

FOR LEASE

HILL COUNTRY GALLERIA

12700 HILL COUNTRY BLVD (HWY 71 & BEE CAVE RD), AUSTIN, TX 78738

HILL COUNTRY
GALLERIA



Retail Science from CBRE

www.cbre.com/ucr

CBRE



PROPERTY INFO

- + Average household income in 5-mile radius exceeds \$160K
- + Over 851,000 SF mixed-use project
- + Broad regional draw
- + Explosive residential growth
- + Great anchor line-up

GROSS LEASABLE AREA

- + 851,370 SF total
- + 565,432 SF retail / 285,938 SF office

Traffic Counts

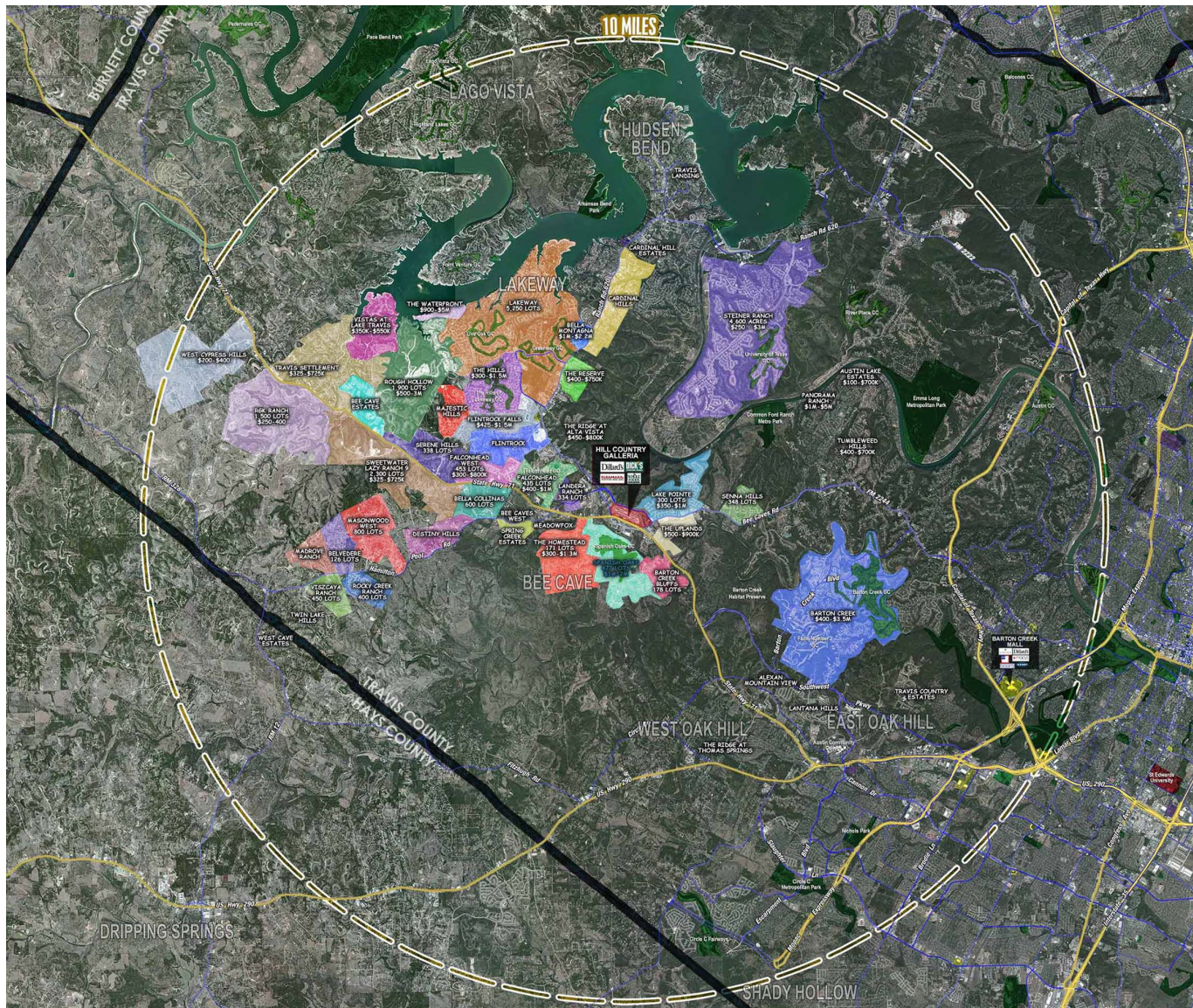
TX Hwy 71	39,000 vpd
FM 620	26,000 vpd

Source: TxDOT 2012



2017 Demographic Summary

	1 Mile	3 Miles	5 Miles	7 Miles
Total Population	3,186	19,709	57,240	105,102
Daytime Employees	5,402	10,417	22,038	44,067
Average HH Income	\$160,687	\$171,505	\$166,136	\$160,398
Median Age	37.0	36.4	39.9	40.2



