Parmer McNeil Plaza

6301 W Parmer Ln, Austin, TX 78729

ENDEAVOR
REAL ESTATE GROUP

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Connor Lammert
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PARMER McNEIL PLAZA

- Population of 251,881 people in a 5 mile radius
- ¼ Mile from Apple's corporate campus with estimated ±5,000 employees
- Located across the street from H-E-B

SPACE AVAILABLE

- Fully Leased

NEARBY RETAILERS

H-E-B, Whataburger, Starbucks, Chipotle Mexican Grill, Little Woodrow's, Juiceland

DEMOGRAPHICS (2026)

POPULATION

1 mi	3 mi	5 mi
12,191	80,352	251,881

DAYTIME POPULATION

1 mi	3 mi	5 mi
13,589	112,641	353,265

MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
$105,296	$110,632	$114,515

TRAFFIC COUNTS

- 29,696 VPD (Parmer Ln)
- 35,939 VPD (McNeil Dr)

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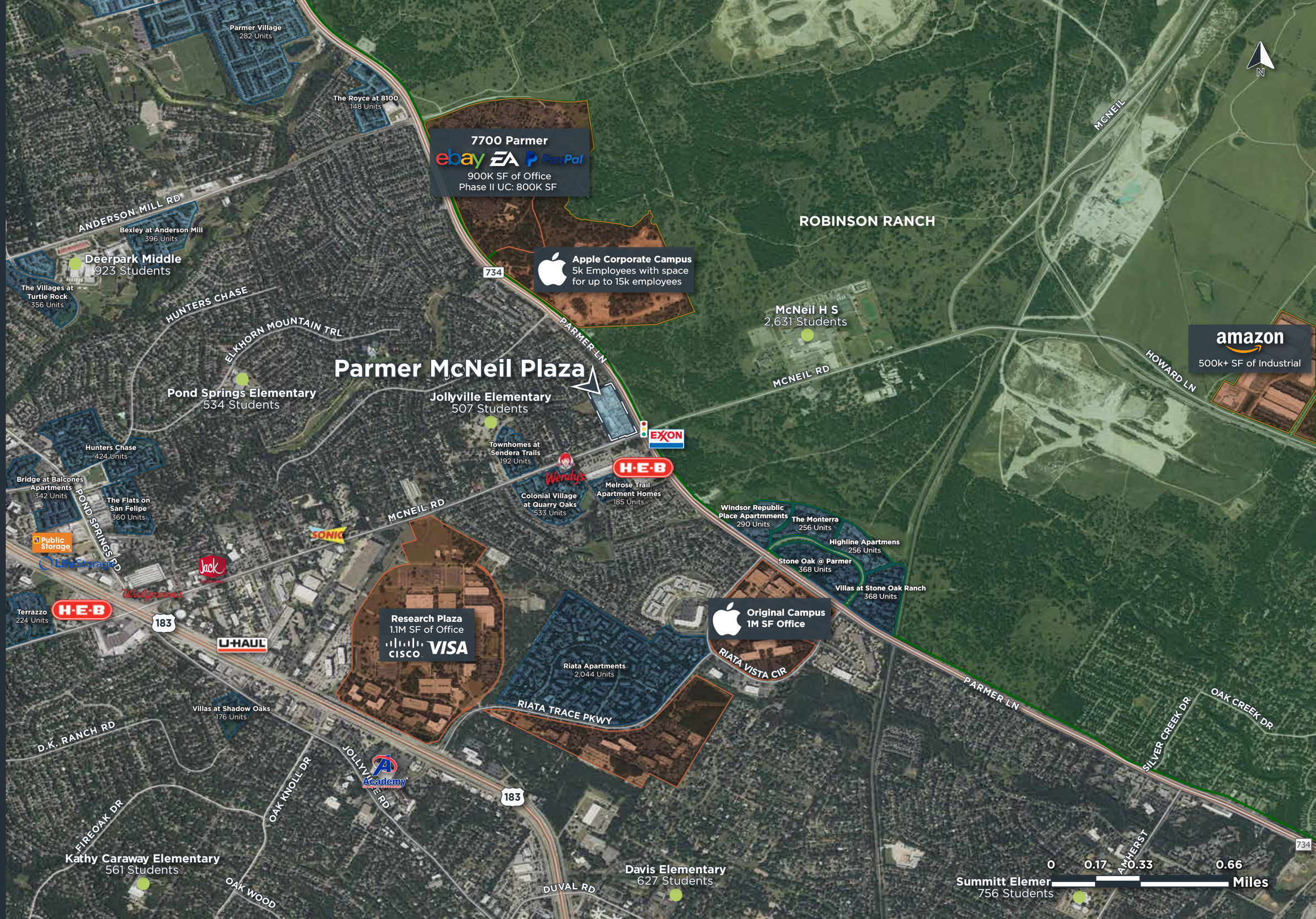
45
TOLL
LIFETIME FITNESS
734
BROADMEADE AVE
Parmer Village
282 Units
The Royce at 8100
