

Arbor Town Square

10721 Research Blvd, Austin, TX 78759



BRAKER LANE - 28,338 VPD

183

143,932 VPD

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- Located in the densest concentration of upscale retail, dining, and Class A office in Central Texas outside of downtown Austin
- Second-generation retail availability in one of the most sought-after, affluent, established, and high barrier to entry infill submarkets in Austin
- Strong US-183 visibility, which carries 143,932 vehicles per day

- Head-in surface parking available
- Premier pylon signage opportunity
- Contact Broker for pricing


Population

1 mile	2 mile	3 mile
11,135	43,212	103,764


Daytime

1 mile	2 mile	3 mile
14,683	50,313	86,894


Avg. HH Income

1 mile	2 mile	3 mile
\$146,770	\$158,792	\$148,226



BRAKER VILLAGE

WELLS FARGO | PANDA EXPRESS | HOBBO LOBBY

NORTH HILLS SHOPPING CENTER

24 FITNESS | GNC | LASH | LESLIE'S
SUPERCUTS | HAND & STONE | See's CANDIES | SALLY BEAUTY
SALT GRASS | TACO BELL | MCDONALD'S | FIRST WATCH

ARBORETUM MARKET

TRADER JOE'S | SEPHORA
bluemercury | ANN TAYLOR
PF. CHANG'S | TALBOTS
STARBUCKS

GREAT HILLS MARKET

hallmark | TJ-maxx | petco

THE ARBORETUM

JAMES AVERY | GameStop | CAVA | SOMA
LAMPS PLUS | FIVE GUYS | Cheesecake Factory | POTTERY BARN
J'S A BANK | chico's | CHASE | BARNES & NOBLE

GREAT HILLS STATION

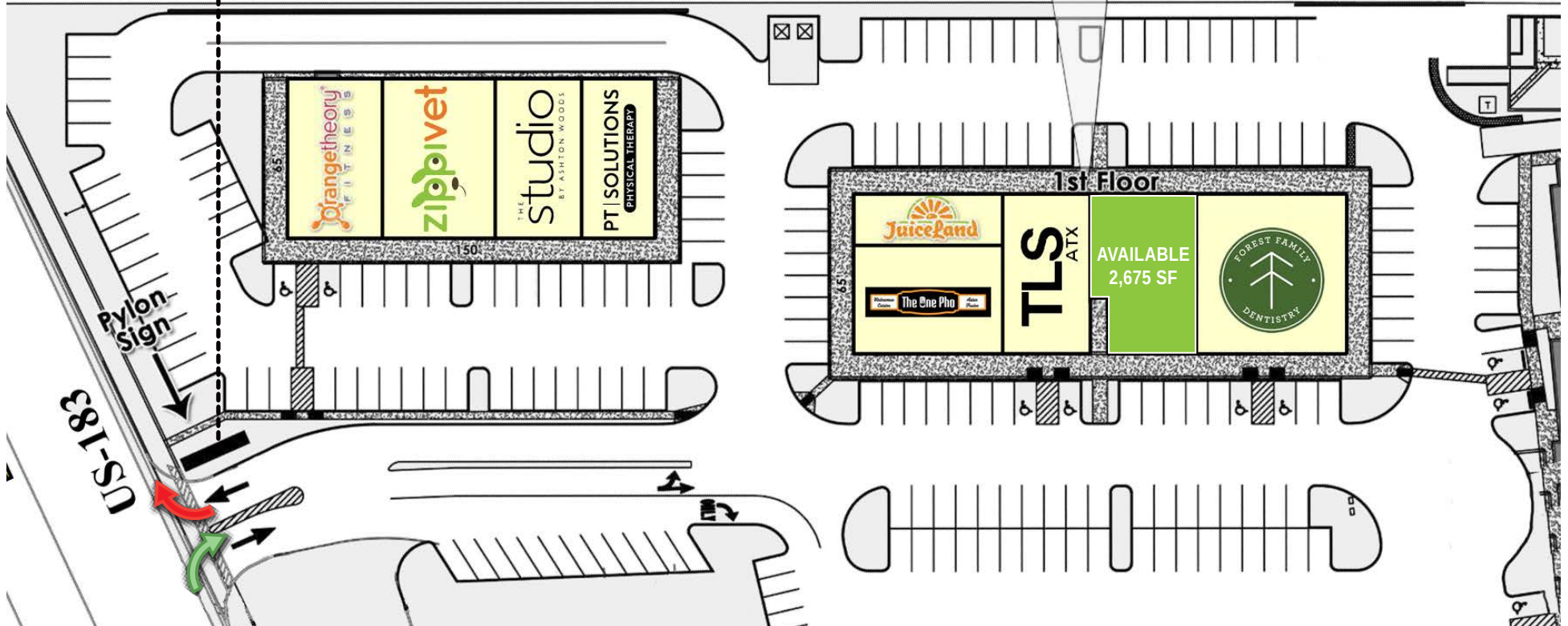
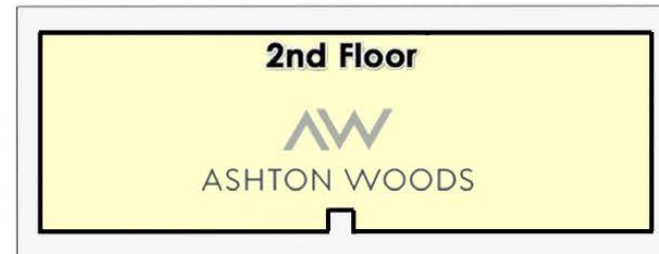
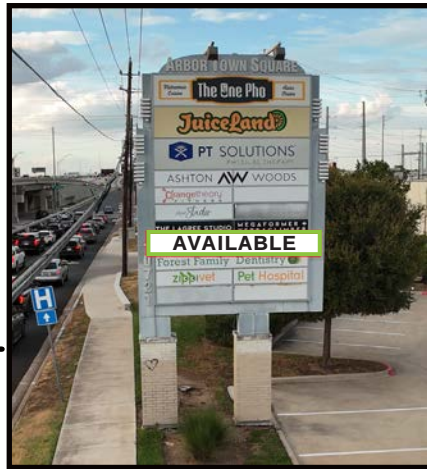
WORLD MARKET | bundt | JASON'S DELI | HomeGoods
SPROUTS | Michaels

