

BARSHOP & OLES

COMPANY

BRODIE OAKS



Brodie Oaks is a 322,690 square foot regional community shopping center and office complex strategically located at the northeast corner of Capital of Texas Highway (Loop 360) and South Lamar Boulevard in south central Austin. The property is located in an urban location at one of South Austin's top regional retail intersections. Brodie Oaks offers an appealing combination of major tenants such as Last Call by Neiman Marcus, Sprouts Farmer's Market, and Hobby Lobby, along with a combination of quality restaurants including Pinthouse Pizza, The Park on South Lamar, Olive Garden, Pei Wei Asian Diner, Freebird's World Burritos, Pok-E-Jo's BBQ, and Starbuck's Coffee.

**for rental rates
& availability**

please email leasing associate for pricing

BRODIE OAKS SHOPPING CENTER

PHASE I

TENANT	SF	TENANT	SF	TENANT	SF	TENANT	SF
1 EDWARD D. JONES 4021-A	1,250	11 BOMBAY BISTRO 4200-300	2,880	22 VELOCITY CREDIT UNION 4220-100	3,000	33 SYLVAN LEARNING 4036-015	1,700
2 KARA SANCHEZ BEAUTY 4021-B	1,000	12 PEI WEI 4200-100	3,205	23 OUR SLEEP GUIDE 4220-150	3,135	34 BLUE BRIDAL BOUTIQUE 4036-100	2,496
3 REALTY ONE GROUP PROSPER 4021-C	3,929	13 THE PARK 4024-00014	7,000	24 ANNA'S TOY DEPOT 4220-200	840	35 TODD PILATES 4032-700	2,162
4 EXPRESS STAFFING 4021-D	2,000	14 OLIVE GARDEN 3940-000	11,100	25 AVAILABLE 4220-800	800	36 GAMES WORKSHOP 4032-600	975
5 SAS FACTORY 4021-E	2,100	15 AVAILABLE 4107-100	2,842	26 TRADITIONAL MARTIAL ARTS ACADEMY 4220-400	2,150	37 SWIM FREAK 4032-500	975
6 AVAILABLE	43,293	16 RDA PRO MART 4107-200	2,780	27 HOPPIN' HOUSE 4040-B	7,098	38 NEW SOUND HEARING AIDS 4032-450	1,281
7 AVAILABLE 4109-100	3,416	17 ARC DOCUMENT SOLUTIONS 4107-400	5,040	28 ROK GOLF 4040-D	3,184	39 SALLY BEAUTY 4032-400	1,200
8 POK-E-JO'S 4109-100	4,687	18 BAUBLES & BEADS 4107-500	2,000	29 AVAILABLE 4040-C	5,229	40 AVAILABLE 4032-300	1,070
9 TEXICAN CAFE 4141-000	5,500	19 SECOND LOOKS 4107-600	2,279	30 HOBBY LOBBY 4040-A	61,172	41 AUSTIN APARTMENT LOCATORS 4032-200	981
10 PINTHOUSE PIZZA 4236-00	6,000	20 AVAILABLE 4107-700	4,680	31 AUSTIN VENETIAN NAILS 4076-500	3,500	42 FREEBIRDS 4032-100	2,400
		21 VACANT 4115-20	50,890	32 AVAILABLE 4036-600	1,300		



PHASE II

TENANT	SF
43 HUMAN LION 4006-100	3,873
44 AVAILABLE 4006-900	1,900
45 TUESDAY MORNING 4006-850	8,826
46 AVAILABLE 4006-700	975
47 AVAILABLE 4006-650	3,555
48 DIAMOND NAILS 4006-500	2,200
49 JOEL RAY SALON 4006-450	2,734
50 SPROUTS 4006-400	20,300
51 FLOOR KING 4006-250	5,021
52 RELAX DAY SPA 4006-200	2,016
53 STARBUCKS 4006-150	1,525

BRODIE OAKS

NNN's

Phase I \$10.25/sf

Phase II \$10.18/sf

TI ALLOWANCE

Negotiable

TRADE AREA & PROPERTY HIGHLIGHTS

- Strong national anchor tenants that are among the top performers in the market
- Successful Sprouts Farmer's Market grocery
- In-fill location approximately four miles south of downtown Austin
- Excellent mix of quality restaurants that generate heavy customer traffic
- Spaces available for retail, service, and restaurant tenants

