



SHOP<sup>cos.</sup>

TRAILHEAD EAST  
2,779 SF RETAIL SPACE AVAILABLE





# ABOUT



JOIN:



HI SIGN  
BREWING

MEDICI  
ROASTING

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,041	124,972	307,924
Avg. HH Income	\$109,689	\$110,931	\$112,238
Total Housing Units	4,514	55,105	137,923
Daytime Population	13,822	178,473	492,614
Medium Home Value	\$473,520	\$556,420	\$569,410

## PROJECT SCOPE

Trailhead East is a new retail/restaurant opportunity located in the heart of the growing east side of Austin. Located mere steps from the Govalle Neighborhood Park, Trailhead East gives retailers the opportunity to locate amidst a young and vibrant community. Many major new developments are been built or are under construction here, including Springdale General and Springdale Green. This area of East Austin is expected to continue to grow with more residential and commercial density.

## DETAILS

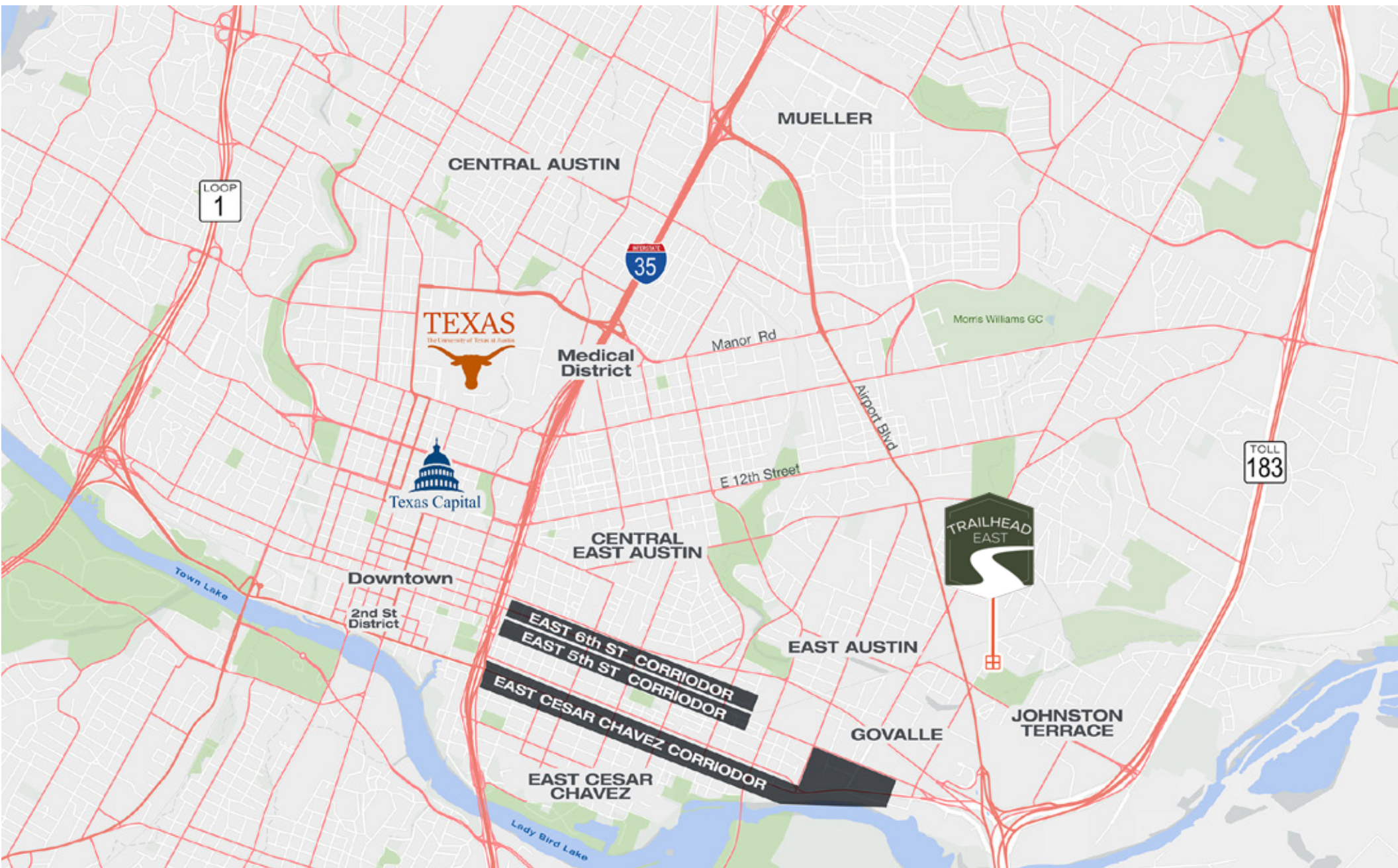
- 2,779 sf opportunity with patio
- Available now
- Installed grease trap (2,000 gallons) and two ventilation shafts ready for vent hoods
- Ground Floor of 222 unit apartment building
- Adjacent to Govalle Park and Walnut Creek Trail System

