

FOR LEASE - LANTANA PLACE

SWC of Southwest Pkwy & William Cannon Dr
7415 Southwest Pkwy, Austin, TX 78735



Location

SWC of Southwest Pkwy, and William Cannon Dr,
Austin, TX 78735

Property Highlights

- 500 AC mixed-use development, located directly off of Southwest Freeway
- Directly south of the Barton Creek Community
- Anchored by 39,000 SF Moviehouse, and a Marriott AC boutique hotel
- Great opportunities for restaurant and retail in one of the most underserved areas in the city of Austin
- Surrounding communities offer high-end housing and multifamily, a great daytime population, and several large private schools

Demographics

	1 Mile	3 Miles	5 Miles
2022 Population	5,190	51,510	129,452
Avg. HH Income	\$52,343	\$54,837	\$56,230
Daytime Pop.	8,670	53,712	150,289

Traffic Counts:

Southwest Pkwy: 25,503 VPD west of site (TXDOT 2021)
William Cannon Dr: 17,448 VPD south of site (TXDOT 2021)
US-290: 71,756 VPD south of site (TXDOT 2021)

For More Information:

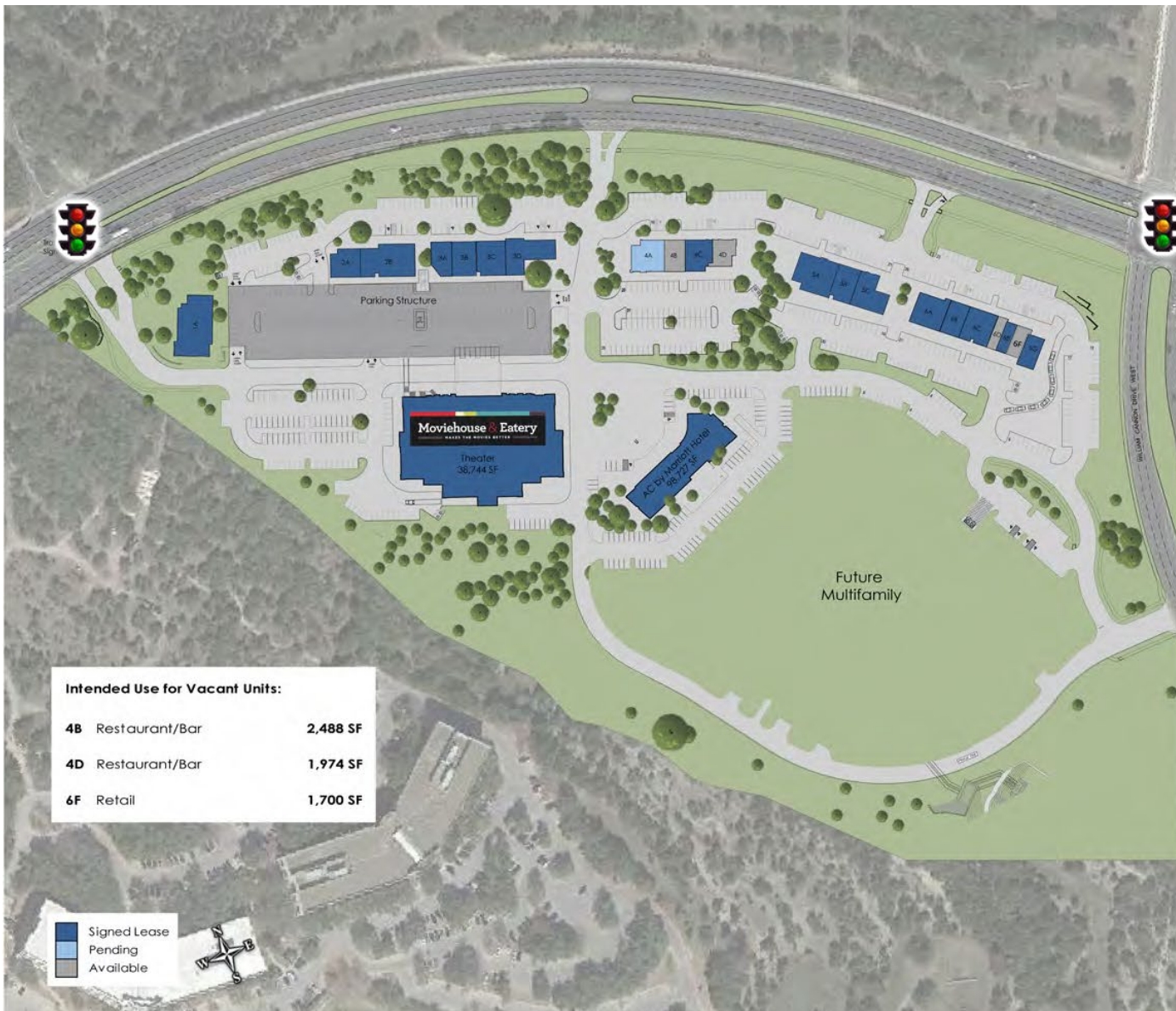
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Leasing Plan - Lantana Place



Intended Use for Vacant Units:

4B Restaurant/Bar	2,488 SF
4D Restaurant/Bar	1,974 SF
6F Retail	1,700 SF

■ Signed Lease
■ Pending
■ Available

AC by Marriott Hotel	98,727
Moviehouse & Eatery	38,744
1A Carve	7,007
	<u>7,007</u>
2A Westlake Dermatology	2,600
2B Realty Austin	5,446
	<u>8,046</u>
3A LuxRox Boutique	2,090
3B Lantana Nails	2,309
3C Cobalt Blue Salon	2,138
3D Qi Modern Asian	3,471
	<u>10,008</u>
4A La Traviata	2,935
4B Available	2,488
4C Scissors & Scotch	2,686
4D Available	1,974
	<u>10,083</u>
5A La Popular	4,109
5B Huern	2,701
5C Orange Theory Fitness	3,252
	<u>10,062</u>
6A Marigold Market	3,581
6B Enamel Dental	1,950
6C Lone Star Optical	4,080
6D Available	1,083
6E UPS Store	1,221
6F Available	1,700
6G Black Rock Coffee Bar	1,810
	<u>15,425</u>
Total	198,103



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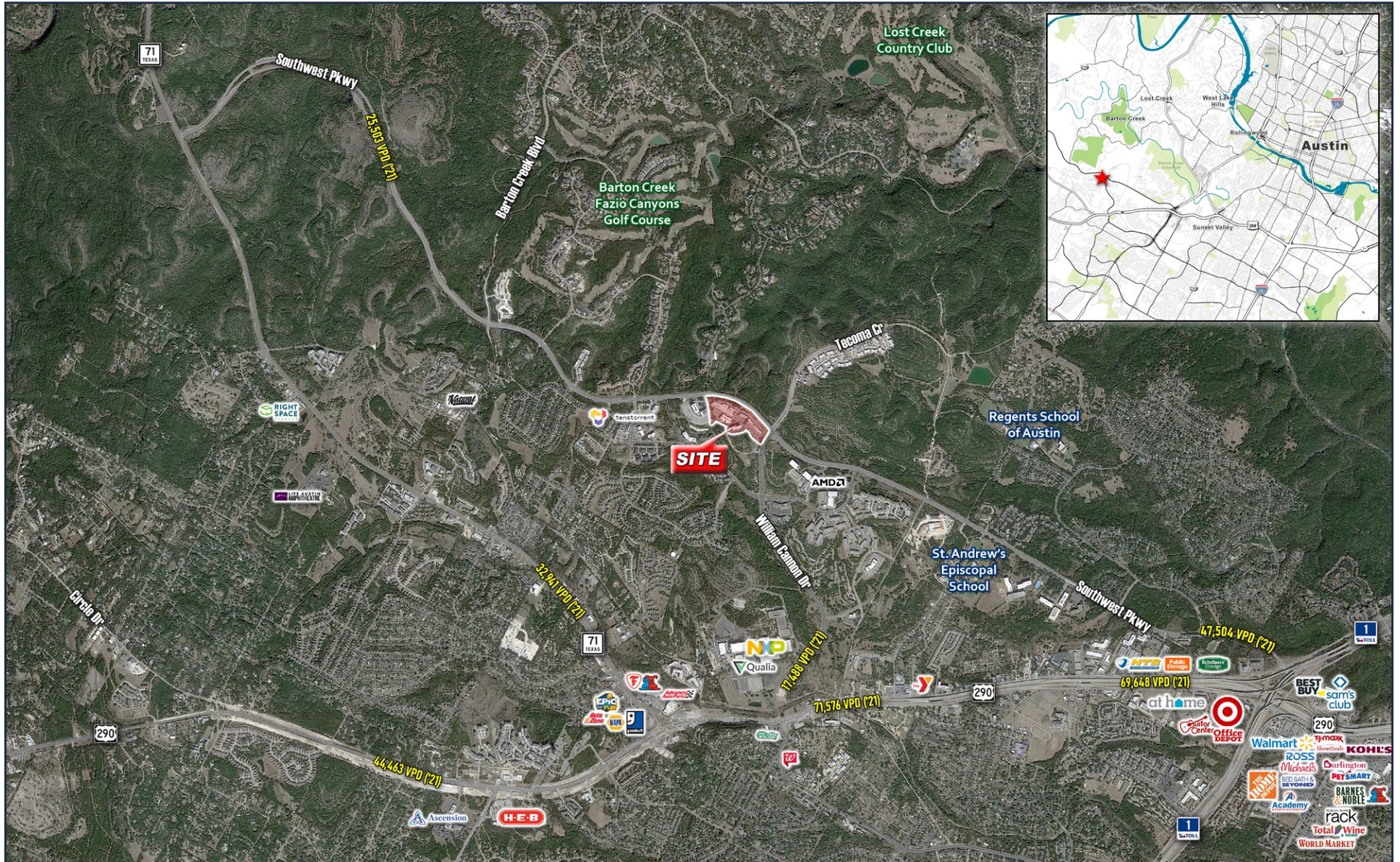
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Information About Brokerage Services

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.

<u>Dabbs Cable LLC DBA BKD Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>253680</u> License No.	<u>BDabbs@BKDRealty.com</u> Email	<u>512.423.6564</u> Phone
<u>Day Cable</u> Designated Broker of Firm	<u>253680</u> License No.	<u>DCable@DAYCABLECOMPANY.COM</u> Email	<u>512.335.3800</u> Phone
<u>Bryan K Dabbs</u> Sales Agent/Associate's Name	<u>2341396</u> License No.	<u>BDabbs@BKDRealty.com</u> Email	<u>512.423.6564</u> Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov