



GOLD TIER



PLAZA AT TECH RIDGE

12314 N INTERSTATE HWY 35, AUSTIN, TX 78753

FOR LEASE
AVAILABILITIES:

SUITE 110 - 1,510 SF

Mollie McLean - Listing Agent
(720) 217-1352 | www.goldtier.net | mollie@goldtier.net



PROPERTY HIGHLIGHTS:

- **Construction:** Building built in 2017
- **Building Size:** 8,281 SF
- **Land:** 1.039 acres
- **Parking:** 35 Spaces (4.23 Spaces per 1,000 SF)
- **Building Class:** 1 story, class A building
- **Signage:** Great signage opportunity surrounded by retailers and hotels



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LOCATION:

- Visibility & direct access to I-35, 164,500+VPD
- Premier retail corridor with two major shopping centers in a 1 mile radius
- Next to Austin's 293 acre Walnut Creek Metropolitan Park & hiking trails
- Dense neighborhoods of Parmer and River Oaks with avg HH income over \$80,000



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AREA DEMOGRAPHICS:



POPULATION:

1 MILE	10,424
3 MILE.....	125,683
5 MILE.....	282,391



ROOFTOPS:

1 MILE	4,073
3 MILE.....	49,787
5 MILE.....	120,181



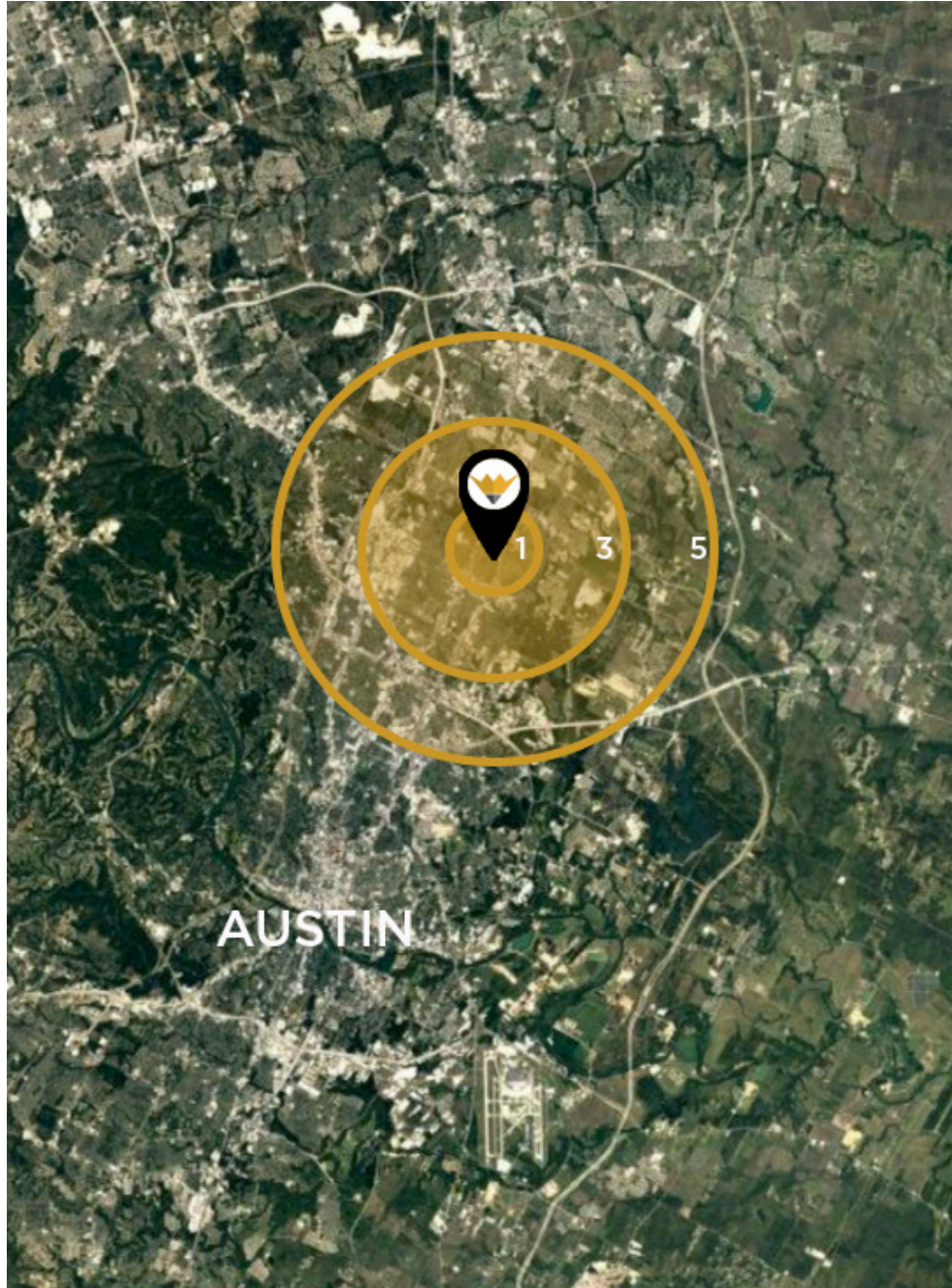
AVG. HOUSEHOLD INCOME:

1 MILE	\$80,121
3 MILE.....	\$77,586
5 MILE.....	\$81,082



AVG. HOME VALUE:

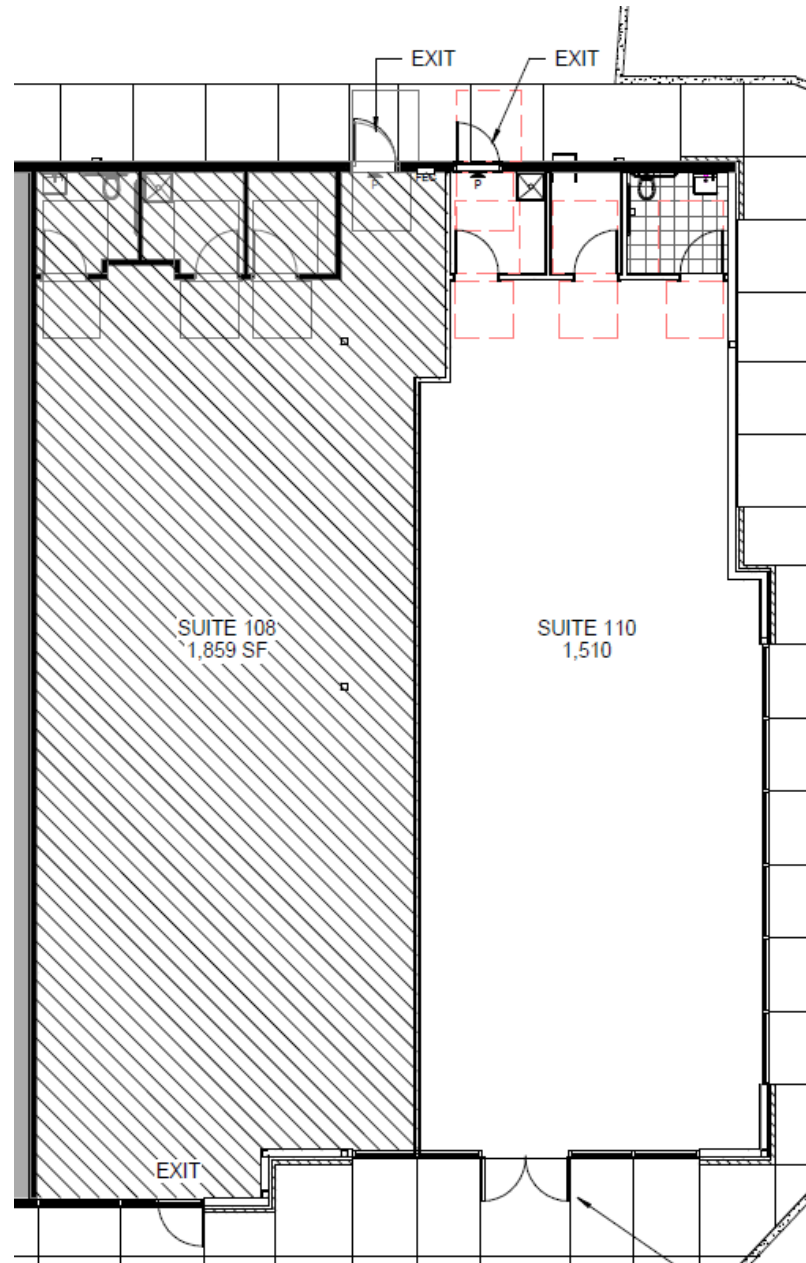
1 MILE	\$214,129
3 MILE.....	\$272,729
5 MILE.....	\$272,905



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AVAILABLE SPACE - STE 110:

- STE 110, endcap space available
- 1,510 RSF of the 8,281 RSF retail building
- Asking \$24/SF + NNN



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Orangetheory Fitness (OTF) is a boutique fitness studio franchise based in Boca Raton, Florida. The first studio was established in Fort Lauderdale, Florida in 2010 by founder, Ellen Latham. The classes are one hour long and involve two groups, one on the treadmills and the other group working with weights or on rowers. Orangetheory Fitness has over 1,300 studios throughout 50 states and 23 countries. Since its founding in 2010, the chain has expanded, surpassing \$1 billion in systemwide sales in 2018. As of 2020, the chain has over one million members. (inline tenant)



Smoothie King Franchises, Inc., the original U.S. smoothie franchise, is a privately-held, Dallas-based franchise company with over 1,300 locations worldwide. Founded in 1973, Smoothie King has evolved into a lifestyle brand inspiring people to live healthy and active lifestyles via nutritious, great-tasting smoothies. (endcap tenant)

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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.

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date