



FOR LEASE

SOUTHPARK MEADOWS

9300, 9500 AND 9600 I-35 • AUSTIN, TX 78748

CBRE

PROPERTY INFORMATION

- **Available:**

1,200 SF - 14,000 SF

- **Rate:**

Please call for information.

- **Location**

Conveniently located on I-35 at Slaughter Lane in South Austin

- **Key Tenants**

Anchored by Walmart Super Center, JCPenney and Super Target with major tenants including Marshalls, PetSmart and Bed Bath & Beyond

- **“The Grove”**

The Grove Within Southpark Meadows sits an oak tree-filled central gathering place called “The Grove”. Here, visitors in South Austin gather to enjoy live music, let the kids have fun on the large playscape, cool off with frozen treats and grab a bite to eat. This beautiful setting doubles as a live music venue unlike anything in Austin or central Texas. The stage is surrounded by circular seating, grassy knolls, large oak trees, restaurant patios and broad walkways. Events in The Grove are free of charge unless otherwise stated and appropriate for all ages.



DEMOGRAPHIC SUMMARY

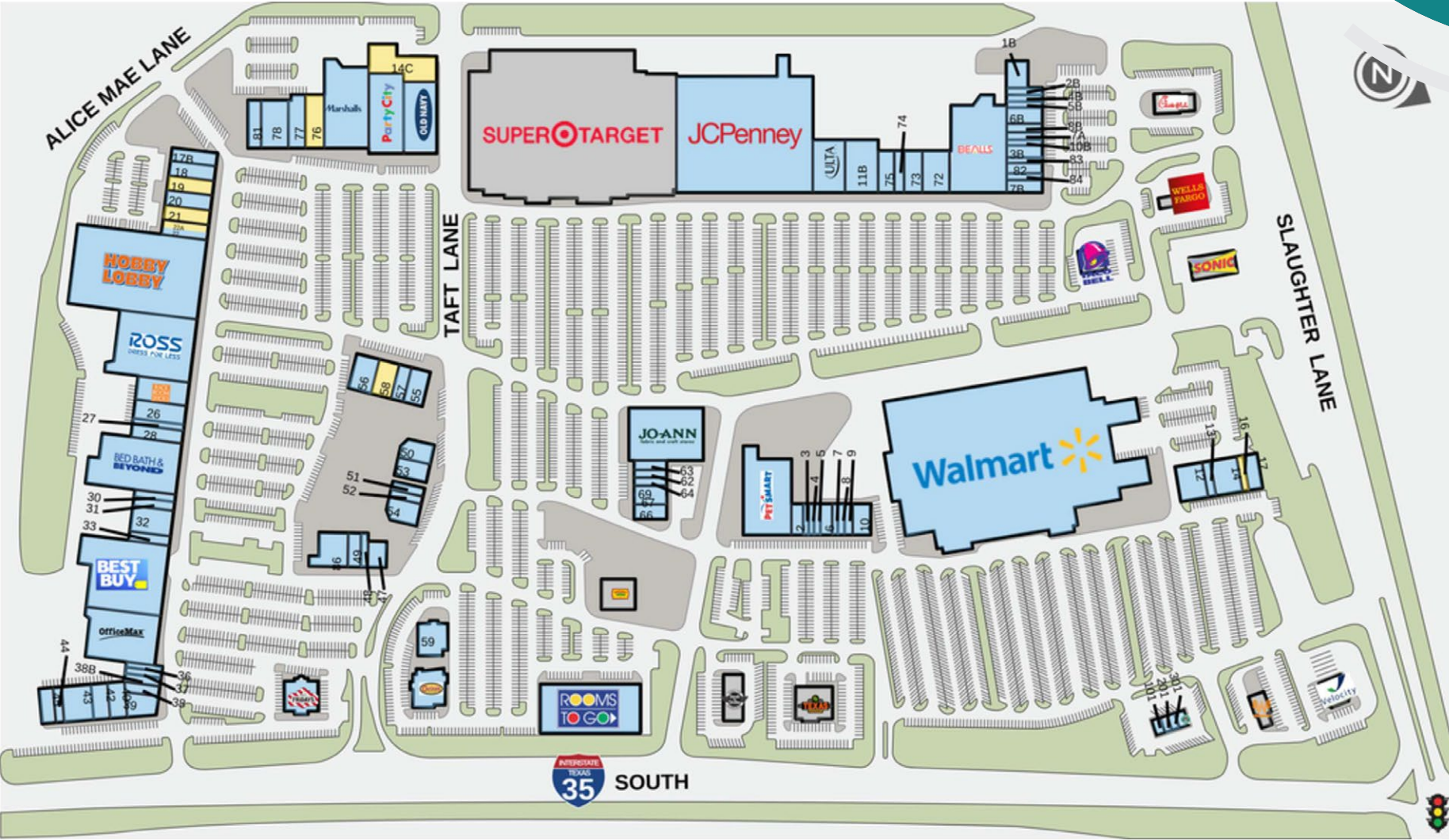
	1 MILE	3 MILES	5 MILES
2019 POPULATION	13,172	118,812	231,389
2019 DAYTIME POPULATION	12,196	79,407	184,173
2019 AVG. HH INCOME	\$79,260	\$78,599	\$83,943
2019 MEDIAN AGE	31.4	32.8	33.5