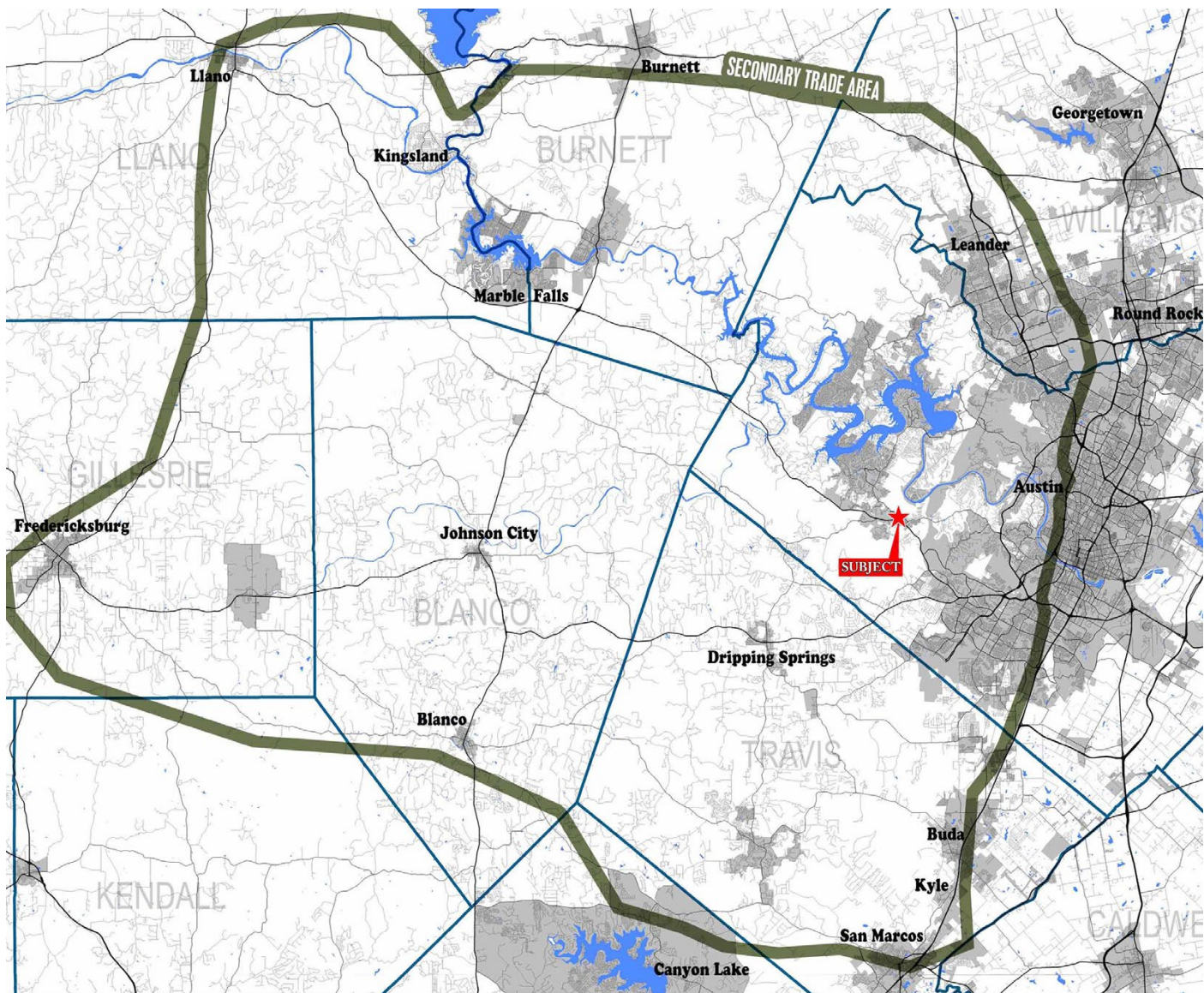
2016 Demographic Summary

10-Mile Radius

Daytime Population	186,830
Total Population	249,890
Average HH Income	\$140,013
% Bach Degree or >	64.47%

