

FOR LEASE

# Palo Verde at Steiner

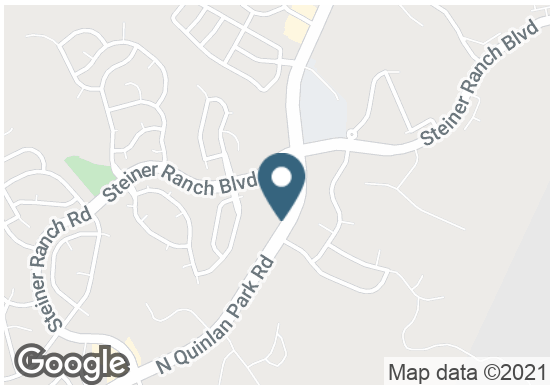
3810 N. Quinlan Park Rd | Austin, TX 78732



## Overview

FLOOR 1 AVAILABLE 11,065 SF

FLOOR 2 AVAILABLE 8,736 SF



## Description

- Great visibility from Quinlan Park Road where there are approx. 20,000 VPD traveling in front of the building
- Two marquee restaurant spaces with outdoor covered patios on each end cap
- Family-oriented master planned community
- Strong demographics

## Nearby Retailers



## Contact

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### Demographics

	VALUE
2020 Population	18,917
Total Households	6,010
Median Household Income	\$167,715

Year: 2020 | Source: Esri

## Traffic Counts

FM 620	34,360 VPD
Quinlan Park Rd.	18,948 VPD

Year: 2018 | Source: TxDot

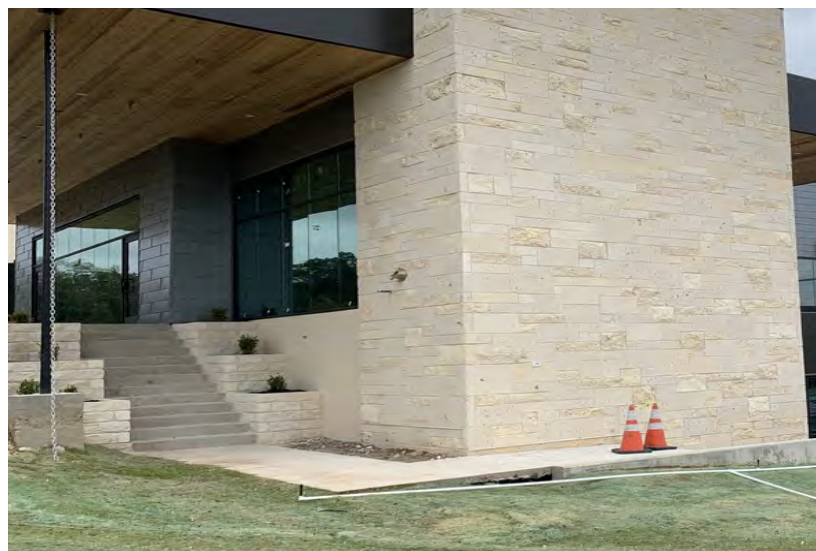
SRS REAL ESTATE PARTNERS | 901 S Mopac Expressway, Building 2, Suite 500 | Austin, TX 78746 | 512.236.4600

