

AVAILABLE

Barton Creek Macy's Pad Sites

2901 S Capital of TX Hwy | Austin, TX 78746



Overview

AVAILABLE 2 Retail/Restaurant Pad Sites

PRICE Call for Pricing

Description

- Rare Mall Pad Sites available.
- Barton Creek Mall is Austin's highest sales volume mall.
- Ground Lease and Build to Suit considered
- Will consider all types of uses including restaurant.
- Drive-thru's available as well for QSR Restaurants.

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
2018 Population	5,980	77,416	282,510
2018 Total Daytime Pop.	14,548	107,863	447,934
2018 Total Households	2,695	38,039	125,205
2018 Average HH Income	\$151,648	\$112,553	\$99,525

Year: 2018 | Source: Esri

Contact

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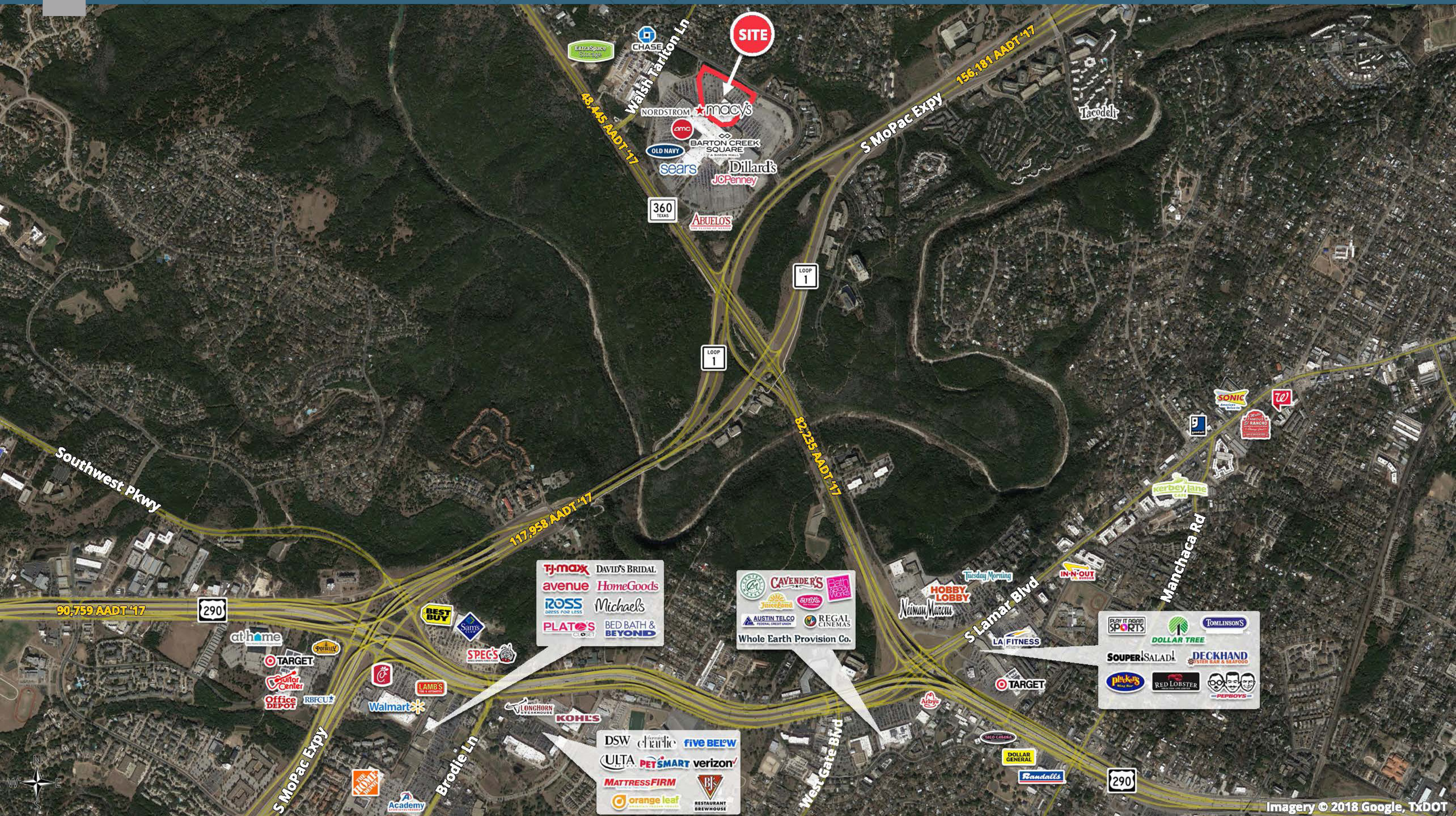
CARSON HAWLEY

512.236.4620 | carson.hawley@srsre.com

Traffic Counts

Mopac Expressway & Loop 360	156,181 AADT
Loop 360 & Walsh Tariton Lane	48,445 AADT

