

Currently Available:

2,800 SF, 1,200 SF, and 1,150 SF

For More Information Contact:

Ryder Jeanes or **Ben Nudelman**

rjeanes@cldrealty.com

bnudelman@cldrealty.com

- HEB-anchored center serving the Northwest Austin submarket
- 3,960 SF, 2,800 SF, 1,200 SF, and 1,150 SF Available Inline
- High traffic intersection with multiple points of access
- Multi-family and Single-family housing surrounding the shopping center
- Proximity to major employment centers including new \$1 Bill. Apple campus
- Contact brokers for pricing

TRAFFIC COUNTS :

Parmer Lane	49,000 VPD
McNeil Drive	36,767 VPD



1 mile	2 mile	3 mile
14,541	42,298	83,420



1 mile	2 mile	3 mile
9,290	26,412	49,220



1 mile	2 mile	3 mile
\$83,473	\$93,231	\$102,287



**\$1 Bill.
Apple Campus**

**McNeil
High School
2,546 Students**

**Pond Springs
Elementary
465 Students**

**Jollyville
Elementary
486 Students**

SITE

McNeil Dr. 36,767 VPD

Parmer Ln. 49,000 VPD

**Research Park Plaza
630,000 sf
Class-A-Office**

**Apple Inc.
Campus
7,000 Employees**

**Oracle
Campus
3,000 Employees**

**Riata Corporate Park
675,000 sf
Class-A-Office**



McNeil Crossing, Austin TX 78727

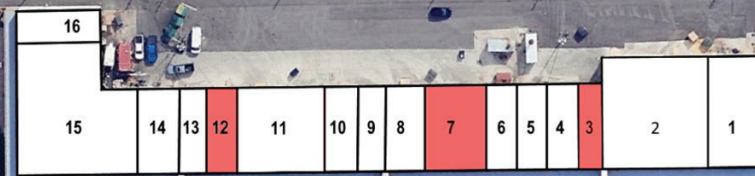
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1. Ste 440 - Sunflower Vietnamese Restaurant
2. Ste 420 - We Rock The Spectrum Kid's Gym
3. **Ste 390 - 1,200 SF AVAILABLE**
4. Ste 380 - Kumon Learning Center
5. Ste 370 - Postal Annex
6. Ste 360 - Smokey Mo's BBQ
7. **Ste 330 - 2,800 SF AVAILABLE**
8. Ste 300 - Unique Smile Dentistry
9. Ste 250 - Sree Jewelers
10. Ste 240 - Subway
11. Ste 230 - RDA Martial Arts Academy
12. **Ste 220 - 1,150 SF AVAILABLE**
13. Ste 210 - Superbrows Threading
14. Ste 150 - Goodwill
15. Ste 140 - Sangam Indian Cuisine
16. Ste 100 - Debs Liquor





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



- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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 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

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee 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.

TO AVOID DISPUTES, ALL AGREEMENTS
BETWEEN YOU AND A BROKER SHOULD BE IN
WRITING AND CLEARLY ESTABLISH:

- 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Phone