148 Units
7700 Parmer
ebay EA PayPal
900K SF of Office
Phase II UC: 800K SF
ROBINSON RANCH
MCNEIL
1
N
ANDERSON MILL RD
Bexley at Anderson Mill
396 Units
Deerpark Middle
923 Students
The Villages at Turtle Rock
356 Units
Apple Corporate Campus
5k Employees with space
for up to 15k employees
McNeil H S
2,631 Students
amazon
500k+ SF of Industrial
POND SPRINGS RD
HUNTERS CHASE
Pond Springs Elementary
534 Students
Parmer McNeil Plaza
PARMER LN
MCNEIL RD
DALLAS
Jollyville Elementary
507 Students
icumedical
human connections
1,300 Employees
HOWARD LN
Hunters Chase
424 Units
183
Bridge at Balcones Apartments
342 Units
The Flats on San Felipe
360 Units
Townhomes at Sendera Trails
192 Units
EXXON
H-E-B
Wendy's
Colonial Village at Quarry Oaks
533 Units
Melrose Trail Apartment Homes
185 Units
Windsor Republic Place Apartmments
290 Units
The Monterra
256 Units
Highline Apartmens
256 Units
Stone Oak @ Parmer
368 Units
Villas at Stone Oak Ranch
368 Units
SMOOTHIE KING
