

- Located on the Airport Blvd transit corridor near Mueller
- Rare new retail development in a high barrier-to-entry market
- Highly visible retail opportunity at the lighted intersection of Airport Blvd and Manor Rd
- Estimated Delivery of Q1 2025

Space Available

- 1,580 SF

Lease Rates

- Please call for rate.
- Estimated 2025 NNN's - \$10.00 per SF

Demographics (2023)



Population Estimate

1 mi	3 mi	5 mi
17,660	162,775	360,741



Daytime Population

1 mi	3 mi	5 mi
15,723	321,537	607,744



Median Household Inc.

1 mi	3 mi	5 mi
\$91,455	\$80,683	\$83,035



Traffic Counts

- 21,176 VPD (Airport Blvd at E MLK Jr Blvd)
- 8,570 VPD (Manor Rd at Airport Blvd)
- 26,613 VPD (Airport Blvd at Anchor Ln)

Endeavor Real Estate Group
500 W 5th Street, Ste 700 | Austin, TX 78701
p. 512 682-5500 | f. 512 682-5505



Major Retailers



Pierce Jones
512-682-5582
pjones@endeavor-re.com

Connor Lammert
512-532-2181
clammert@endeavor-re.com



Mueller

- WOLFE FARMS
- Chipotle
- OLMO
- TIFF'S TREATS
- FIVE BELOW
- PETSMART
- RED BATH & BEYOND
- Marshall's
- OLD NAVY
- BEST BUY
- MOD
- Juice It Up
- SPROUTS
- Starbucks
- H-E-B

University of Texas at Austin

- Starbucks
- sweetgreen
- Wendy's
- TIFF'S TREATS
- city
- URBAN OUTFITTERS
- CHIPOTLE

Downtown Austin

- TRADER JOE'S
- URBAN OUTFITTERS
- NORTH TRADER
- sweetgreen
- FLOWER CHILD
- ANTHROPOLOGIE
- WHOLE FOODS
- BONOBOS
- VEGETA
- Starbucks
- Juice It Up
- CHIPOTLE
- True Food

