

EASTON PARK

TOWN CENTER

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Southeast Austin

Retail's Next Frontier

Located 8.8 miles from downtown Austin, the Easton Park market has experienced some of the fastest residential growth in Austin over the past 10-15 years. The intersection of IH-35, SH-130, and US-183 has created a highly accessible transportation network linking South Austin to Austin-Bergstrom International Airport, major employment centers such as the Tesla Giga Factory, and rapidly growing communities throughout Southeast Austin all the way to Lockhart.

Established neighborhoods such as Onion Creek have been supplemented by large-scale master-planned communities including Easton Park and Goodnight Ranch, delivering thousands of new homes and driving substantial population growth.

Despite the rapid influx of residents, Southeast Austin is heavily underserved by retail, dining, and neighborhood services. The expansion of Slaughter Lane to 183 will create a new regional intersection to service this unmet demand.

Trade Area

Trade Area Population

➤ 79,837

Median HH Income

➤ \$158,498

Traffic counts

➤ 30,637 VPD @ HWY 183

Also in the area



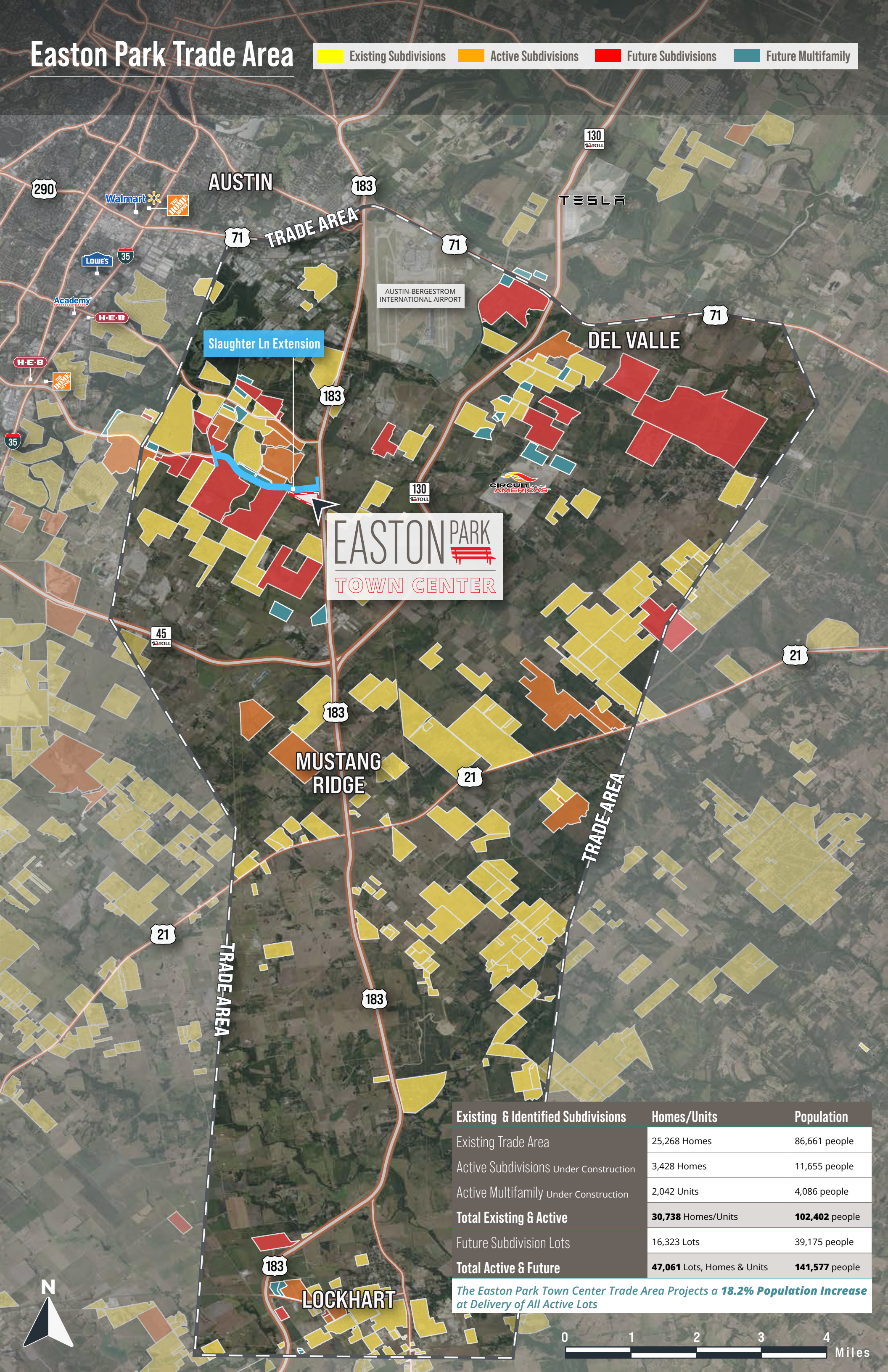
