

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



**116,027**  
2022 POPULATION  
3 MILE RADIUS



**69,304**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$93,479**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**17,253 VPD**  
US HWY 183

AVAILABLE SPACE

100% LEASED

PROPERTY HIGHLIGHTS

- Family-friendly retail center located in the heart of Northwest Austin
- Located at lighted intersection just across street from Westwood High School
- Highly visible facades with pylon signage visible from the overpass
- Daily customer traffic between Fitness Connection and Austin Gymnastics
- Low NNNs

TRAFFIC COUNT

US Hwy 183: 16,154 VPD  
Lake Creek Pkwy: 17,253 VPD  
(CoStar 2020)

AREA TRAFFIC GENERATORS



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# Market at Lake Creek

NWQ OF LAKE CREEK PKWY AND RESEARCH BLVD  
13776 RESEARCH BLVD | AUSTIN, TX 78750



Ste 100 Fitness Connection  
Ste 102 Goodwill  
Ste 103 Dart' em Up  
Ste 104 Austin Gymnastics Club  
Ste 105A Floorever Faithful  
Ste 105B Dart' em Up  
Ste 106 Dr. Golf Golf Studio  
Ste 107 KidStrong  
Ste 108 Boba Tea  
Ste 113 Nana Ballet

52,212 SF Ste 116 Wonka's  
30,000 SF Ste Habitat for Humanity ReStore  
3,106 SF Ste 119 O'Reilly Auto Parts  
15,200 SF Ste 122 Koryu Martial Arts  
3,794 SF Ste 125 TFN Nutrition  
3,100 SF Ste 130 Pita Fusion  
2,681 SF Ste 131 Saccone's Pizza  
4,100 SF Ste 134 Together Restaurant  
1,565 SF  
1,760 SF

2,000 SF  
+/- 33,000 SF  
8,400 SF  
5,500 SF  
2,625 SF  
2,350 SF  
1,400 SF  
2,310 SF

Ste 139 Bento Bakes  
Ste 142 Asian Fusion  
Ste 144 Sunny Nails  
Ste 145 Los Reyes  
Ste 150 Hair Jazz  
Ste 152 Thundercloud Subs  
Ste 170 Taco Bell

559 SF  
2,490 SF  
895 SF  
4,685 SF  
975 SF  
1,137 SF  
2,300 SF

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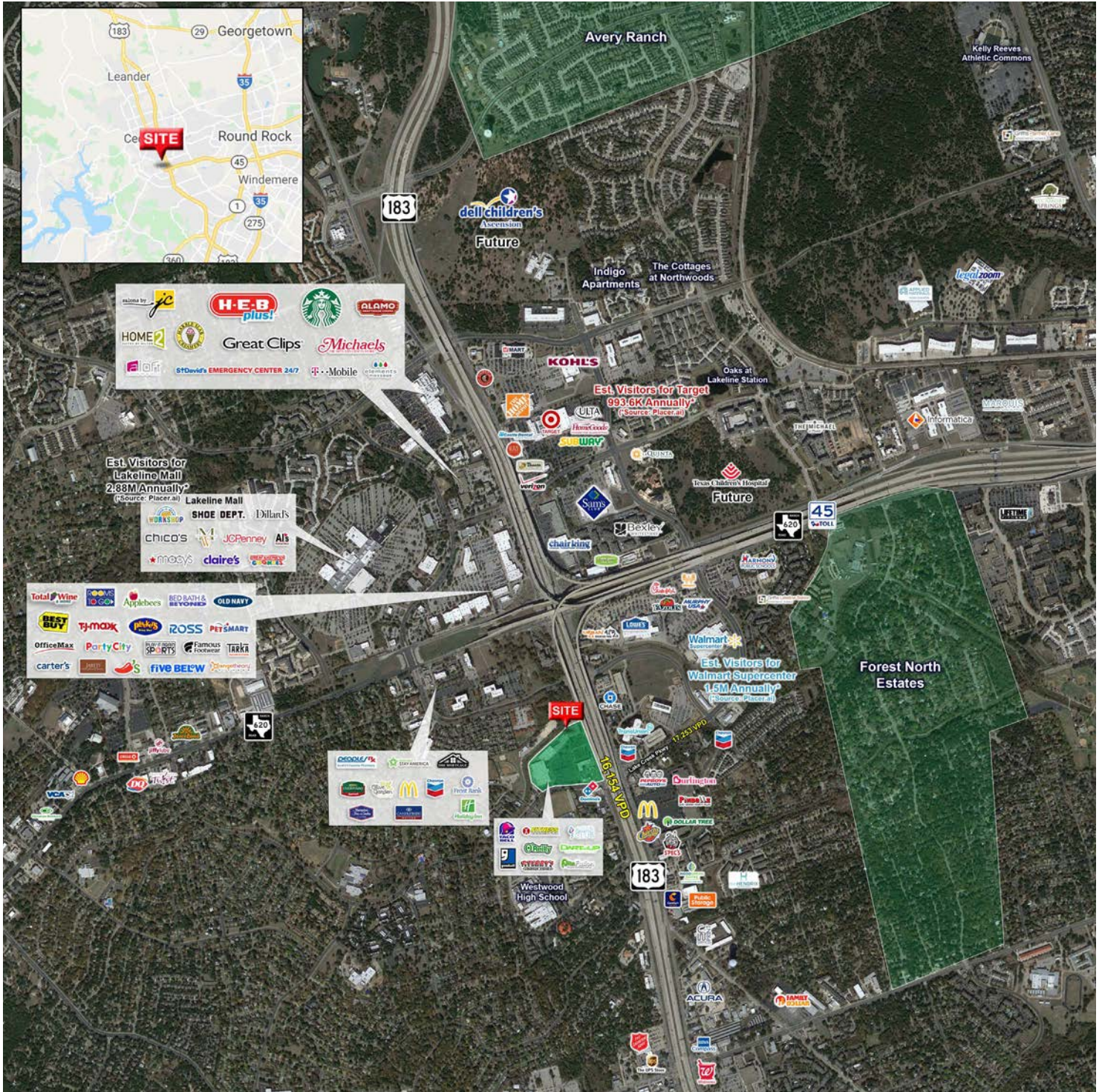


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# Information About Brokerage Services

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	<b>leads@resolutre.com</b>	<b>512.474.5557</b>
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
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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