East Austin

- H-E-B
- FLYRITE SUITE
- hopdaddy
- GABRIELAS
- WINDA TROPICAL
- LATCHKEY
- WHOLE FOODS
- city
- CHIPOTLE

8,570 VPD

SITE

26,613 VPD

186,799 VPD

192,578 VPD

62,380 VPD

47,760 VPD





1 Mile Demographics:
- 17,660 Population
- 15,723 Daytime Pop
- \$91,455 Med HH Inc.

Mueller

East Austin

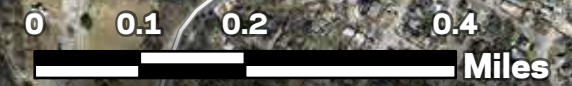
SITE

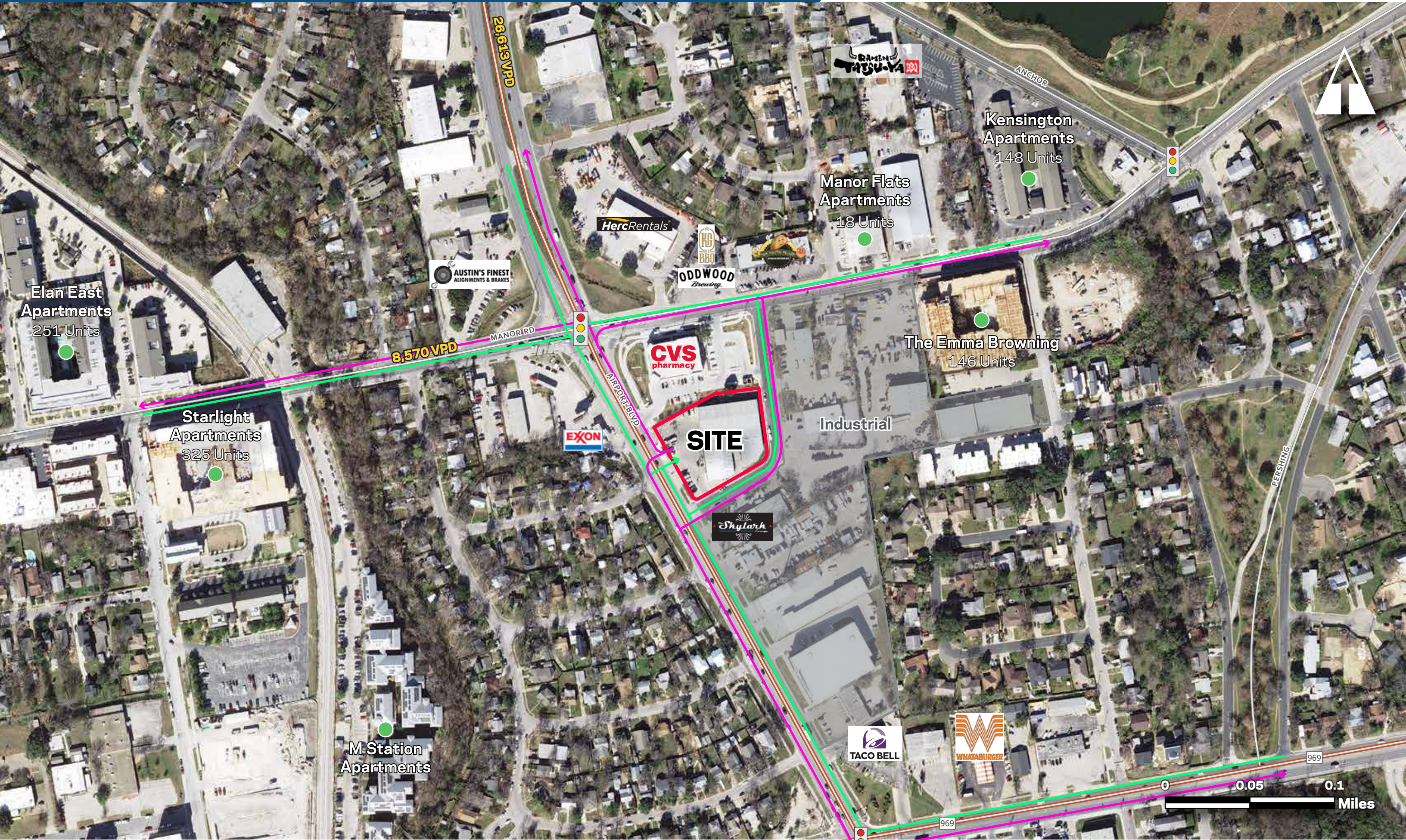
8,570 VPD

21,176 VPD

AIRPORT BLVD 26,613 VPD

192,578 VPD







AUSTIN'S FINEST
ALIGNMENTS & BRAKES

HercRentals®



ODDWOOD
Brewing

Manor Flats
Apartments
18 Units

8,570 VPD

26,613 VPD

MANOR RD

AIRPORT BLVD

CVS
pharmacy

EXXON

SITE

2201 Airport Blvd

Industrial

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



0 0.01 0.03
Miles

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Downtown Austin
9 min. drive | 3.1 miles

THE UNIVERSITY OF TEXAS AT AUSTIN
6 min. drive | 1.9 miles

The Platform II
202 Units

The Platform I
557 Units

MLK Highline
201 Units

The Blockyard (UC)
302 Units

M Station Apartments
150 Units

Starlight Apartments
325 Units

Elan East Apartments
251 Units

EXXON

AUSTIN'S FINEST ALIGNMENTS & BRAKES

AIRPORT BLVD (26,613 VPD)



MANOR RD (8,570 VPD)

CVS pharmacy

THE LEARNING EXPERIENCE
Academy of Early Education

CityVet

1,580 SF

1,300 SF

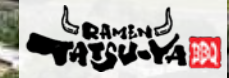
SITE
2201 Airport Blvd

KG BBO
ODDWOOD Brewing



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Mueller



Kensington Apartments
148 Units

Manor Flats Apartments
18 Units

The Emma Browning
146 Units

HercRentals



ODDWOOD Brewing

Industrial



CVS pharmacy

1,300 SF

SITE
2201 Airport Blvd

MANOR RD (8,570 VPD)

AIRPORT BLVD (26,613 VPD)

1,580 SF

2,500 SF



EXXON





SITE

2201 Airport Blvd

Blue square	Available
Grey square	Lease Executed
Green square	Signed LOI/Negotiating Lease
Orange square	LOI Working

MANOR RD (8,570 VPD)