Easton Park Trade Area

Existing Subdivisions

Active Subdivisions

Future Subdivisions

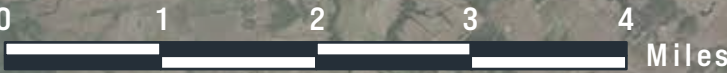
Future Multifamily



EASTON PARK
TOWN CENTER

Existing & Identified Subdivisions	Homes/Units	Population
Existing Trade Area	25,268 Homes	86,661 people
Active Subdivisions Under Construction	3,428 Homes	11,655 people
Active Multifamily Under Construction	2,042 Units	4,086 people
Total Existing & Active	30,738 Homes/Units	102,402 people
Future Subdivision Lots	16,323 Lots	39,175 people
Total Active & Future	47,061 Lots, Homes & Units	141,577 people

The Easton Park Town Center Trade Area Projects a 18.2% Population Increase at Delivery of All Active Lots



EASTON PARK

TOWN CENTER

The Site

- Located at the future intersection of HWY-183 & Slaughter Lane
- New power center located in the underserved South East Austin Easton Park Trade Area
- ±60 ac. multi-phase power center with multiple anchor & junior anchor opportunities
- Next closest power center is 6+ miles away

Population

Daytime Population

3mi	5 mi	7 mi	3mi	5 mi	7 mi
15,820	72,515	213,534	15,692	71,411	198,798

Med. HH Income

Traffic Counts

3mi	5 mi	7 mi	30,637 VPD (HWY 183)
\$110,402	\$98,533	\$88,510	

Availability

Retail Shops:

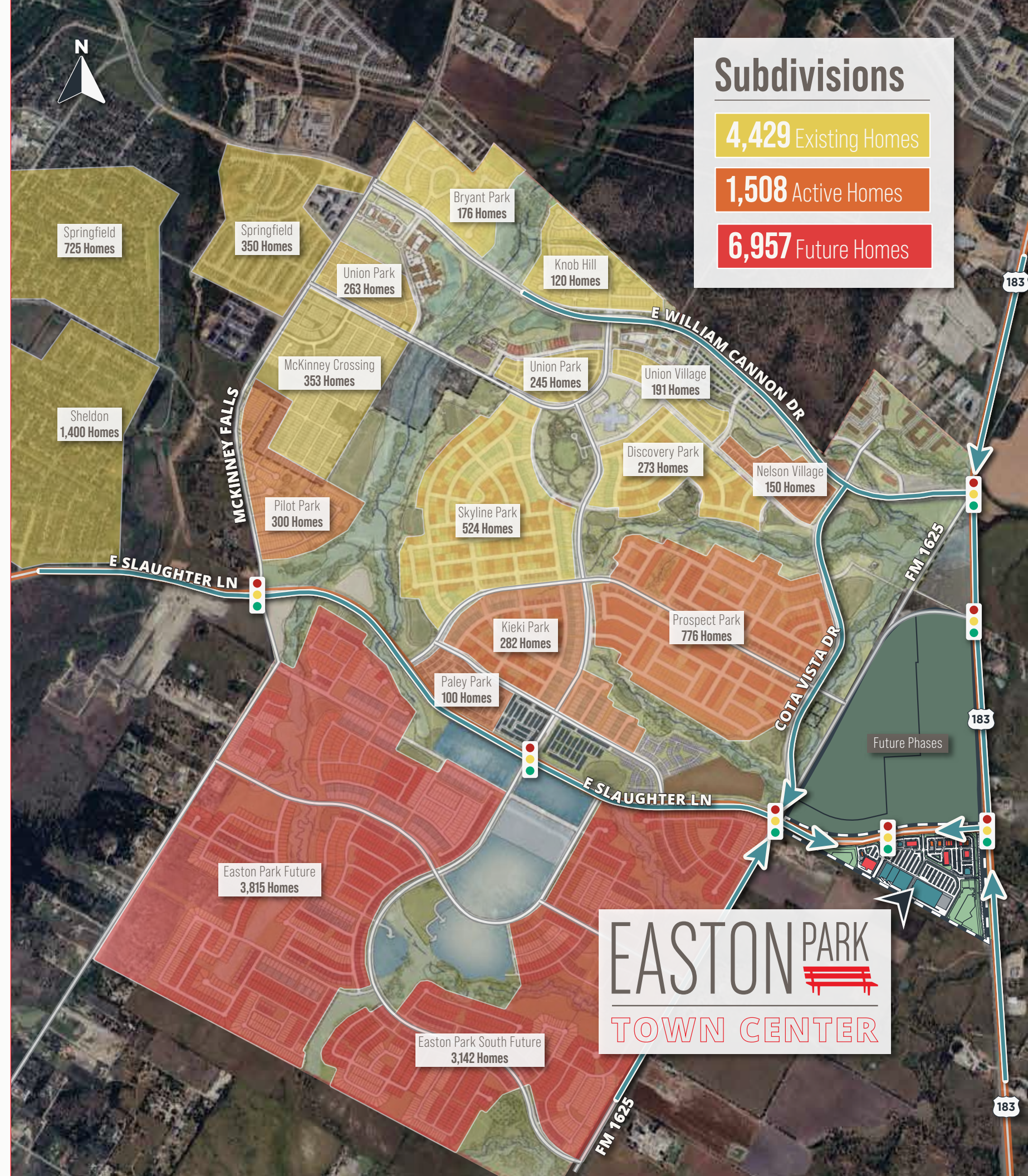
- 1,200 SF - 10,000 SF | For Lease

Pad Sites

- 0.059 - 2.97 ac. | For Lease

Anchor Space

- 12,000 - 30,000 SF | For Lease



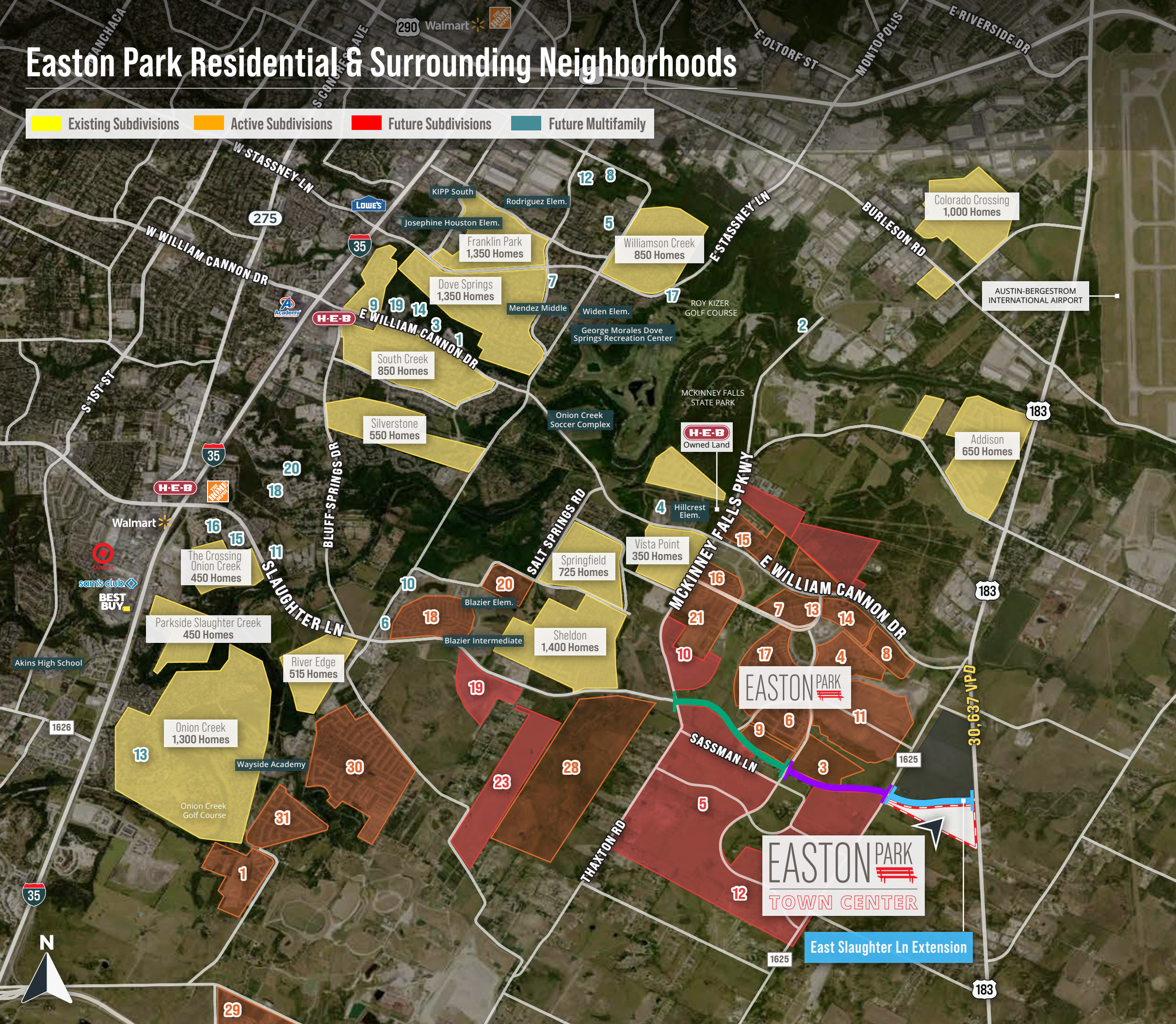
Easton Park Residential & Surrounding Neighborhoods

Existing Subdivisions

Active Subdivisions

Future Subdivisions

Future Multifamily



ACTIVE	#	Name	Planned Homes	Future Lots
	1	Cloverleaf	807	508
	2	Durango	605	278
	3	Easton Park - Balboa Park	63	1
	4	Easton Park - Discovery Park	273	-
	6	Easton Park - Kieke Park	282	-
	7	Easton Park - Model Park	14	-
	8	Easton Park - Nelson Village	51	-
	10	Easton Park - Pilot Park	293	97
	11	Easton Park - Prospect Park	776	-
	13	Easton Park - Union Park East	245	-
	14	Easton Park - Union Village	191	-
	15	Easton Park - Bryant Park	176	-
	16	Easton Park - Union Park	263	-
	17	Easton Park - Skyline Park	524	-
	18	Goodnight Ranch	2,707	2,283
	19	Goodnight Ranch Twilight	67	-
	20	Jennings Place	64	-
	21	McKinney Crossing	353	-
	24	Sun Chase - South SF	451	50
	25	Sunfield - Greenway	365	-
	26	Sunfield - Model Row	28	-
	27	Sunfield	2,806	769
	29	Turners Crossing	1,644	1,033
	30	Bradshaw Crossing	8,109	-
	31	Legend's Way Onion Creek	287	-
FUTURE	5	Easton Park - Futures	3,815	3,815
	9	Easton Park - Paley Park	100	100
	12	Easton Park - South	3,142	3,142
	22	Mustang Ridge	65	65
	23	Slaughter Ln 90 AC Tract	266	266
	28	Thaxton	278	278
	Totals		29,012	12,587