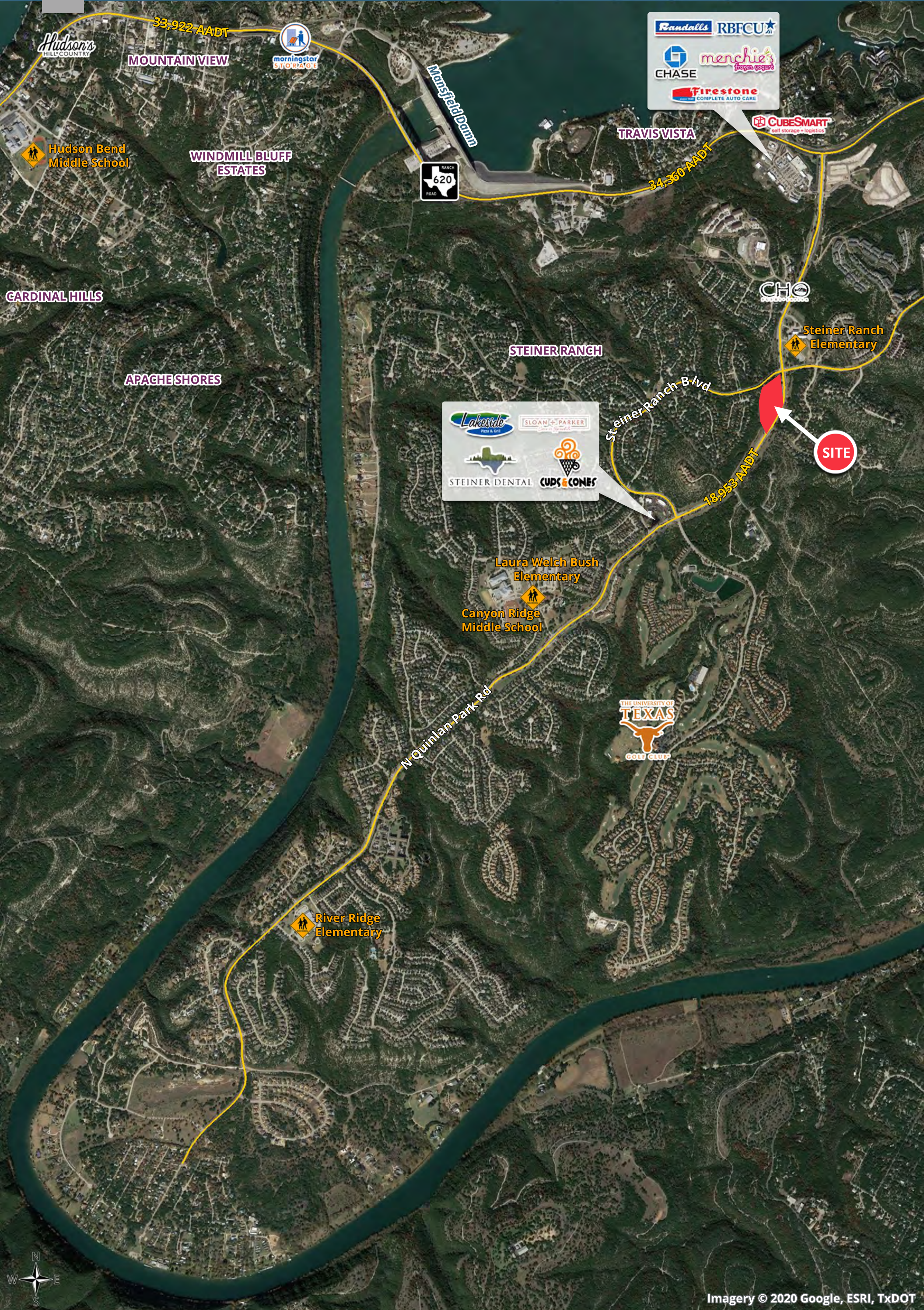
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SRSRE.COM

