

LEASING NOW TRAILS AT 620

1,032 - 7,308 SF Available
Call for Rates

partners

8300 North Ranch to Market 620
Austin, TX 78726



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FM 620
VPD - 39,833

BLDG L

BLDG M

BLDG N

BLDG K

BLDG G

BLDG D

BLDG A

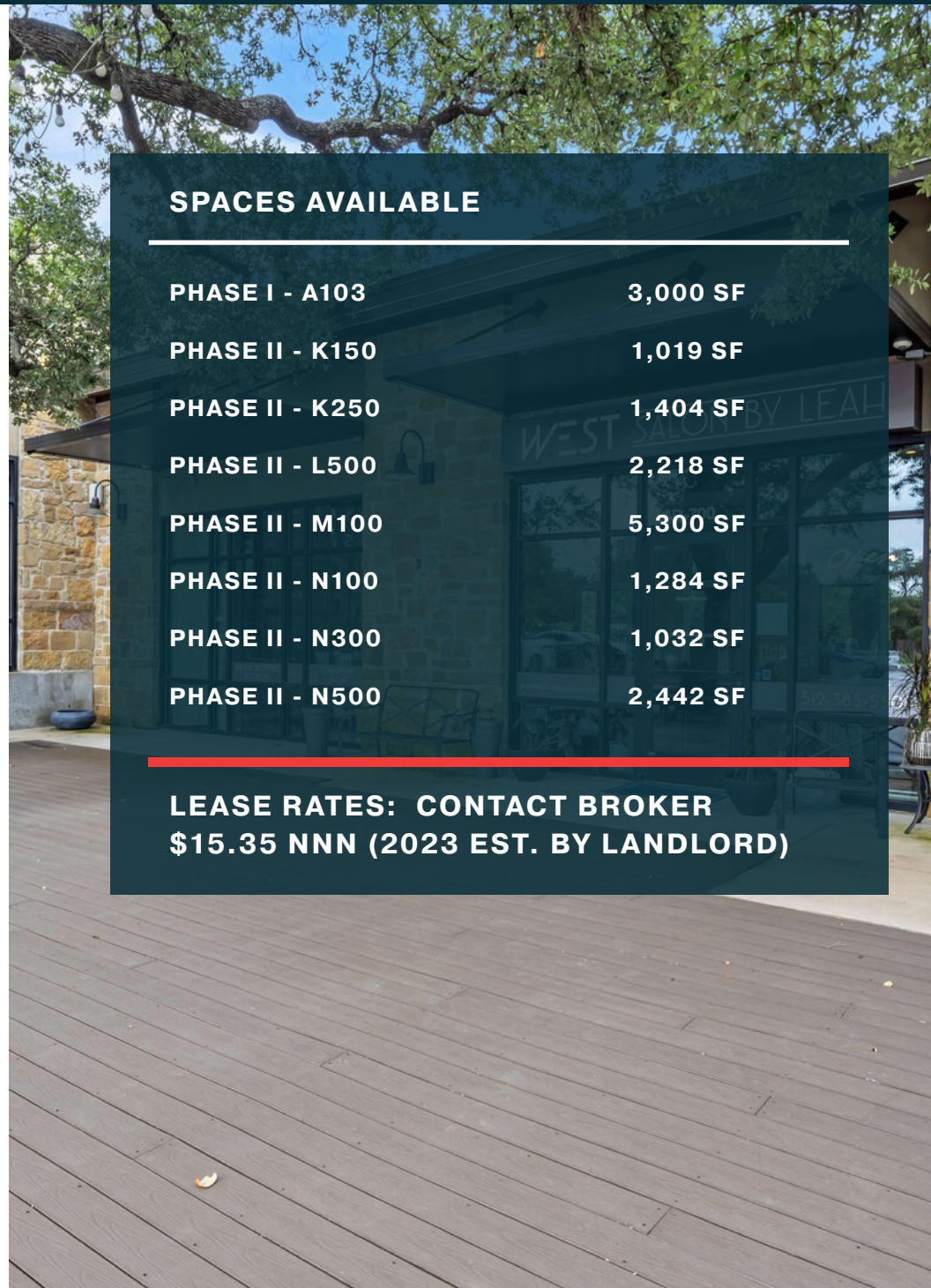
PROPERTY HIGHLIGHTS

This power center boasts a wide array of anchor tenants including: Austin Regional Clinic, ARA Diagnostic Imaging, Holiday Inn, Moviehouse Luxury Cinema, and future home of the new Four Points YMCA.

