

Westbank Market

3300 Bee Caves Road, Austin, Texas 78746



The Westbank Market Shopping Center is a 138,412 square foot neighborhood community retail center that was constructed in 1988. Located in the affluent West Lake Hills trade area of west Austin, the project is anchored by a 58,132 square foot Randalls "Flagship" grocery store that has continuously ranked as one of the most productive Randalls stores in the Austin area. The center boasts a quality mix of national, regional and local specialty and restaurant tenants, and is well positioned to serve the surrounding neighborhoods, which possess some of the strongest demographics in the city.

NNN's \$13.69/SF/Year

AVAILABILITY	Space #2	1,200 SF
	Space #17	1,600 SF (Available 10/1/18)
	Space #18	2,550 SF
	Space #20	2,750 SF
	Space #29	2,893 SF

Barshop & Oles Company 801 Congress Avenue, Suite 300 Austin, TX 78701
Phone: 512.477.1212 Fax: 512.495.9875



TI ALLOWANCE

Negotiable

TRADE AREA & PROPERTY HIGHLIGHTS

- Strong grocery anchor tenant
- Strategically located in the heart of West Lake Hills
- Attractive brick architecture with wooden storefronts and extensive landscaping
- Ample surface customer parking
- Excellent mix of national, regional and local tenants

DEMOGRAPHICS

5 Mile Radius:

<i>Population</i>	<i>228,122</i>
<i>Average Household Income</i>	<i>\$91,459</i>
<i>Households</i>	<i>103,674</i>

Source: Claritas, Inc.; 2015 Demographic Report (2014 estimates)

TRAFFIC COUNTS

Bee Caves Road (west of Rollingwood Drive)	48,000 VPD
Walsh Tarlton Lane (south of Bee Cave Road)	19,000 VPD

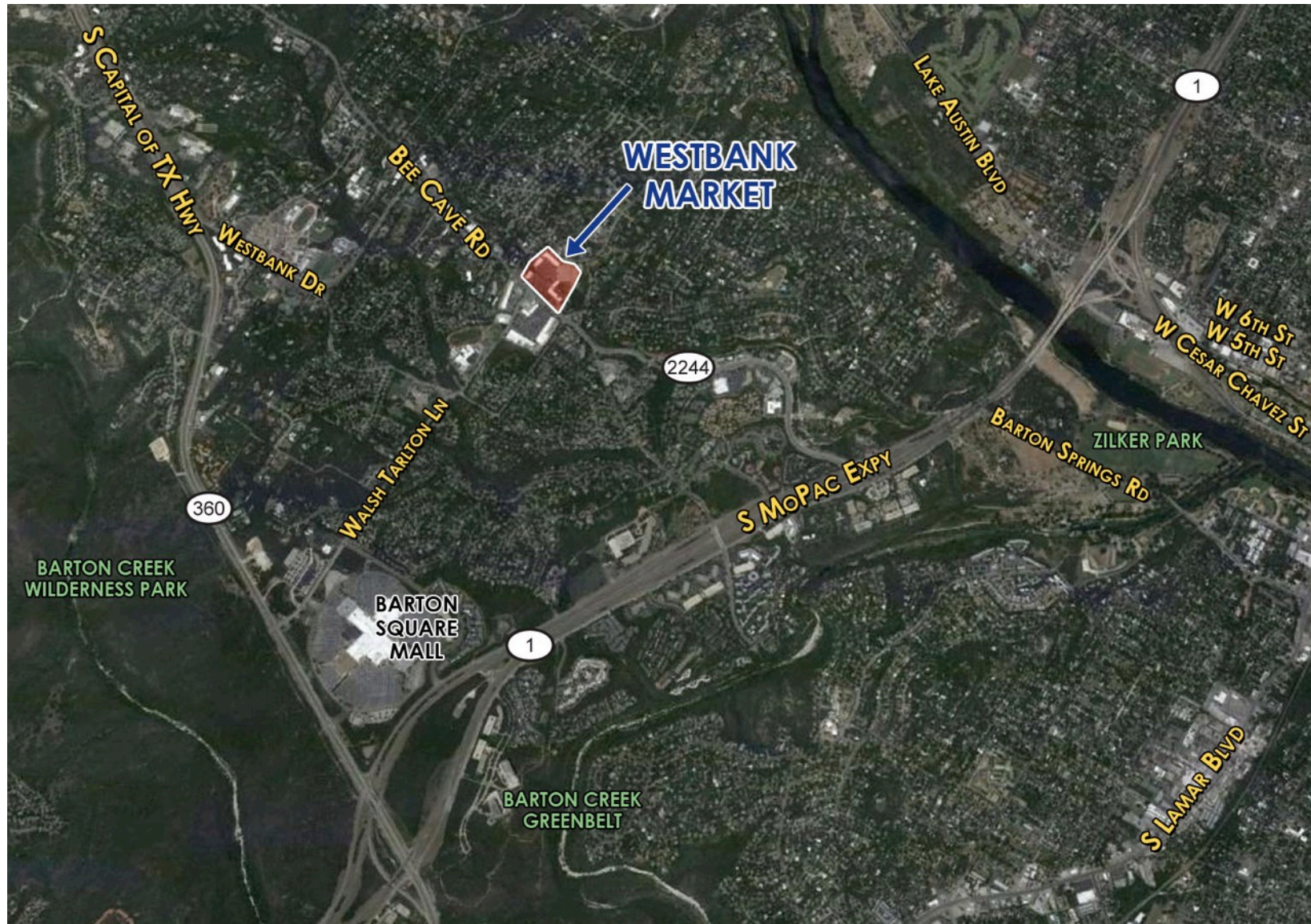
Source: Capital Area Metropolitan Planning Organization, 2009