Year: 2018 | Source: TxDot



Imagery © 2018 Google, TxDOT



Imagery © 2018 Google, TxDOT

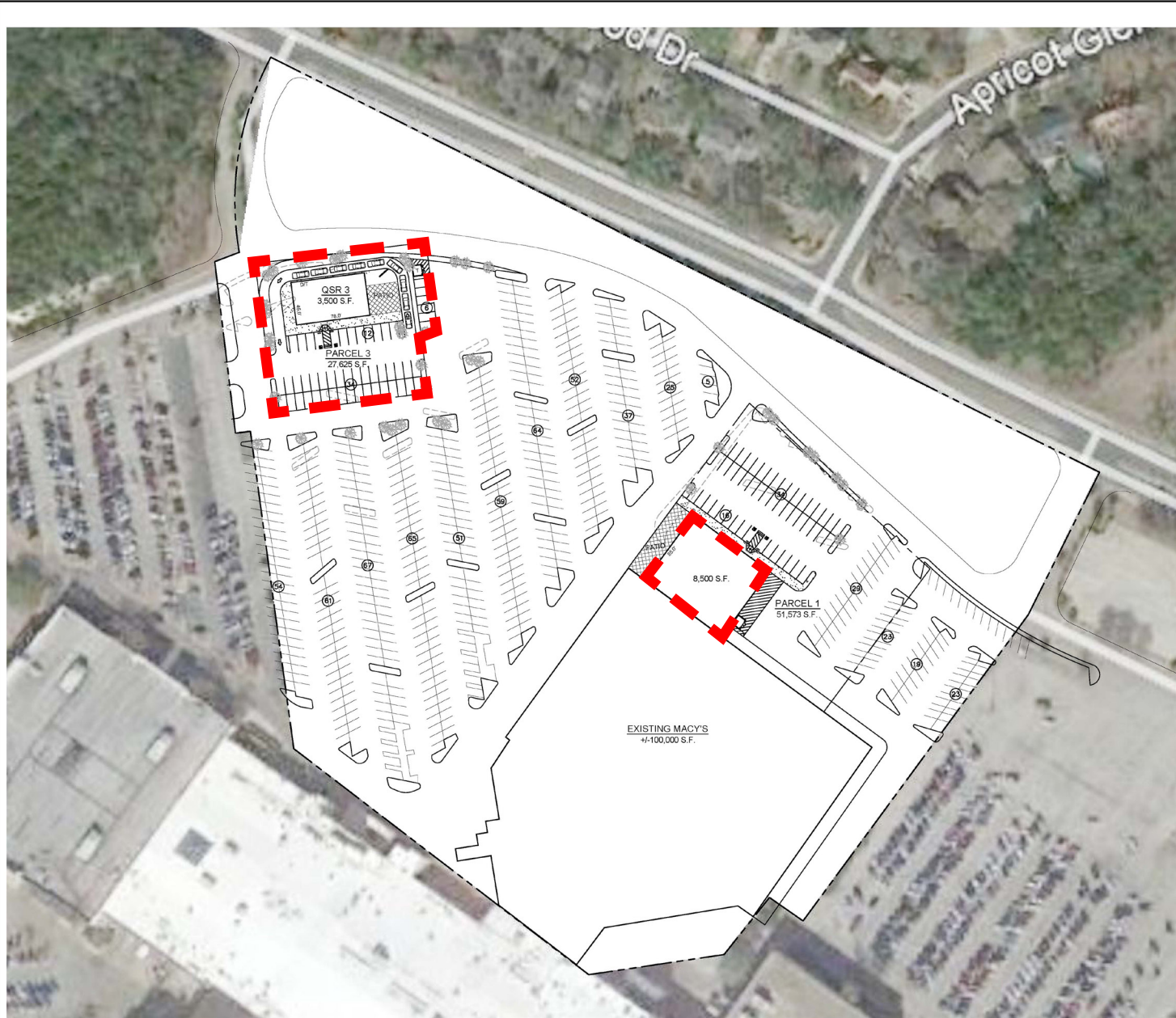
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SITE DATA

APN: 010517050200
 ZONING: GR & LR
 SITE AREA: ± 532,044 S.F. (± 12.21 AC.)

EXISTING CONDITIONS:

MACY'S SITE AREA: ± 532,044 S.F. (± 12.21 AC.)
 MACY'S BUILDING AREA: 100,000 S.F.
 PARKING PROVIDED: 940 SPACES
 PARKING RATIO: 9.4 SPACES / 1,000 S.F.

PROPOSED SITE LAYOUT:

MACY'S:
 NEW SITE AREA: ± 452,846 S.F. (10.4 AC.)
 (E) BUILDING AREA: 100,000 S.F.
 PARKING PROVIDED: 592 SPACES
 PARKING RATIO: 5.9 SPACES / 1,000 S.F.