# Palo Verde at Steiner

3810 N. Quinlin Park Rd | Austin, TX





33,922 AADT

MOUNTAIN VIEW



TRAVIS VISTA

34,360 AADT



WINDMILL BLUFF ESTATES

Hudson Bend Middle School

CARDINAL HILLS

APACHE SHORES

STEINER RANCH



Steiner Ranch Elementary



Steiner Ranch Blvd

18,953 AADT



Laura Welch Bush Elementary

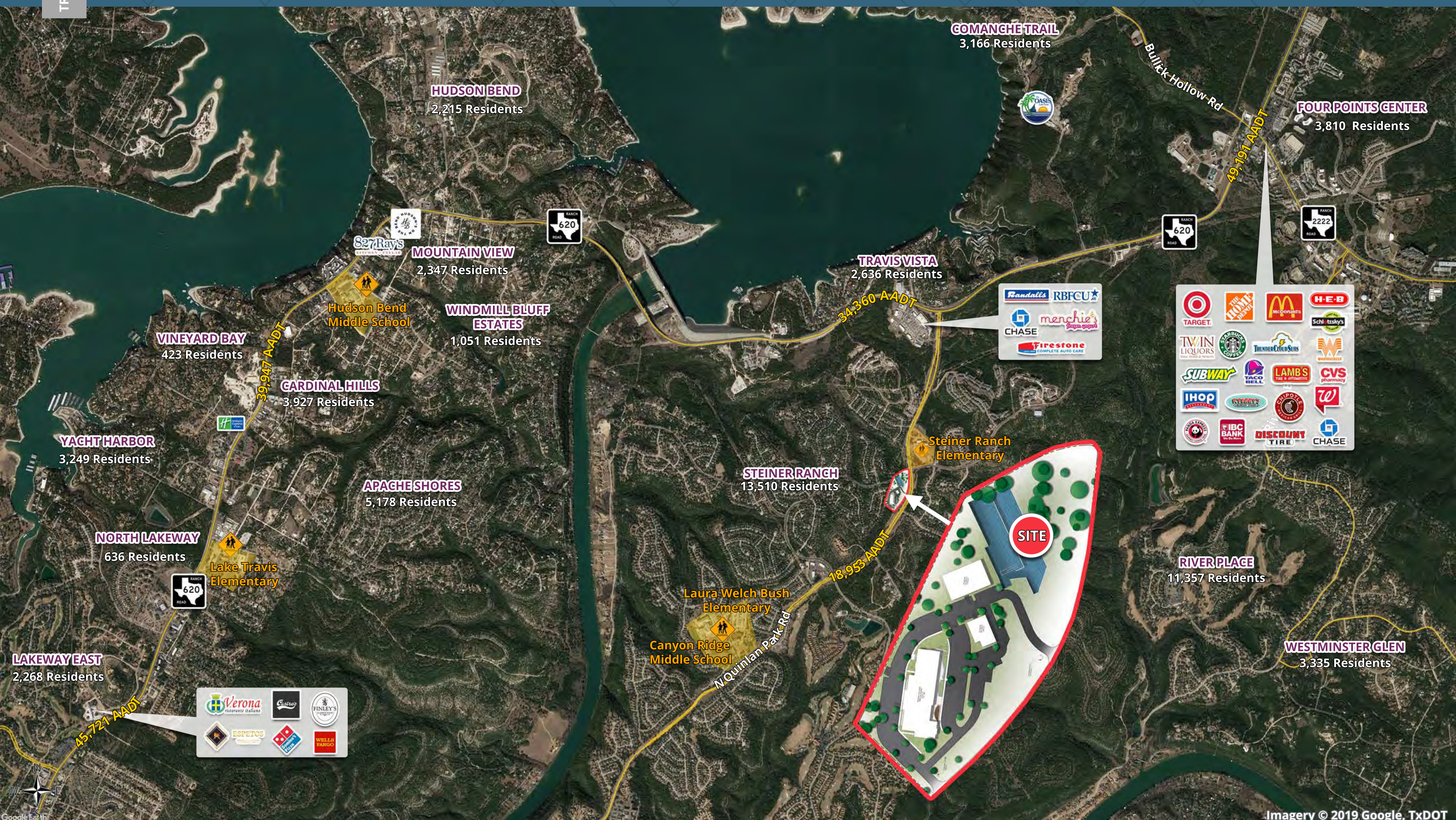
Canyon Ridge Middle School



N Quinlan Park Rd

River Ridge Elementary

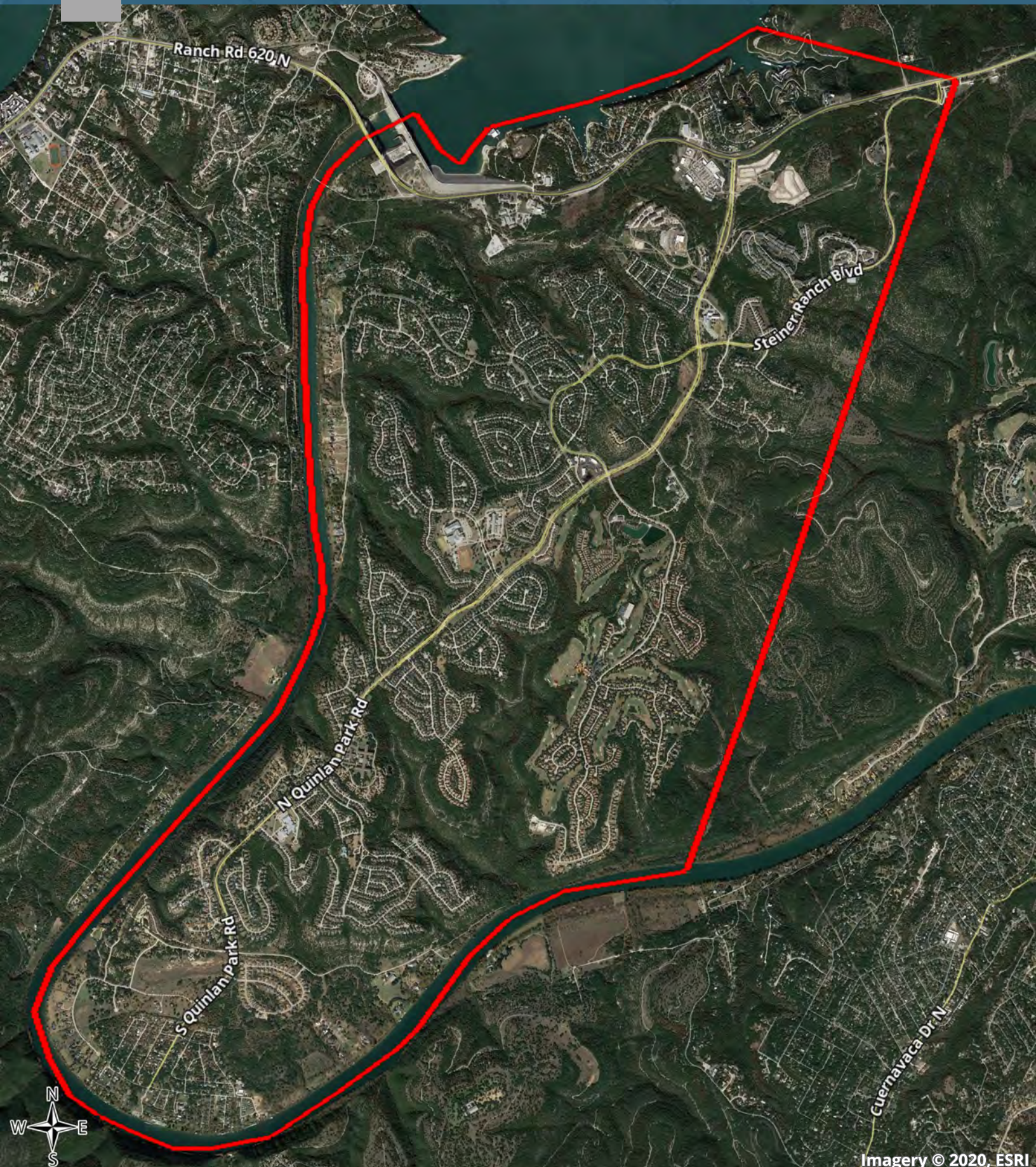




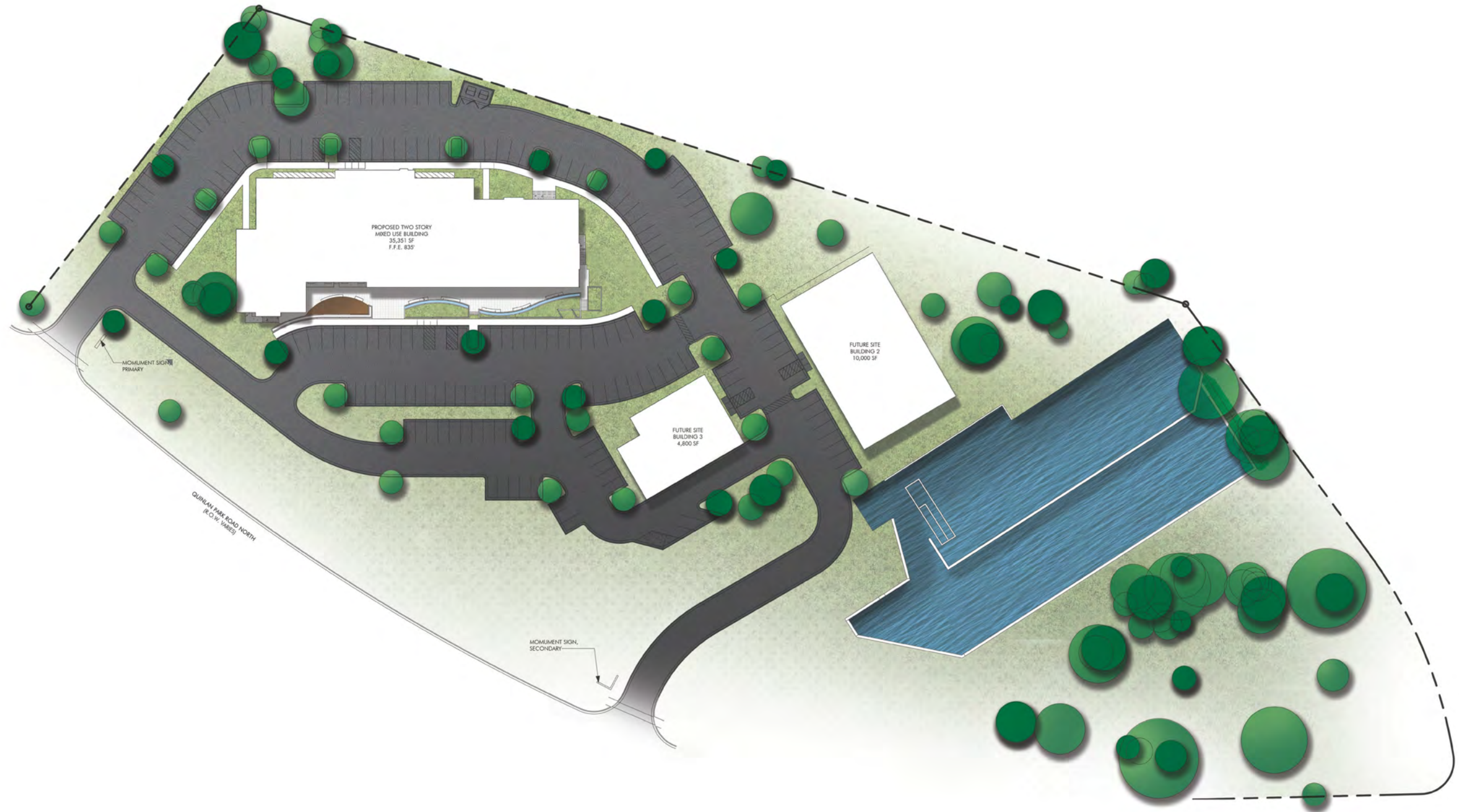
Imagery © 2019 Google, TxDOT

