

ZILKER POINT 

218 SOUTH LAMAR  
AUSTIN, TX

SHOP 



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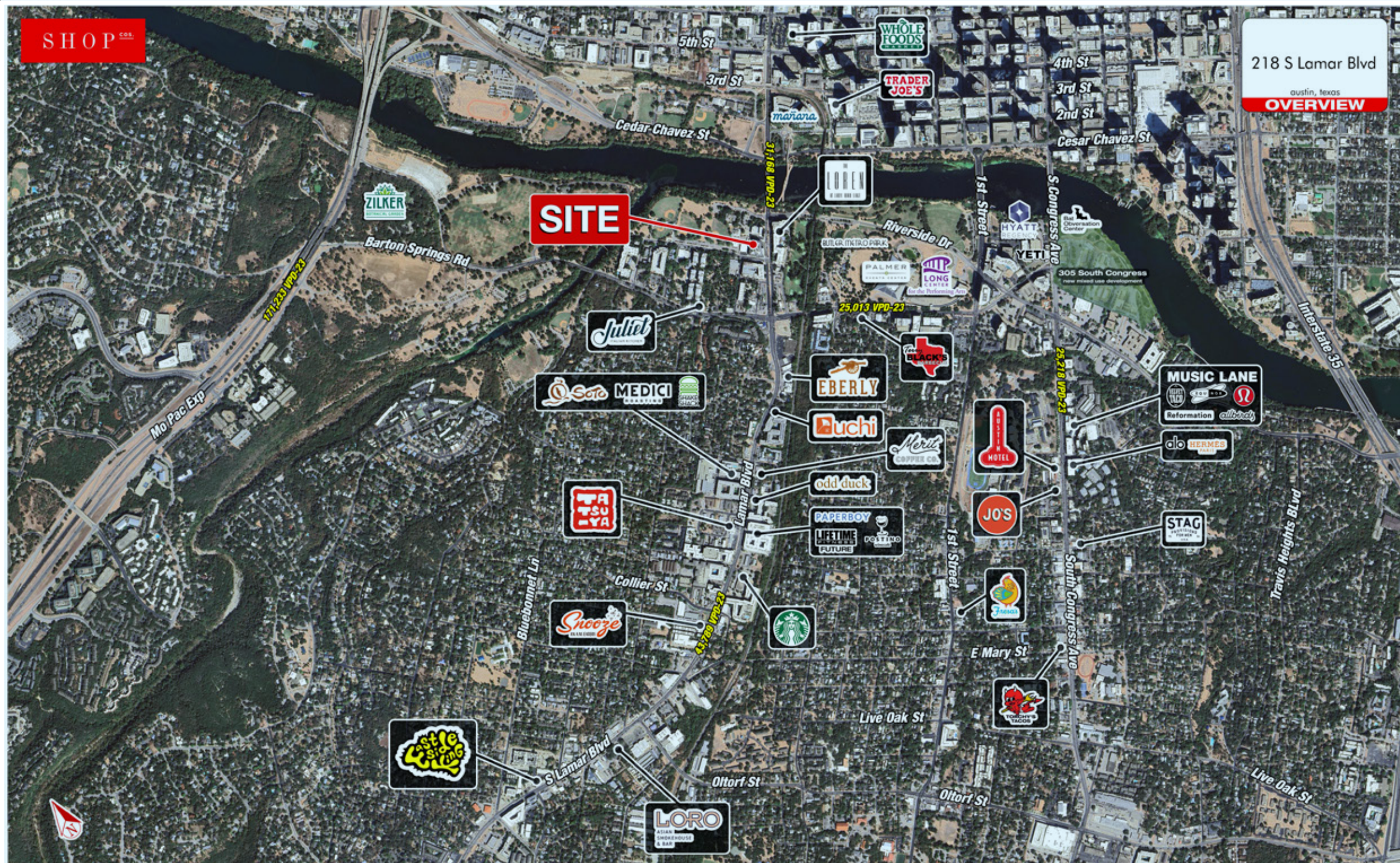
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# AUSTIN AERIAL



SHOP COMPANIES - 300 Bowie Street, Suite 106A - Austin, TX 78703 - [www.shopcompanies.com](http://www.shopcompanies.com)  
512-384-1135

Traffic Counts by Kalibrate 2023 Last Updated 11-18-24

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# ABOUT

## PROJECT SCOPE

Located in the heart of Austin’s vibrant CBD South, Zilker Point offers a rare retail opportunity with sweeping views of Lady Bird Lake, Zilker Park, and the Austin skyline. This dynamic retail space is set amid **Austin’s most iconic natural amenities**, with immediate access to miles of popular hike-and-bike trails.