CONTACTS

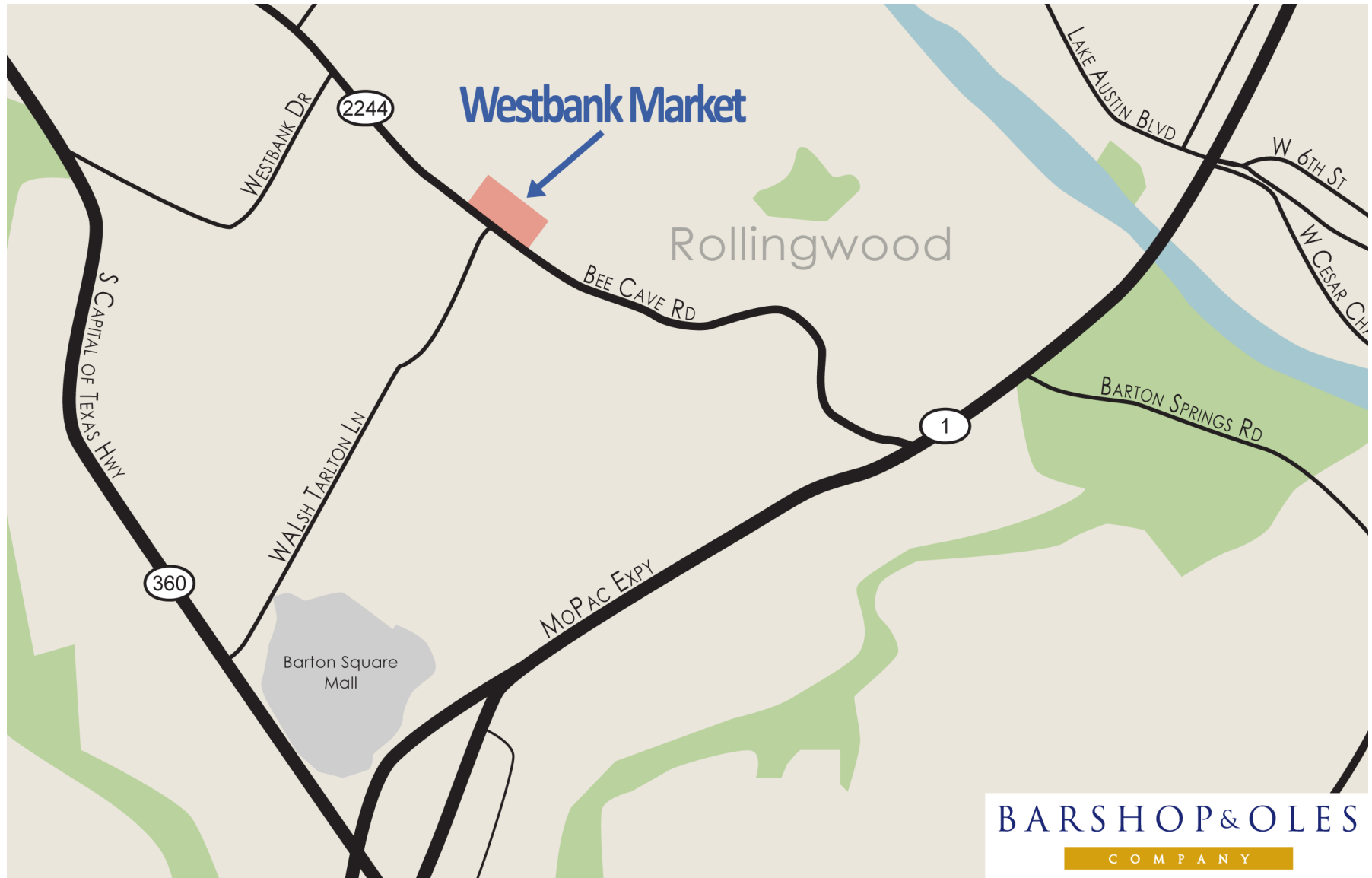
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11-2-2015



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.

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.

B & O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexander Thomas	699112	zthomas@barshop-oles.com	512-637-6727
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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B&O Management Co., LLC, dba Barshop & Oles Company represents the landlord only in this transaction.

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