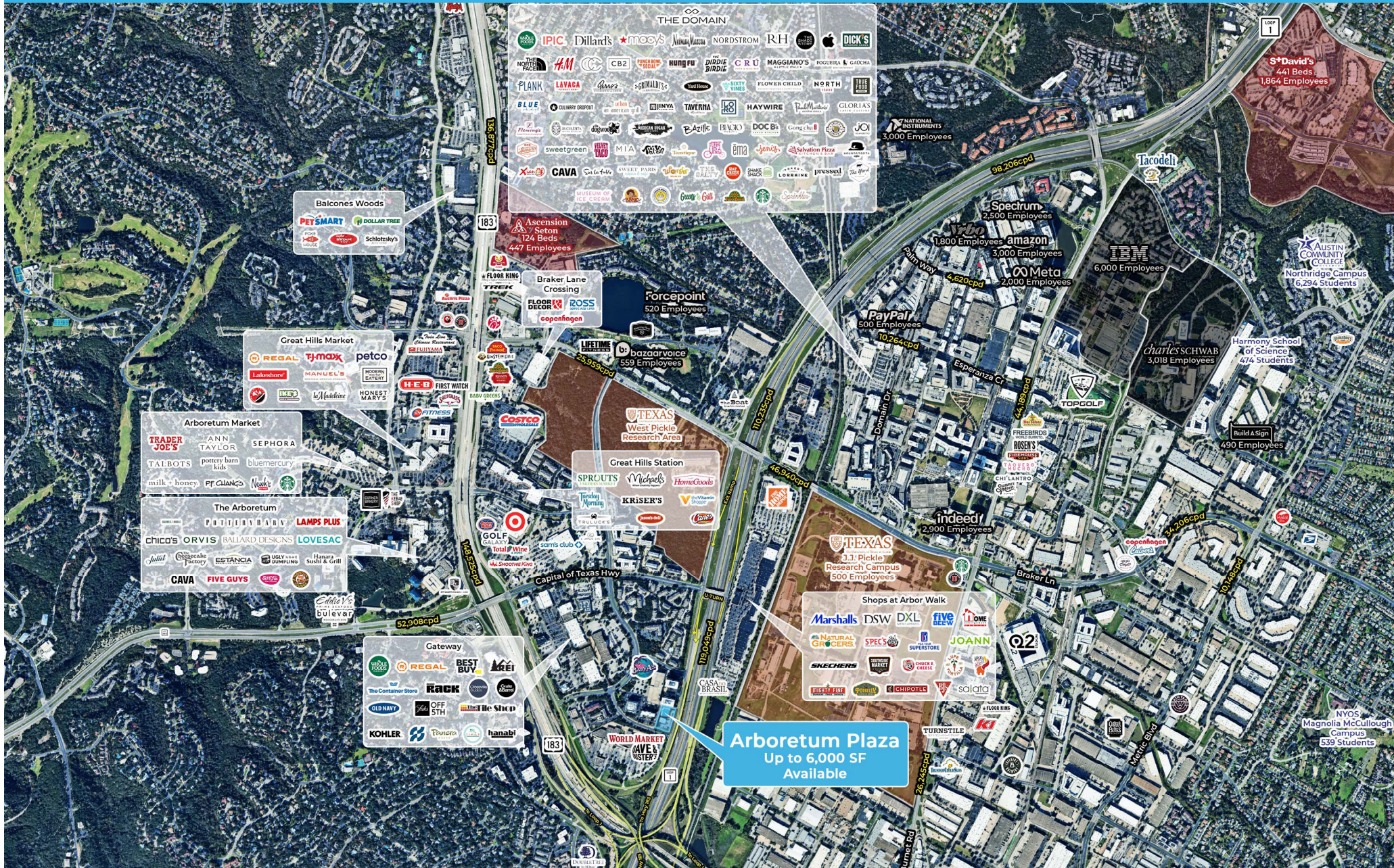


Arboretum Plaza

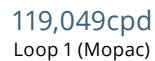
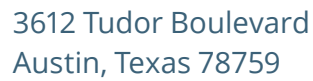
3612 Tudor Blvd, Austin, TX 78759