Public Storage
LifeStorage
Walgreens
Jack in the Box
SONIC
MCNEIL RD
Terrazzo
224 Units
H-E-B
SPICEWOOD SPRINGS RD
Research Plaza
1.1M SF of Office
CISCO VISA
Original Campus
1M SF Office
U-HAUL
Riata Apartments
2,044 Units
RIATA TRACE PKWY
734
TACO BELL
Canyon Vista Middle
1,405 Students
JOLLYVILLE RD
Villas at Shadow Oaks
176 Units
D.K. RANCH RD
Academy
SILVER CREEK DR
OAK CREEK DR
FIREOAK DR
OAK KNOLL DR
183
AMHERST
Kathy Caraway Elementary
561 Students
Davis Elementary
627 Students
Summitt Elementary
756 Students
YAUPON
OAK WOOD
DUVAL RD
0
0.21
0.43
0.86
Miles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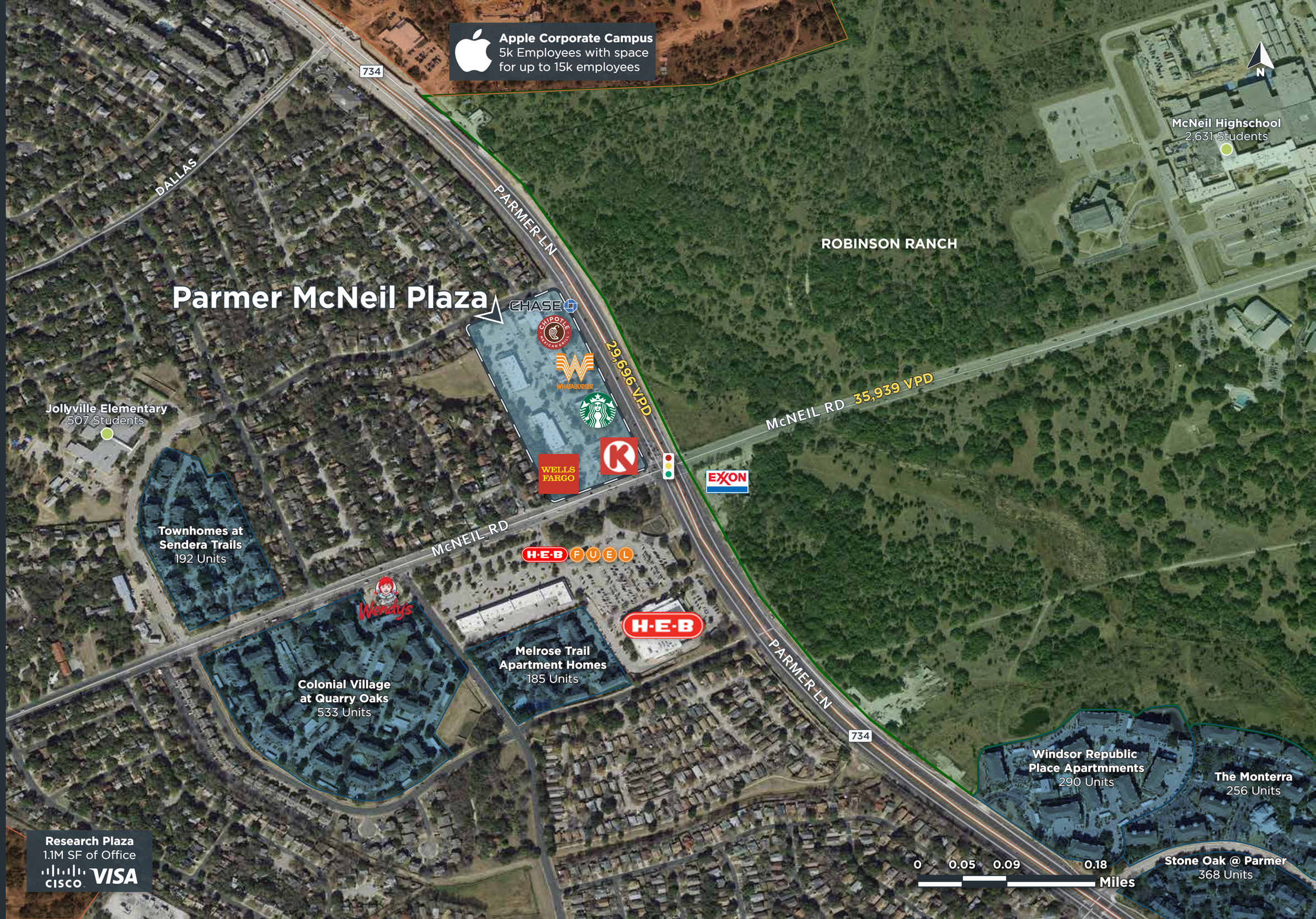
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DALLAS
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CHASE
CHIPOTLE
MEXICAN GRILL
WHATABURGER
WELLS FARGO
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ROBINSON RANCH
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McNEIL RD 35,939 VPD