VEHICLES PER DAY (VPD)	
I-35	171,457 vpd
SLAUGHTER LN	40,563 vpd

Source: TxDot & CoStar 2018



SITE PLAN



LIST OF TENANTS

SUITE	TENANT NAME	SF
LOT 4	ENT IMAGINE AUSTIN PROPERTY LL	158,549 SF
NAP 1	SUPER TARGET (NAP)	
1	PETSMART	22,303 SF
1B	LITTLE WOODROWS	3,534 SF
2	TWIN LIQUORS	2,500 SF
2B	WOODY'S PIZZA AND WINGS	1,466 SF
3	SUPERCUTS	1,200 SF
3B	H&R BLOCK	2,000 SF
4	MADALYNNE'S NAIL AND SPA	1,200 SF
4B	GOT NAILS	1,300 SF
5	GAMESTOP	1,200 SF
5B	AMAZING LASH STUDIO	1,280 SF
6	PALM BEACH TAN	2,100 SF
6B	MASSAGE ENVY	3,200 SF
7	SUBWAY	1,500 SF
7A	JERSEY MIKE'S SUBS	1,508 SF
7B	PHO THAI SON RESTAURANT	2,500 SF
8	FRED LOYA INSURANCE AGENCY	1,280 SF
8B	FEDEX OFFICE & PRINT SERVICES	1,800 SF
9	GNC	1,772 SF
9B	BEALL'S	35,000 SF
10	EYEMART EXPRESS	2,800 SF
10B	SMOOTHIE KING	1,159 SF
11	WALMART	205,736 SF
11B	SHOE CARNIVAL	10,000 SF
12	MATTRESS FIRM	5,600 SF
12B	ULTA SALON	10,010 SF
13	GOIN' POSTAL	1,288 SF
13B	JCPENNEY	98,132 SF
14	PHENIX SALON SUITES	5,300 SF
14A	OLD NAVY	12,500 SF
14B	PARTY CITY	15,000 SF
14C	AVAILABLE	14,500 SF
15B	MARSHALLS	28,059 SF
16	AVAILABLE	1,212 SF

