

BARSHOP & OLES

COMPANY

THE OAKS AT SLAUGHTER SHOPPING CENTER



AVAILABILITY

LOT 4, BLOCK B
2.3 ACRES AVAILABLE
FOR SALE OR GROUND
LEASE

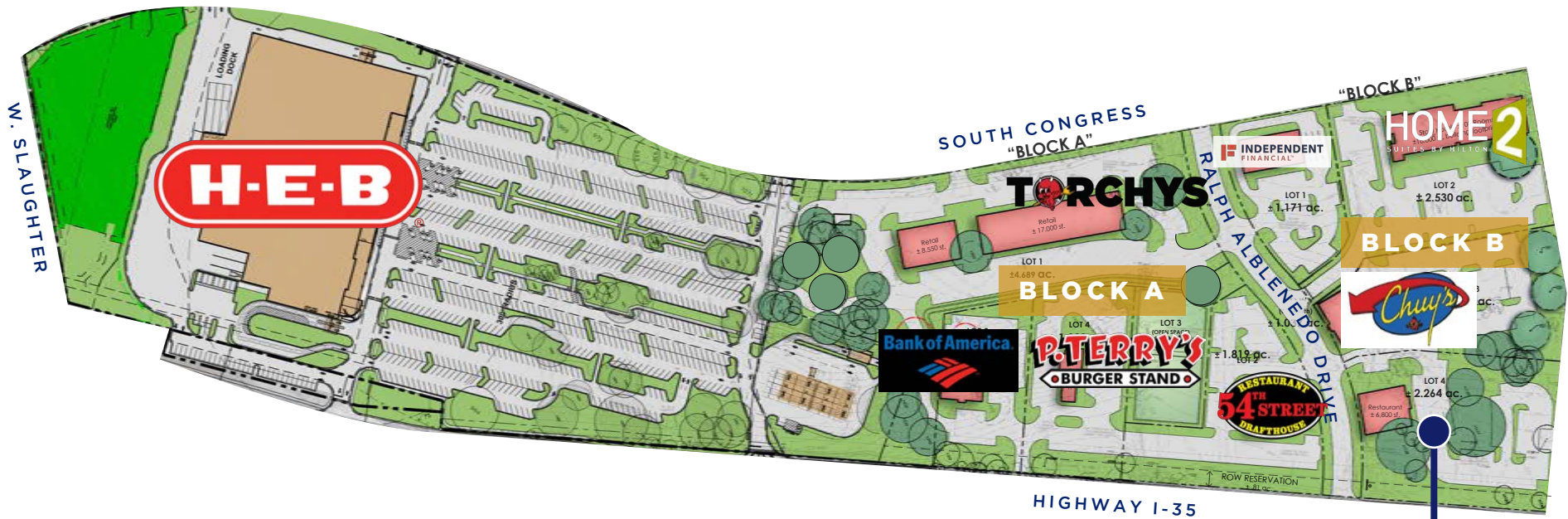
rental rates

please email leasing associate for information

The Oaks at Slaughter Shopping Center

is a mixed-use community shopping center that was constructed in 2021. The project is located near the northwest corner of Interstate Highway 35 and Slaughter Lane in South Central Austin, adjacent to a 126,000 SF HEB Grocery store that opened for business in 2020. In addition to extensive frontage on Interstate 35, the property has access and frontage on South Congress Avenue, which intersects with Slaughter Lane just west of its intersection with Interstate 35. The Oaks at Slaughter offers lease space and building sites for retail, restaurant, service and hotel uses and is well positioned at one of the dynamic retail intersections in the City.

THE OAKS AT SLAUGHTER SHOPPING CENTER



LOT 1, BLOCK A	MULTI-TENANT RETAIL	25,882 SF
LOT 2, BLOCK A	54TH STREET RESTAURANT & GRILL	1.8 ACRES
LOT 4, BLOCK A	P. TERRY'S BURGER STAND	1.4 ACRES
LOT 5, BLOCK A	BANK OF AMERICA	1.1 ACRES
LOT 1, BLOCK B	INDEPENDENT BANK (PLANNED)	1.2 ACRES
LOT 2, BLOCK B	HOME2SUITES HOTEL	2.5 ACRES
LOT 3, BLOCK B	CHUYS	1.9 ACRES
LOT 4, BLOCK B	AVAILABLE	2.3 ACRES
HEB GROCERY		126,110 SF