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PHOEBE'S DINER
WELLS FARGO
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McNEIL RD 35,939 VPD
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Miles
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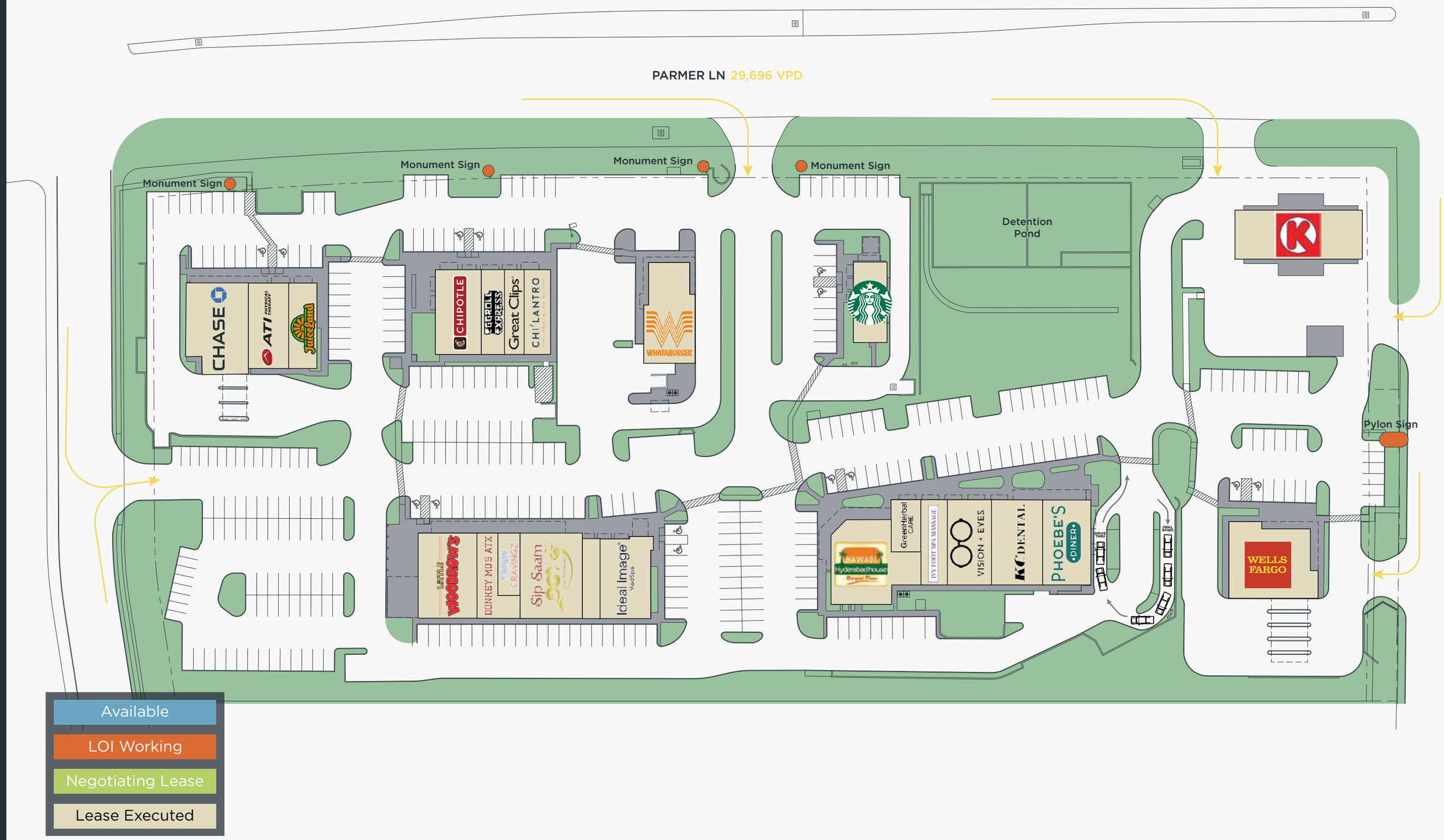
PARMER LN 29,696 VPD
Monument Sign
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Monument Sign
Detention Pond
Pylon Sign
CHASE
ATI
Juice Land
CHIPOTLE
Great Clips
CHI'LANTRO
WHATABURGER
LITTLE WOODROW'S
DONKEY MOS ATX
Sip Saam
Ideal Image
NAWABI
Hyderabad house
GreenHerbal CARE
VISION + EYES
KC DENTAL
PHOEBE'S DINER
WELLS FARGO
Available
LOI Working
Negotiating Lease
Lease Executed

Site Plan

WELLS FARGO
6208
WELLS FARGO

506

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.

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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

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EQUAL HOUSING