Parmer/McCallen Pass Austin, TX, 78753

THE SITE

- Located along Parmer Lane adjacent to Parmer Technology and Research Park in the Tech Ridge trade area
- Shadow anchored by H-E-B
- 0.65 miles east of IH-35
- Approx. 14,000 employees within a 4 min. drive

SPACE AVAILABLE

- Pad Sites: ±0.75 - 1.39 ac. for lease
- Retail Space: 1,200 - 10,000 SF

RATES

- Please call for pricing

NEARBY RETAILERS

H-E-B, AMC THEATRES, QuikTrip, PINSTACK BOWL BITE, BANK OF AMERICA, HOMEWOOD SUITES by Hilton, CAVA, JuiceLand, Tacodeli, EINSTEIN BROS BAGELS

DEMOGRAPHICS (2026)

POPULATION ESTIMATE

1 mi	3 mi	5 mi
11,259	128,288	278,017

DAYTIME POPULATION

1 mi	3 mi	5 mi
11,745	133,504	335,438

MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
$92,730	$93,220	$95,055

TRAFFIC COUNTS

- 65,968 VPD (Parmer Ln)
- 144,430 VPD (IH-35)

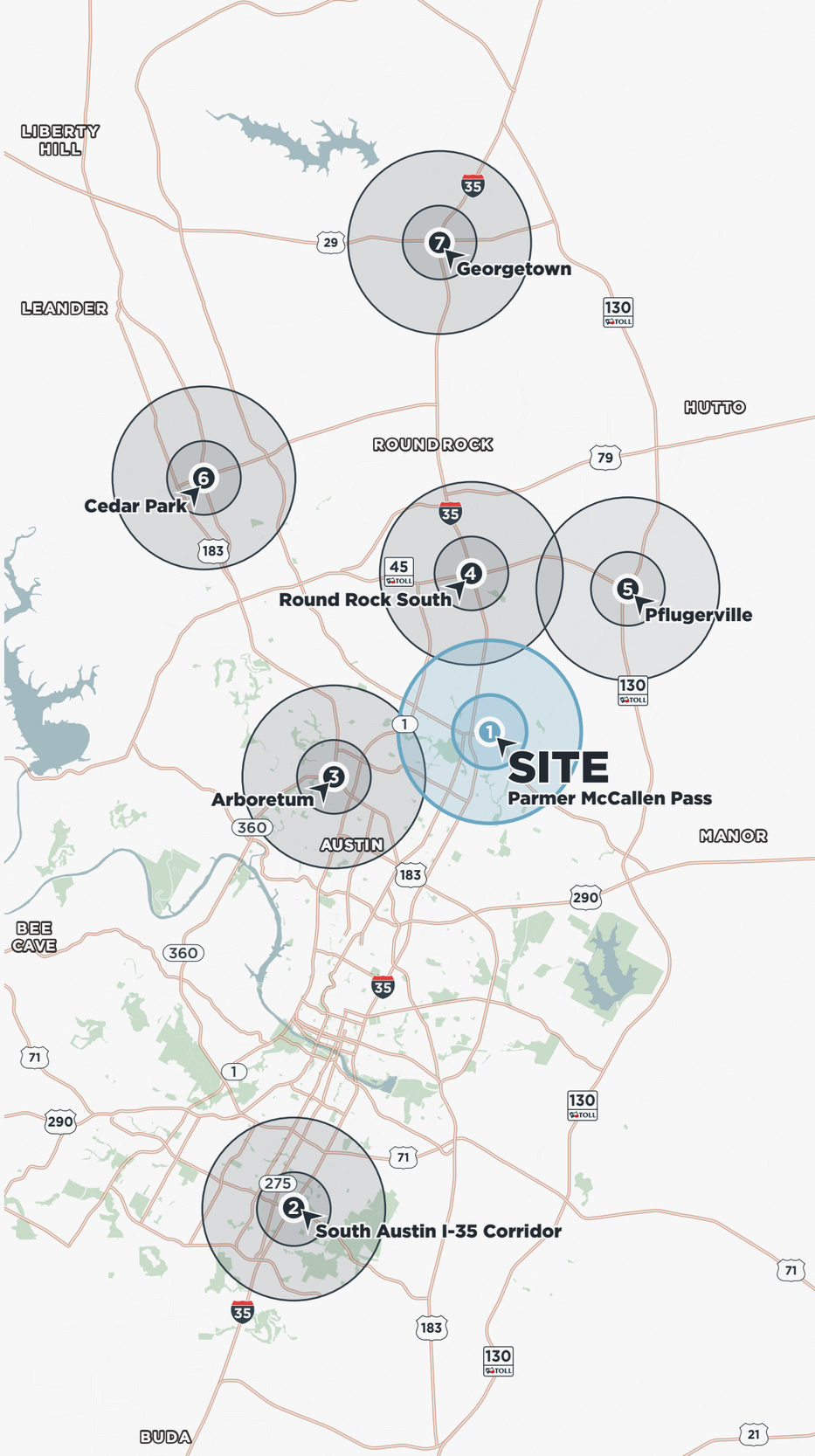
Connor Lammert
512-532-2181
clammert@endeavor-re.com