Positioned directly across Lady Bird Lake from downtown, Zilker Point **combines the best of Austin’s urban energy with the tranquility of its natural surroundings**, providing an unbeatable location for retail concepts that cater to the active lifestyle of Austinites.

## DETAILS

- Please call for rates
- Retail suites available:
  - Suite 130:** 3,843 RSF [divisible]
  - Suite 110/120:** 5,843 RSF [divisible]
  - Suite 150/160:** 5,165 RSF
- ± 14,851-SF ground-floor retail
- ± 195,000 SF of Class A office and amenities, comprising 7 floors

## TRAFFIC COUNTS

South Lamar	46,685 VPD
Riverside Drive	11,259 VPD

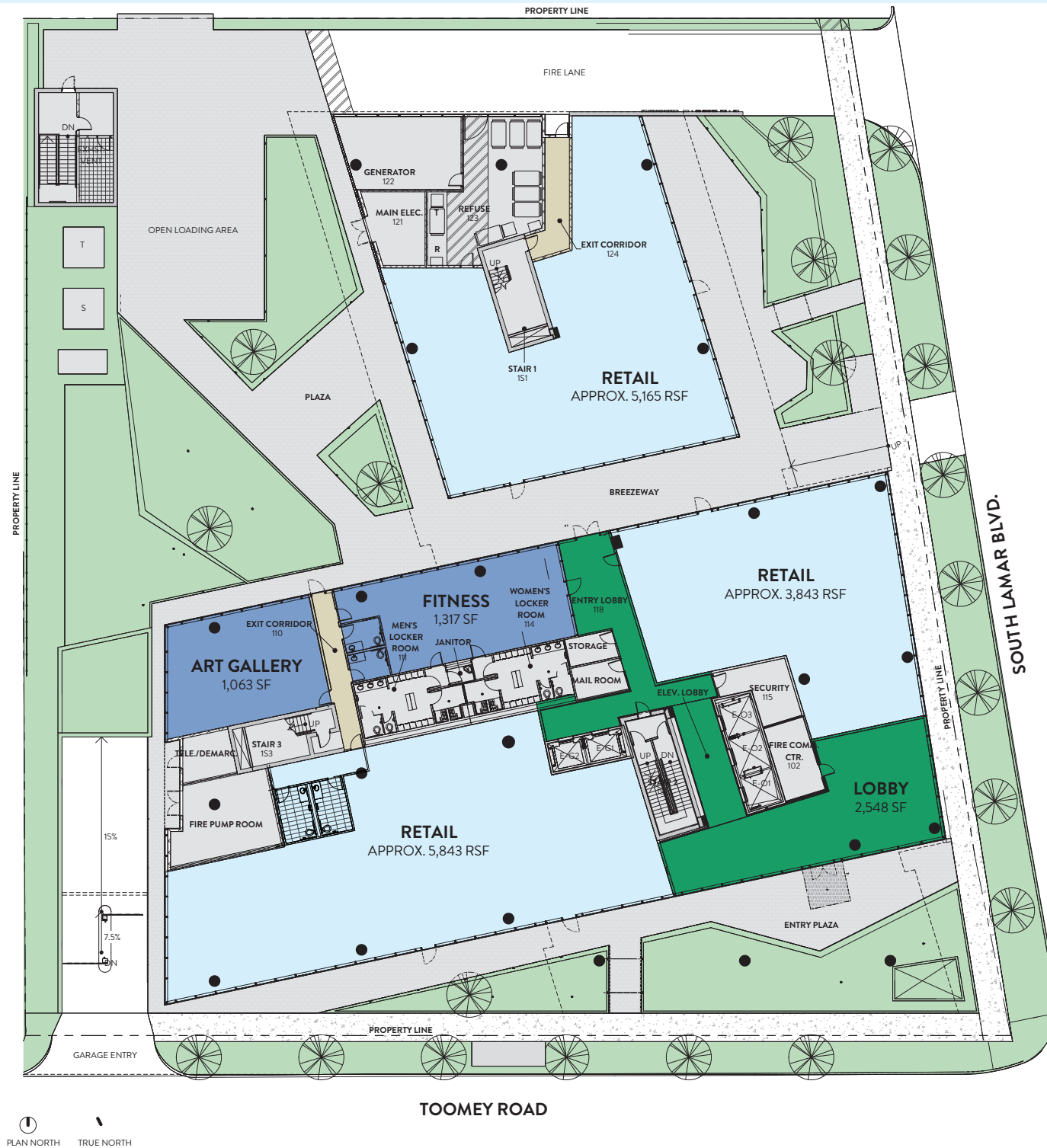
## DRIVE TIMES

Downtown	3 Minutes
South Congress	6 Minutes
The Domain	15 Minutes

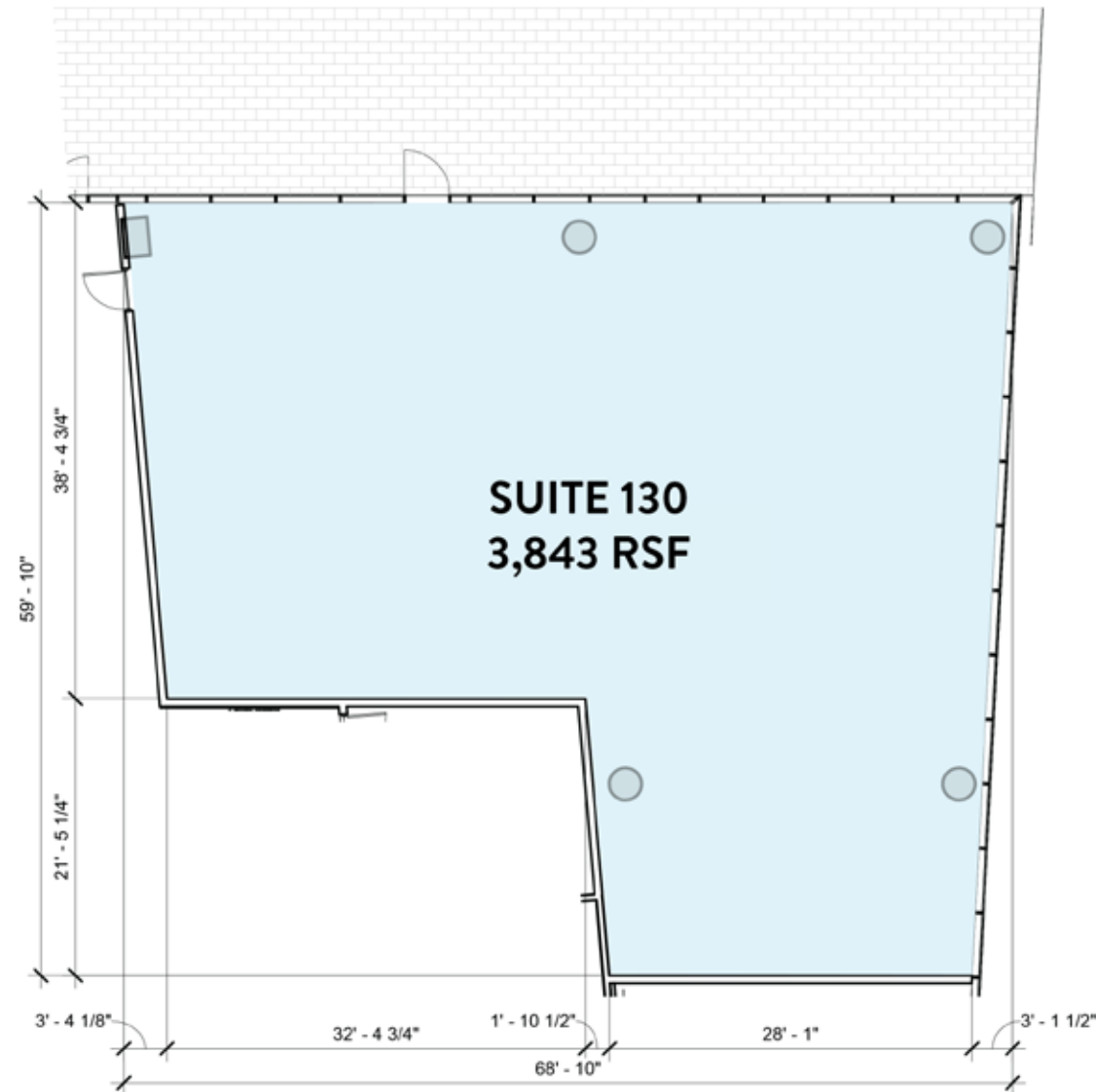
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	23,375	179,125	359,367
Daytime Population	70,400	296,595	437,771
Avg. Household Income	\$199,263	\$148,399	\$143,032
% Bach Degree or Greater	86%	73%	67%
Avg. Home Value	\$1,093,362	\$1,031,960	\$890,038

