ANNA PLAZA

13109 & 13125 FM 620 N 13845 RESEARCH BLVD AUSTIN, TX 78729

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY

FULLY LEASED LOWE'S SHADOW ANCHORED RETAIL CENTER | 55K SF VALUE ADD OPPORTUNITY

CUSHMAN & WAKEFIELD
Private Capital Group

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INVESTMENT SUMMARY

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ANNA PLAZA

Executive Summary

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market the opportunity to acquire Anna Plaza, a 55,528 square foot Lowe's shadow anchored retail center located at the interchange of two primary thorough fares serving the Far Northwest Austin submarket. Situated at the prominent intersection of US 183 and FM 620 N, Anna Plaza has a prime position within Far Northwest Austin, an area characterized by strong population density. Anna Plaza is shadow anchored by Lowe's and in proximity to Walmart, which provides consistent daily traffic. The property is adjacent to major regional retail nodes including Lakeline Mall, Target and Sam's Club. Cosmetic and functional exterior improvements provide a pathway to increase rental rates and drive additional NOI offering stabilized cash flows with a compelling value-add opportunity.

Property at a Glance

ADDRESS:
13109 & 13125 FM 620 N 13845
Research Blvd Austin, TX 78729

LAND AREA:
6.11 Acres

NRA:
55,528 SF

PARKING:
240 Surface Spaces
4.32:1,000 Ratio

% LEASED:
100%

AVG HH INCOME:
$158,922 (5 mile)

Investment Highlights

100% Leased Retail Center Shadow Anchored by Lowe's

Anchored by Urban Air on New Five Year Lease

Major Retail Node at 620 & 183 Interchange

Lakeline Mall, Lowe's Walmart, Target, Sam's Club

Fully Leased to Diverse Mix of Tenants

Value Add Opportunity via Exterior Improvements Push Market Rents

Exceptional Demographics

$158,922 Avg. Household Income
230,789 Population Count
5 mile radius

Below Replacement Cost in High Barrier to Entry Submarket

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AERIAL MAP

Demographics | 5 Mile Radius

$158,922	230,789	$602,415
Average Household Income	Population Count	Median Home Value

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OFFERING OVERVIEW

YEAR BUILT:
1999 & 2001

PROPERTY SIZE:
55,528 SF

LAND AREA:
6.11 Acres

PARKING:
240 Surface Spaces
4.32:1,000 Ratio

OCCUPANCY:
100%

TENANT COUNT:
13

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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.

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.

CENTRAL TEXAS PRIVATE CAPITAL GROUP

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CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP**

PRIVATE CAPITAL GROUP

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