Evan Deitch
512-682-5544
edeitch@endeavor-re.com

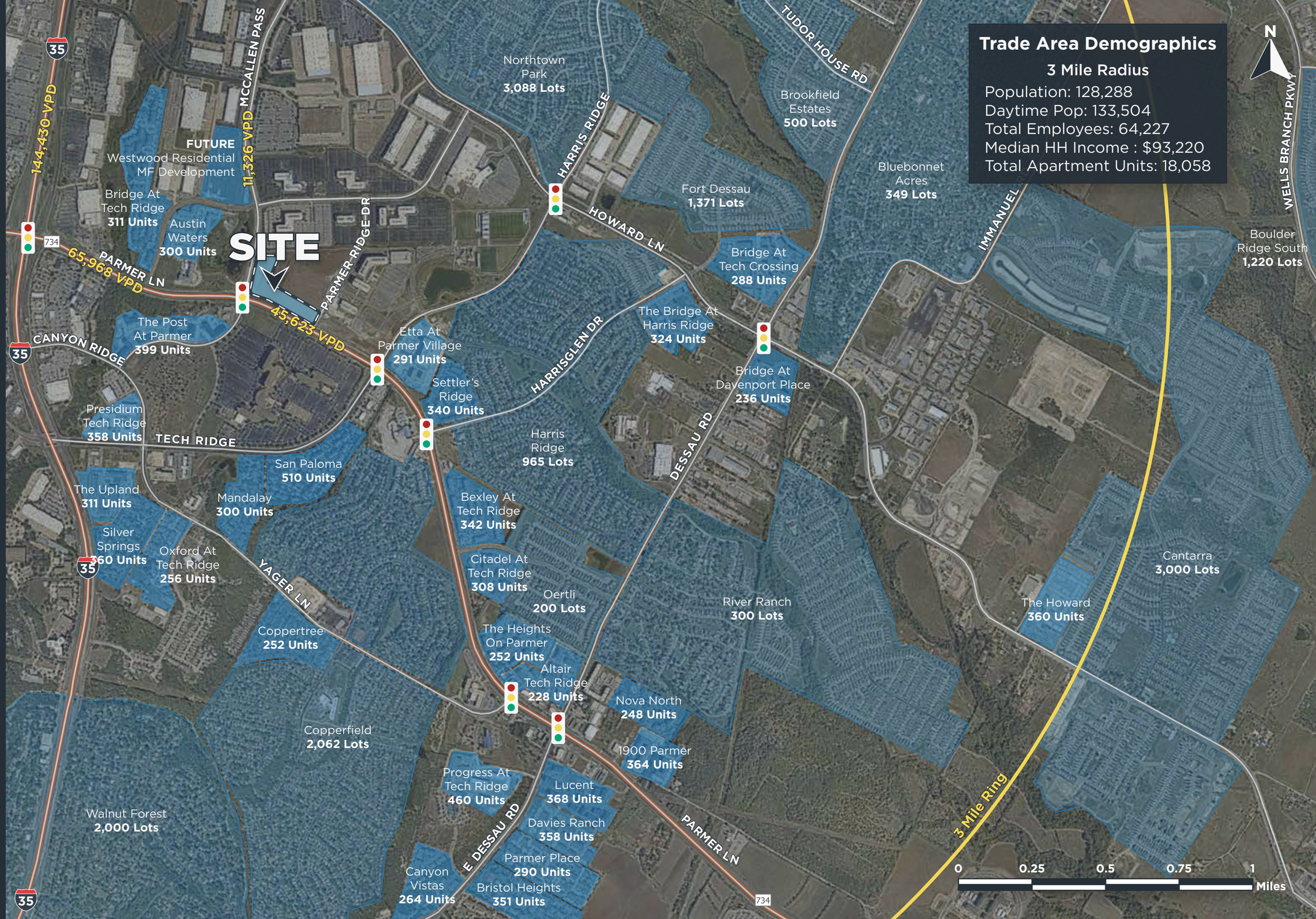
ENDEAVOR REAL ESTATE GROUP

COMPETITIVE RETAIL INTERSECTIONS

		Population			Daytime Pop			Median HH Income		
		1mi	3mi	5mi	1mi	3mi	5mi	1mi	3mi	5mi
1	**Parmer/McCallen Pass**	**11,259**	**128,288**	**278,017**	**11,745**	**133,504**	**335,438**	**$92,730**	**$92,730**	**$95,055**
2	South Austin I-35 Corridor	13,299	128,332	235,624	9,505	98,484	225,216	$89,408	$96,184	$103,784
3	Arboretum	8,634	102,823	270,937	25,497	197,423	480,044	$98,207	$106,777	$107,023
4	Round Rock South	8,751	98,049	267,976	10,412	108,582	284,462	$100,414	$102,133	$114,048
5	Pflugerville	7,211	94,539	204,604	5,273	71,449	162,260	$150,835	$145,258	$126,100
