

BARSHOP & OLES

C O M P A N Y

WHITESTONE MARKET



rental rates

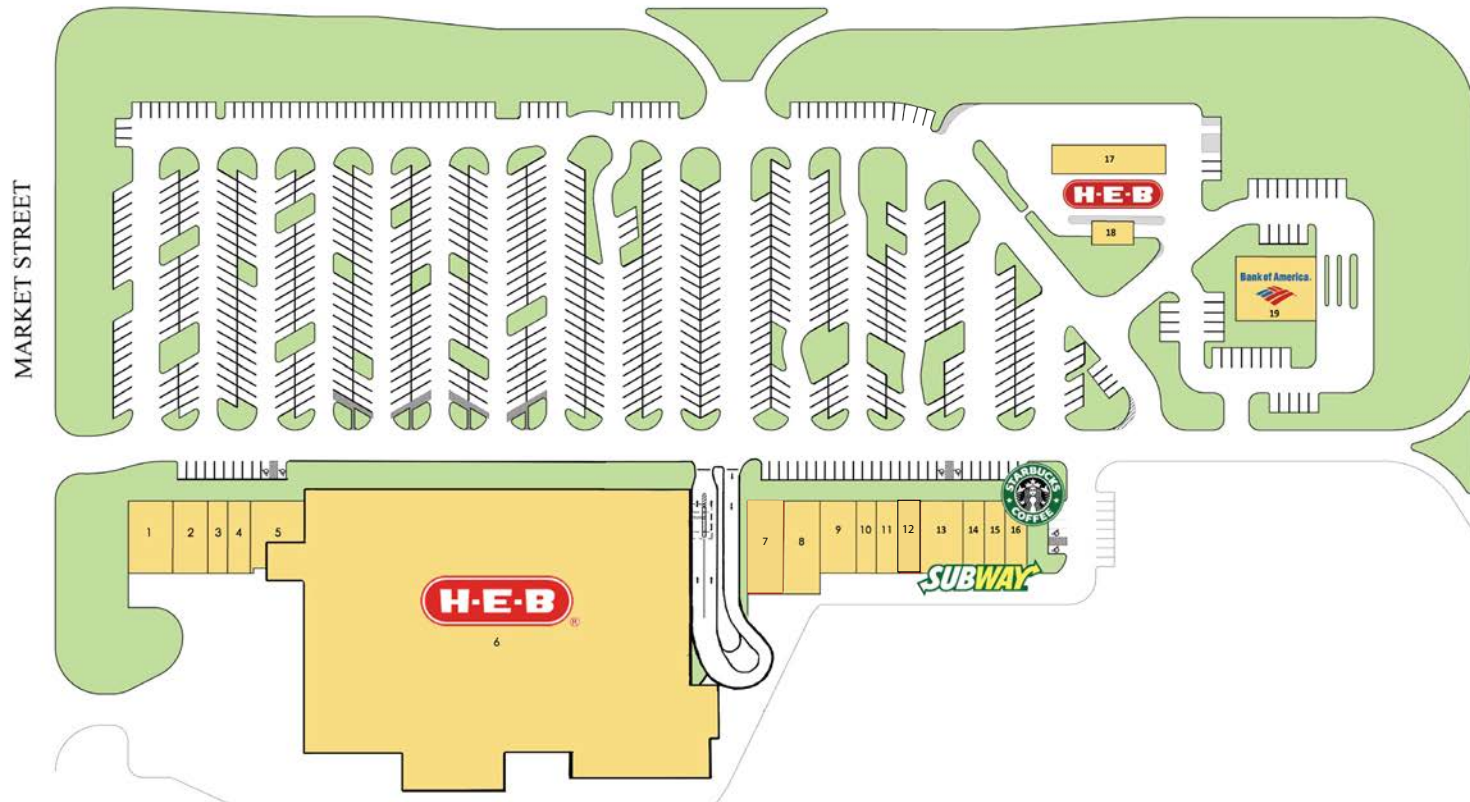
please email leasing associate
for information

Whitestone Market Shopping Center

is a 145,207 square foot neighborhood community retail center that was constructed in 2003. Located at the intersection of two major arterials in the rapidly growing Cedar Park community of far northwest Austin, the project is anchored by an 104,660 square foot HEB Grocery and a free-standing Home Depot, along with a quality mix of national, regional and local tenants.