Only Development in this market with two lighted intersections, as well as 3 additional ingress and egress points along 620 and Wilson Parke Ave

Due to high traffic from both 620 and 2222, and peaking developments in the area, Four Points is expanding from a mere community to a boomtown. Business parks in the area are benefitting from the close proximity to North Austin and surrounding suburbs.

By acting as a centerpoint for the greater northwest and Austin, Four Points is also in the perfect position to travel to and from. People who work in Northwest Austin but live in central Austin will have the benefit of a reverse commute, avoiding the bulk of Austin's heavy traffic.



SPACES AVAILABLE

PHASE I - A103	3,000 SF
PHASE II - K150	1,019 SF
PHASE II - K250	1,404 SF
PHASE II - L500	2,218 SF
PHASE II - M100	5,300 SF
PHASE II - N100	1,284 SF
PHASE II - N300	1,032 SF
PHASE II - N500	2,442 SF

**LEASE RATES: CONTACT BROKER
\$15.35 NNN (2023 EST. BY LANDLORD)**

WILSON PARKE AVE



N FM 620 (37,000+ VPD)

ROCK HARBOUR DR

PHASE I

SUITE	TENANT	SF
A103	Available	3,000 SF
A200	Angel Donuts and Treats	1,500 SF
A300	Mattress Firm	3,500 SF
D100	Freebirds World Burrito	3,200 SF
D300	Plum Natural Nails	1,751 SF
D400	Big Frog	1,500 SF
D600	The DRIPBaR	1,800 SF
D600	Hildebrand Jewelers	2,000 SF
D700	West Salon by Leah	1,200 SF
G100	PDS Texas Dental Service	3,024 SF
G200	Sport Clips	1,680 SF
G300	Summermoon Coffee	1,800 SF

PHASE II

SUITE	TENANT	SF
K100	Property Management	2,490 SF
K150	Available	1,019 SF
K200	Smokin' Oak	3,272 SF
K250	Available	1,404 SF
K300	European Wax	1,527 SF
K400	AT&T	1,784 SF
L100	Action Behavior	4,341 SF
L400	Action Behavior	1,385 SF
L500	Available	2,218 SF
L800	Green Mango	3,500 SF
M100	Available	5,300 SF
M200	Total Pro Flooring	2,008 SF
M300	Total Pro Flooring	2,992 SF

PHASE II

SUITE	TENANT	SF
N100	Available	1,284 SF
N200	Kale Me Crazy	1,144 SF
N300	Available	1,032 SF
N500	Available	2,442 SF
N700	Zenergy Pilates LLC	1,461 SF
N800	BFC Dentistry	2,223 SF

■ OCCUPIED
■ AVAILABLE

FOUR POINTS, TEXAS

THE GROWING AUSTIN NEIGHBORHOOD

LOCATION | ACCESS

Comprised of Ranch to Market 2222 and Ranch Road 620, Four Points provides several points of access to the Austin MSA, Lake Travis, and the Texas Hill Country.

