



SHOAL CREEK PLAZA

RETAIL & RESTAURANT
OPPORTUNITIES

3200 | 3202 | 3300
ANDERSON LANE | AUSTIN, TEXAS



HIGH VISIBILITY
ON ANDERSON LANE



ABUNDANT
PARKING



PYLON SIGNAGE
EXPOSURE



IMMEDIATE ACCESS
TO MOPAC

PROPERTY

OVERVIEW

Shoal Creek Plaza is a well-located neighborhood retail center situated on the north side of Anderson Lane, just east of MoPac Expressway in Central Austin.

The center benefits from strong visibility, abundant parking, and easy access surrounded by established residential neighborhoods, major employment centers, and daily traffic along one of Austin's most active retail corridors.

Suitable for a variety of retail-related uses including restaurant, food-oriented retail, service, personal services, office, and more.



PROPERTY HIGHLIGHTS



**HIGHLY VISIBLE
RETAIL CENTER**



**PROMINENT WEST
ANDERSON LOCATION**



**ABUNDANT
SURFACE PARKING**



**PYLON SIGN ON
ANDERSON LANE**



**EASY ACCESS TO
MOPAC EXPRESSWAY**



**ESTABLISHED
TRADE AREA**

AVAILABILITY

CURRENT OPPORTUNITIES

SUITE

205

3,486 SF

RESTAURANT OPPORTUNITY

Restaurant-ready space with existing infrastructure in place.

- ✓ Existing grease trap
- ✓ Vent hood infrastructure
- ✓ Up to 335 amps available
- ✓ Large Patio area for Tenant's exclusive use
- ✓ Convenient customer access and parking
- ✓ Shell Condition

IDEAL FOR RESTAURANT
FOOD-ORIENTED RETAIL CONCEPTS.



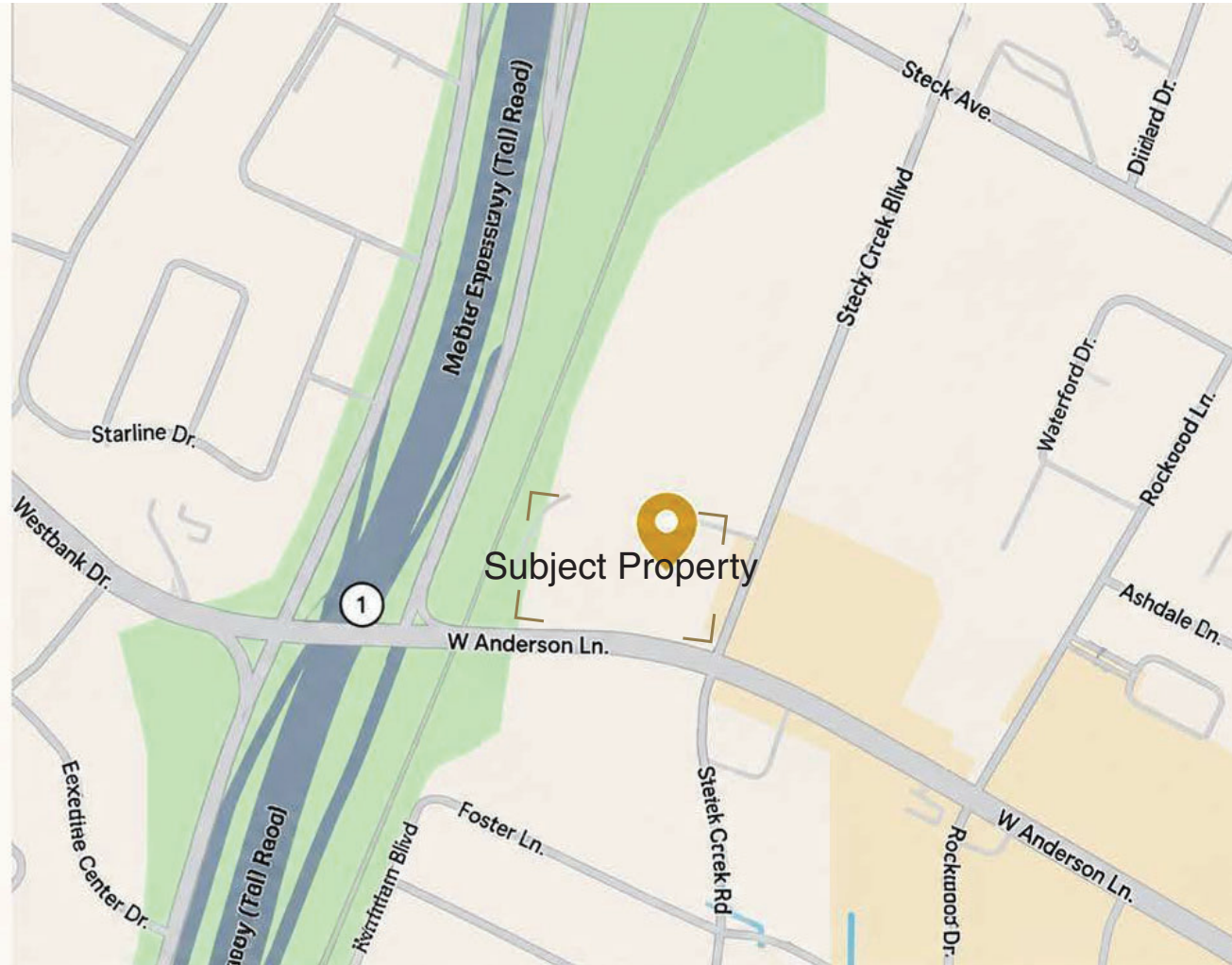
SUITE	SIZE	OPPORTUNITY	NOTES
205	3,486 SF	RESTAURANT/RETAIL	Shell condition. Grease trap, vent hood. up to 335 amps available
208	1,152 SF	RETAIL/OFFICE	2nd gen office. Can deliver in white-box.
304	3,079 SF	RESTAURANT/RETAIL	2nd gen wine bar and production area. Can be delivered in white-box.

LOCATION

CENTRAL AUSTIN ACCESSIBILITY

Strategically positioned along Anderson Lane just east of MoPac Expressway, Shoal Creek Plaza offers excellent connectivity to surrounding neighborhoods, major employment centers, and key Austin destinations.

- ✓ Just east of MoPac Expressway
- ✓ Central Austin location
- ✓ Strong neighborhood demographics
- ✓ Near major employment centers
- ✓ Excellent visibility from Anderson Lane
- ✓ Accessible regional connectivity
- ✓ Established retail corridor presence



LEASING CONTACTS

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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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