WHITESTONE MARKET

1 TOMLINSON'S STE. 235	3,010 SF	10 JACK BROWN CLEANERS STE. 115	1,540 SF
2 BUFF CITY SOAP STE. 225	2,588 SF	11 POSTNET STE. 120	1,348 SF
3 THE JOINT CHIROPRACTIC STE. 220	1,120 SF	12 TOTAL MEN'S STE. 123	1,400 SF
4 COST CUTTERS STE. 215	1,540 SF	13 ADORN NAILS STE. 128	2,856 SF
5 FINE EYEWEAR STE. 210	2,301 SF	14 FAJITA PETE'S STE. 133	1,520 SF
6 HEB GROCERY STE. 200	104,660 SF	15 SUBWAY STE. 135	1,400 SF
7 HONEY & HAY STE. 105	3,000 SF	16 STARBUCKS STE. 140	1,488 SF
8 TWIN LIQUORS STE. 106	3,300 SF	17 HEB FUEL STATION	2,308 SF
9 SEVA DAY SPA STE. 110	2,450 SF	18 HEB CAR WASH	995 SF
		19 BANK OF AMERICA* STE. 300	6,383 SF



BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746

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NNN's

\$14.69/sf

TRADE AREA & PROPERTY HIGHLIGHTS

- Strong national anchor tenants
- Strategic location at the intersection of two major roadways
Parmer Lane and Whitestone Boulevard
- Ample customer parking and excellent visibility from roadway
- Rapidly growing trade area
- Excellent mix of national, regional, and local tenants

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
<i>Population</i>	4,136	57,444	186,266
<i>Av. Household Income</i>	\$135,962.80	\$144,892.04	\$131,489.93
<i>Households</i>	1,521	20,232	67,267

Source: Claritas - Pop-Facts Premier 2019

TRAFFIC COUNTS

Whitestone at Parmer Lane 25,000 VPD
Parmer Lane south of Whitestone 29,000 VPD

Source: Texas Department of Transportation 2016 Average Annual Daily Traffic Counts

CONTACTS

Pat Wheat

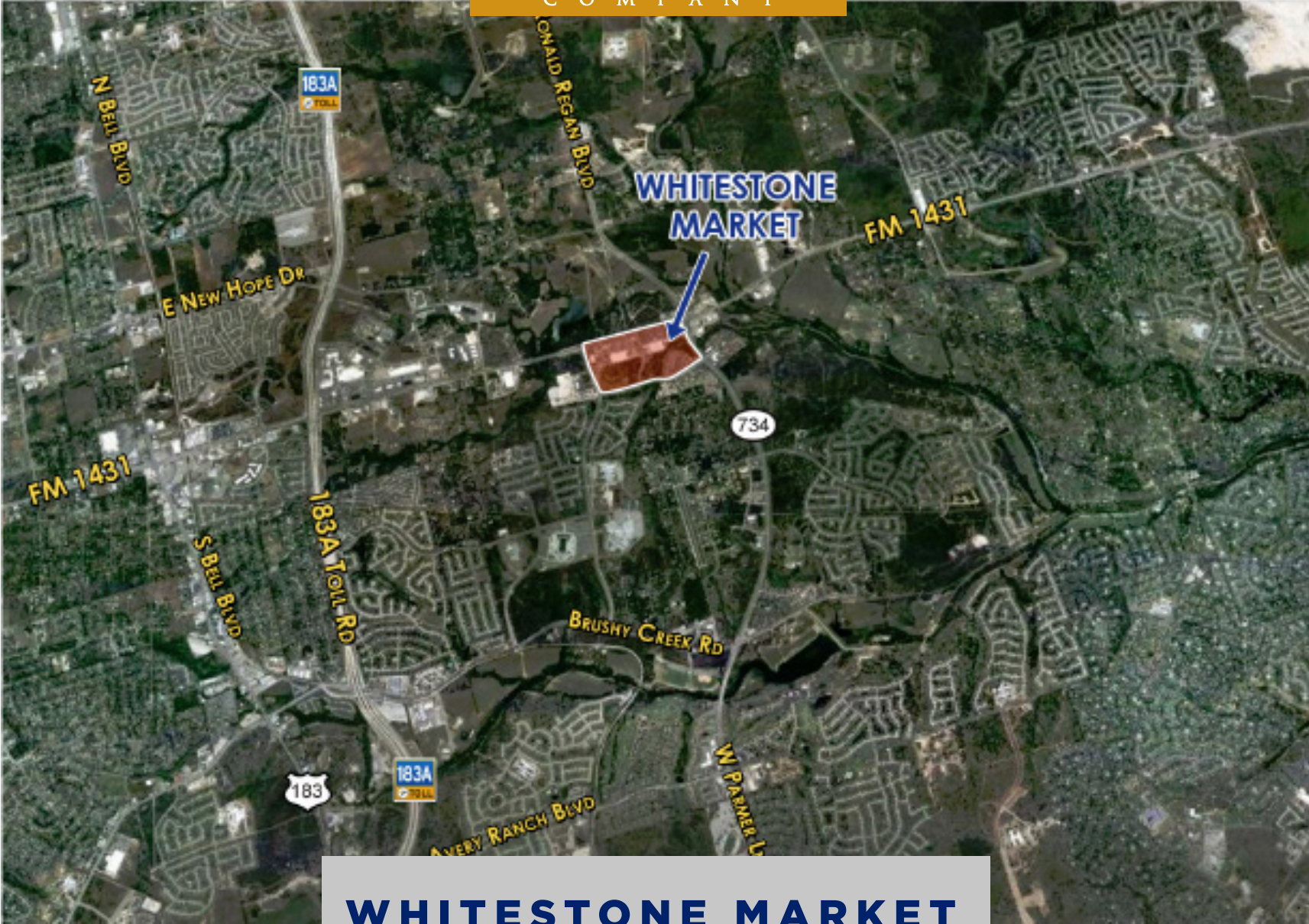
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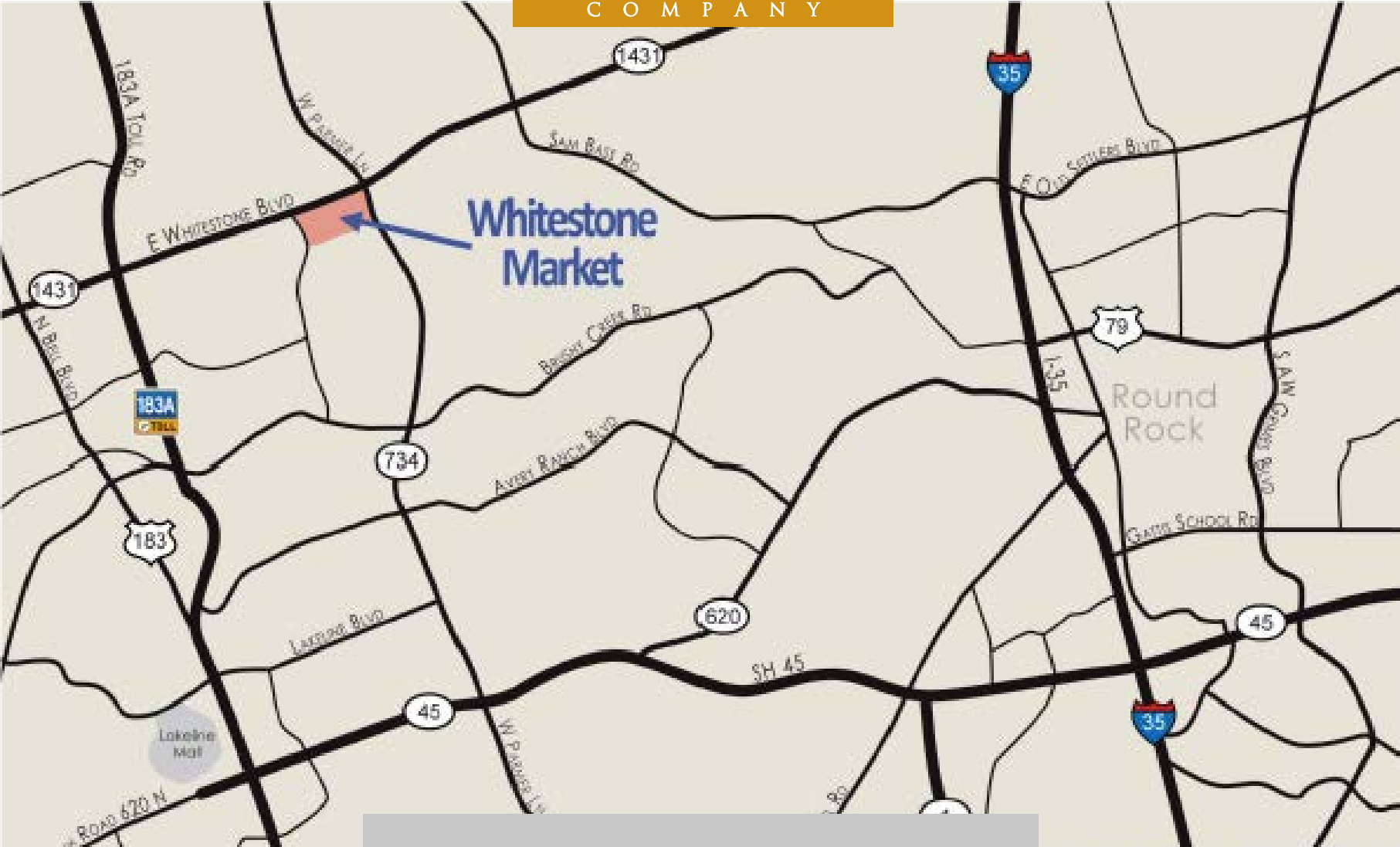


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Information About Brokerage Services

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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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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