LIVE, WORK, PLAY

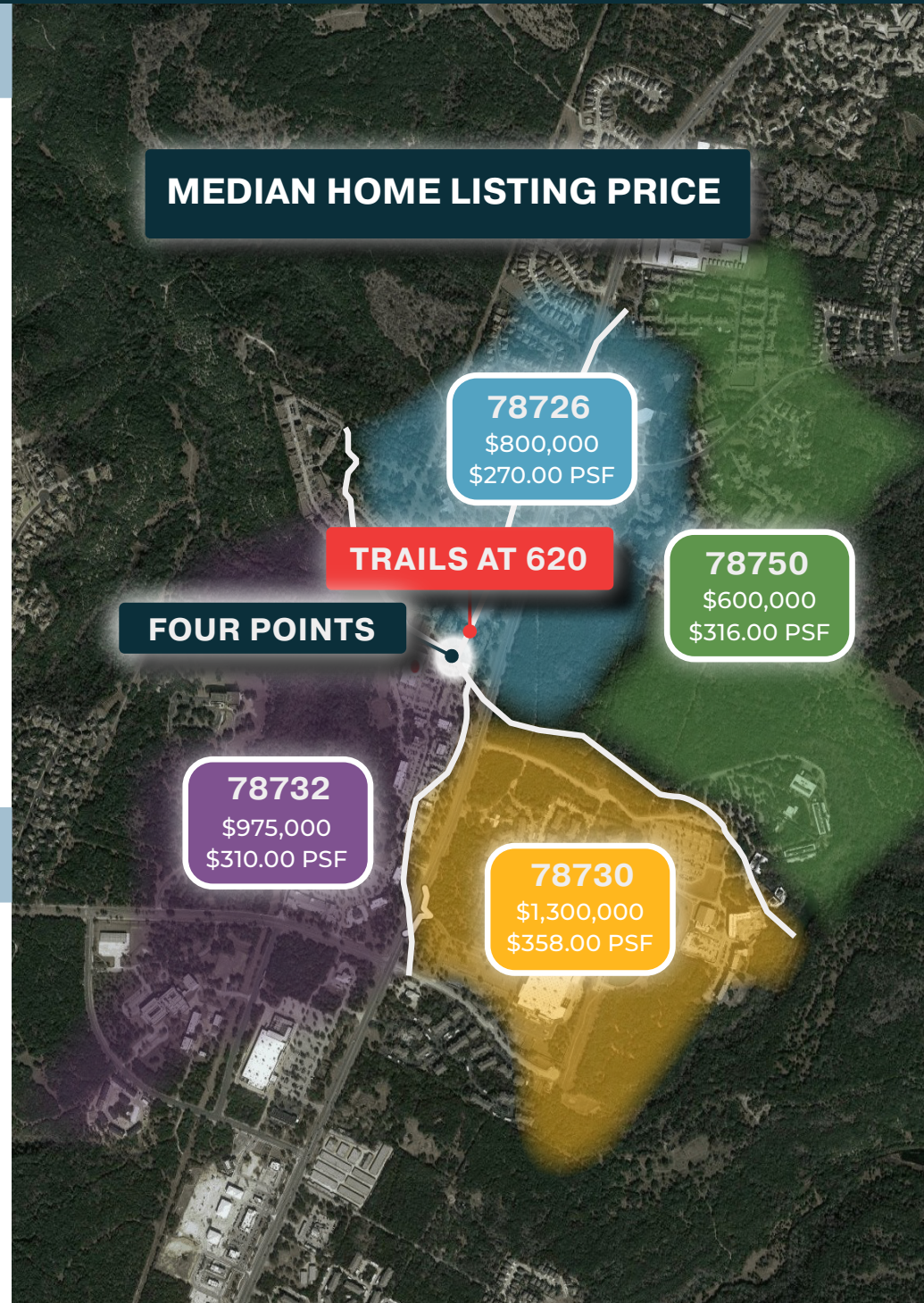
Four Points offers a wide variety of amenities and access to endless entertainment on and around Lake Travis. The demand at Four Points is fueled by the desire to live, work, and play outside of the busy city center while still being conveniently located to nearby suburbs.

TOP SCHOOLS

Four Points is positioned ideally between 3 of Austin's top 5 school districts, Eanes, Leander, and Lake Travis ISD.

DEMOGRAPHICS

2023 CURRENT ESTIMATE	1 MILE	5 MILES	10 MILES
Population	6,695	103,159	551,197
Households	2,985	41,277	232,424
Median Age	36.6	39.1	38.6
Average HH Income	\$131,470	\$147,608	\$128,080
Daytime Employees	1,853	9,295	98,739
Population Growth '23-'28	+ 0.6%	+ 0.7%	+ 1.0%
Household Growth '23-'28	+ 0.7%	+ 0.9%	+ 1.1%





BLDG A

BLDG D

BLDG G

FM 620
VPD - 39,833

BLDG K

BLDG L

BLDG M





BLDG A



BLDG D



BLDG G



BLDG K





TRAILS AT 620

Logos for various businesses including: THE DRIP BAR, ZENERGY PILATES, OH, M&E, GREEN MANGO, FREEBIRDS, SportClips, Freddy's, Summer Moon, Holiday Inn, Flores, Austin Regional Clinic, MATTRESSFIRM, European Wax Center, Chicken Express, AT&T, TOTAL PRO FLOORING, and the Y.