**AVAILABLE
LOT 4, BLOCK B
2.3 ACRES**

THE OAKS AT SLAUGHTER SHOPPING CENTER

TRADE AREA & PROPERTY HIGHLIGHTS

- Adjacent to HEB Grocery store that is the dominant market leader
- Strategic location at one of the most dynamic retail intersections in the city
- Access and frontage on both Interstate Highway 35 and South Congress Avenue
- Excellent circulation thru the project with extension of Ralph Ablenedo Drive
- Sites available for retail, restaurant, service and hotel users

DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius
<i>Population</i>	131,922	271,066
<i>Households</i>	53,882	117,496
<i>Av. Household Income</i>	\$96,761	\$107,930

Source: Claritas 2023 Pop-Facts Demographic Report

Interstate Highway 35

North of Slaughter Lane	123,678 VPD
South of Slaughter Lane	133,131 VPD

South Congress Avenue

North of Slaughter Lane	48,411 VPD
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Source: Texas Department of Transportation 2023 Average Annual Daily Traffic Counts

TRAFFIC COUNTS

CONTACTS

Pat Wheat

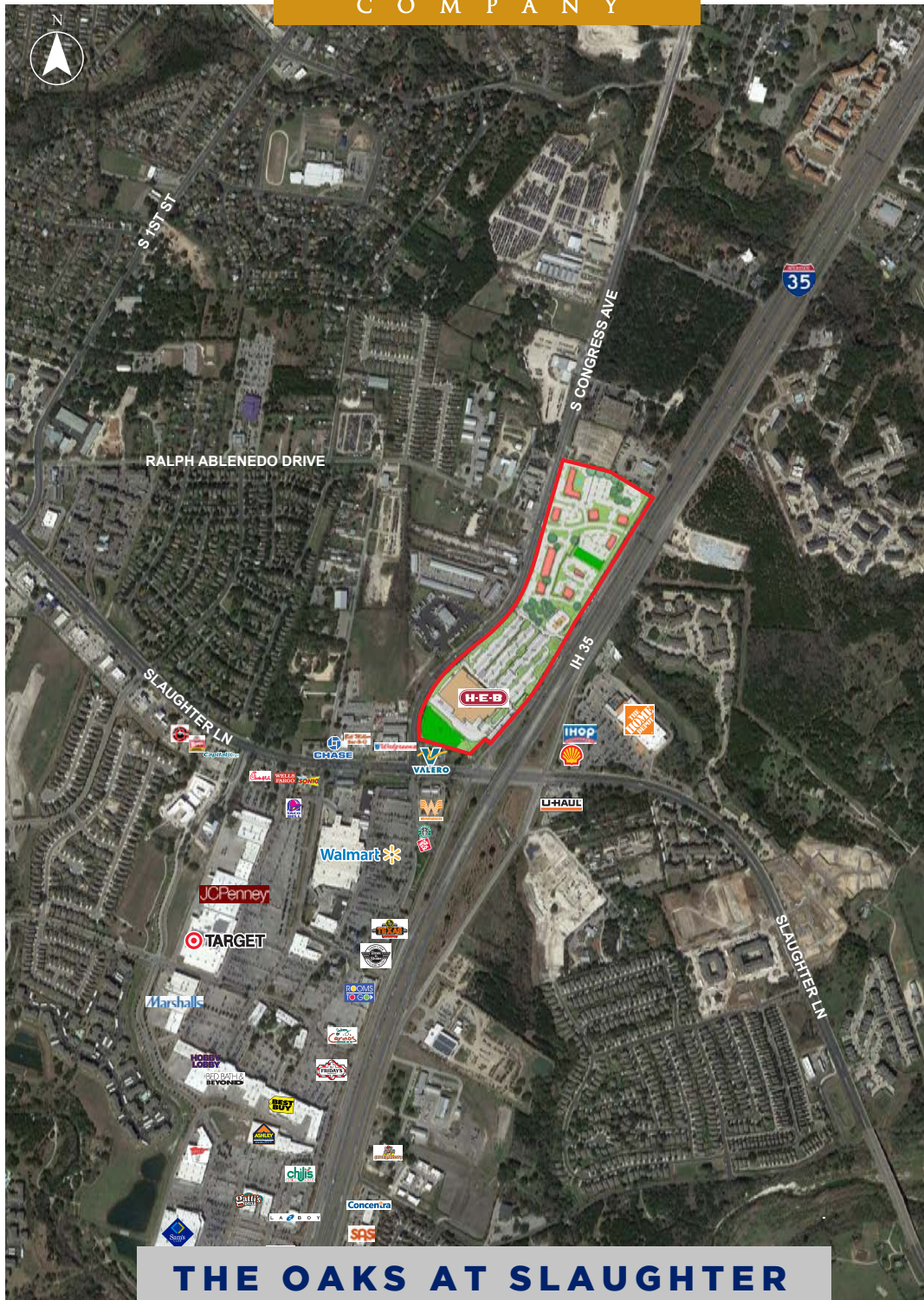
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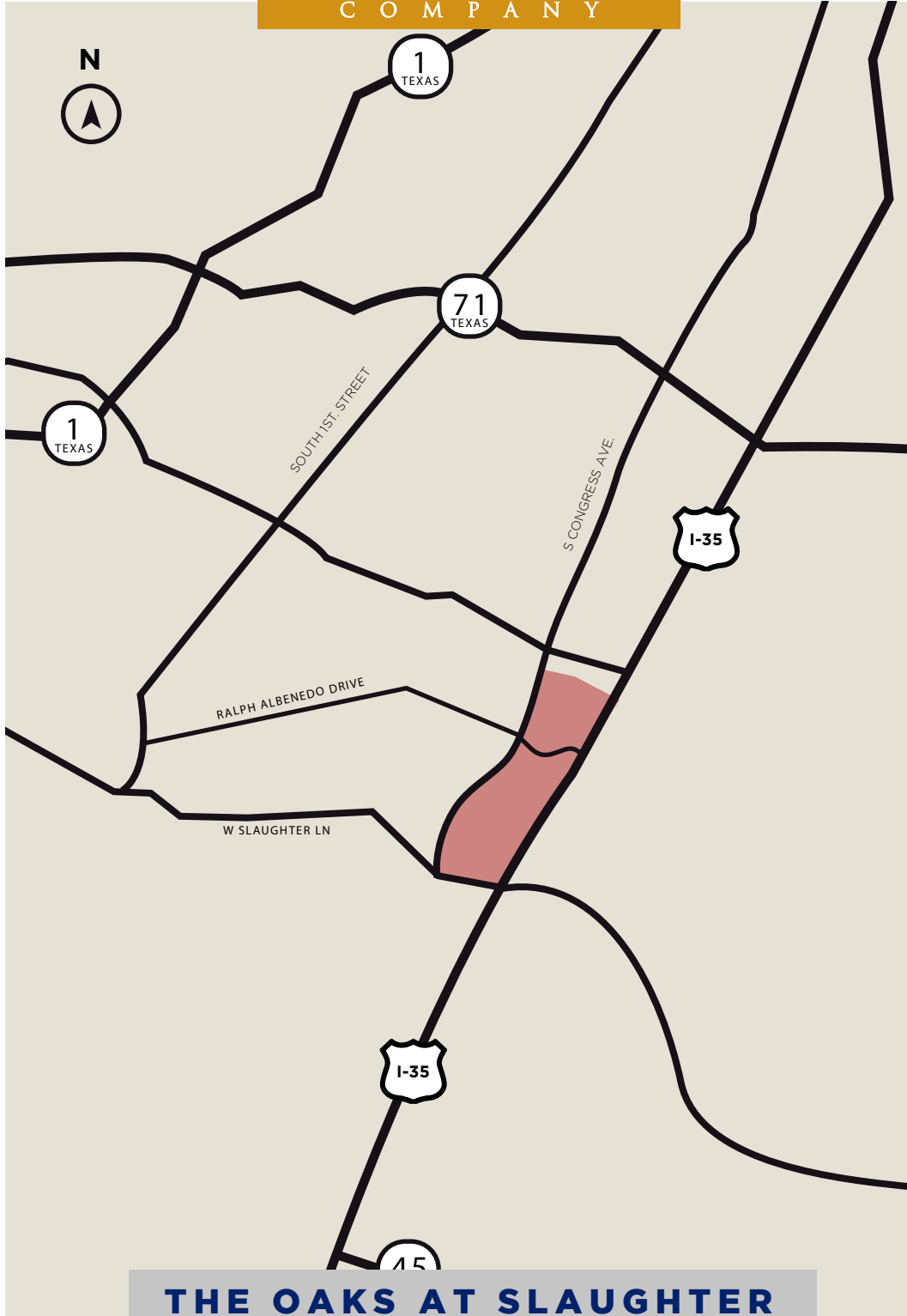


THE OAKS AT SLAUGHTER SHOPPING CENTER

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**THE OAKS AT SLAUGHTER
SHOPPING CENTER**



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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
Designated Broker of Firm	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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