

PARMER COMMONS

Parmer Lane at Harris Branch Parkway | Austin, TX

LAND FOR SALE
OR LEASE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Josh Hubka, CCIM
josh@cipaustin.com

Joyce Jane Weedman
joyce@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale or Lease: Parmer Commons

Intersection of Parmer Lane and Harris Branch Parkway

Location: Parmer Commons is a commercial development located within the Harris Branch mixed-use, master-planned community. The available sites are located on the northeast and southeast corners of the signalized intersection of Parmer Lane and Harris Branch Parkway in East Austin.

Site 2:

Location: SEC of the intersection

Size: 8.7± acres

Zoning: GR ([COA Permitted Use Chart](#) - Allows retail uses, office, and hotels)

Comments: Common detention facilities and utilities have been constructed and the property is subdivided. Owner will sell or lease all or part, including pad sites on Parmer Lane and on Harris Branch Parkway. In-line retail or multi-tenant retail or office space also considered for this site, as well as fast food and financial services.

Price: Call Broker

Traffic Counts: Average combined traffic counts for this intersection are approximately 35,000 cars per day.

Employment Activity: **Samsung Electronics'** is just 1.2 miles west of the subject site, on Parmer Lane. The campus totals 2.3 million± sq. ft. of manufacturing space, and still has an additional 100± acres for expansion. Samsung employs 3,300± workers and includes an investment exceeding \$10 billion, making it the largest foreign investment in Texas and among the largest in the U.S. More than 2,000± contract workers are also on site at any given time.

Applied Materials employs over 2,700± workers at its plant 1.8 miles south of the site on Harris Branch Parkway at U.S. Hwy 290. This facility produces semiconductor manufacturing equipment.

General Motors purchased a 302,000± sf building in 2015, just 3.5 miles west of the site on Parmer Lane, for their IT Innovation Center. This is in addition to the 320,000± sf they already occupy nearby.

Major employers that are located in two business parks approximately 3 miles west of Parmer Commons on both sides of Parmer Lane:

BAE Systems, Natera, Dell Electronics, 3M, Facebook, Allergan, Austin FC Training Center, Home Depot Technology Center.



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale or Lease: Parmer Commons

Intersection of Parmer Lane and Harris Branch Parkway

Residential Activity:

Harris Branch PUD is a 2,000± acre mixed use development that is nearly built out with approximately 3,800± single family homes already occupied. The first phase of a 600± unit apartment project was recently occupied on the south side of Parmer Lane.

Bellingham Meadows is nearly built out on the 629 units, just over a mile southeast of the site.

East Village, formerly known as Pioneer Crossing, is a 425 acre planned residential project with 2,200± MF units and 450± homes, just one mile west on Parmer Lane.

Cantarra is a 1,334± home single family development that is under construction northwest of the site. Approximately 300± units have been built.

Fossil Creek is a planned 933± home single family project 1.5 miles north of the site.

Wildhorse PUD is an 1,800± acre residential development with over 5,800± units planned. The first phase, called The Triangle, is under construction and will include 304 homes.

Shadow Glen is a 1,400± acre residential development in Manor with 3,000± single family units and a soon to be completed apartment project with 248 units.

Demographics:

Total 2019 population within three, five and seven miles of this intersection are 27,322, 126,747, and 343,223 respectively. Contact broker for the full demographic report. See page 11 for a trade area demographic report.

For More Information Contact:

