

CALL FOR MORE INFORMATION



FOR LEASE

100% LEASED

PROPERTY HIGHLIGHTS

- Located on the south side of East Riverside Drive between the signalized intersections at Burton Dr & Willow Creek Dr.
- Surrounded by new multi-family developments
- Near Oracle Campus

TRAFFIC COUNT

Riverside Drive: 42,130 VPD
Pleasant Valley: 14,470 VPD
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



150,894
2023 POPULATION
3 MILE RADIUS



191,488
2023 DAYTIME POPULATION
3 MILE RADIUS



\$137,448
2023 AVERAGE INCOME
3 MILE RADIUS



42,130 VPD
RIVERSIDE DR

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Riverside Plaza

RIVERSIDE BETWEEN BURTON & WILLOW CREEK
2229 E RIVERSIDE DR AUSTIN, TX 78741



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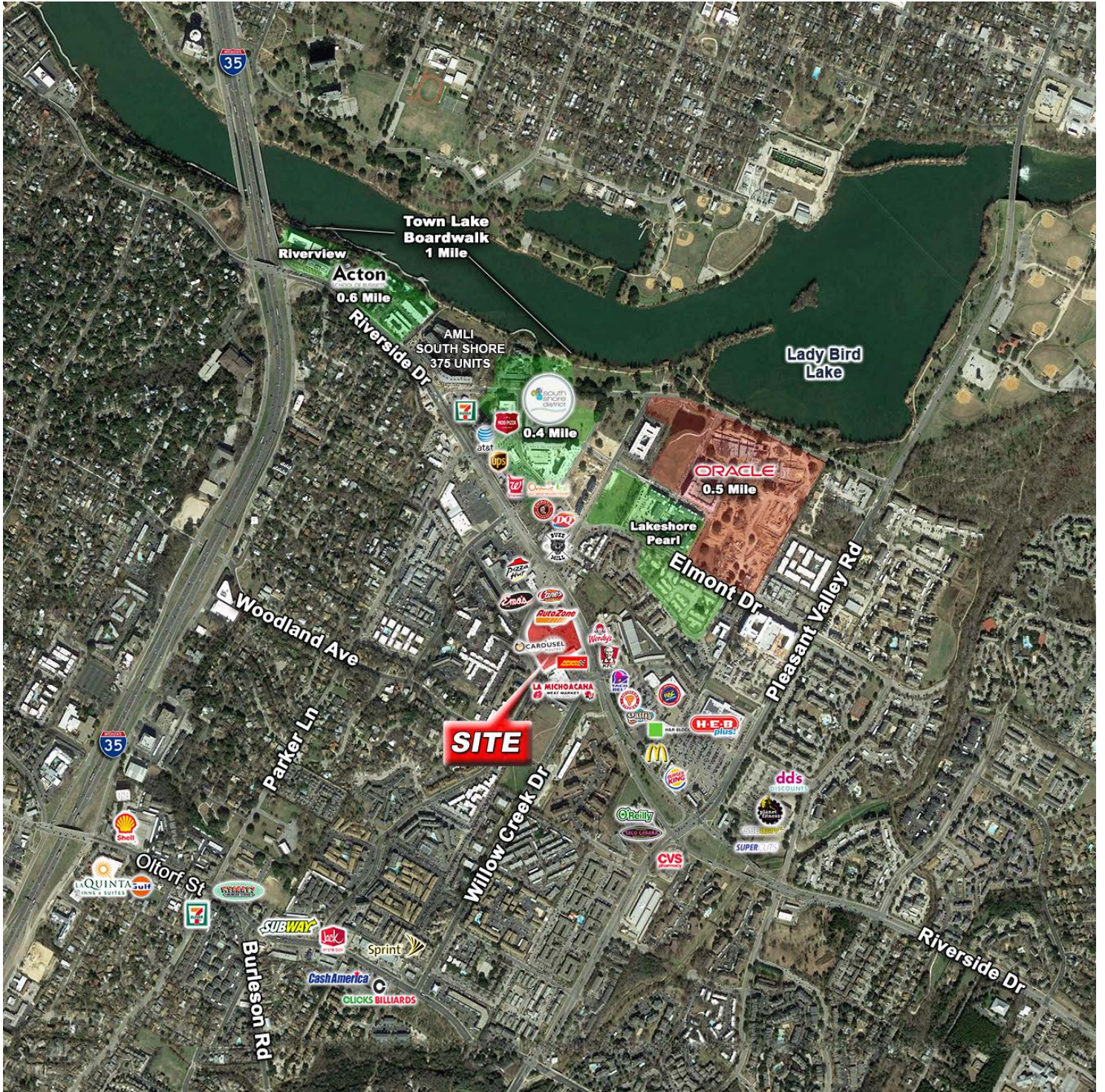
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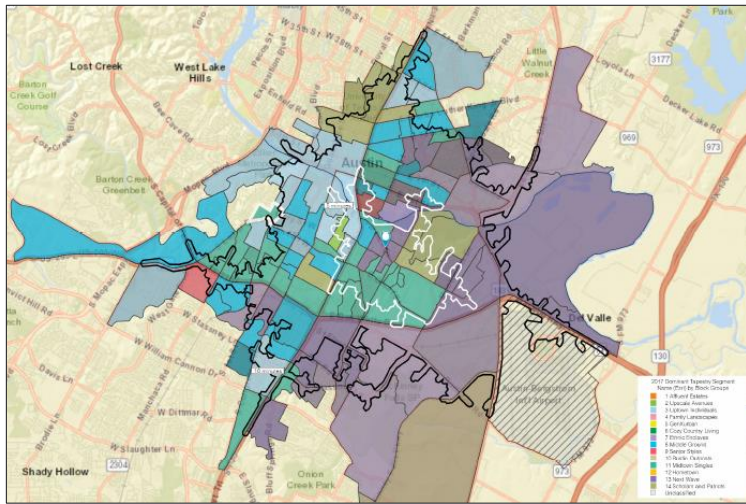
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Riverside Plaza Tapestry Segmentation



