

BRAKER VILLAGE

NWQ W. BRAKER LN. & RESEARCH BLVD. | AUSTIN, TX

ENDCAP SPACE AVAILABLE



AREA OVERVIEW

Endcap retail space available for lease at Braker Village Shopping Center, a busy neighborhood retail strip situated at the northwest corner of Research Blvd. (Hwy 183) and W. Braker Ln. in Austin, Texas. Located on a heavily traveled, signalized hard corner with direct access from Hwy. 183, Braker Village benefits from its ideal spot in the heart of the Arboretum trade area and is surrounded by high-income residential neighborhoods. This well-established retail shopping complex, newly anchored by Hobby Lobby (currently under construction), enjoys a regional draw with its easy access from US 183 and boasts a strong and diverse tenant mix such as Wells Fargo, Jimmy John's, and Panda Express.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** ±2,852 sf endcap retail space
- Outstanding location with excellent visibility and direct access off Hwy 183
- Premier spot near the popular Arboretum at Great Hills and The Domain shopping districts
- Convenient ingress and egress at a signalized intersection with dedicated turn lanes and ample surface parking
- Strong demographics and major foot traffic generated from the surrounding array of national retailers & dense residential neighborhoods
- Property sits within close proximity to MoPac Expy. and Loop 360



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OVERVIEW



±2,852 SF ENDCAP SPACE AVAILABLE

• FORMER NAIL SALON & PARCEL PLUS •



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📍 SITE SUMMARY

LOCATION:	Northwest quadrant of W. Braker Ln. and Research Blvd. 10900 Research Blvd. Austin, Texas 78759
COUNTY:	Travis County
AVAILABLE:	Suite 170-C - ±2,852 sf
ZONING:	GR - Community Commercial District, which allows for a variety of uses including retail, restaurant, medical, and office
MARKET:	Northwest Austin, Central Austin
SIGNAGE:	Building signage available
LEASE RATE:	Please call for current lease & triple net rates

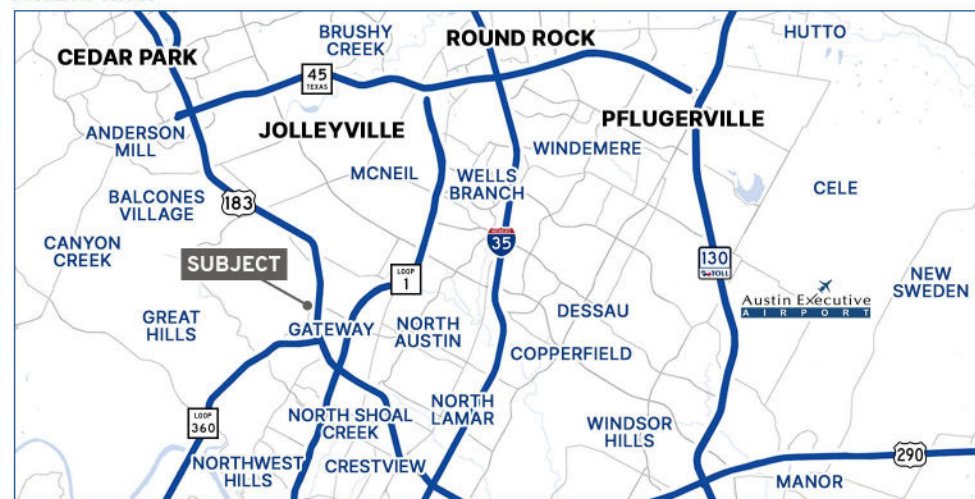
DEMOGRAPHICS

 2024 POPULATION	1 MILE:	11,064	 2024 HOUSEHOLDS	1 MILE:	6,198	 2024 HH INCOME	1 MILE:	\$123,437
	3 MILE:	106,819		3 MILE:	52,189		3 MILE:	\$125,004
	5 MILE:	283,607		5 MILE:	129,025		5 MILE:	\$122,545

TRAFFIC COUNTS

 2024 VPD	HIGHWAY 183 (north & southbound)	115,924 vpd
	HWY 183 FRONTAGE RD. (southbound)	16,355 vpd
	W. BRAKER LN. (@ Research Blvd.)	11,857 vpd

AREA MAP



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SITE PHOTOS



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SITE PLAN

TENANT LIST

10900 RESEARCH BLVD.

BLDG A	Hobby Lobby
BLDG B	Wells Fargo
100-C	Miracle Ear
120-C	Austin's Pizza
140-C	Sleep Cycle Center
150-C	Parcel Plus
170-C	±2,852 SF AVAILABLE
200-B	Johnson Fitness & Wellness
220-B	Jimmy John's
230-B	Panda Express



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AREA RETAILERS





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

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

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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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