MULTIFAMILY	#	Name	Existing Units
	1	Bridge at Canyon View	215
	2	Cadena at the Falls	290
	3	Cannon Oaks	230
	4	Cypress McKinney	264
	5	Eastern Oaks	30
	6	Goodnight Commons	304
	7	Ivy Heights	381
	8	Kingfisher Creek	300
	9	Logan Mills	256
	10	Moonlight	264
	11	Residences at Onion Creek	106
	12	Rosemont at Williamson Creek	163
	13	Courtyards at Onion Creek	276
	14	Spring Villas	304
	15	Still Waters	509
	16	Stonecreek Ranch	197
	17	The Villas of Cordoba	156
	18	Wilder	381
	19	William Cannon Apartments	255
	20	Terra	370
	Totals		5,251



SOUTHPARK MEADOWS

Walmart, BEST BUY, HOBBY LOBBY, ROOMS TO GO, PET SMART, Bath & Body Works, Daiso, JCPenney, HomeGoods, FIVE BEE'W, ULTA, DOLLAR TREE, Marshalls, OfficeMax, Victoria's Secret, verizon, OLD NAVY, ROSS, Chipotle, MOD, Jack, Starbucks, Orange Theory, Chick-fil-A, SUBWAY, GameStop

H-E-B, 54th Street, CrossFit, FLOWYOGA, Walgreens

H-E-B Owned Land, Frost, McDonald's, Chick-fil-A, Dutch Bros

EASTON PARK

2,700 ac. Master Planned Community
12,000 - 14,300 Planned Residential Units.
5,000 - 6,500 Single Family Homes
2,360 Townhomes | 6,370 Multifamily Units

Phase I Slaughter Lane Expansion
Started in Jan. 2026 with delivery in Jan. 2027

Phase II Slaughter Lane Expansion
Est. Start Date Q2 2028

Phase III East Slaughter Lane Expansion
Delivered prior to store opening Q1 2028

EASTON PARK

TOWN CENTER

Existing Subdivisions Active Subdivisions Future Subdivisions





183

E SLAUGHTER LN



FUTURE



FUTURE

Pylon Location

Pad 6
±0.822 ac.

Shops 4
10,600 SF

1,200 -
10,600 SF

Pad 3b
±0.89 ac.

Pad 3a
±0.71 ac.

Shops 3
7,500 SF

2,125 SF
3,250 SF
2,125 SF

3,650 SF
1,450 SF
1,500 SF
1,500 SF
2,400 SF

Shops 1
10,500 SF

Pad 7
±0.713 ac.

Major D
26,401 SF

Major C
25,000 SF

Major B
25,001 SF

Major A
55,000 SF

Shops 2
14,300 SF

1,200 -
14,300 SF

Pad 2
±1.08 ac.

Pad 1
±1.70 ac.

Pylon Location

30,637 VPD

183

Lift Station
±1.12 ac.

Detention
±5.01 ac.

Anchor 1
107,000 SF | ±10.60 ac.

