

WALNUT CREEK RETAIL CENTER

8201 Cross Park Dr, Austin, TX, 78754

 INTERACTIVE
MARKETING PACKAGE



SPACE AVAILABLE

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

JEFF MILLER

DIR: (512) 535-5310 | MOB: (817) 239-1566

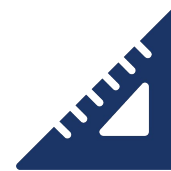
License No. 797536 (TX)

jeff.miller@matthews.com



PROJECT SCOPE

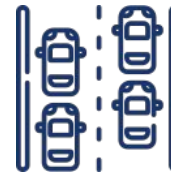
- Shell Inline Retail Available
- At the intersection of Cross Park Dr and Exchange Dr



±1,200 SF
AVAILABLE



\$10.84/SF
OPEX



±8,000 VPD (Cross Park Dr)
±4,000 VPD (Exchange Dr)



NEARBY TRAFFIC DRIVERS



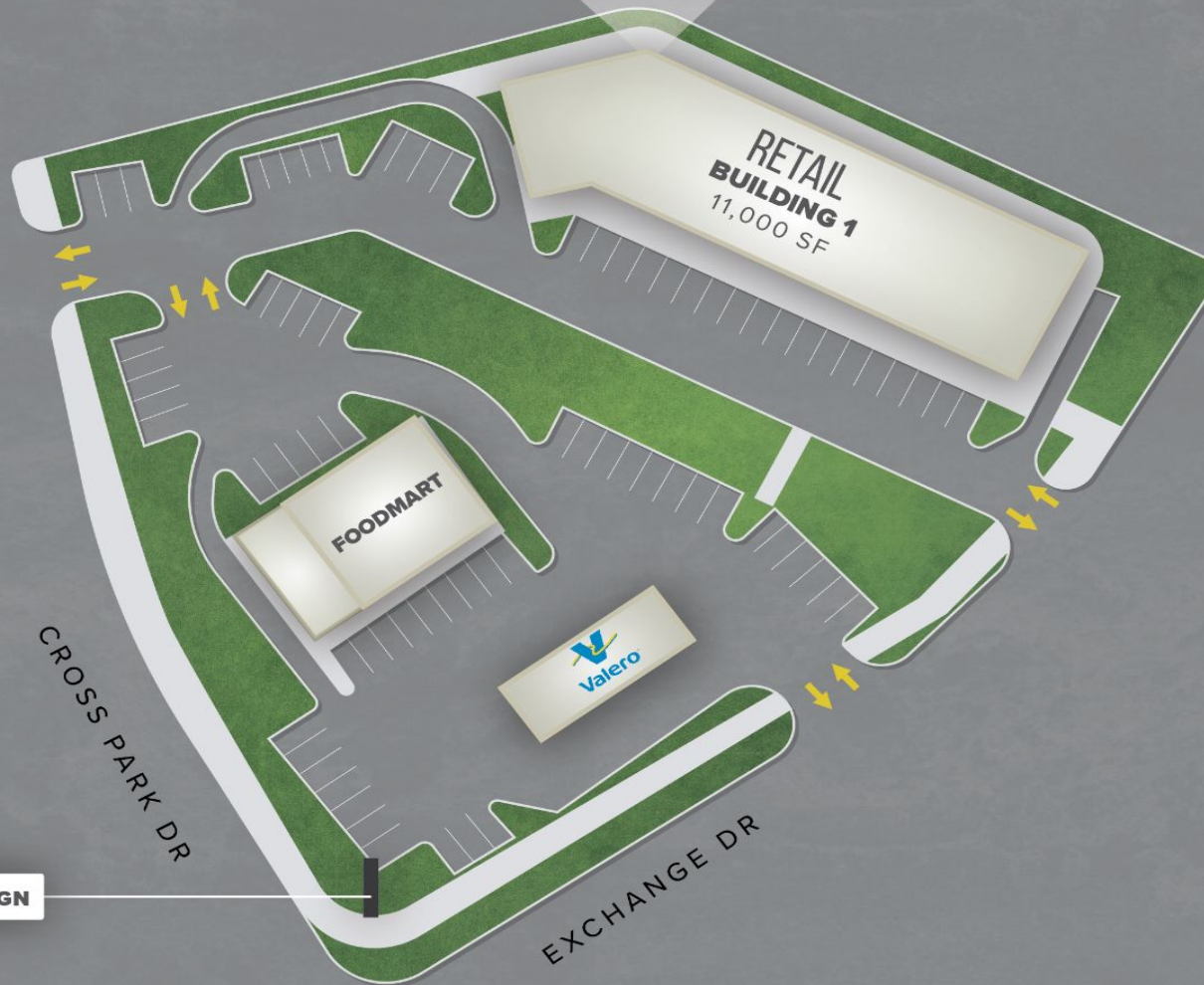


MICHELADAS

LOCAL SLICE

AVAILABLE
1,175 SF

SUITE 5
5,183 SF



PYLON SIGN

Land For Lease

MATTHEWS[™]
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8201 CROSS PARK DR

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Land For Lease

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

8201 CROSS PARK DR

Austin, TX, 78754



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NORTH AUSTIN

± 4 MILES AWAY



CROSS PARK DR ± 8,000 VPD



SUBJECT PROPERTY

WALNUT CREEK RETAIL CENTER



EXCHANGE DR ± 4,000 VPD



Austin County Flea Market

WAFLE HOUSE

woom™

AFFORDABLE DENTURES & IMPLANTS

Bill Miller Bar-B-Q

APPLIED MATERIALS

SLEEP INN

290

± 42,000 VPD

UNITED STATES POSTAL SERVICE

OneTouchPoint



Southern Mail Service



EXCHANGE DR

± 4,000 VPD

SUBJECT PROPERTY
WALNUT CREEK
RETAIL CENTER

CROSS PARK DR ± 8,000 VPD



CROSS PARK DR
±8,000 VPD



EXCHANGE DR
±4,000 VPD



AUSTIN, TX

As the capital of Texas, Austin has the big personality and vibrant culture expected from the heart of the Lone Star State. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas, boasting a population of 2.25 million.