NEW PARCEL 1:
 SITE AREA: 51,573 S.F. (1.84 AC.)
 BUILDING AREA (RETAIL): 8,500 S.F.
 PARKING REQUIRED (1:100): 85 SPACES
 PARKING PROVIDED: 91 SPACES

NEW PARCEL 2:
 SITE AREA: 27,625 S.F. (0.63 AC.)
 BUILDING AREA: 3,500 S.F.
 QSR: 3,500 S.F.
 PARKING REQUIRED (1:100): 35 SPACES
 PARKING PROVIDED: 52 SPACES



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RETAIL DEVELOPMENT
 3101 1/2 TAMARRON BLVD
 AUSTIN, TX 78746

DATE: 09-17-2018

REV NO.	REV DATE

PRELIMINARY
 SITE PLAN

X - 1

JOB NO.: UNG93



PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

Executive Summary

2901 S Capital of TX Hwy | Austin, TX 78746



	1 mile	3 miles	5 miles
Population			
2000 Population	6,165	67,721	222,054
2010 Population	5,555	66,194	237,894
2018 Population	5,980	77,416	282,510
2023 Population	6,660	84,708	309,500
2000-2010 Annual Rate	-1.04%	-0.23%	0.69%
2010-2017 Annual Rate	0.90%	1.92%	2.11%
2017-2022 Annual Rate	2.18%	1.82%	1.84%
2018 Male Population	49.4%	49.8%	50.4%
2018 Female Population	50.6%	50.2%	49.6%
2018 Median Age	35.7	36.3	32.8
2018 Total Daytime Population	14,548	107,863	447,934
Workers	12,323	77,592	323,720
Residents	2,225	30,271	124,214

In the identified area, the current year population is 5,980. In 2010, the Census count in the area was 5,555. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 6,660 representing a change of 2.18% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2018 White Alone	82.9%	80.6%	75.5%
2018 Black Alone	1.1%	2.4%	3.9%
2018 American Indian/Alaska Native Alone	0.3%	0.6%	0.7%
2018 Asian Alone	11.1%	6.2%	6.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.1%	6.8%	9.9%
2018 Two or More Races	2.4%	3.3%	3.5%
2018 Hispanic Origin (Any Race)	12.0%	20.1%	28.2%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,734	30,942	92,350
2010 Households	2,521	32,016	103,046
2018 Total Households	2,695	38,039	125,205
2023 Total Households	2,953	41,817	138,552
2000-2010 Annual Rate	-0.81%	0.34%	1.10%
2010-2017 Annual Rate	0.81%	2.11%	2.39%
2017-2022 Annual Rate	1.85%	1.91%	2.05%
2018 Average Household Size	2.22	2.02	2.13

The household count in this area has changed from 2,521 in 2010 to 2,695 in the current year, a change of 0.81% annually. The five-year projection of households is 2,953, a change of 1.85% annually from the current year total. Average household size is currently 2.22, compared to 2.20 in the year 2010. The number of families in the current year is 1,389 in the specified area.

Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$104,277	\$71,678	\$61,503
2023 Median Household Income	\$110,176	\$82,155	\$70,109
2017-2022 Annual Rate	1.11%	2.77%	2.65%
Average Household Income			
2018 Average Household Income	\$151,648	\$112,553	\$99,525
2023 Average Household Income	\$162,888	\$124,980	\$110,463
2017-2022 Annual Rate	1.44%	2.12%	2.11%
Per Capita Income			
2018 Per Capita Income	\$69,630	\$55,678	\$44,800
2023 Per Capita Income	\$73,646	\$62,087	\$50,078
2017-2022 Annual Rate	1.13%	2.20%	2.25%

Households by Income

Current median household income is \$104,277 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$110,176 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$151,648 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$162,888 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$69,630 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$73,646 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,861	32,477	96,501
2000 Owner Occupied Housing Units	1,035	12,787	40,708
2000 Renter Occupied Housing Units	1,699	18,154	51,643
2000 Vacant Housing Units	127	1,536	4,150
2010 Total Housing Units	2,673	34,631	112,727
2010 Owner Occupied Housing Units	1,072	13,602	44,522
2010 Renter Occupied Housing Units	1,449	18,414	58,524
2010 Vacant Housing Units	152	2,615	9,681
2018 Total Housing Units	2,836	40,595	135,241
2018 Owner Occupied Housing Units	1,174	15,410	51,907
2018 Renter Occupied Housing Units	1,521	22,629	73,298
2018 Vacant Housing Units	141	2,556	10,036
2023 Total Housing Units	3,108	44,455	148,764
2023 Owner Occupied Housing Units	1,262	17,282	58,613
2023 Renter Occupied Housing Units	1,691	24,535	79,939
2023 Vacant Housing Units	155	2,638	10,212

Currently, 41.4% of the 2,836 housing units in the area are owner occupied; 53.6%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,673 housing units in the area - 40.1% owner occupied, 54.2% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 2.67%. Median home value in the area is \$601,945, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.61% annually to \$754,259.

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 or 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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Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date