RISE | COMMERCIAL PARTNERS

NEW FREESTANDING RETAIL NEAR THE ARBORETUM/DOMAIN





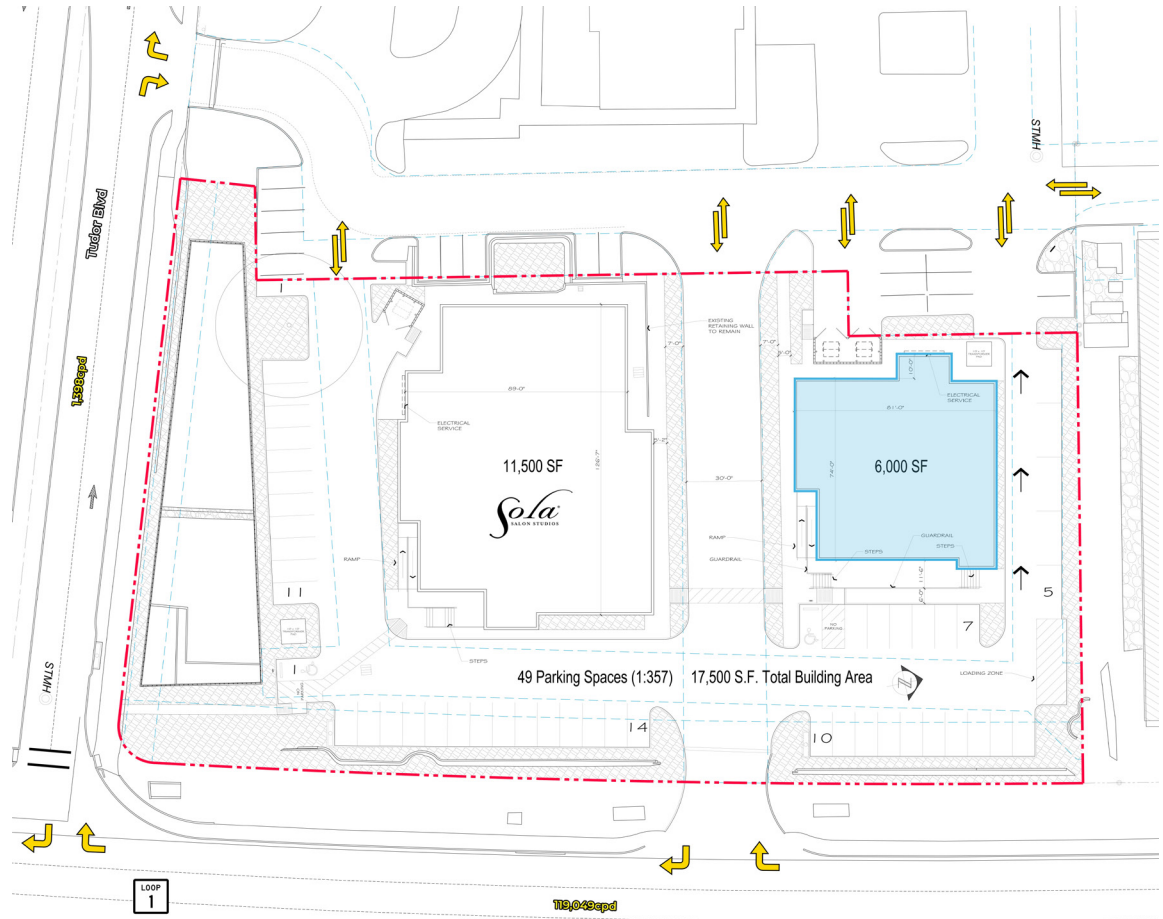


148,525cpd
Hwy 183

1,398cpd
Tudor Blvd

A large collection of brand logos from various industries, primarily focusing on retail, food, and beverage. The logos are arranged in approximately 10 rows and 8 columns.