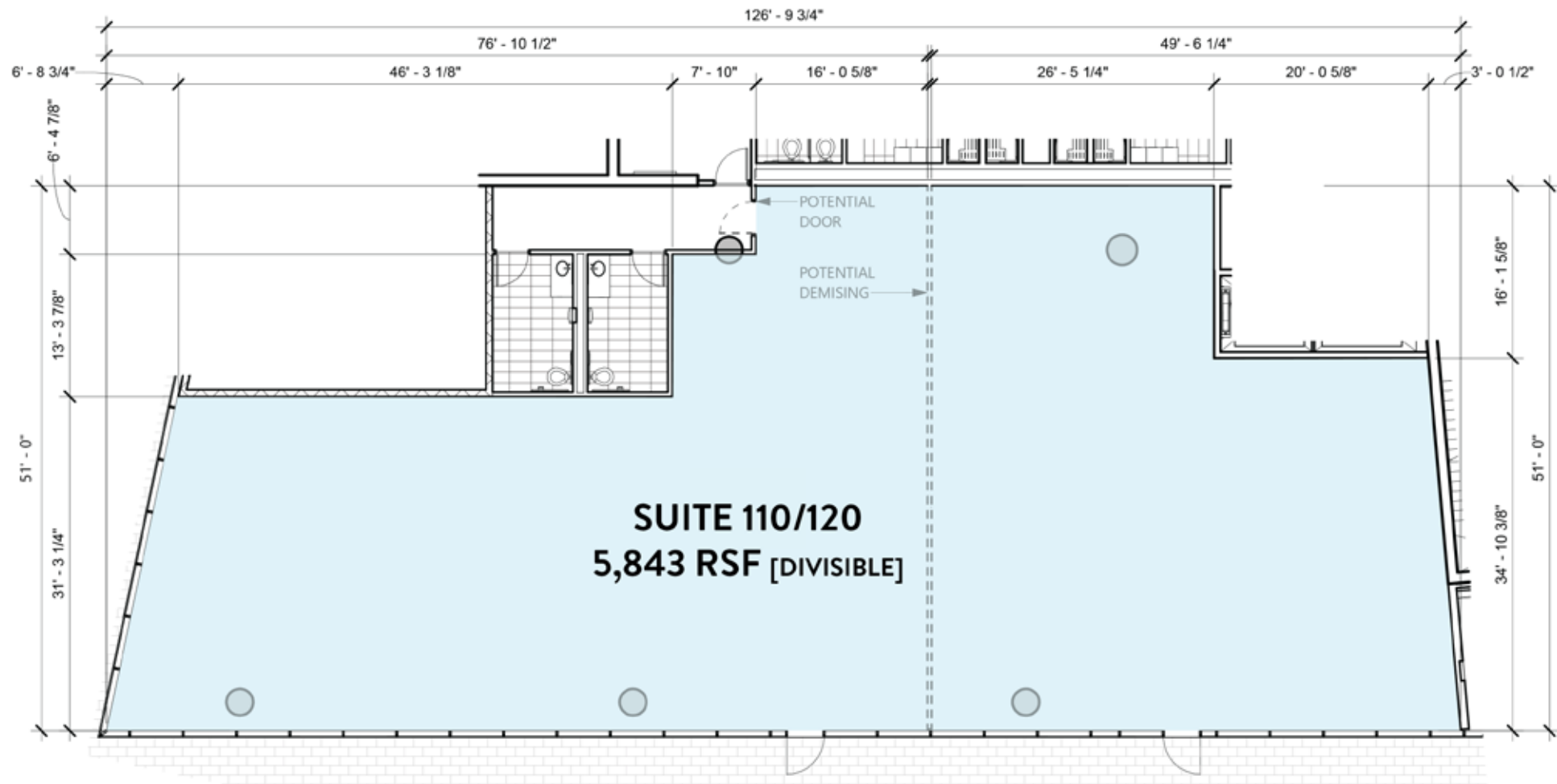
# SITE PLAN



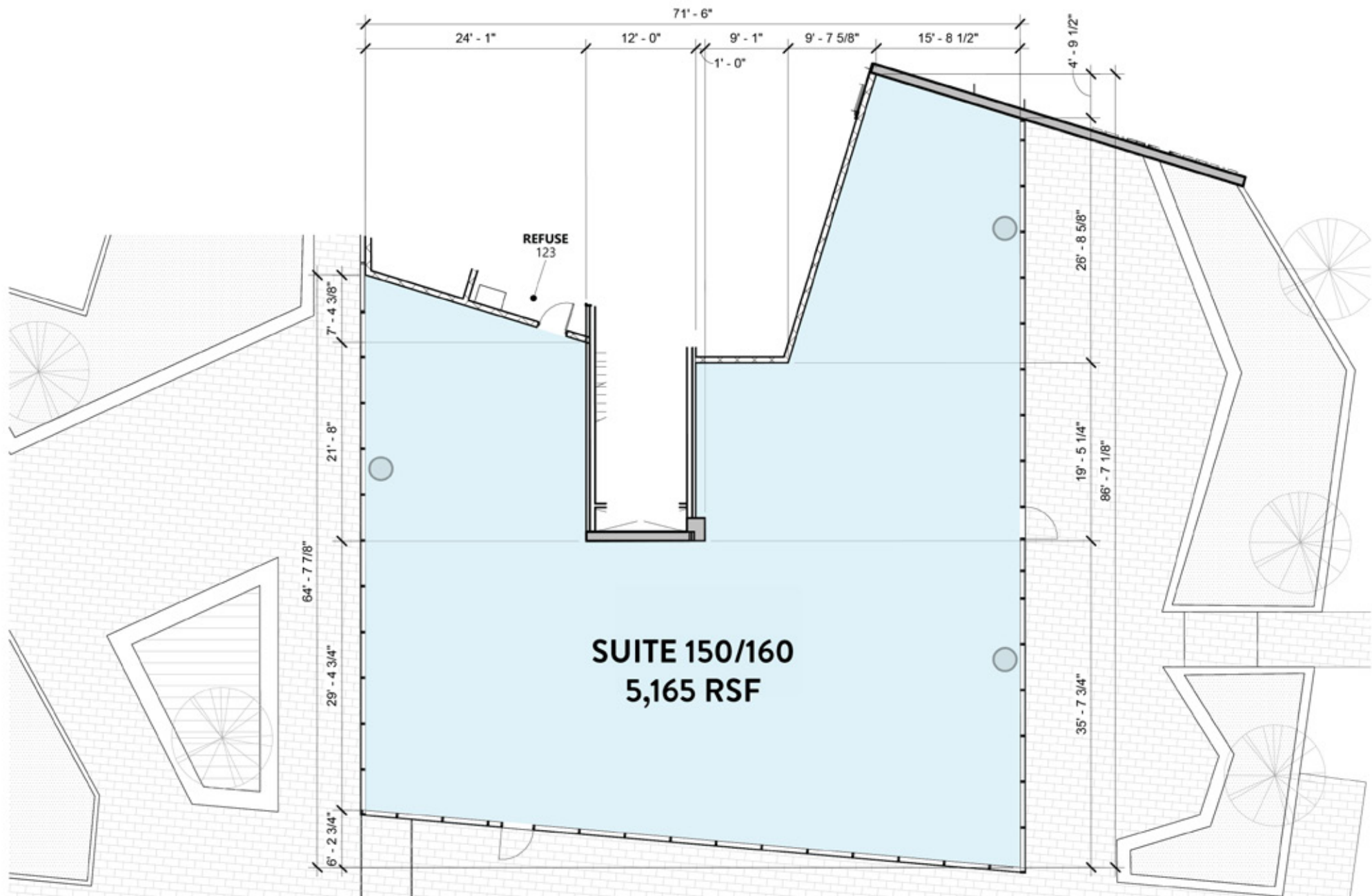
# FLOOR PLAN - SUITE 130



# FLOOR PLAN - SUITE 110/120



# FLOOR PLAN - SUITE 150/160



WHERE WE ALL  
COME TOGETHER



The background of the entire page is a photograph of a city skyline, likely Austin, Texas, featuring several tall skyscrapers. In the foreground, there is a large, open grassy park area where a group of people and their dogs are gathered, suggesting a community event or a dog park. The sky is blue with some light clouds.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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