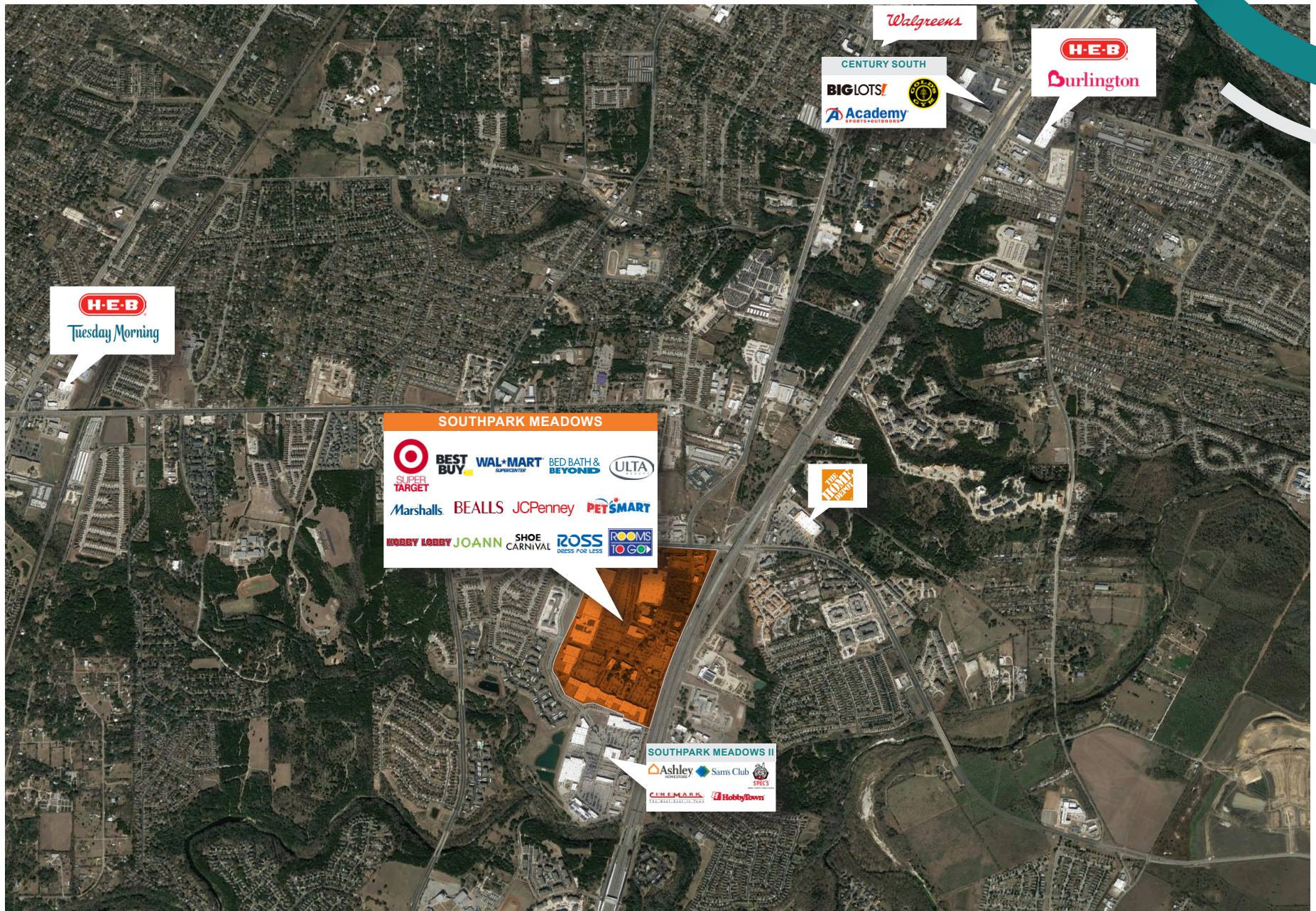
SUITE	TENANT NAME	SF
17	SPRINT	3,000 SF
17B	SCHOOL OF ROCK	3,200 SF
18	CATHERINES	4,000 SF
19	AVAILABLE	4,000 SF
20	CARTER'S	4,011 SF
21	AVAILABLE	3,839 SF
22	TANDY LEATHER	2,000 SF
22A	AVAILABLE	2,000 SF
23	HOBBY LOBBY	61,095 SF
24	ROSS DRESS FOR LESS	30,187 SF
25	RACK ROOM SHOES	6,500 SF
26	LANE BRYANT	4,983 SF
27	SOUTHWEST AND WESTERN JEWELERS	1,466 SF
28	JUSTICE	3,792 SF
29	BED BATH & BEYOND	25,000 SF
30	SALLY BEAUTY SUPPLY	1,600 SF
31	CRUMBL COOKIES	1,400 SF
32	LESLIE'S POOL	4,840 SF
33	PAINTING WITH A TWIST	2,600 SF
34	BEST BUY	33,925 SF
35	OFFICEMAX	20,004 SF
36	SPORTCLIPS HAIRCUTS	1,360 SF
37	LINDA CABINET COUNTERTOP	1,161 SF
38	JAMES AVERY JEWELRY	2,026 SF
38B	NOTHING BUNDT CAKES	1,641 SF
39	VERIZON	3,500 SF
40	EYEMART EXPRESS	3,500 SF
42	MEADOWS DENTAL CARE	3,200 SF
43	MEN'S WEARHOUSE	6,000 SF
44	WING STOP	1,599 SF
45	CHIPOTLE MEXICAN GRILL	2,500 SF
46	TGI FRIDAY'S	5,044 SF
47	MATTRESS FIRM	3,450 SF
48	ORANGE LEAF FROZEN YOGURT	1,851 SF
49	TEAPIOCA LOUNGE	2,047 SF

SUITE	TENANT NAME	SF
50	MAMA FU'S ASIAN HOUSE	3,000 SF
51	AMY'S ICE CREAM	1,120 SF
52	EUROPEAN WAX CENTER	1,200 SF
53	MOD PIZZA	2,888 SF
54	HAIKU JAPANESE RESTAURANT	3,720 SF
55	WATERLOO ICE HOUSE	4,000 SF
56	JASON'S DELI	4,700 SF
57	MASSAGE HEIGHTS BODY & FACE	2,700 SF
58	AVAILABLE	3,962 SF
59	CRAWFISH SHACK & OYSTER BAR	4,400 SF
60	JOHNNY CARINO'S	5,766 SF
61	ROOMS TO GO	30,250 SF
62	SNIP-ITS	1,355 SF
63	STUART DEVELOPMENTAL PEDIATRICS	1,760 SF
64	STUDIO NAILS & SPA	2,000 SF
65	JO-ANN	22,988 SF
66	DOUBLE DAVE'S PIZZAWORKS	2,600 SF
67	RIVER ROCK DENTAL	1,184 SF
69	RIVER ROCK DENTAL	3,344 SF
72	DOLLAR TREE	7,500 SF
73	MAURICES	5,000 SF
74	KAY JEWELERS	2,360 SF
75	AMERICA'S BEST CONTACTS	4,247 SF
76	AVAILABLE	5,000 SF
77	THE CHILDREN'S PLACE	4,500 SF
78	NEW RUE21	7,178 SF
81	BATH & BODY WORKS	3,000 SF
82	ORANGE THEORY FITNESS	2,691 SF
83	THE JOINT CHIROPRACTIC	1,208 SF
84	ANY LAB TEST NOW	1,200 SF
86	THIRD BASE	6,236 SF
101	JACK IN THE BOX	2,499 SF
201	UBIF SOUTH AUSTIN CO.	1,200 SF
301	THE CASH STORE	1,450 SF
401	STARBUCKS	1,700 SF

THE GROVE



SOUTHPARK MEADOWS AERIAL





CONTACT US

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CBRE



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.

11-2-2015



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.

_____ 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