



MARKET AT LAKE CREEK

NWQ OF LAKE CREEK PKWY AND RESEARCH BLVD
13776 Research Blvd Austin, TX 78750



**3,795 SF
AVAILABLE**

**2,579 SF
AVAILABLE**

**1,760 SF
AVAILABLE**

**FOR
LEASE**

AVAILABLE

Inline:

- Ste 113:** 1,760 SF
- Ste 108:** 2,579 SF
- Ste 105A:** 3,795 SF

RATE

\$25.00 PSF NNN
NNNs* \$6.10

* Estimate provided by Landlord
and subject to change

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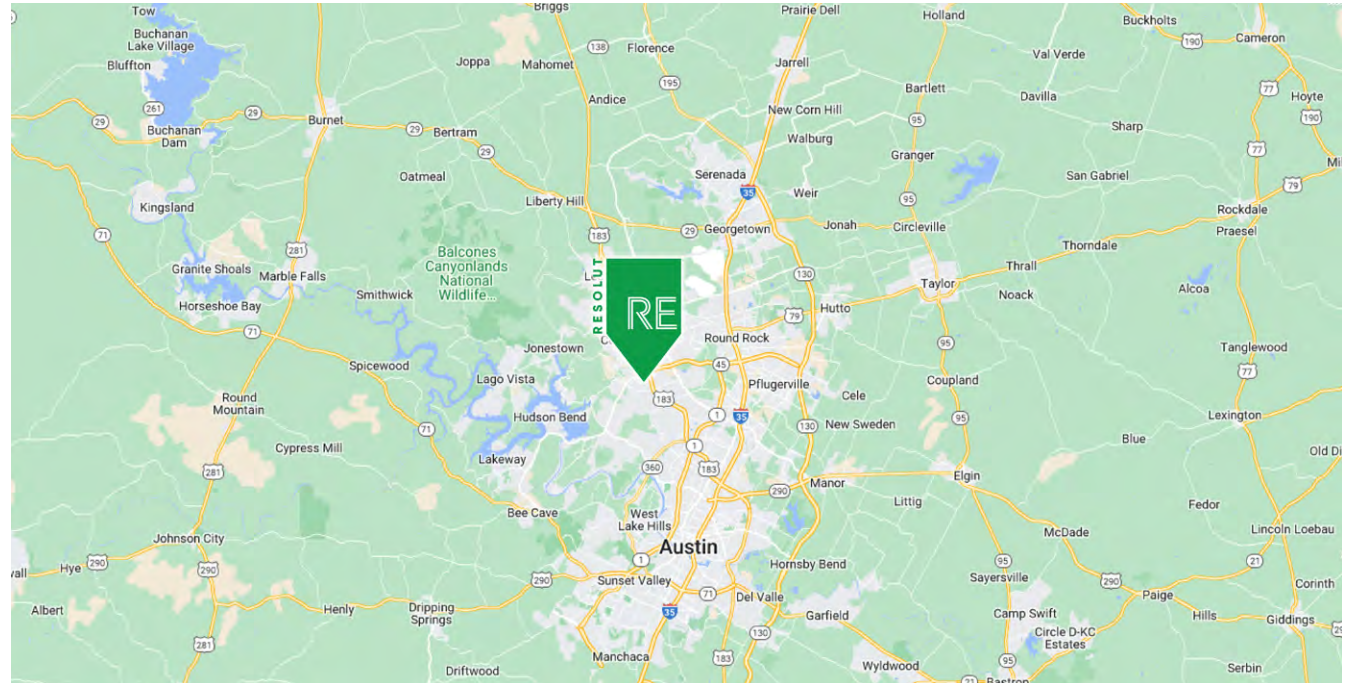
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PROPERTY HIGHLIGHTS

- Family-friendly retail center located in the heart of Northwest Austin
- Located at lighted intersection just across street from Westwood High School
- Highly visible facades with pylon signage visible from the overpass
- Daily customer traffic between Fitness Connection and Austin Gymnastics
- Low NNNs
- Available at the end of October: 2nd Gen Lab & Office



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



111,152
POPULATION
3-MILE RADIUS



\$154,481
AVG HH INCOME
3-MILE RADIUS



61,134
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
US Hwy 183 119,674 VPD
Lake Creek Pkwy: 22,858 VPD
(CoStar 2025)