Site Plan

Major D

Full 26,401 SF Retail Space

AVAILABLE

LOI WORKING

NEGOTIATING LEASE

LEASE EXECUTED



Site Plan

Major D + E

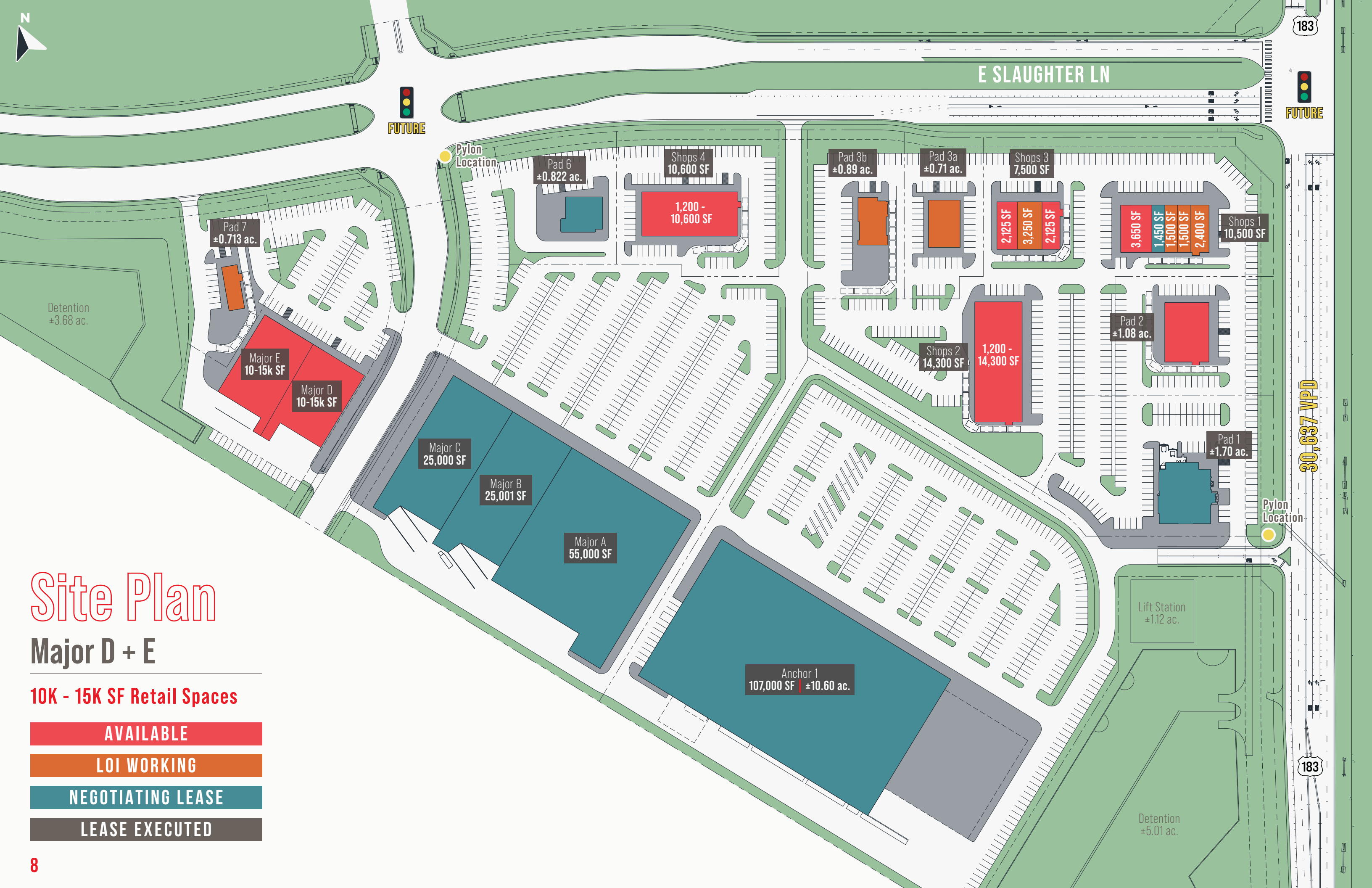
10K - 15K SF Retail Spaces

AVAILABLE

LOI WORKING

NEGOTIATING LEASE

LEASE EXECUTED



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 counteroffer 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.

Endeavor 2015 Management LLC	9003900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License Number
Robert Charles Northington	374763
Designated Broker of Firm	License Number
Evan Gray Deitch	662260
Licensed Supervisor of Sales Agent/Associate	License Number
Connor Austin Lammert	730868
Sales Agent/Associate’s Name	License Number
Buyer/Tenant/Seller/Landlord Initials	Date

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