# Steiner Ranch Trade Area

Austin, TX



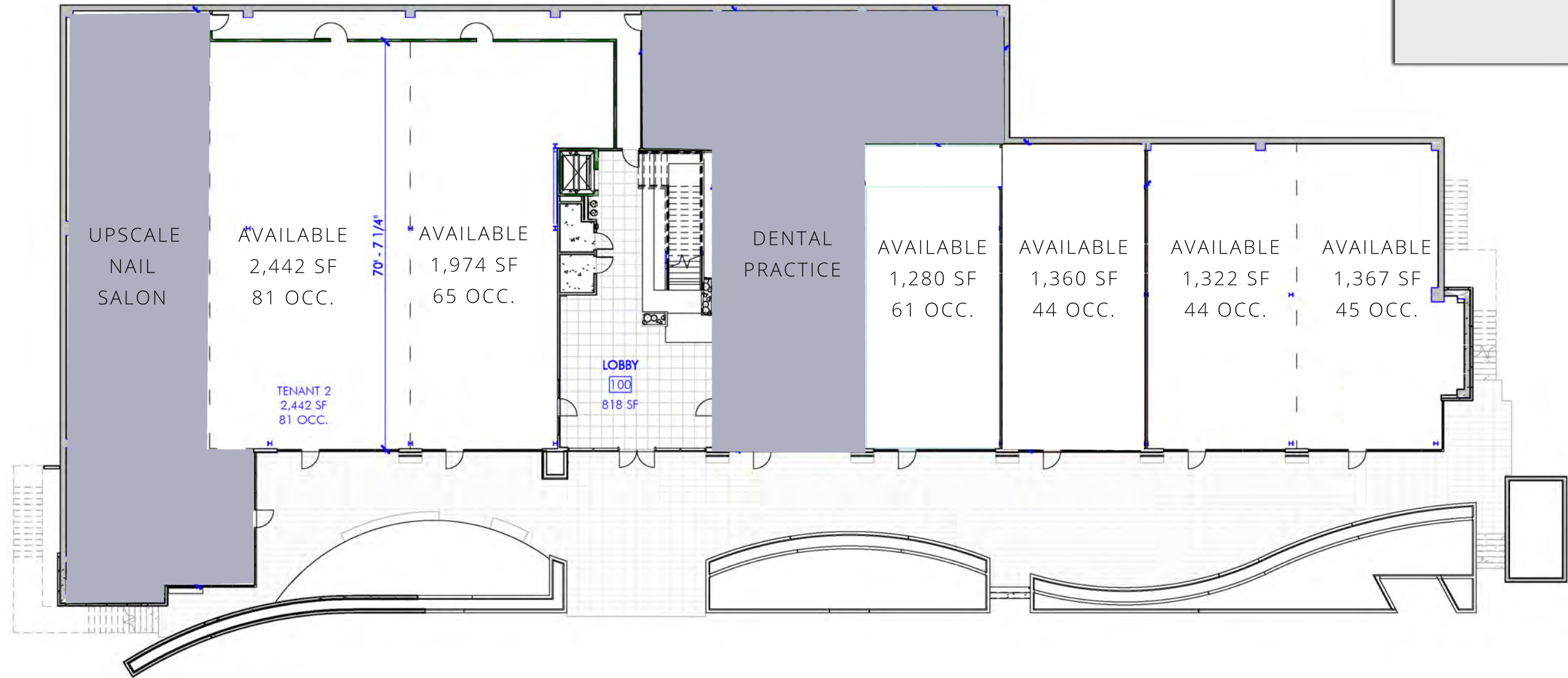
Imagery © 2020, ESRI



Legend

Lease Executed

Available



FIRST FLOOR

LEGEND

KEY NOTES

GENERAL NOTES

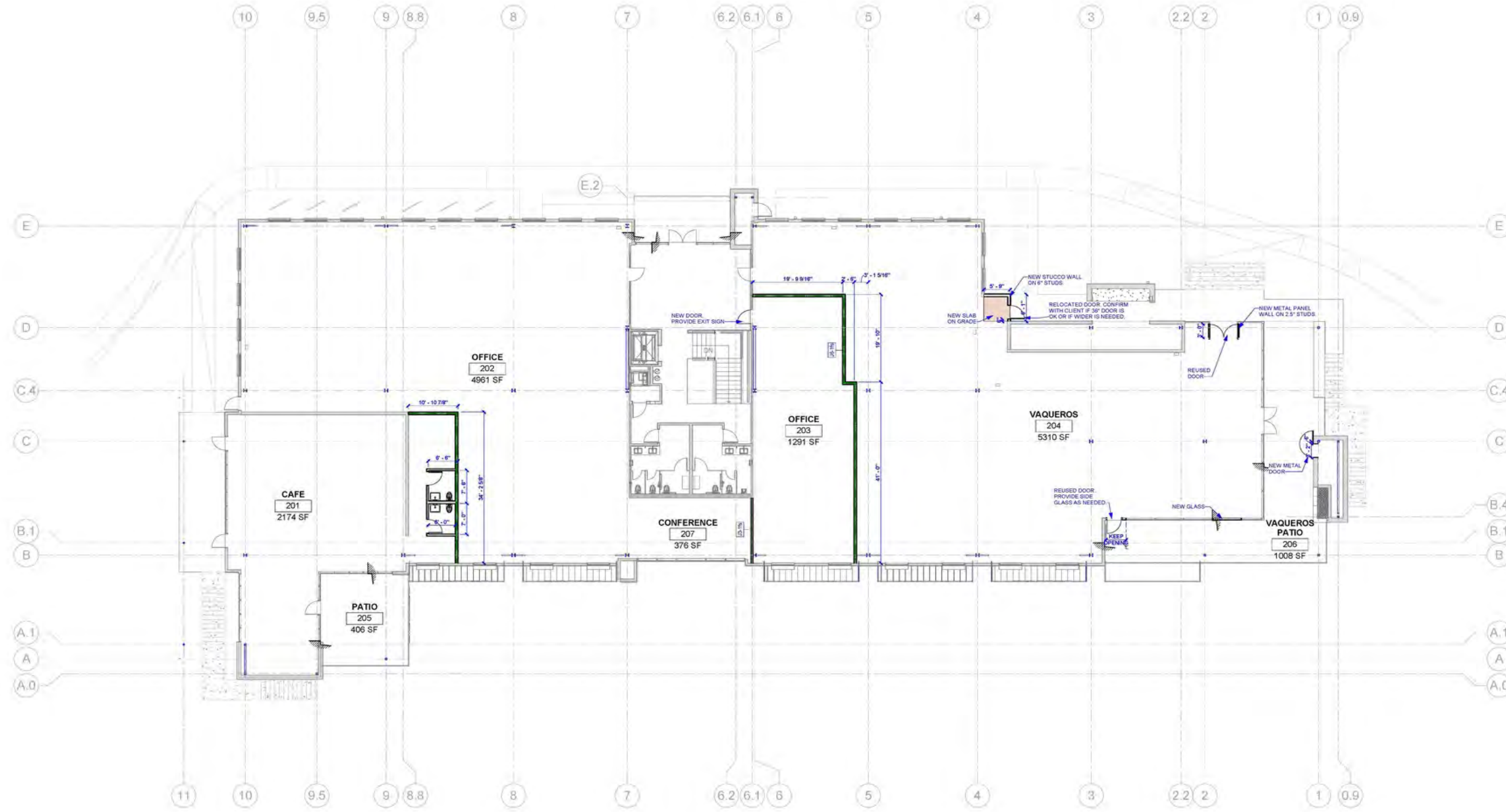
Architects  
**LEVY**

PO Box 30512  
Austin, Texas 78702  
(512) 342-9177

www.LEVYArchitects.com

**PRELIMINARY**  
This document was issued on  
03/08/2021  
by Stephen V. Levy, Architect,  
State of Texas, #18122.  
Not for regulatory approval,  
permitting, or construction.

**FIELD INSPECTION REQUIRED**  
Prior to performing any bidding,  