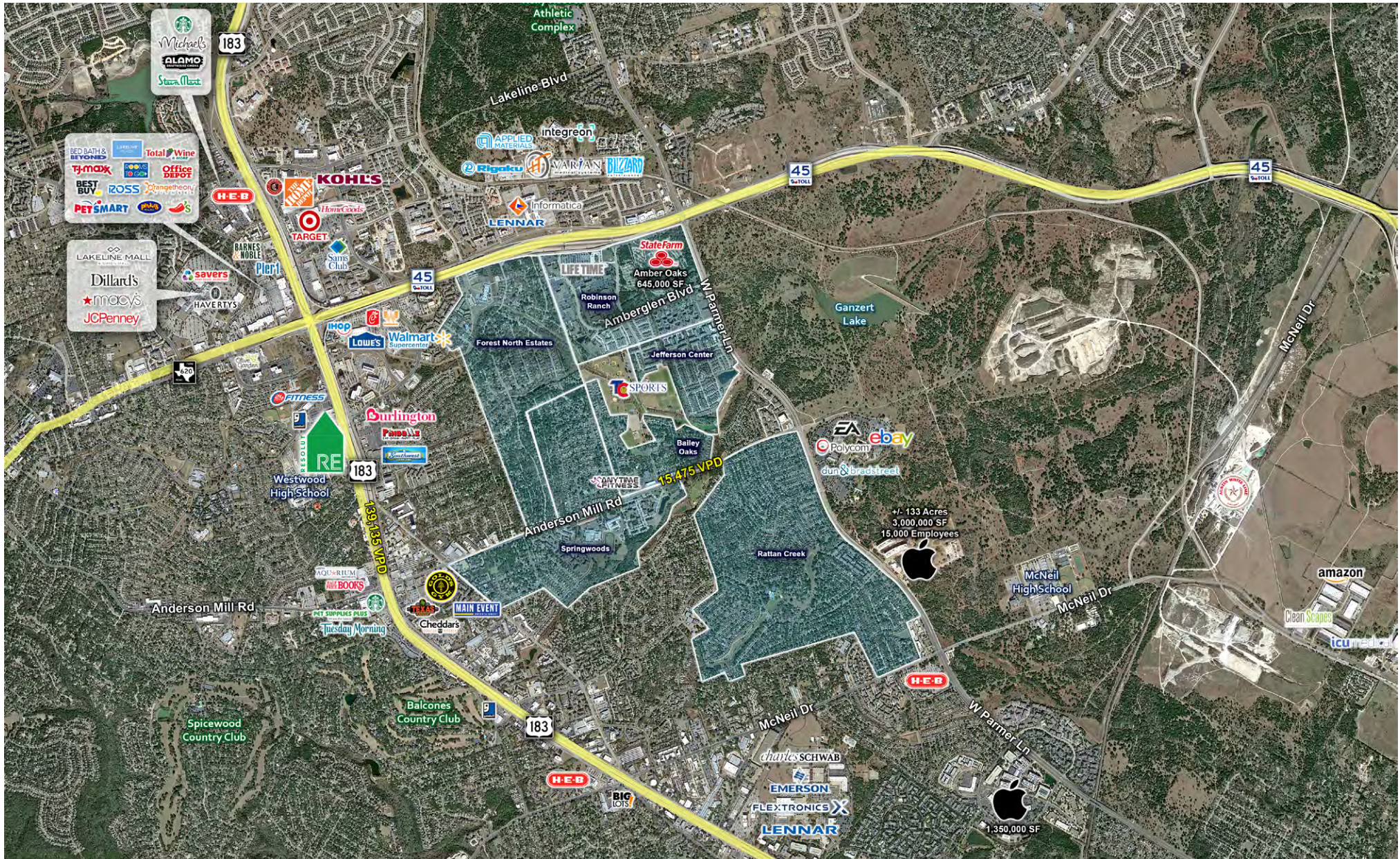
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Ste 100	Fitness Connection	52,212 SF
Ste 102	Goodwill	30,000 SF
Ste 103	Dart' em Up	3,106 SF
Ste 104	Austin Gymnastics Club	15,200 SF
Ste 105A	Available	3,795 SF
Ste 105B	Nana Ballet	3,100 SF
Ste 106	Dr. Golf Golf Studio	2,681 SF
Ste 107	KidStrong	4,100 SF
Ste 108	Available	2,579 SF
Ste 113	Available	1,760 SF
Ste 116	Wonko's Toys and Games	2,000 SF
Ste	Habitat for Humanity ReStore	+/- 33,000 SF
Ste 119	O'Reilly Auto Parts	8,400 SF
Ste 122	Koryu Martial Arts	5,500 SF
Ste 125	TFN Nutrition	2,625 SF
Ste 130	Pita Fusion	2,350 SF
Ste 131	Saccone's Pizza	1,400 SF
Ste 134	Together Restaurant	2,310 SF
Ste 137	Buttercup Liquors	3,150 SF
Ste 139	Bento Bakes	559 SF
Ste 142	Asian Fusion	2,490 SF
Ste 144	Sunny Nails	895 SF
Ste 145	Los Reyes Restaurant	4,685 SF
Ste 150	Hair Jazz	975 SF
Ste 152	Thundercloud Subs	1,137 SF
Ste 170	Taco Bell	2,300 SF

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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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Sales Agent/Associate's Name	License No.	Email	Phone