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002

Joyce Jane Weedman

Senior Vice President

joyce@cipaustin.com | 512 682 1021

main 512 682 1000 | fax 512 682 1031

cipaustin.com

10.13.20



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

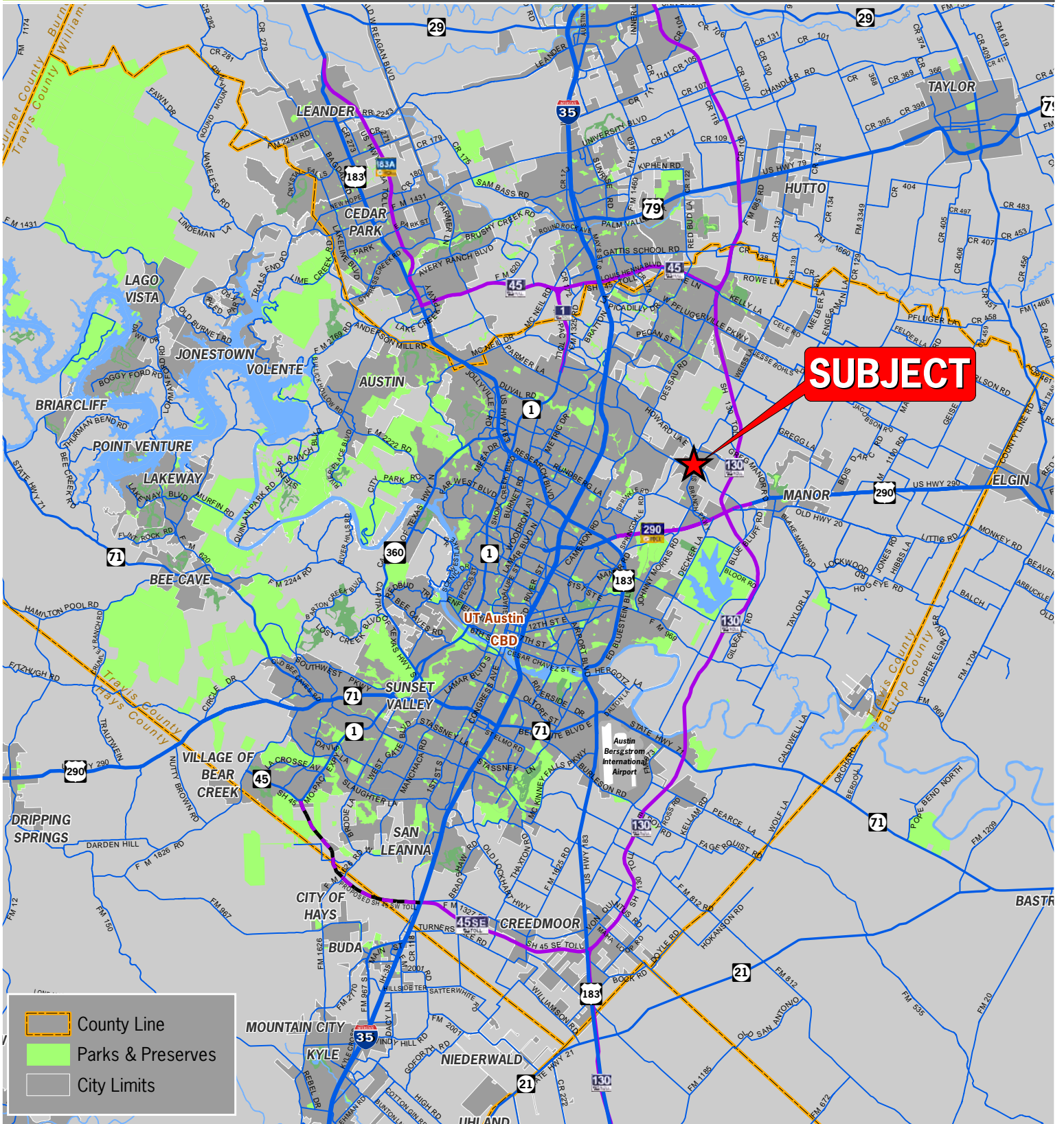
9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

METRO MAP

For Sale or Lease: Parmer Commons Intersection of Parmer Lane and Harris Branch Parkway