CANYON CREEK ELEMENTARY

SITE

GRANDVIEW HILLS ELEMENTARY



Logos for IHOP, Starbucks, Chipotle Mexican Grill, Panda Express Chinese Kitchen, Chick-fil-A, and Dojo Haus.



Logos for H-E-B, Tomlinson's, TWIN LIQUORS, Target, Walgreens, UPS, MIGHTY FINE, and Orangetheory Fitness.

VANDERGRIFT HIGH SCHOOL

FOUR POINTS MIDDLESCHOOL



www.actionbehavior.com
5,726 SF through December 2029

Action Behavior Centers is a therapy clinic with a vision of transforming the lives of children with Autism and the clinicians who support them. Today, there are centers in Texas, Arizona, Colorado, and Illinois. Through their community of more than 3000 autism professionals, ABC serves thousands of children and families with Autism.



www.mattressfirm.com
3,500 SF through April 2024

Mattress Firm, the nation's largest omni-channel mattress specialty retailer and has been helping solve America's sleep problems for more than 90 years. Whether browsing online or in one of the 2,300 stores, their highly trained team provides personalized service and advice to help customers choose the right mattress and bedding products based on their unique needs.



www.freebirds.com
3,200 SF through January 2024

Freebirds World Burrito - Texas fast-casual burrito joint with crave-able proteins grilled in-house by master grillers. Texas' No. 1 Burrito. Today, with over 55 locations, Freebirds is 1,300 employees strong and plan to double in size by 2024.



www.trailsdentalgroup.com
2,223 SF through June 2027

The Trails Dental Group and Orthodontics serves the families of Steiner Ranch, Riverplace, Canyon Creek, Lakeway, Grandview Hills, and the surrounding communities in the 78726, 78732, and 78750 zip codes. Their team of experts provides general and cosmetic dentistry solutions for all your dental needs. Visit the office to receive teeth whitening, dental veneers, dental implants, clear aligner therapy, or any other dental procedures.



www.smokinoakpizza.com
3,272 SF through June 2029

A true family-run business, Smokin' Oak Wood-Fired Pizza and Taproom features a full menu of wood-fired pizzas, sandwiches, salads, starters, and even desserts. With the selection of rotating beers, wines, and mixed cocktails, there's bound to be one that will be your new favorite.



www.summermooncoffee.com
1,800 SF through November 2027

Summer Moon Coffee is known for their Texas oak roasted coffee and legendary sweet cream, Moon Milk, served in cozy coffee shops by friendly baristas. Every batch of Summer Moon coffee is roasted in handmade brick roasters, over seasoned oak, in Austin, TX.