new construction, and/or repairs,  
general contractor shall visit the  
site, inspect all existing  
conditions, and report any  
discrepancies to the architect.



**PALO VERDE**  
3810 N Quinlan Park Road  
Austin, Texas 78732

# DATE ISSUED FOR

**1 FLOOR PLAN**  
SCAL 3/32" = 1'-0"

PROJECT NUMBER L7024  
© 2018 LEVY Architects  
Tenant Improvement Plan

**A-123**

3/8/2021 10:48:22 AM

## Population Summary

2000 Total Population	3,724
2010 Total Population	13,481
2020 Total Population	18,917
2020 Group Quarters	5
2025 Total Population	21,427
2020-2025 Annual Rate	2.52%
2020 Total Daytime Population	17,205
Workers	6,215
Residents	10,990

## Household Summary

2000 Households	1,328
2000 Average Household Size	2.80
2010 Households	4,337
2010 Average Household Size	3.11
2020 Households	6,010
2020 Average Household Size	3.15
2025 Households	6,817
2025 Average Household Size	3.14
2020-2025 Annual Rate	2.55%
2010 Families	3,566
2010 Average Family Size	3.48
2020 Families	4,892
2020 Average Family Size	3.55
2025 Families	5,525
2025 Average Family Size	3.55
2020-2025 Annual Rate	2.46%