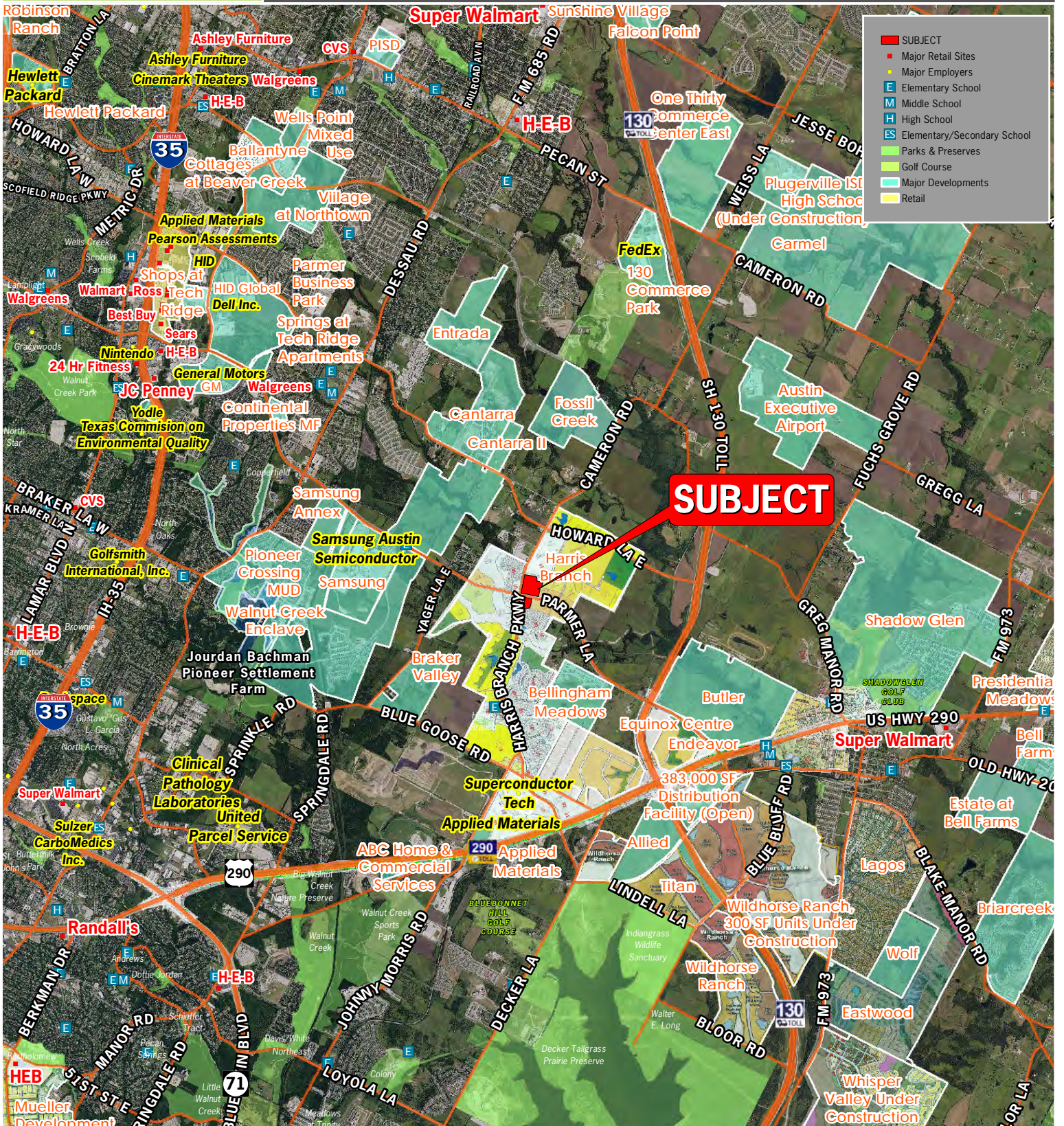
**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

REGION MAP

For Sale or Lease: Parmer Commons Intersection of Parmer Lane and Harris Branch Parkway



- SUBJECT
- Major Retail Sites
- Major Employers
- Elementary School
- Middle School
- High School
- ES Elementary/Secondary School
- Parks & Preserves
- Golf Course
- Major Developments
- Retail



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

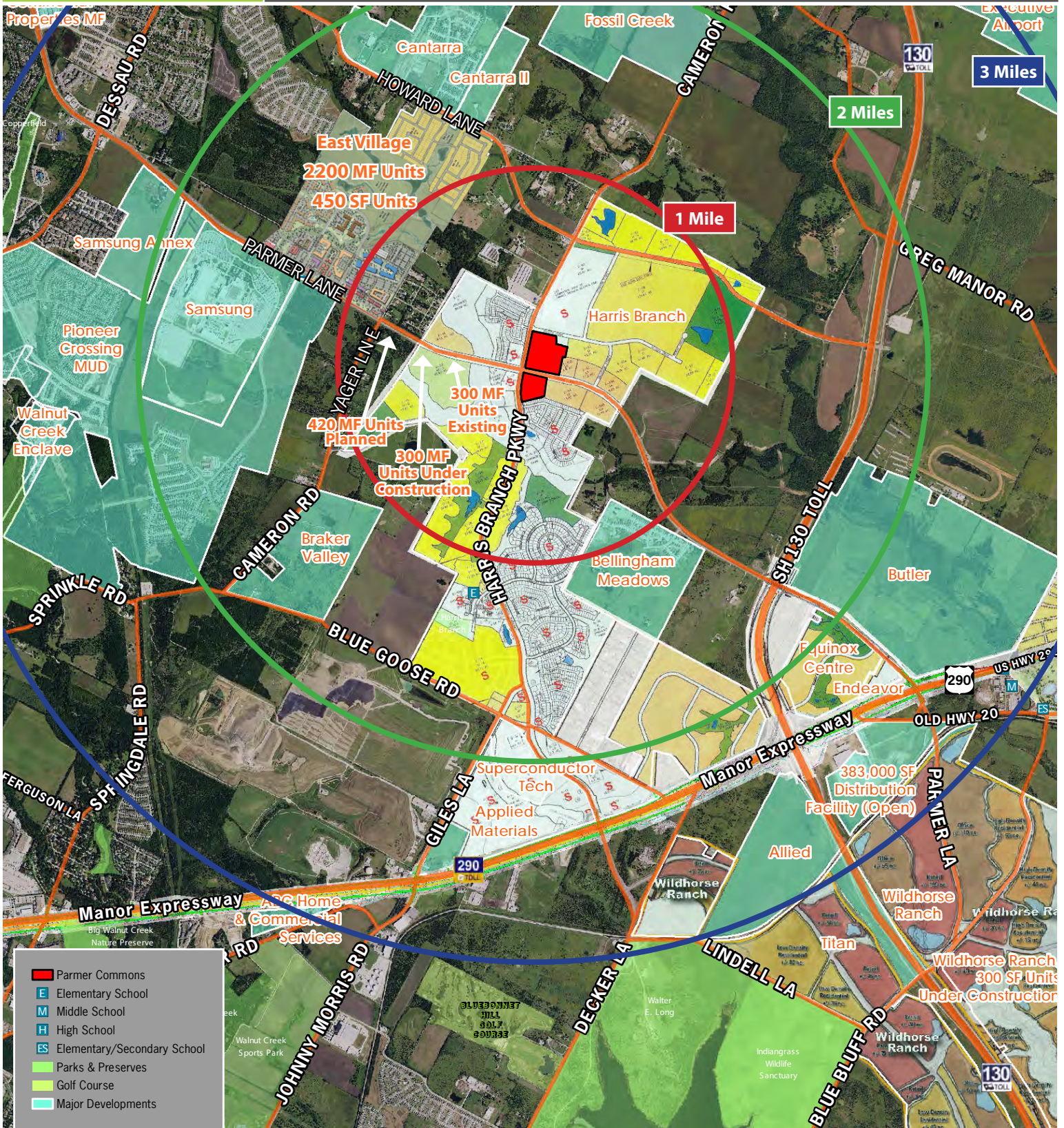
Austin, TX 78759

cipaustin.com

AERIAL MAP

For Sale or Lease: Parmer Commons

Intersection of Parmer Lane and Harris Branch Parkway



All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com



COMMERCIAL
INDUSTRIAL
PROPERTIES

OBLIQUE AERIAL 1

For Sale or Lease: Parmer Commons Intersection of Parmer Lane and Harris Branch Parkway



All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

Aerials flown on 10-27-2017

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

OBLIQUE AERIAL 2

For Sale or Lease: Parmer Commons Intersection of Parmer Lane and Harris Branch Parkway