GATEWAY SHOPPING CENTER

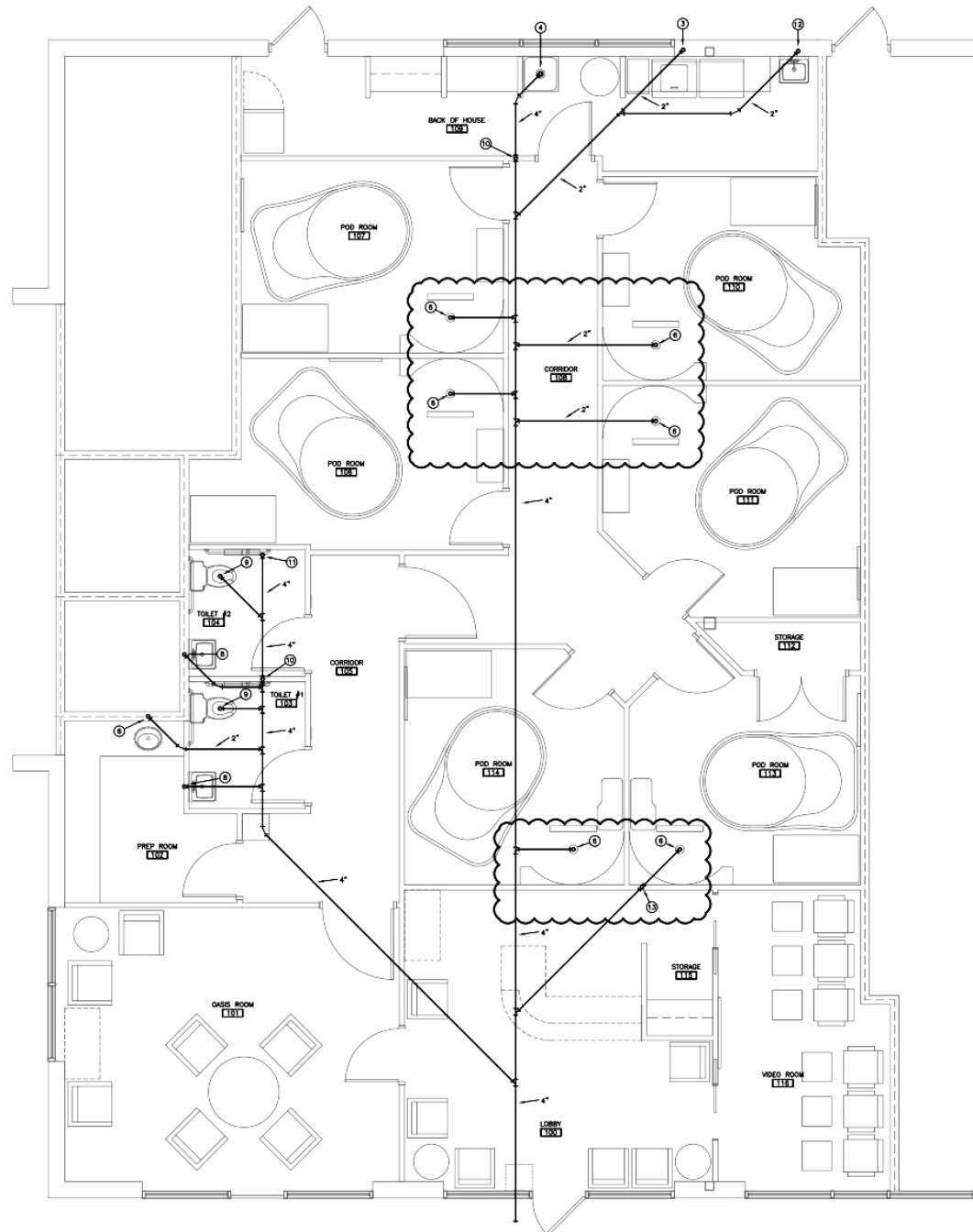
ULTA | Bank of America | LEXUS | Total Wine & More
GOLF GALAXY | CVS pharmacy | Jockey | STARBUCKS

GATEWAY SHOPPING CENTER

WHOLE FOODS MARKET | BEST BUY | FLEET FEET | ULTA | DANIEL'S
REGAL | MEN'S WEARHOUSE | Tanera | benefit
REI | TACO CABANA | Crate&Barrel | Hollywood Feed
The Container Store | RELAX THE BACK | OLD NAVY | RACK



Floor Plan - 2,675 SF





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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 on 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 listening 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>CLD Realty</u>	<u>9003695</u>	<u>info@cldrealty.com</u>	<u>512-441-8888</u>
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
<u>Jennifer Petrovich</u>	<u>784822</u>	<u>jpetrovich@cldrealty.com</u>	<u>512-441-8888</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials			Phone