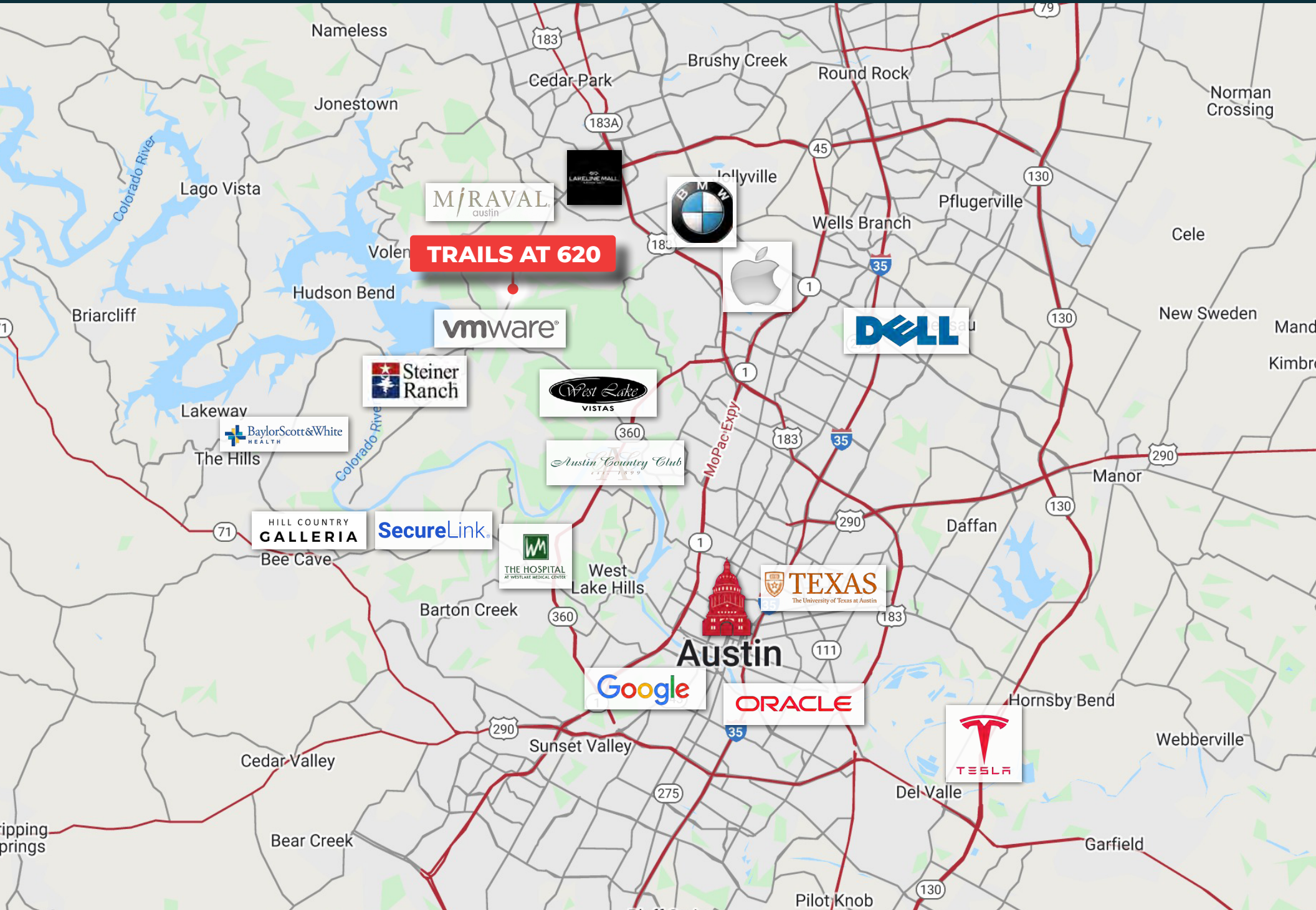
www.primecomms.com
1,784 SF through May 2023

Prime Communications is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast. Founded in 1999 with a single mall kiosk at Baybrook Mall in Houston, Texas, Prime Communications is set out to build one of the most successful wireless retail businesses in the U.S.



www.sportsclips.com
1,680 SF through February 2023

Sport Clips is proud to be the only national hair care franchise with locations in all 50 states in the U.S., with more than 1,850 open in the U.S. and Canada. Sport Clips is like no other place you've ever gotten your hair cut. Sports everywhere. TVs everywhere - playing sports.



TRAILS AT 620

vmware®



HILL COUNTRY
GALLERIA

SecureLink



ORACLE





IN THE NEWS

COURTESY OF LYNETTE HAALAND, FOUR POINTS NEWS

The YMCA of Austin has purchased a 9-acre site in Four Points with plans to redevelop the multi-million dollar project after finding out what the community wants in a local YMCA.

“We’re building based on what we hear from the community and then we will have a better sense of the construction timeline, but I would say it’s going to take a significant part of 2023, possibly into 2024,” said Kathy Kuras, president and CEO of the YMCA of Austin. “Of course we will work as expeditiously as possible.”

Kuras invites the Four Points community to “dream with us”.

“What do you want to experience as a family, an individual, a group of friends? If we can learn that, we can create it,” Kuras said.

[READ MORE](#)

[FOUR POINTS YMCA](#)



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PARTNERSREALESTATE.COM



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:
 - 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.

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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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