Population Trends (Growth & Forecast)

2000 to 2013	53.4%
2010 to 2018	25.5%
2013 to 2018	17.0%



2016 Demographic Summary

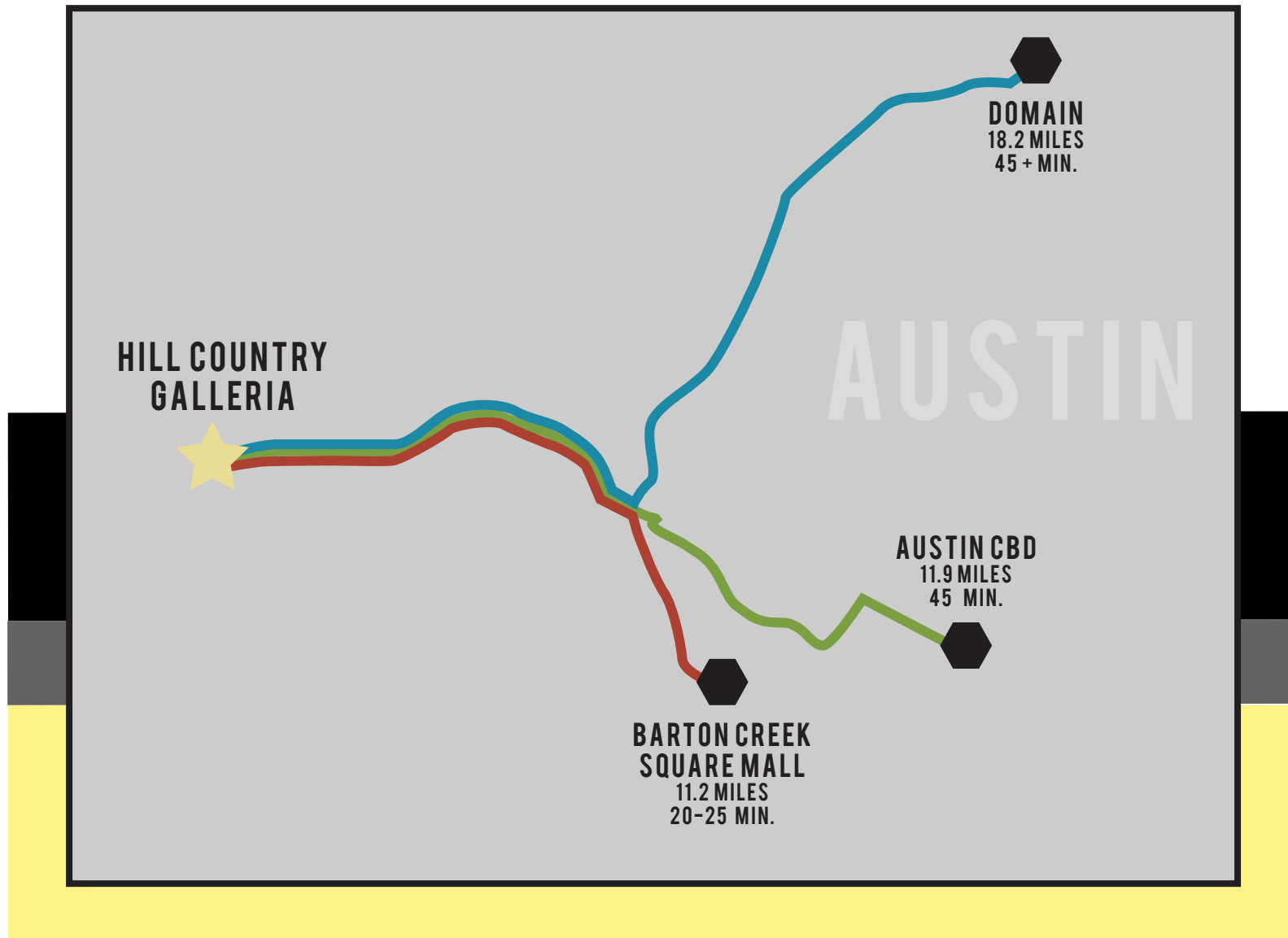
Secondary Trade Area

Daytime Population	781,675
Total Population	832,358
Average HH Income	\$91,785
Median HH Income	\$73,500
% Bach Degree or >	50.39%

