

# THE CRESCENT

6929 AIRPORT BLVD, AUSTIN, TX 78752

## **Features**

- 115,907 SF newly redeveloped neighborhood grocery anchored retail center that serves North and Central Austin
- Home to Austin's first 99 Ranch Market and 85C
- Close proximity to the Crestview Station rail line and ACC Highland campus redevelopment

Traffic Counts		Demographics YEAR: 2019	9 1 MILE	3 MILE	5 MILE
Lamar Blvd	41,447 VPD	Population	16,879	165,104	349,685
Airport Blvd	20,816 VPD	Daytime Population	22,401	220,144	539,823
		Average HH Income	\$87,326	\$83,078	\$92,883
		Total Households	7,571	69,976	145,575

Area Retailers & Businesses

MICHI @ RAMEN Walgreens







## **FOR LEASE**

**TOTAL SF:** 115,907

MIN CONTIGUOUS SF: 1,622 **MAX CONTIGUOUS SF:** 7,109

**LEASE RATE:** \$30.00 - \$38.00 PER SF/YR

NNN: \$7.87 PER SF/YR EST.

### **Britt Morrison**

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#### **Brett Maze**

Vice President 512.275.2004 bmaze@weitzmangroup.com

#### **Cameron Longmire**

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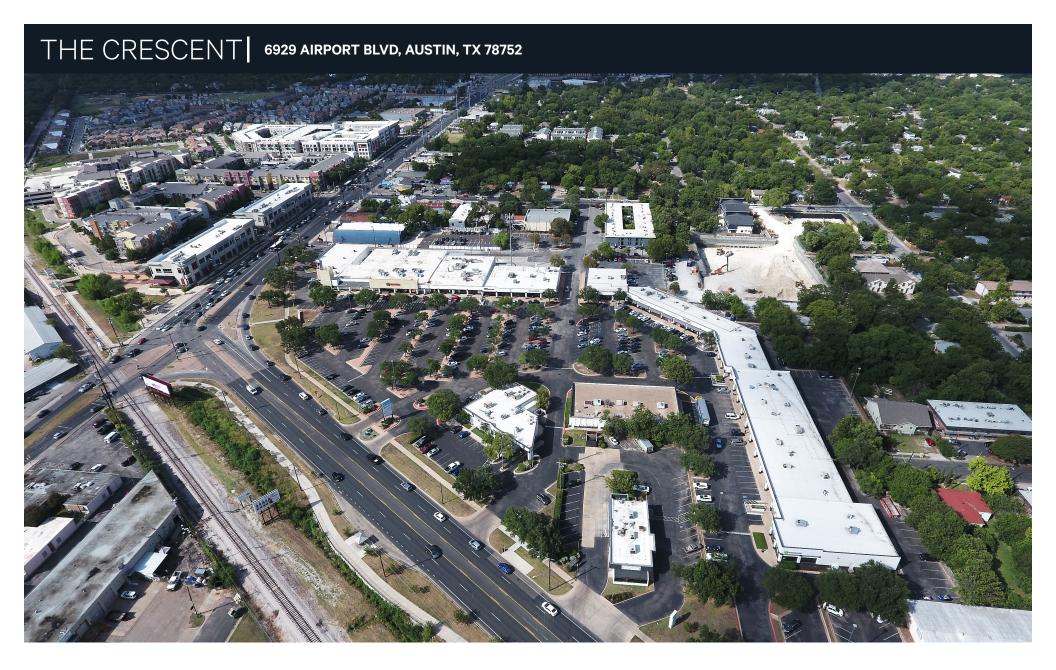


Availa	able Space		
Building A		Building	g E
100	1,709 sf	6903	2,876 sf
Building B			
127	7,019 sf		
140	1,769 sf		
173	2,850 sf		