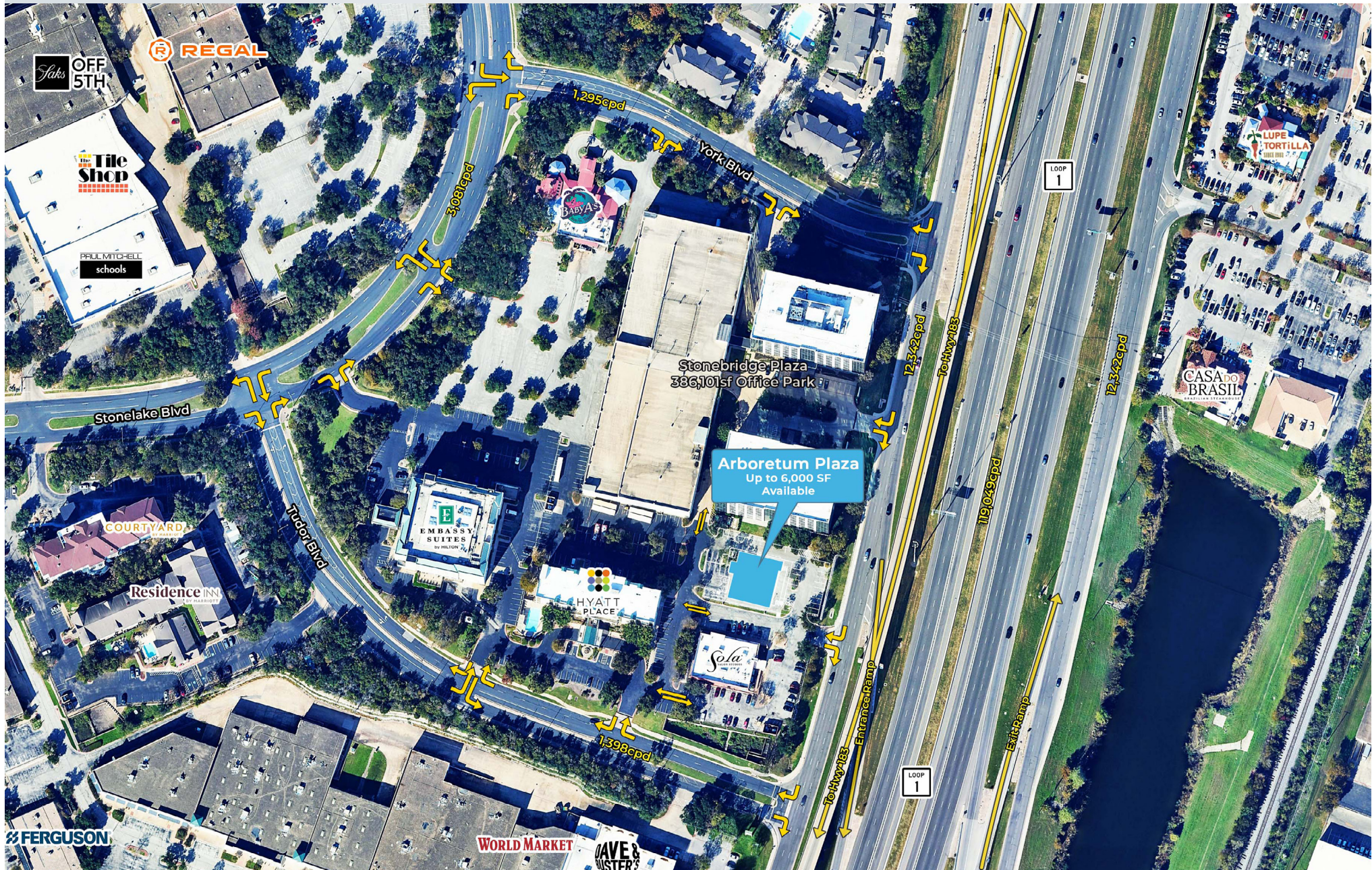
- Row 1:** Target, Whole Foods Market, Costco Wholesale, sam's club, H-E-B, SPROUTS FARMERS MARKET, THE NATURAL GROCERS, TRADER JOE'S, ALOHA FOODS.
- Row 2:** Total Wine & More, SPECS, Apple, REGAL, IPIC, AVE'S MASTER?, KUNG FU, TOPGOLF, PUNCH BOWL SOCIAL, DIZDIE BIRDIE.
- Row 3:** NORDSTROM, Neiman Marcus, Dillard's, macy's, OFF 5TH, RACK, DSW, BARNES & NOBLE.
- Row 4:** H.M., OLD NAVY, DICK'S, GOLF GALLERY, CB2, RH, AKAI, The Container Store, THE NORTH FACE, POTTERY BARN, copenfagen.
- Row 5:** FLOOR DECOR, The Tile Shop, Crate&Barrel, FLOOR KING, LAMPS PLUS, ORVIS, LOVESAC.
- Row 6:** DXL, HomeGoods, Marshalls, PETSMART, ROSS Dress For Less, petco, TJ-MAXX, WORLD MARKET, BEST BUY, Michaels.
- Row 7:** SUPERSTORE, five BELOW, ANN TAYLOR, HOME DEPOT, TALBOTS, TREK, SKECHERS, chico's, Cakesake Factory, PF CHANG'S.
- Row 8:** J.Jill, ESTANCIA, LO LO, hanabi, MANUEL'S, bulevard, MOUNTAIN HARDWEAR, >CUTTING<, TRUELUCKS, Sun In The Umbrella.
- Row 9:** Eddie's, ASHLEY, M.L. LUCK, FINE HOUSE, HANARA SUSHI & GRILL, Fleming's, BLUE, PLANK, HOLLY HILLS DUMPLING, MIA, digwood.
- Row 10:** an american grill, Garza's, The Cheesecake Factory, FOGUERIA & GAUCHO, FUJIYAMA, JOI, JINYA, KOTOYAKI, SUSHIRAZA, MAGGIANO'S.
- Row 11:** DAVA, Oysteria, Latin Bites, Barite, CASA DE BRASIL, NORTH ITALIAN, THE SALTY, GLORIA'S, MARKET STREET TAVERNIA, emma, DOCB, CULINARY DROPOUT, panini.