## TRAFFIC COUNTS

- o Airport Blvd: 19,344 VPD-21
- o Bolm Rd: 6,359 VPD-20



# STREET MAP



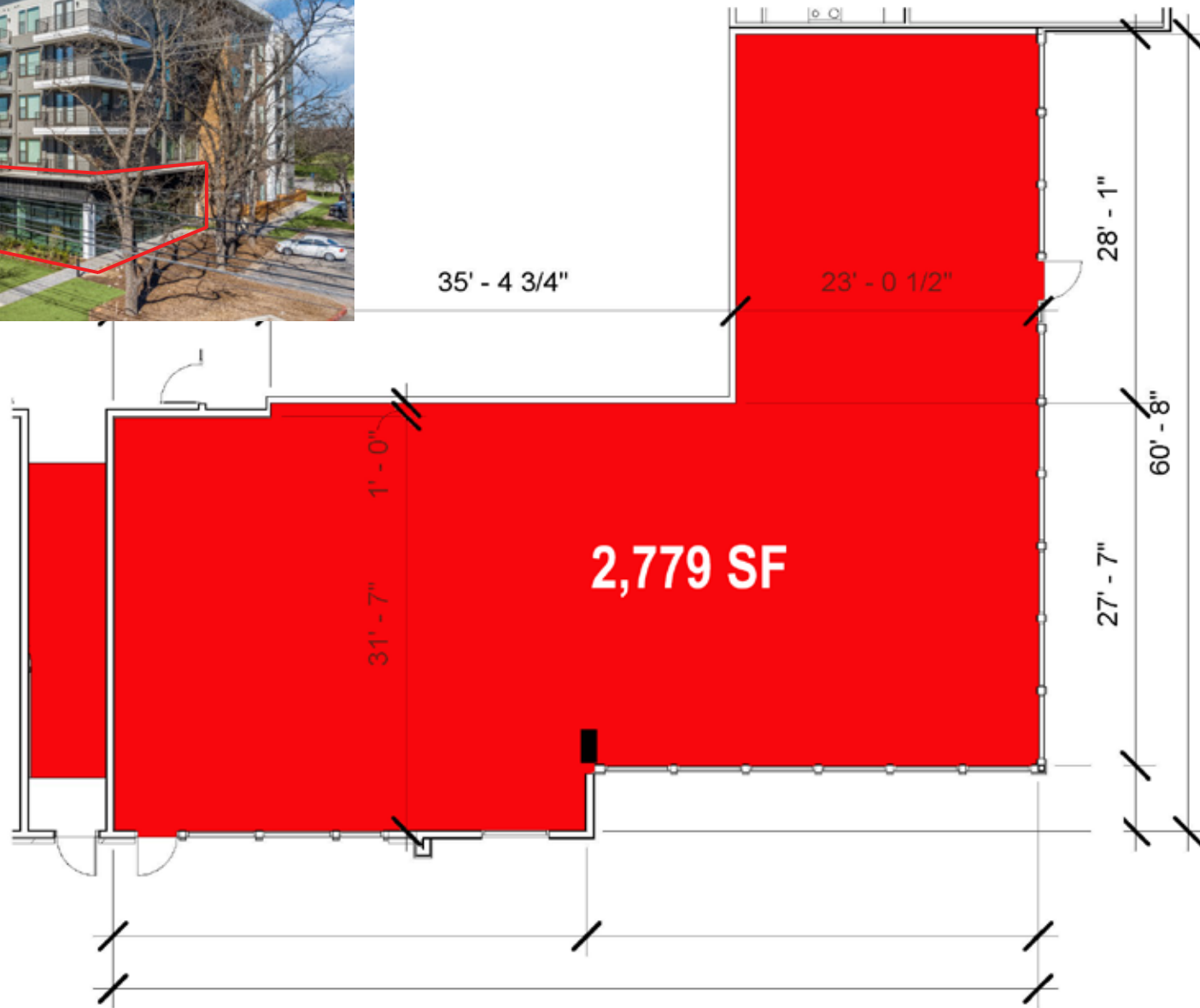
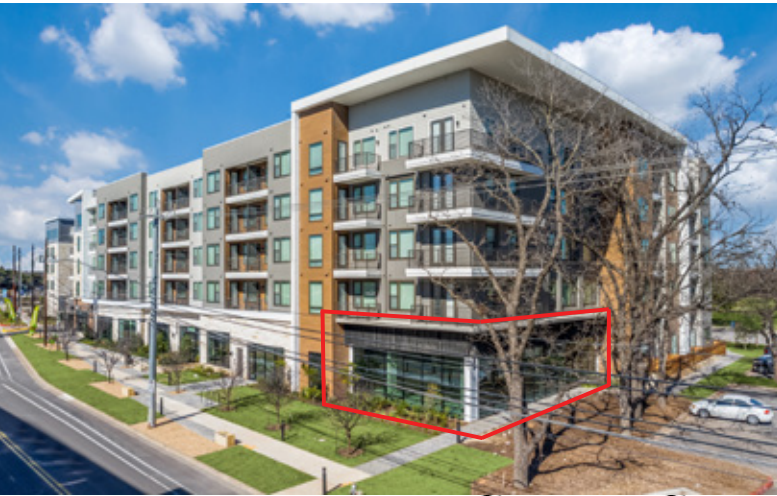


SITE AERIAL





# SITE PLAN





# PHOTOS





# PHOTOS





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SHOP<sup>COS.</sup>

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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. 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.

**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.

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