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
<i>Population</i>	5,720	75,858	271,437
<i>Av. Household Income</i>	\$159,155.64	\$129,983.03	\$120,667.86
<i>Households</i>	2,696	37,704	121,103

Source: Claritas - Pop-Facts Premier 2019

TRAFFIC COUNTS

S. Lamar Blvd.	37,000 VPD
Capital of Texas Highway	73,000 VPD

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

CONTACTS

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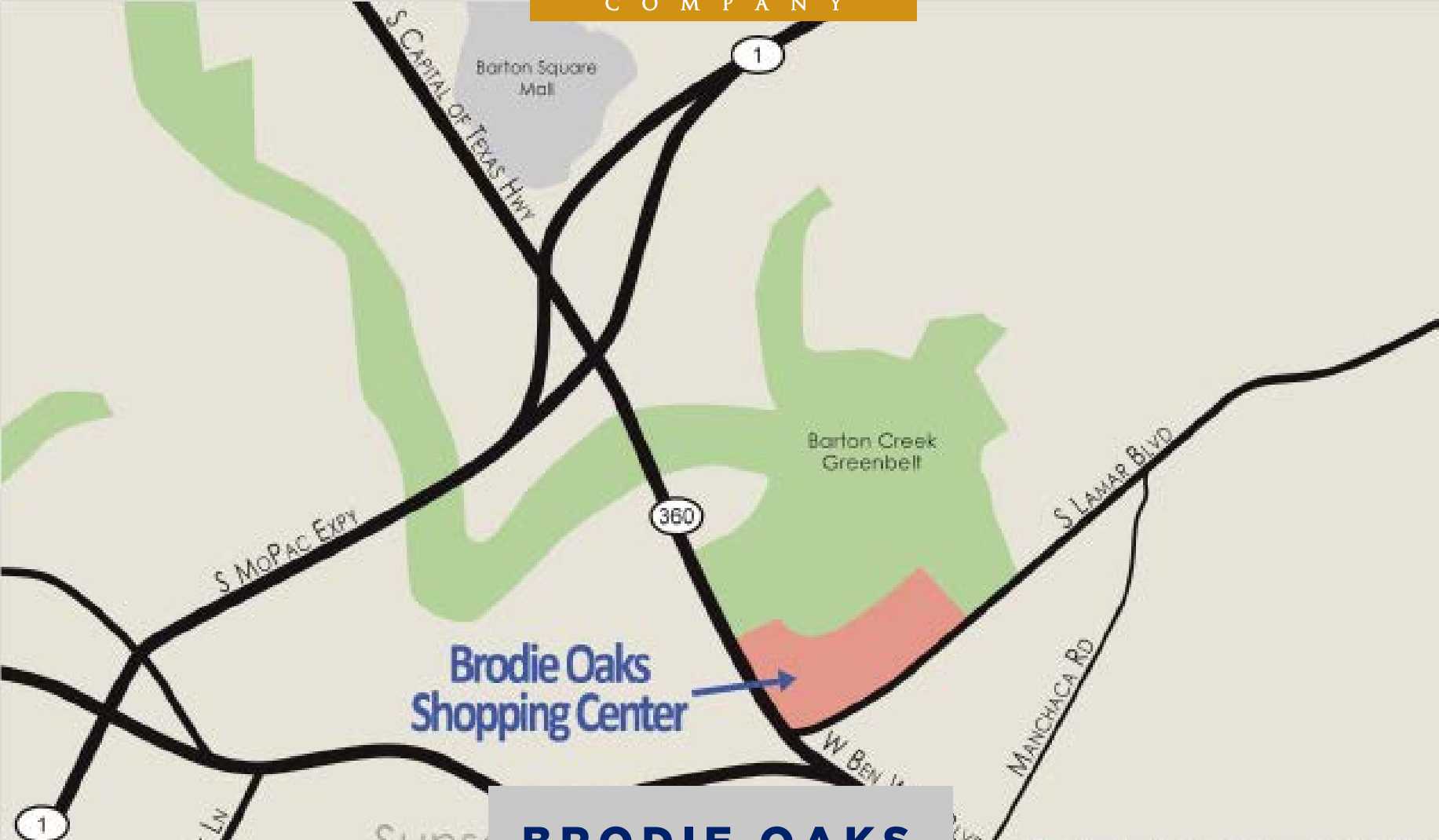


BRODIE OAKS

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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.

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
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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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