- Row 12:** Gong cha, TURNSTILE, The Yard, Yard House, FREE FORD, Paul Mitchell, iFIRE, B.S., HAWYIRE, B.B., FLOWER CHILDREN.
- Row 13:** SIXTYSIX, "RADIOS" BAR, The Boat, CRU, LAVACA, salata, Wander, FIRST WATCH, LOSSBINE, SWEET PARIS.
- Row 14:** Panera, BABY GREENS, sweetgreen, HONEST MARYS, FREEBROS, Le Monde, CAVA, MODERN EATERY, PASSO, YULE TAPCA.
- Row 15:** CHIPOTLE, MUSEUM OF ICE CREAM, Jamba Juice, Schlotzsky's, SHAKE SHACK, pressed, PIZZA HUT, XENOS, CHI'LANTRO, Tacodeli.
- Row 16:** Incepcion, Austin's Pizza, Salvation Pizza Kitchen & Bar, ROSEN'S, Newk's, PAPA JOHN'S, HONEYDEW, Sweetest, EINSTEIN BEANS.
- Row 17:** LIVEHOUSE, FIVE GUYS, The Burger King, jenny's, Cheetah, Lane's, DASH, Sprinkles.



	1 Mile	3 Mile	5 Mile	7 Mile
Total Population	7,289	120,358	295,495	540,240
Daytime Population	16,395	119,928	260,180	417,428
Average HH Income	\$152,905	\$142,357	\$150,451	\$151,670

- Rare and great visibility to Mopac
- Top retail trade area in Austin
- Nearby Major Employers:









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.

2-10-2025



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:
 - 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.

Rise Commercial Partners, LLC	9010454	info@riseccpre.com	512-600-0378
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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1