6	Cedar Park	8,173	87,860	230,809	11,503	82,003	209,866	$112,766	$130,633	$141,716
7	Georgetown	8,001	47,686	106,447	12,581	51,372	101,385	$110,180	$110,001	$122,335



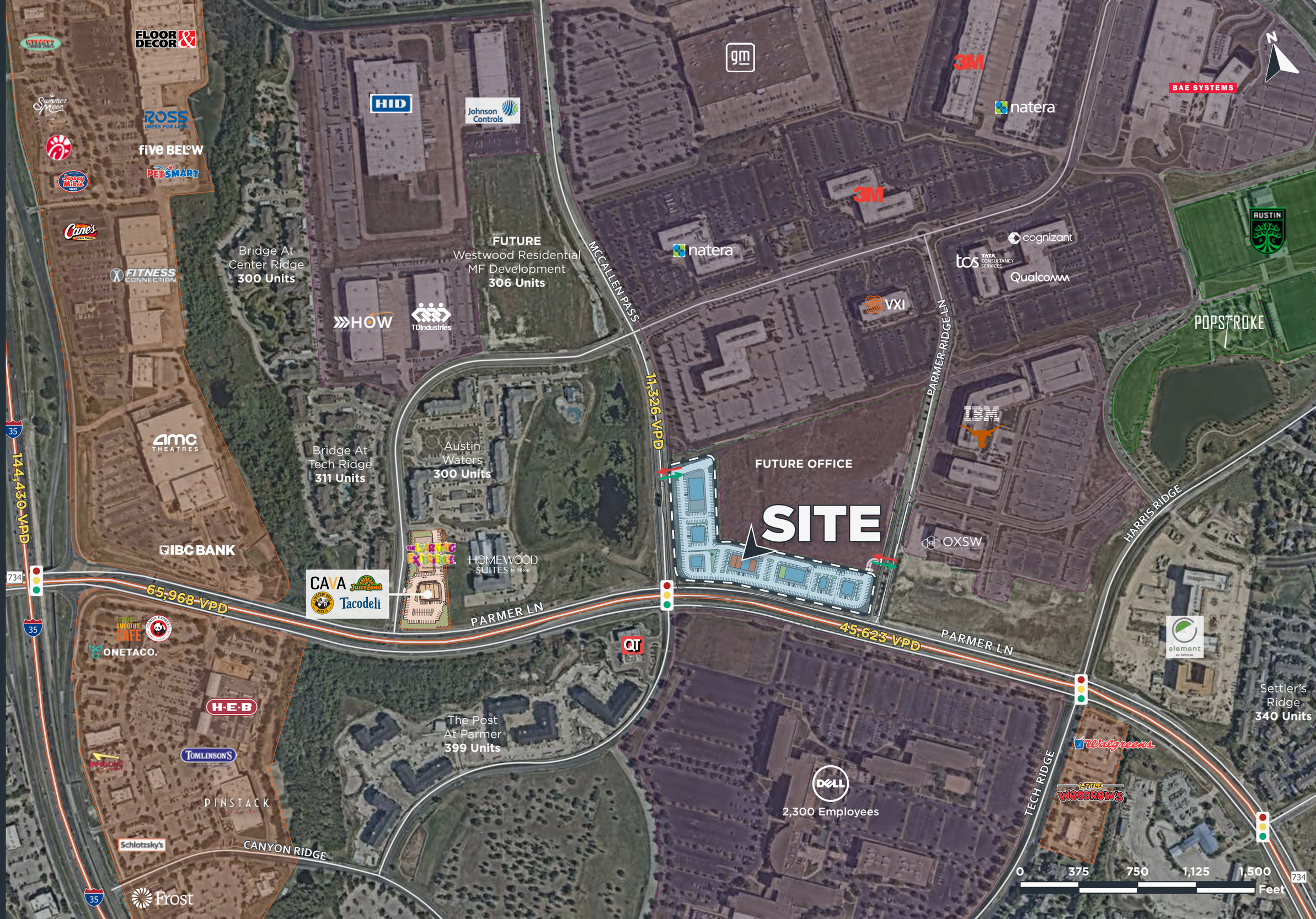
SITE
METRIC BLVD
35
734
275
58,376 VPD
144,430 VPD
65,968 VPD
11,326 VPD
45,623 VPD
MCCALLEN PASS
PARMER RIDGE LN
HARRIS RIDGE
HOWARD LN
TUDOR HOUSE RD
IMMANUEL RD
WELLS BRANCH PKWY
CANYON RIDGE
TECH RIDGE
HARRISGLEN DR
DESSAU RD
PARMER LN
YAGER LN
N LAMAR BLVD
W BRAKER LN
E BRAKER LN
E DESSAU RD
HARRIS BRANCH PKWY
2,300 Employees
4,500 Employees
SAMSUNG
AUSTIN SEMICONDUCTOR
EAST VILLAGE
MT Supermarket
N
0
0.25
0.5
0.75
1
Miles