## Housing Unit Summary

2000 Housing Units	1,416
Owner Occupied Housing Units	85.1%
Renter Occupied Housing Units	8.7%
Vacant Housing Units	6.2%
2010 Housing Units	4,674
Owner Occupied Housing Units	74.8%
Renter Occupied Housing Units	18.0%
Vacant Housing Units	7.2%
2020 Housing Units	6,329
Owner Occupied Housing Units	73.7%
Renter Occupied Housing Units	21.3%
Vacant Housing Units	5.0%
2025 Housing Units	7,178
Owner Occupied Housing Units	73.5%
Renter Occupied Housing Units	21.5%
Vacant Housing Units	5.0%

## Median Household Income

2020	\$167,715
2025	\$200,001

## Median Home Value

2020	\$550,093
2025	\$563,603

## Per Capita Income

2020	\$63,730
2025	\$73,501

## Median Age

2010	35.0
2020	35.5
2025	35.8

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

**2020 Households by Income**

Household Income Base	6,010
<\$15,000	0.3%
\$15,000 - \$24,999	2.3%
\$25,000 - \$34,999	1.1%
\$35,000 - \$49,999	3.9%
\$50,000 - \$74,999	7.8%
\$75,000 - \$99,999	7.5%
\$100,000 - \$149,999	21.0%
\$150,000 - \$199,999	14.6%
\$200,000+	41.6%
Average Household Income	\$198,681

**2025 Households by Income**

Household Income Base	6,817
<\$15,000	0.4%
\$15,000 - \$24,999	1.9%
\$25,000 - \$34,999	0.8%
\$35,000 - \$49,999	3.0%
\$50,000 - \$74,999	6.1%
\$75,000 - \$99,999	5.8%
\$100,000 - \$149,999	17.0%
\$150,000 - \$199,999	14.1%
\$200,000+	50.9%
Average Household Income	\$228,784

**2020 Owner Occupied Housing Units by Value**

Total	4,664
<\$50,000	0.1%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.2%
\$150,000 - \$199,999	0.4%
\$200,000 - \$249,999	0.5%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	10.5%
\$400,000 - \$499,999	27.5%
\$500,000 - \$749,999	46.1%
\$750,000 - \$999,999	10.5%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	1.5%
Average Home Value	\$599,137

**2025 Owner Occupied Housing Units by Value**

Total	5,276
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.1%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	0.3%
\$250,000 - \$299,999	1.0%
\$300,000 - \$399,999	8.5%
\$400,000 - \$499,999	27.4%
\$500,000 - \$749,999	49.4%
\$750,000 - \$999,999	10.7%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	1.5%
Average Home Value	\$608,714

<b>2010 Population by Age</b>	
Total	13,481
0 - 4	10.3%
5 - 9	13.8%
10 - 14	10.3%
15 - 24	5.9%
25 - 34	9.7%
35 - 44	26.1%
45 - 54	13.0%
55 - 64	6.3%
65 - 74	3.1%
75 - 84	1.1%
85 +	0.3%
18 +	62.2%
<b>2020 Population by Age</b>	
Total	18,917
0 - 4	9.6%
5 - 9	12.9%
10 - 14	9.7%
15 - 24	5.7%
25 - 34	10.6%
35 - 44	25.1%
45 - 54	11.7%
55 - 64	7.7%
65 - 74	4.9%
75 - 84	1.6%
85 +	0.5%
18 +	64.6%
<b>2025 Population by Age</b>	
Total	21,426
0 - 4	9.6%
5 - 9	12.5%
10 - 14	9.5%
15 - 24	5.5%
25 - 34	10.7%
35 - 44	26.0%
45 - 54	11.0%
55 - 64	7.3%
65 - 74	5.4%
75 - 84	2.0%
85 +	0.6%
18 +	65.5%
<b>2010 Population by Sex</b>	
Males	6,658
Females	6,823
<b>2020 Population by Sex</b>	
Males	9,324
Females	9,593
<b>2025 Population by Sex</b>	
Males	10,598
Females	10,829

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

## 2010 Population by Race/Ethnicity

Total	13,482
White Alone	83.5%
Black Alone	1.8%
American Indian Alone	0.3%
Asian Alone	10.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.7%
Two or More Races	2.7%
Hispanic Origin	9.0%
Diversity Index	40.9

## 2020 Population by Race/Ethnicity

Total	18,918
White Alone	80.1%
Black Alone	1.8%
American Indian Alone	0.3%
Asian Alone	12.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.7%
Two or More Races	3.1%
Hispanic Origin	9.3%
Diversity Index	45.2

## 2025 Population by Race/Ethnicity

Total	21,427
White Alone	78.1%
Black Alone	1.8%
American Indian Alone	0.3%
Asian Alone	14.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.7%
Two or More Races	3.4%
Hispanic Origin	9.6%
Diversity Index	47.8

## 2010 Population by Relationship and Household Type

Total	13,481
In Households	100.0%
In Family Households	92.8%
Householder	26.7%
Spouse	24.3%
Child	39.8%
Other relative	1.4%
Nonrelative	0.7%
In Nonfamily Households	7.1%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

