4650

TIM THOMPSON 214.365.4632

Crestview Real Estate, LLC • 12720 Hillcrest Rd., Suite 650, Dallas, TX 75230 • T: 214.343.4477 • F: 214.340.2029 • crestviewcompanies.com

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OVERVIEW

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1,905± SF AVAILABLE
• FORMER HAIR SALON •



SITE SUMMARY

LOCATION:	6600 S. MoPac Expy. Austin, Texas 78749
COUNTY:	Travis County
SPACE AVAILABLE:	Ste 2120 - 1,905± sf (formerly Cost Cutters)
ZONING:	GR - Community Commercial, which allows for a variety of uses including retail, medical, restaurant, and office
MARKET:	South, Southwest Austin
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

 2022 POPULATION	1 MILE: 11,118	 2022 HOUSEHOLDS	1 MILE: 5,462	 2022 HH INCOME	1 MILE: \$121,190
	3 MILE: 96,385		3 MILE: 42,559		3 MILE: \$127,291
	5 MILE: 264,306		5 MILE: 113,613		5 MILE: \$132,489

TRAFFIC COUNTS

 2022 VPD	S. MOPAC EXPY. (SOUTHBOUND)	28,426 (vpd)
	FRONTAGE ROAD, SOUTH (@ WM CANNON)	13,358 (vpd)
	W. WILLIAM CANNON DR.	21,607 (vpd)

AREA MAP



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SITE PHOTOS

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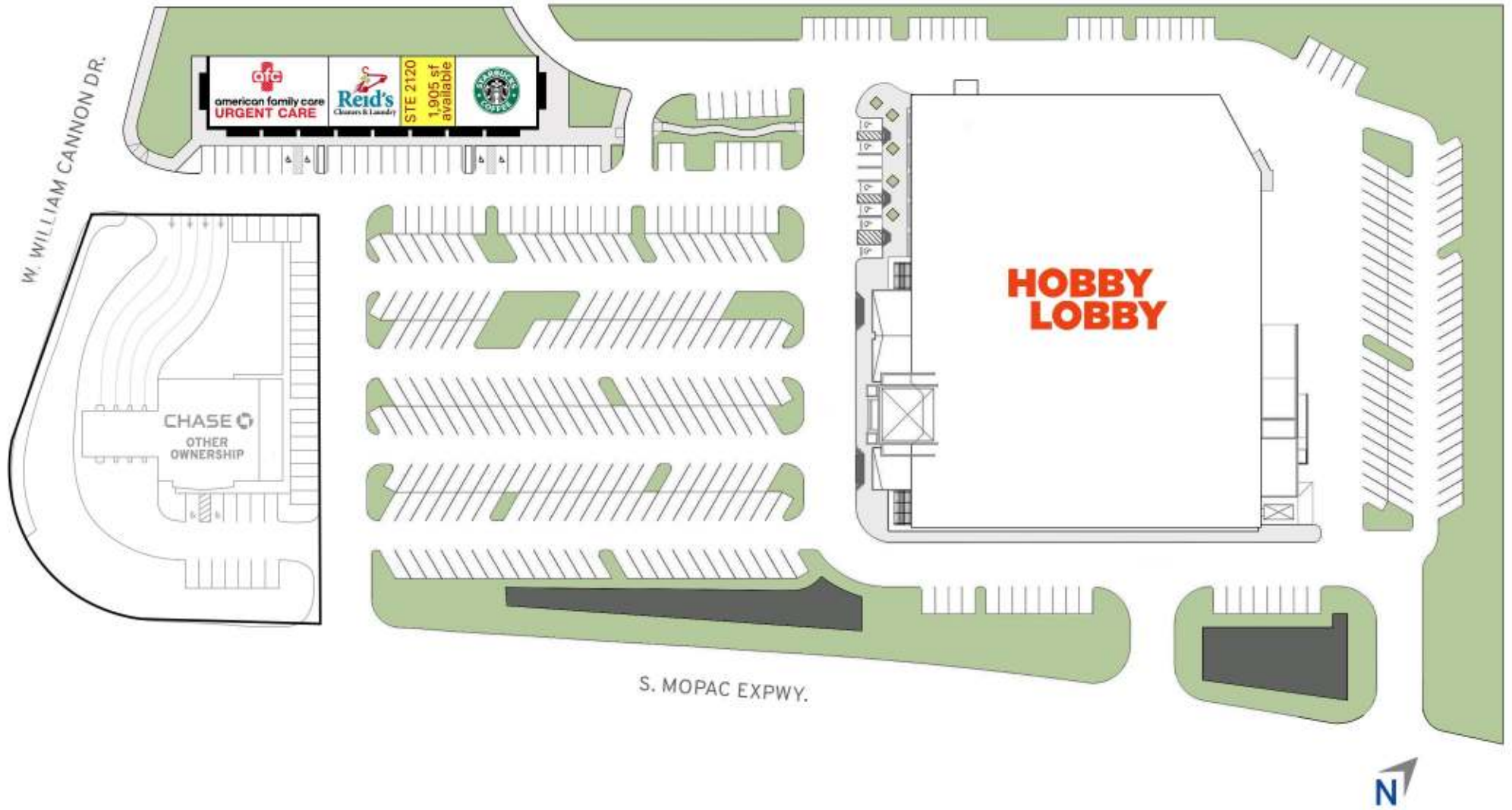
DALTON STOGNER • 214.365.4650
dstogner@crestviewcompanies.com

TIM THOMPSON • 214.365.4632
tthompson@crestviewcompanies.com

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SITE PLAN

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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.

CRESTVIEW REALTY, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

584311

License No.

info@crestviewcompanies.com

Email

(214) 343-4477

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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