Trade Area Demographics

3 Mile Radius

Population: 128,288
Daytime Pop: 133,504
Total Employees: 64,227
Median HH Income : $93,220
Total Apartment Units: 18,058


FLOOR & DECOR
ROSS DRESS FOR LESS
five BELOW
PETSMART
Jersey Mike's SUBS
Cane's
FITNESS CONNECTION
amc THEATRES
IBC BANK
ONETACO.
H-E-B
TOMLINSON'S
PINSTACK
Schlotzsky's
Frost
HID
Johnson Controls
HOW
TDIndustries
Bridge At Center Ridge
300 Units
FUTURE
Westwood Residential
MF Development
306 Units
Bridge At Tech Ridge
311 Units
Austin Waters
300 Units
The Post At Parmer
399 Units
CAVA
Juice Land
Tacodeli
THE LEARNING EXPERIENCE
HOMEWOOD SUITES by Hilton
QT
gm
3M
natera
VXI
cognizant
TATA CONSULTANCY SERVICES
tcs
Qualcomm
IBM
BAE SYSTEMS
AUSTIN
POPSTROKE
OXSW
element
Walgreens
LITTLE WOODROW'S
DELL
2,300 Employees
FUTURE OFFICE
SITE
MCCALLEN PASS
PARMER RIDGE LN
HARRIS RIDGE
TECH RIDGE
CANYON RIDGE
PARMER LN
144,430 VPD
65,968 VPD
11,326 VPD
45,623 VPD
Settler's Ridge
340 Units
N
0
375
750
1,125
1,500
Feet

Austin Technology Center North

PROPOSED FUTURE CROSS ACCESS

Available
LOI Working
Negotiating Lease
Lease Executed

N

Daycare
10,000 SF | ±1.39 ac.
Parking: 78 stalls

Future Office

PARMER RIDGE DR

MCCALLEN PASS 11,326 VPD

Pad B
5,790 SF | ±1.02 ac.
Parking: 63 stalls

Shops 2
1,200 - 10,000 SF

2,100 SF
2,000 SF
1,200 - 3,400 SF
2,500 SF

Shops 1
1,200 - 10,000 SF

2,100 SF
1,200 - 7,900 SF

Parking: 154 stalls

Pad D
2,100 SF | ±0.75 ac.
Parking: 50 stalls

Pad E
4,500 SF | ±1.16 ac.
Parking: 66 stalls

Pad C
3,300 SF | ±0.82 ac.
Parking: 63 stalls

E PARMER LN 45,623 VPD

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**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Robert Charles Northington	**374763**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
Designated Broker of Firm	License Number	Email	Phone
Evan Gray Deitch	**662260**	**EDeitch@Endeavor-Re.com**	**512-682-5544**
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Connor Austin Lammert	**730868**	**CLammert@Endeavor-Re.com**	**512-532-2181**
Sales Agent/Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

TREC

EQUAL HOUSING