



**HORIZON CENTER** | 13497 NORTH HIGHWAY 183, AUSTIN, TX 78750

**Features**

- Historically 100% leased shopping center.
- Located at key intersection in NW Austin.
- Nearly 1/4 million people located within 5-mile radius.

**FOR LEASE**

**AVAILABLE SF:** 2,350  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$8.50 PER SF/YR EST.

**Traffic Counts**

Off of Research Blvd      10,206 VPD

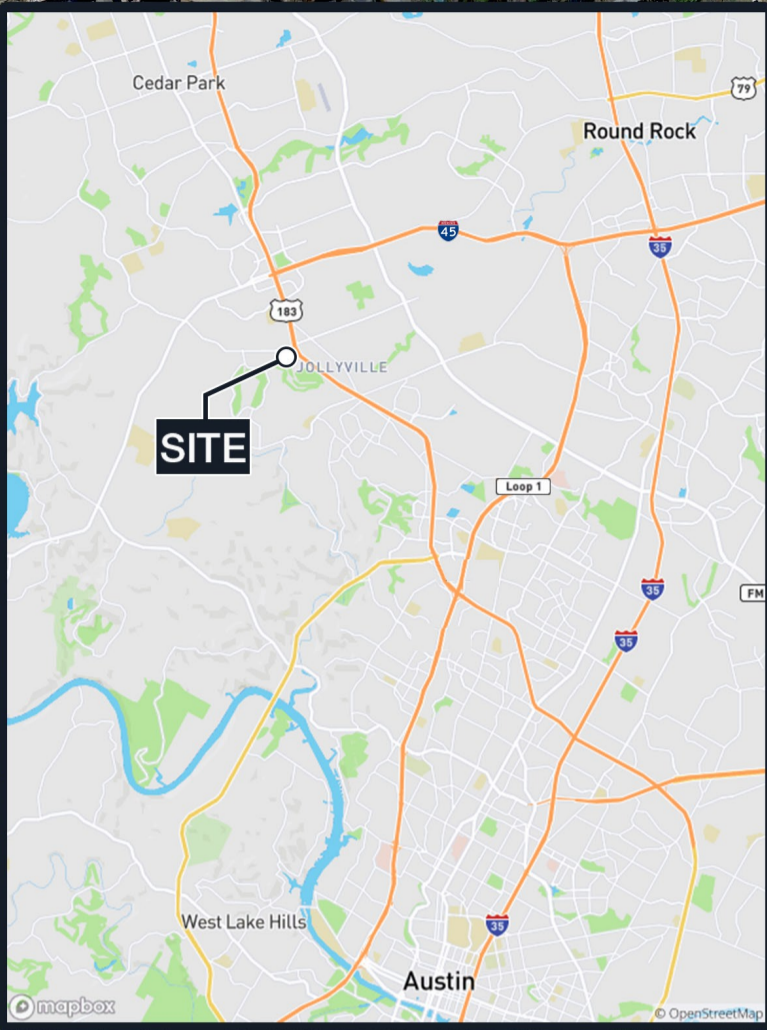
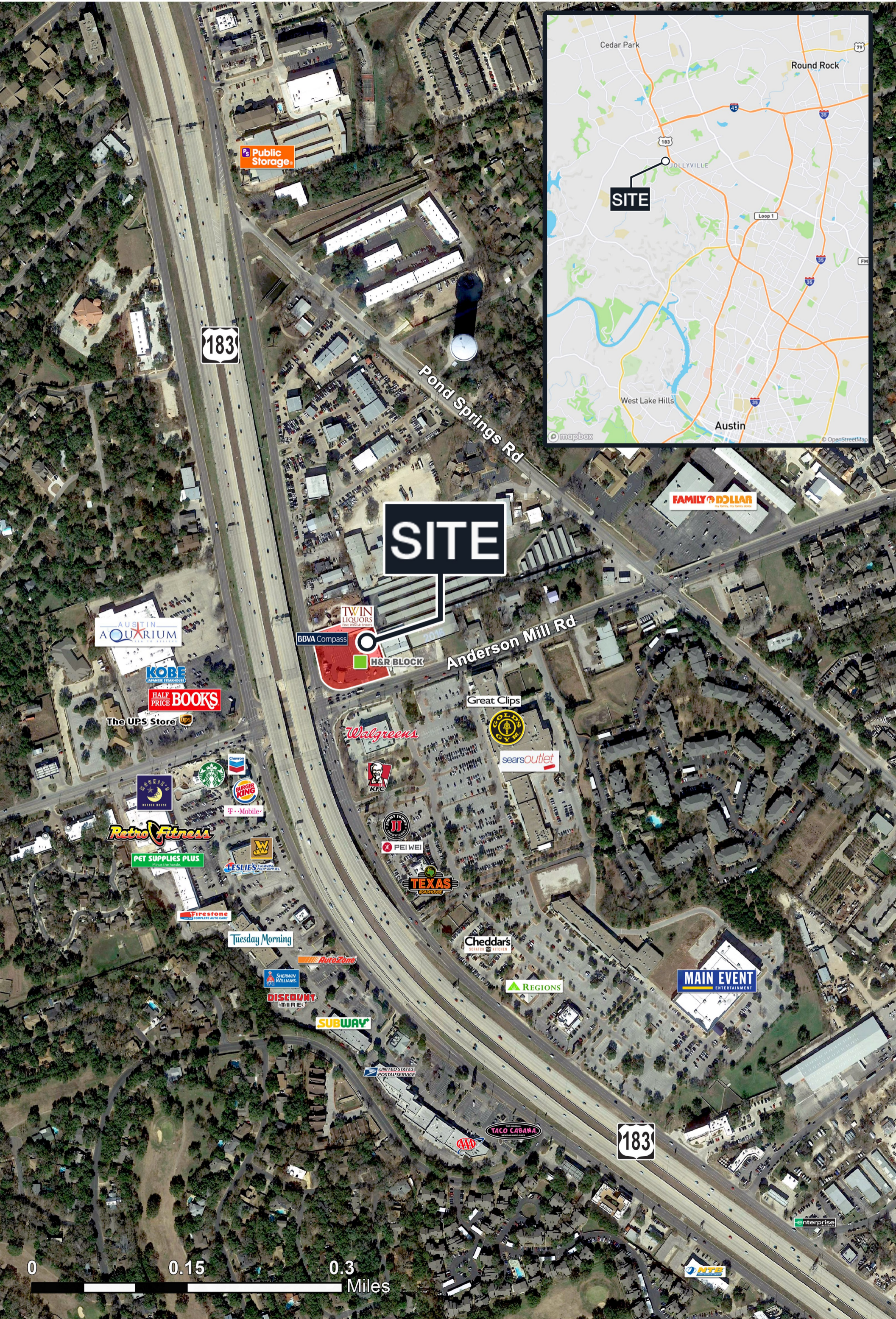
Demographics	YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population		13,206	99,686	211,091
Daytime Population		13,568	87,581	29,184
Average HH Income		\$78,000	\$102,004	\$110,333
Total Households		5,945	42,921	87,941

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**Gabe Sanchez**  
 Senior Vice President  
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 gsanchez@weitzmangroup.com

**Area Retailers & Businesses**





**SITE**

AUSTIN AQUARIUM

KOBE JAPANESE STEAKHOUSES

HALF PRICE BOOKS

The UPS Store

BURGER BOYZ

Retro Fitness

PET SUPPLIES PLUS

Firestone

Tuesday Morning

AutoZone

DISCOUNT TIRE

SUBWAY

UNITED STATES POSTAL SERVICE

TACO CABANA

Public Storage

183

Pond Springs Rd

BBVA Compass

H&R BLOCK

TWIN LIQUORS

Anderson Mill Rd

Great Clips

Walgreens

KFC

PEI WEI

TEXAS RANCHES

Cheddar's

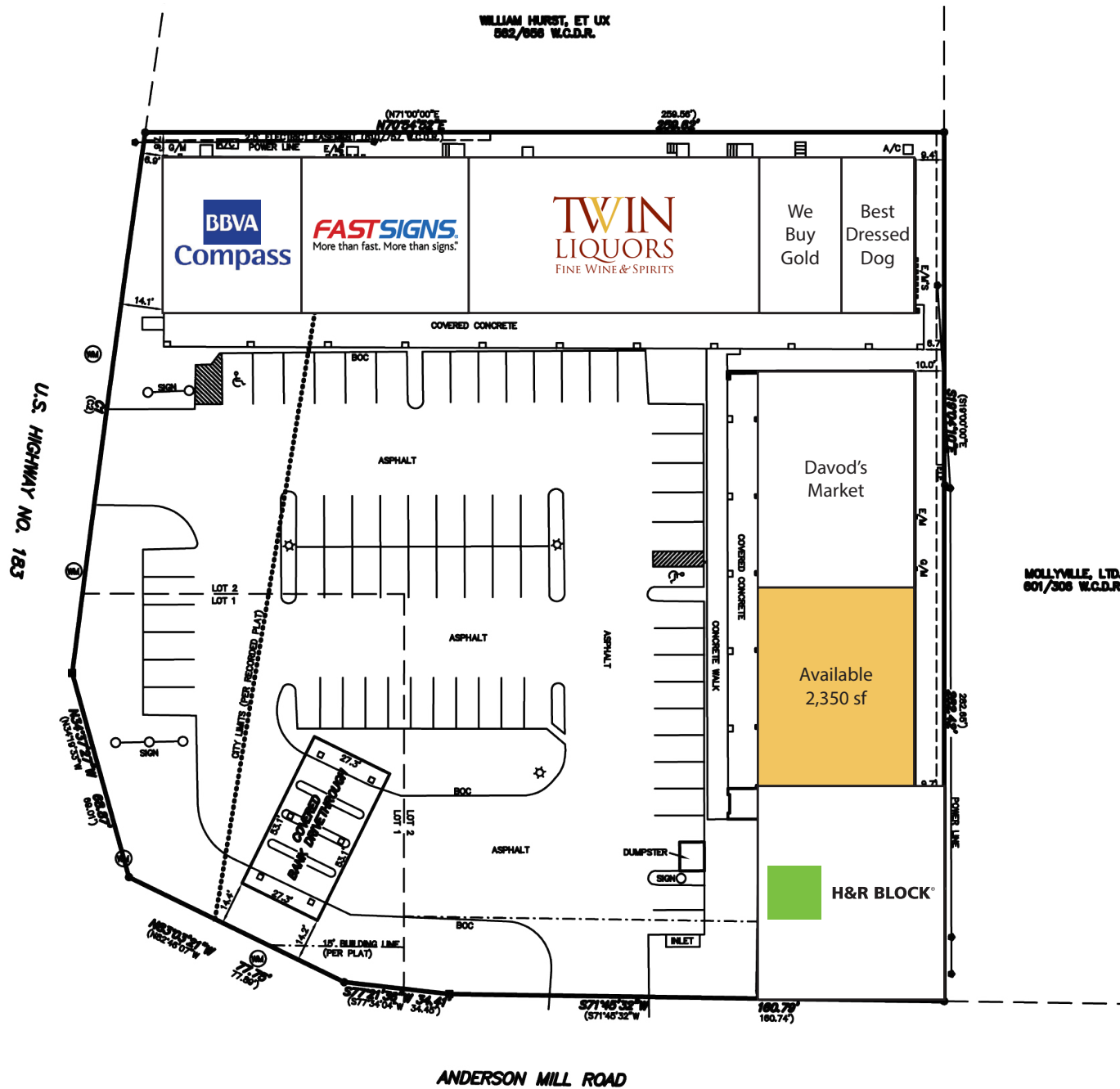
REGIONS

FAMILY DOLLAR

MAIN EVENT ENTERTAINMENT

183

0 0.15 0.3 Miles



# 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 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 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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License No.

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Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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