**2020 Population 25+ by Educational Attainment**

Total	11,738
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	1.2%
High School Graduate	4.7%
GED/Alternative Credential	0.7%
Some College, No Degree	13.9%
Associate Degree	5.5%
Bachelor's Degree	43.6%
Graduate/Professional Degree	29.2%

**2020 Population 15+ by Marital Status**

Total	12,814
Never Married	24.4%
Married	64.7%
Widowed	4.6%
Divorced	6.3%

**2020 Civilian Population 16+ in Labor Force**

Civilian Population 16+	8,579
Population 16+ Employed	92.6%
Population 16+ Unemployment rate	7.4%
Population 16-24 Employed	3.6%
Population 16-24 Unemployment rate	9.6%
Population 25-54 Employed	83.2%
Population 25-54 Unemployment rate	7.2%
Population 55-64 Employed	11.0%
Population 55-64 Unemployment rate	9.0%
Population 65+ Employed	2.2%
Population 65+ Unemployment rate	5.5%

**2020 Employed Population 16+ by Industry**

Total	7,941
Agriculture/Mining	1.0%
Construction	3.1%
Manufacturing	13.2%
Wholesale Trade	5.7%
Retail Trade	5.3%
Transportation/Utilities	2.2%
Information	1.0%
Finance/Insurance/Real Estate	10.9%
Services	54.7%
Public Administration	2.9%

**2020 Employed Population 16+ by Occupation**

Total	7,943
White Collar	88.5%
Management/Business/Financial	32.9%
Professional	34.9%
Sales	12.0%
Administrative Support	8.8%
Services	8.3%
Blue Collar	3.2%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	0.0%
Installation/Maintenance/Repair	2.1%
Production	0.3%
Transportation/Material Moving	0.8%

## 2010 Households by Type

Total	4,337
Households with 1 Person	14.1%
Households with 2+ People	85.9%
Family Households	82.2%
Husband-wife Families	74.6%
With Related Children	52.5%
Other Family (No Spouse Present)	7.6%
Other Family with Male Householder	2.1%
With Related Children	1.7%
Other Family with Female Householder	5.4%
With Related Children	4.5%
Nonfamily Households	3.6%

All Households with Children 58.9%

Multigenerational Households	1.9%
Unmarried Partner Households	3.7%
Male-female	2.7%
Same-sex	1.0%

## 2010 Households by Size

Total	4,337
1 Person Household	14.1%
2 Person Household	25.6%
3 Person Household	17.5%
4 Person Household	28.5%
5 Person Household	10.9%
6 Person Household	2.8%
7 + Person Household	0.6%

## 2010 Households by Tenure and Mortgage Status

Total	4,337
Owner Occupied	80.6%
Owned with a Mortgage/Loan	71.5%
Owned Free and Clear	9.1%
Renter Occupied	19.4%

## 2020 Affordability, Mortgage and Wealth

Housing Affordability Index	139
Percent of Income for Mortgage	13.7%
Wealth Index	207

## 2010 Housing Units By Urban/ Rural Status

Total Housing Units	4,674
Housing Units Inside Urbanized Area	99.3%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.7%

## 2010 Population By Urban/ Rural Status

Total Population	13,481
Population Inside Urbanized Area	99.6%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.4%

## Top 3 Tapestry Segments

1. Boomburbs (1C)
2. Enterprising Professionals (2D)
- 3.

## 2020 Consumer Spending

Apparel & Services: Total \$	\$28,993,602
Average Spent	\$4,824.23
Spending Potential Index	225
Education: Total \$	\$23,210,007
Average Spent	\$3,861.90
Spending Potential Index	216
Entertainment/Recreation: Total \$	\$41,801,917
Average Spent	\$6,955.39
Spending Potential Index	214
Food at Home: Total \$	\$66,265,007
Average Spent	\$11,025.79
Spending Potential Index	206
Food Away from Home: Total \$	\$50,363,562
Average Spent	\$8,379.96
Spending Potential Index	222
Health Care: Total \$	\$70,751,750
Average Spent	\$11,772.34
Spending Potential Index	205
HH Furnishings & Equipment: Total \$	\$29,618,985
Average Spent	\$4,928.28
Spending Potential Index	226
Personal Care Products & Services: Total \$	\$12,605,338
Average Spent	\$2,097.39
Spending Potential Index	228
Shelter: Total \$	\$249,620,005
Average Spent	\$41,534.11
Spending Potential Index	214
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$32,230,799
Average Spent	\$5,362.86
Spending Potential Index	229
Travel: Total \$	\$32,689,039
Average Spent	\$5,439.11
Spending Potential Index	226
Vehicle Maintenance & Repairs: Total \$	\$14,201,658
Average Spent	\$2,363.00
Spending Potential Index	204

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date