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

Aerials flown on 10-27-2017

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

CLOSE AERIAL

For Sale or Lease: Parmer Commons

Intersection of Parmer Lane and Harris Branch Parkway



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

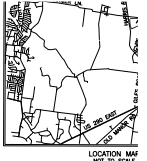
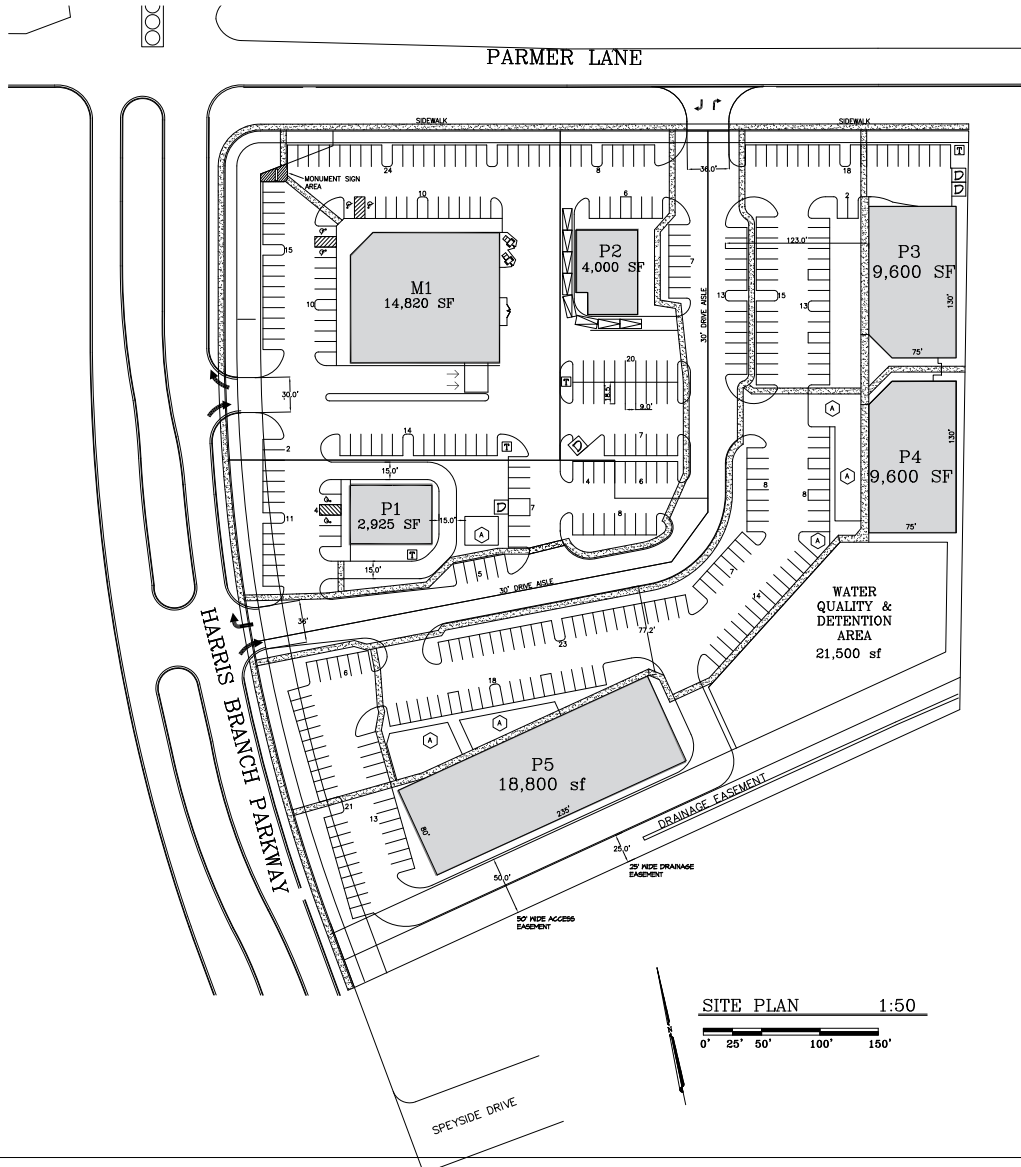
9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SITE PLAN