1,300 SF



1,580 SF

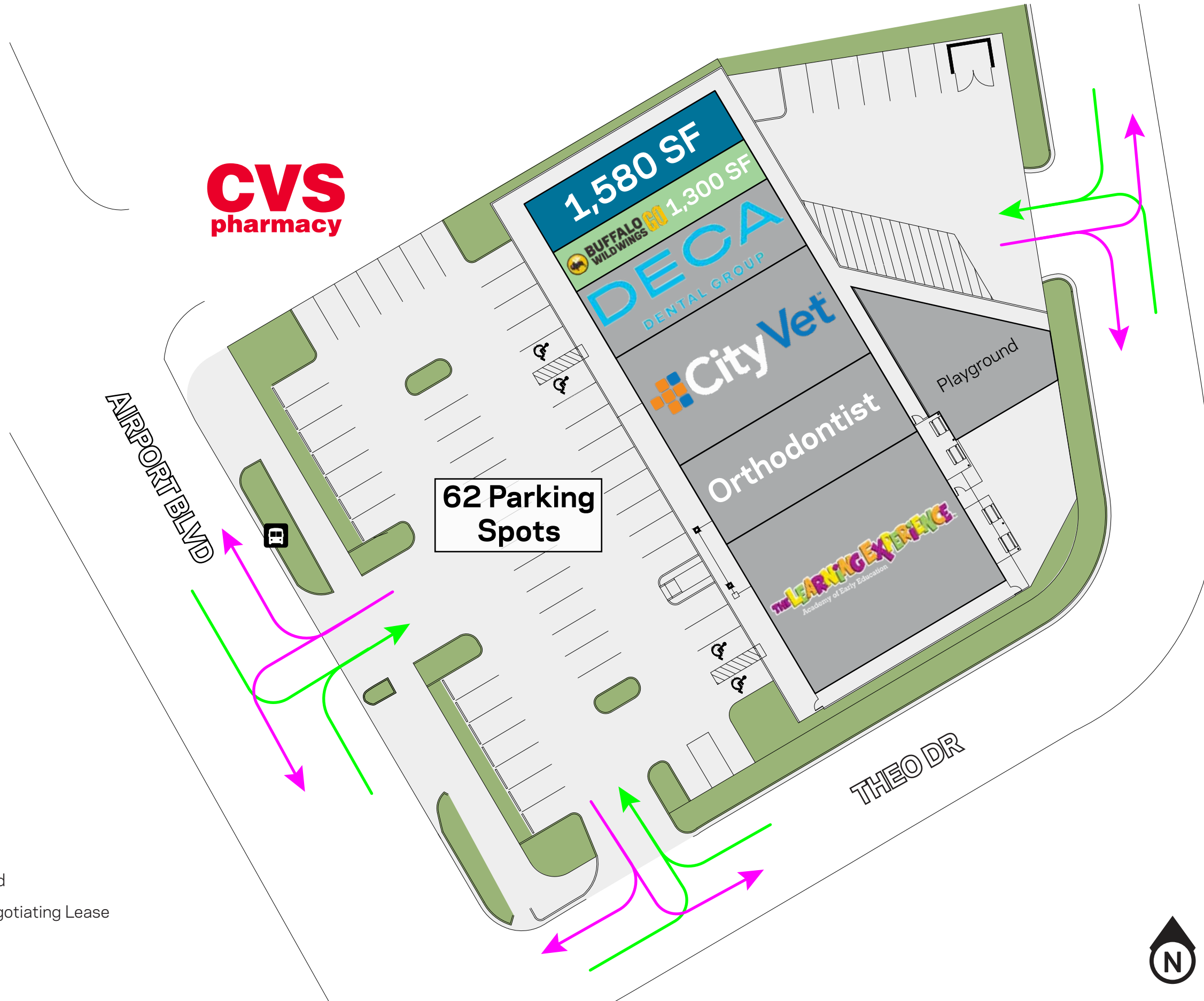
THEO DR



AIRPORT BLVD (26,613 VPD)



- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



CVS
pharmacy

1,580 SF
BUFFALO WILD WINGS 1,300 SF

DECA
DENTAL GROUP

CityVet

Orthodontist

THE LEARNING EXPERIENCE
Academy of Early Education

Playground

62 Parking Spots

AIRPORT BLVD

THEO DR





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date