



MARKET AT PARMER | 12407 N MOPAC EXPRESSWAY, AUSTIN, TX 78758

Features

- H-E-B Grocery Anchor
- Strategic location at the intersection of two major roadways
- Excellent mix of national, regional, and local tenants
- Close proximity to major employment centers

FOR LEASE

TOTAL SF: 125,177
AVAILABLE SF: 7,725
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics YEAR: 2025	MILE 1	MILE 3	MILE 5
N Mopac (Loop 1) Expressway	88,628 VPD	Total Population	15,807	112,048	320,828
Parmer Lane	48,346 VPD	Total Households	7,984	55,927	142,394
		Avg HH Income	\$108,070	\$115,707	\$116,581
		Daytime Population	18,225	145,545	357,226

James Van Trease
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 Director of Brokerage - Austin
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Area Retailers & Businesses



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Available Space

16	Ste 200B	2,700 sf
19	Ste 350B	5,025 sf

Current Tenants

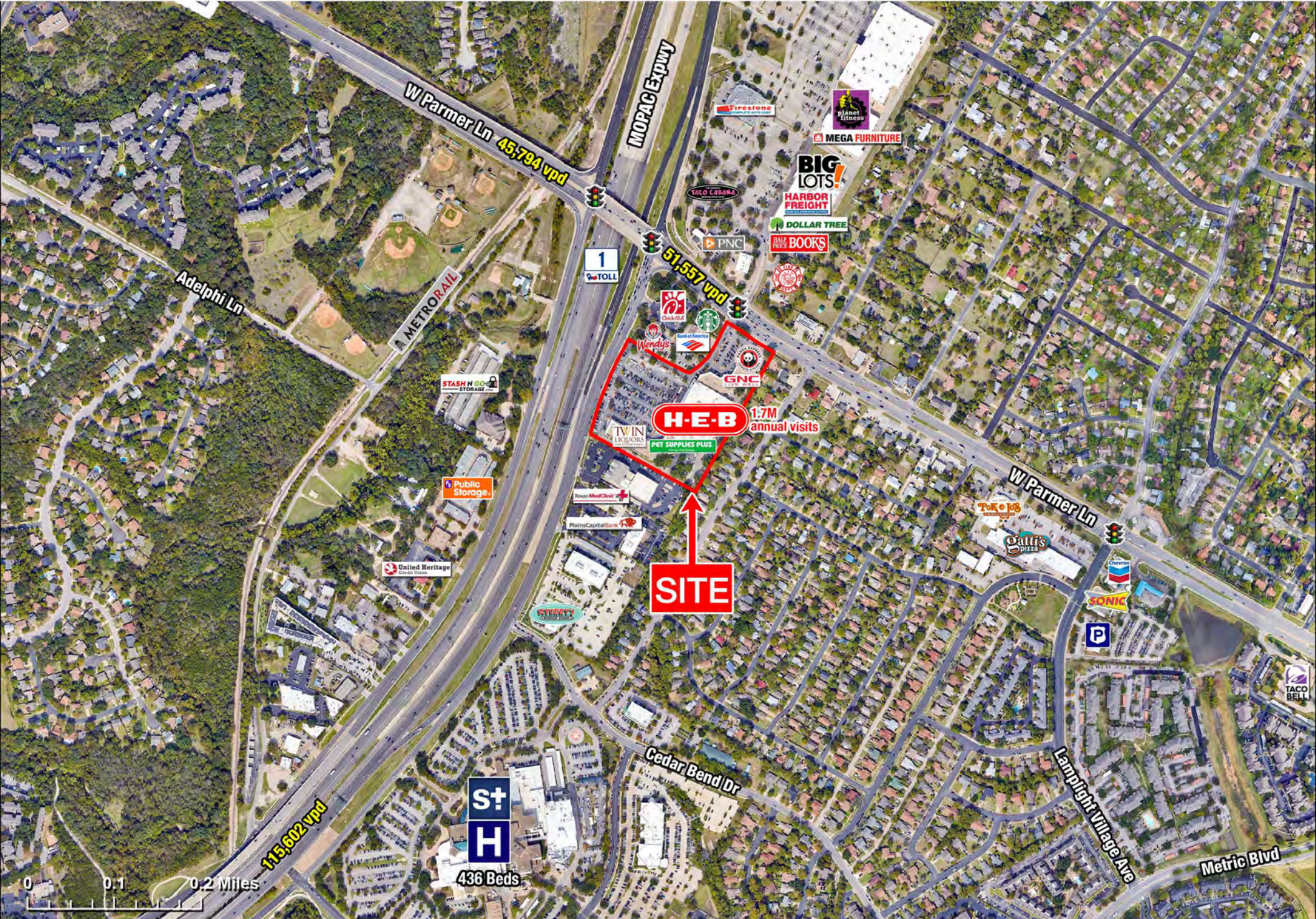
	H-E-B Grocery	73,790 sf
1	Hammer and Nails	2,344 sf
2	Massage Pro	900 sf
3	GNC, Ste 200A	915 sf
4	VS Nail & Spa, Ste 300A	2,254 sf
5	Industrious ATX, Ste 400A & 450A	4,090 sf
6	O'Daku Sushi, Ste 500A	2,513 sf
7	Basil Thai, Ste 550A	2,442 sf
8	The Joint, Ste 600A	1,190 sf
9	Happy Lemon, Ste 650A	1,500 sf
10	Jamba Juice/Auntie Anne's, Ste 700A	1,400 sf
11	My Care Dental, Ste 800A	2,700 sf
12	Panda Express, Ste 950A	2,200 sf
13	AT&T, Ste 100B	1,942 sf
14	Great Clips, Ste 125B	1,295 sf
15	Jersey Mike's	1,260 sf
17	UPS Store, Ste 250B	1,750 sf
18	Twin Liquors, Ste 275B	3,500 sf
20	Sunbury Vet Clinic, Ste 400B	3,330 sf
21	Pet Supplies Plus, Ste 525B	7,271 sf

Total Lease Area: 126,367 sf

Key

	Available
	Occupied but Available
	At Lease
	Leased





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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.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

James Van Trease

Sales Agent/Associate's Name

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Phone

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Phone

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Phone

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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