The current official slogan promotes Austin as The Live Music Capital of the World, a reference to the many musicians and live music venues within the area. Its eclectic live-music scene is centered around country, blue, and rock. South by Southwest is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around Downtown Austin every March. The event has grown into a 10-day festival celebrating film, music and digital media.

The motto “Keep Austin Weird” has been used to promote Austin’s eccentricity and diversity, as well as bolster support of local independent businesses. South Congress is a shopping district that prides itself on keeping the motto alive by being filled with unique local businesses and hosting festivals. The area is also comprised of many parks and lakes, which are popular for hiking, biking, and boating, making the city a year-round outdoor enthusiasts' playground. Overall, Austin is a great place to work, live, and play.

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,291	114,832	311,191
Current Year Estimate	5,459	103,592	280,873
2020 Census	5,382	100,795	273,167
Growth Current Year-Five-Year	15.25%	10.85%	10.79%
Growth 2020-Current Year	1.43%	2.77%	2.82%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,933	42,662	128,253
Current Year Estimate	2,459	37,486	113,307
2020 Census	2,374	36,259	109,775
Growth Current Year-Five-Year	19.28%	13.81%	13.19%
Growth 2020-Current Year	3.58%	3.38%	3.22%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$104,731	\$81,590	\$90,895



ECONOMY

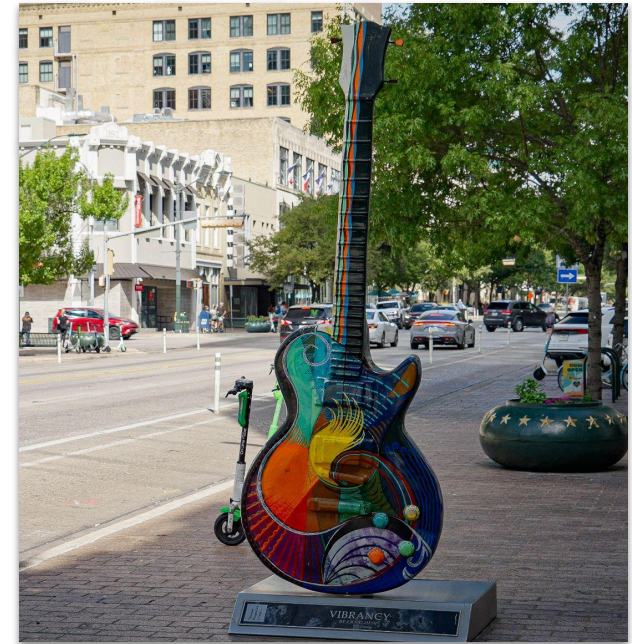
The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname "Silicon Hills". A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell's worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

Austin's thriving economy and the strong presence of established businesses, numerous small businesses, and feisty startups allow it to offer residents an average weekly pay that is 10 percent greater than the national average.

DOWNTOWN AUSTIN

Downtown Austin is comprised of a skyline of skyscrapers. Its skyline forms a backdrop of glass and steel, while funky, brightly-painted shops line the streets. Live music is an integral element of the city, and nowhere is this more apparent than downtown, where stages and venues host concerts every night of the week. Downtown Austin also comes with the benefit of some of the best selections of food, such as exceptional local favorites like eclectic food trucks and exotic international fare. From a more practical standpoint, Downtown Austin is the heart of the city's thriving business and government centers, meaning that many locals live near enough to walk or bike to work.



AUSTIN CULTURE

Thanks to the consistently beautiful weather, Austin possesses an outdoor culture that makes Austinites some of the healthiest people in the country. The city boasts a healthy 220 parks, 250 gyms, 30 swimming holes, many lakes, and numerous walking and hiking trails. Some of the popular outdoor in the city include hiking, biking, running, boating, kayaking, swimming, and water sports

Austin, TX, is known as the “Live Music Capital of the World,” and it lives up to that name with an abundance of stream of live music acts that create a vibrant, fun atmosphere is accessible almost any time of the day or night. Thrillist lists Austin as the best city for music, and its nightlife is well-known. Great jobs and great entertainment are the perfect combination for drawing new residents by the thousands.

HIGHER EDUCATION - UNIVERSITY OF TEXAS

With regard to education, the University of Texas resides in Austin: the flagship institution of the University of Texas System. It is one of the largest universities in the U.S. with over 51,000 students. This institute has a prestigious reputation providing a first-class education. The University of Texas also generates critical tax revenue and jobs for the Austin area. According to an Institute for Economic Impact study, UT Austin generates annually \$8.2 billion in business activity and \$2.4 billion in personal income. Students attending the university provide an annual economic boost of \$823 million into the local economy. Student spending leads local businesses and their employees to spend another \$5.8 billion across the state.



#1

2021 TEXAS UNIVERSITY
RANKING



TOP 10

BEST NURSING SCHOOLS
IN TEXAS



#33

WORLD UNIVERSITY
RANKINGS 2021-22



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.

Matthews Real Estate Investment Services Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005919 License No.	transactions@matthews.com Email	866-889-0050 Phone
Kyle Matthews Designated Broker of Firm	678067 License No.	licensing@matthews.com Email	866-889-0050 Phone
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **8201 Cross Park Dr, Austin, TX, 78754** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
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

Buyer/Tenant/Seller/Landlord Initials

Date