For Sale or Lease: Parmer Commons Intersection of Parmer Lane and Harris Branch Parkway



	USE	SQ. FT.	RATIO	PARKS REQUIRE
M1	RETAIL	14,820	275	54
P1	FOOD	2,925	75	39
P2	FOOD	4,000	75	54
P3	RETAIL	9,600	275	35
P4	OFFICE	9,600	275	35
P5	OFFICE	18,800	275	69
TOTALS		59,745 SF		286

LEGEND:
 ○ OPEN SPACE & PEDESTRIAN AREA
 TOTAL OF 7,700 SQ. FT.

SITE PLAN 1:50
 0' 25' 50' 100' 150'

date:	project no.	sheet
12-17-08	218.0701	



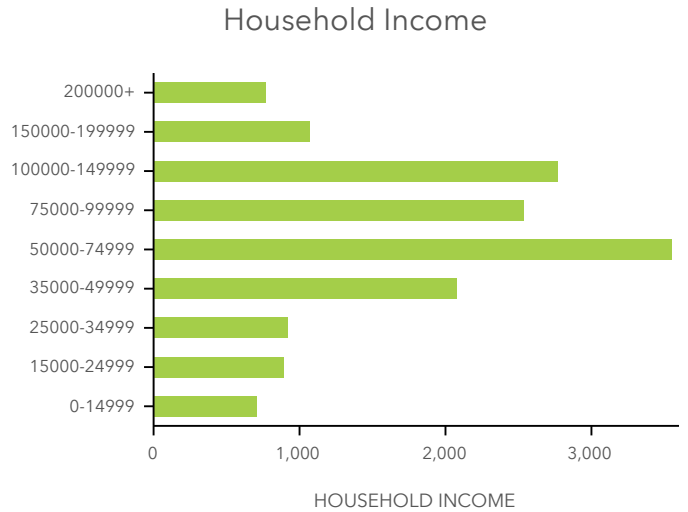
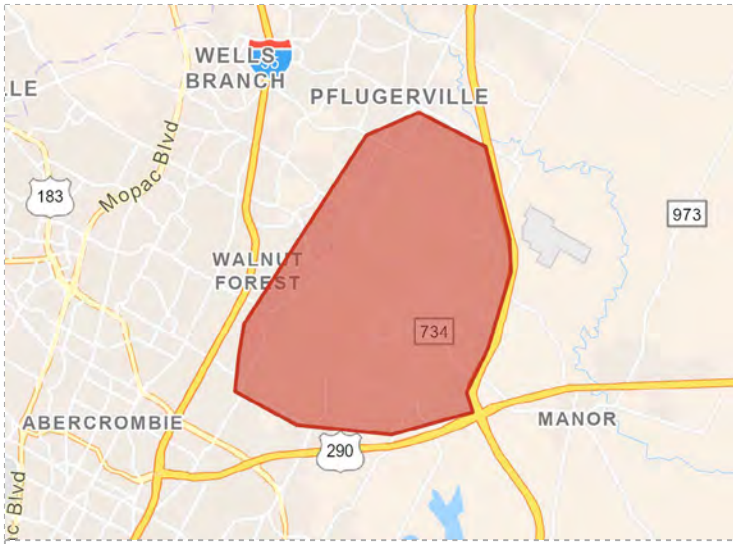
All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000
 9130 Jollyville Rd., Suite 300
 Austin, TX 78759
 cipaustin.com

TRADE AREA DEMOGRAPHICS

For Sale or Lease: Parmer Commons

Intersection of Parmer Lane and Harris Branch Parkway



KEY FACTS

44,578

Population



15,304

Households

33.7

Median Age

\$56,890

Median Disposable Income

INCOME



\$70,079

Median Household Income



\$30,984

Per Capita Income



\$118,151

Median Net Worth

EDUCATION

15%

No High School Diploma



22%

High School Graduate



29%

Some College



34%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

62%

White Collar

23%

Blue Collar

15%

Services

5.0%

Unemployment Rate



COMMERCIAL INDUSTRIAL PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date