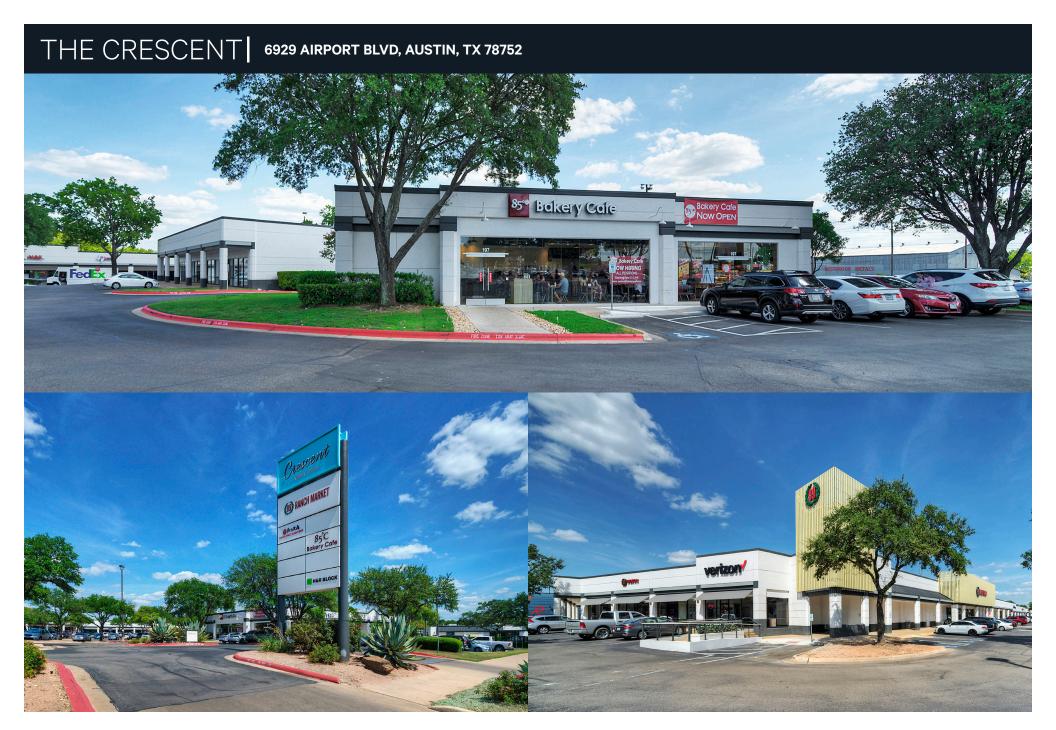
# Current Tenants

Buildi	ing A	
101	Mia Aesthetics	1,990 sf
103	Mia Aesthetics	2,671 sf
108	99 Ranch Liquor	1,207 sf
109	Verizon	1,100 sf
110	99 Ranch Market	37,239 sf
121	Kinokuniya	6,976 sf
125	Kura Sushi	5,600 sf
Buildi	ing B	
131	Coldtowne	1,236 sf
132	Tea Haus	1,993 sf
133	Oh K-Dog	1,622 sf
134	The Gaming Goat	1,343 sf
135	Snowy Village	1,510 sf
137	Hallyu Cosmetics	922 sf
146	Sazan	3,533 sf
148	Steamies	750 sf
150	Windy Hair	1,105 sf
151	TN Nails & Spa	937 sf
158	BB.Q Chicken	1,997 sf
160	Daiso Japan	6,814 sf
164	Rivery Dental	1,669 sf
165	Resolution Eyecare	2,068 sf
167	Budget/Avis	1,199 sf
175	H&R Block	3,355 sf
Buildi	ing C	
176	K BBQ	7,464 sf
Buildi	=	
196	BB&T Bank	1,983 sf
197	85°C Bakery Cafe	3,859 sf











# 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 actives, 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 on 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 par es 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 listening 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 par es the broker must first obtain the written agreement of each party

Buyer/Tenant/Seller/Landlord Initials

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 par es to the transaction impartially and fairly;
- May, with the par es' 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:

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Date

The Weitzman Group	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	 Email	Phone
Scott Freid	434050	sfreid@weitzmangroup.com	512-482-8383
icensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Britton J Morrison	582800	bmorrison@weitzmangroup.com	512-482-0094
Sales Agent/Associate's Name	License No.	 Email	Phone

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11-2-2015 IABS 1-0

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