Population Trends (Growth & Forecast)

2000 to 2013	46.2%
2010 to 2018	21.0%
2013 to 2018	13.6%

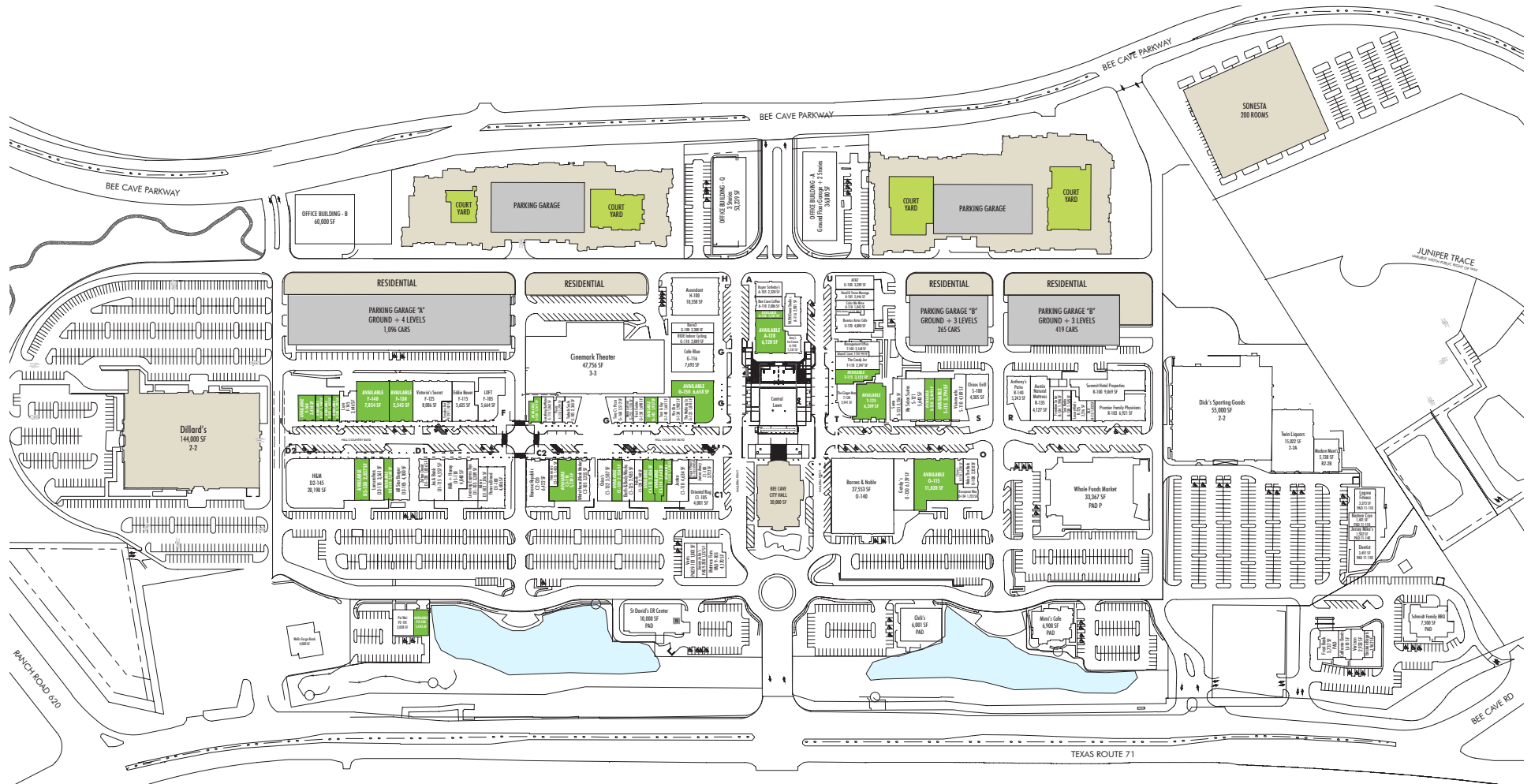
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INFORMATION ABOUT BROKERAGE SERVICES

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	