



SOUTHPARK MEADOWS I & II | 9300-9600 S IH-35, AUSTIN, TX 78748

Features

- Austin's largest Regional Power Center
- "The Grove" features an open-air theatre and the best in local food
- Excellent visibility and access from IH-35
- Rapidly growing trade area Anchor tenants include Walmart Supercenter, SuperTarget, and JCPenney

FOR LEASE

TOTAL SF: 921,141
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 42,000
CONTACT FOR MORE INFORMATION

Traffic Counts

Slaughter Ln	37,790 VPD
IH-35	116,230 VPD

Demographics

YEAR: 2016	1 MILE	3 MILE	5 MILE
Population Estimate	7,192	96,151	200,117
Total Households	2,968	34,349	71,888
Average HH Income	\$74,971	\$68,169	\$72,418
Daytime Population	7,834	65,244	155,633

Brett Maze
 Vice President
 512.275.2004
 bmaze@weitzmangroup.com

Britt Morrison
 Senior Vice President
 512.482.0094
 bmorrison@weitzmangroup.com

Area Retailers & Businesses

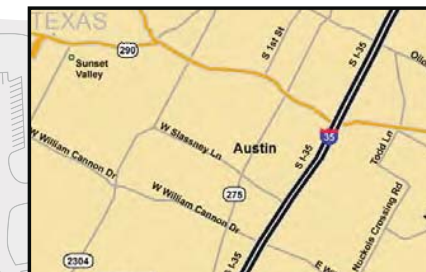


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



SOUTHPARK MEADOWS | 9300-9600 S IH-35, AUSTIN, TX 78748

Suite	Tenant	SF
81	Bath & Body Works	3,000
78	rue 21	7,178
77	The Children's Place	4,500
76	AVAILABLE	5,000
14	AVAILABLE	42,000



Suite	Tenant	SF
1	Little Woodrow's	3,534
2	Woody's Pizza	1,466
4	Got Nails	1,300
5	Amazing Lash	1,280
6	Massage Envy	3,200
8	FedEx Office	1,800
7A	Jersey Mike's Subs	1,508
10	Smoothie King	1,275
3	H&R Block	2,000
83	The Joint	1,208
84	Any Lab Test Now	1,200
101	Orange Theory Fitness	2,691
7	Pho Thai Son	2,500
72	Dollar Tree	7,500
73	Maurices	5,000
74	Kay Jewelers	2,360
75	America's Best	4,231
11	Shoe Carnival	10,000
12	Ulta	10,010
202	Wells Fargo	
203	Taco Bell	
204	Chick-fil-A	
205	Sonic	

Suite	Tenant	SF
17	AVAILABLE	3,200
18	Catherines	4,000
19	AVAILABLE	4,000
20	Carter's	4,011
21	AVAILABLE	3,839
22	AVAILABLE	4,000
25	Rack Room Shoes	6,500
26	Lane Bryant	4,983
27	Southwest & Western Jewelers	1,466
28	rue 21	3,792
30	Sally Beauty Supply	1,600
31	AVAILABLE	1,440

Suite	Tenant	SF
32	Warehouse Pool Supply	4,840
33	Painting with a Twist	2,600
36	Sport Clips	1,360
37	RioCan Management	1,251
38B	Nothing Bundt Cakes	1,551
38	James Avery	2,026
39	Verizon Wireless	3,500
40	Eyemasters	3,500
41	Dental One	3,200
43	Men's Warehouse	6,000
44	Total Nutrition	1,599
45	Chipotle	2,500

Suite	Tenant	SF
56	Jason's Deli	4,700
58	AVAILABLE	3,962
57	Massage Heights	2,700
55	Waterloo Ice House	4,000
50	Mama Fu's Asian House	3,000
53	MOD Pizza	2,888
51	Amy's Ice Creams	1,120
52	European Wax Center	1,200
54	Haiku of Texas	3,720
47	Mattress Pro	3,450
48	Orange Leaf	1,851
49	The Tea Lounge	2,047

Suite	Tenant	SF
86	Third Base	6,236
59	Crawfish Shack	4,400
60	Carino's Italian Restaurant	5,766
46	TGI Friday's	5,044
65	JoAnn's Fabrics	22,988
63	Stuart Pediatrics	1,760
62	Snip Its	1,355
64	Studio Nails & Spa	2,000
69	Southpark Smiles	3,363
66B	Double Dave's Pizza Works	2,600

Suite	Tenant	SF
2	Twin Liquors	2,500
3	Supercuts	1,200
4	Lovely Nails	1,200
5	Amazing Lash	1,200
6	Palm Beach Tan	2,100
7	Subway	1,500
8	Fred Loya Insurance	1,280
9	GNC	1,772
10	Eyemart Express	2,800
12	Mattress Firm	5,600
13	Goin' Postal	1,288
14	AVAILABLE	2,500

Suite	Tenant	SF
15	Payless ShoeSource	2,800
16	AVAILABLE	1,212
17	Sprint	3,000
18	Jack in the Box	2,499
19	uBreakiFix	1,200
20	The Cash Store	1,450
21	Starbucks	1,700
22	Texas Roadhouse	
23	Whataburger	
24	Velocity Credit Union	
25	Steak 'N Shake	

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS(Austin)FA\35 & Slaughter December 2016

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.

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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Freid

Licensed Supervisor of Sales Agent/ Associate

434050

License No.

sfreid@weitzmangroup.com

Email

512-482-8383

Phone

Brett Alan Maze

Sales Agent/Associate's Name

606417

License No.

bmaze@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.

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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Freid

Licensed Supervisor of Sales Agent/ Associate

434050

License No.

sfreid@weitzmangroup.com

Email

512-482-8383

Phone

Britton J Morrison

Sales Agent/Associate's Name

582800

License No.

bmorrison@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date