Dominant Tapestry Segmentation		
5 Min Drive Time		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Young and Restless	42%	42%
NeWest Residents	18.40%	60.40%
College Towns	9%	69.40%
10 Min Drive Time		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Young and Restless	26.30%	26.30%
Metro Renters	13.90%	40.20%
NeWest Residents	11.30%	51.50%

11B Young and Restless

Household
Singles
296

Housing
Multi-Unit Rentals

Income
\$18K

Households: 2,065,345

Svcs/Prof
College Degree
White/Black

- Test, redeem coupons from cell phone
- Shop online
- Go dancing; play pool; buy organic food
- Listens to blues, jazz, rap, hip-hop, dance music
- Buy from eBay

13C NeWest Residents

Household
Married Couples
272

Housing
Multi-Unit Rentals

Income
\$30K

Households: 937,493

Svcs/Constr
No HS Diploma
Hispanic

- Drink sports or energy drinks
- Pay with cash
- Buy baby/children's products
- Watch Spanish language channels on TV
- Like used, fun-to-drive vehicles

14B College Towns

Household
Singles
243

Housing
Multi-Unit Rentals; Single Family

Income
\$20K

Households: 1,139,966

Students/Prof/Svcs
College Degree
White

- Use computers, cell phones for everything
- Pay bills online
- Shop impulsively
- Customize cell phones
- Prefer vehicle with good gas mileage

3B Metro Renters

Household
Singles
923

Housing
Multi-Unit Rentals

Income
\$50K

Households: 1,801,600

Prof/Mgmt
College Degree
White

- Prefer environmentally safe products
- Spend wages on rent
- Practice yoga, Pilates; ski
- Active on Facebook, Twitter, YouTube, LinkedIn
- Take public transportation, taxis; walk; bike

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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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David 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

Buyer/Tenant/Seller/Landlord Initials

Date