

# Parmer McNeil Plaza

6301 W Parmer Ln, Austin, TX 78729



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# Parmer McNeil Plaza

6301 W Parmer Ln, Austin, TX 78729

For Lease

## PARMER McNEIL PLAZA

- Population of 272,422 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

- 885 SF - Whitebox

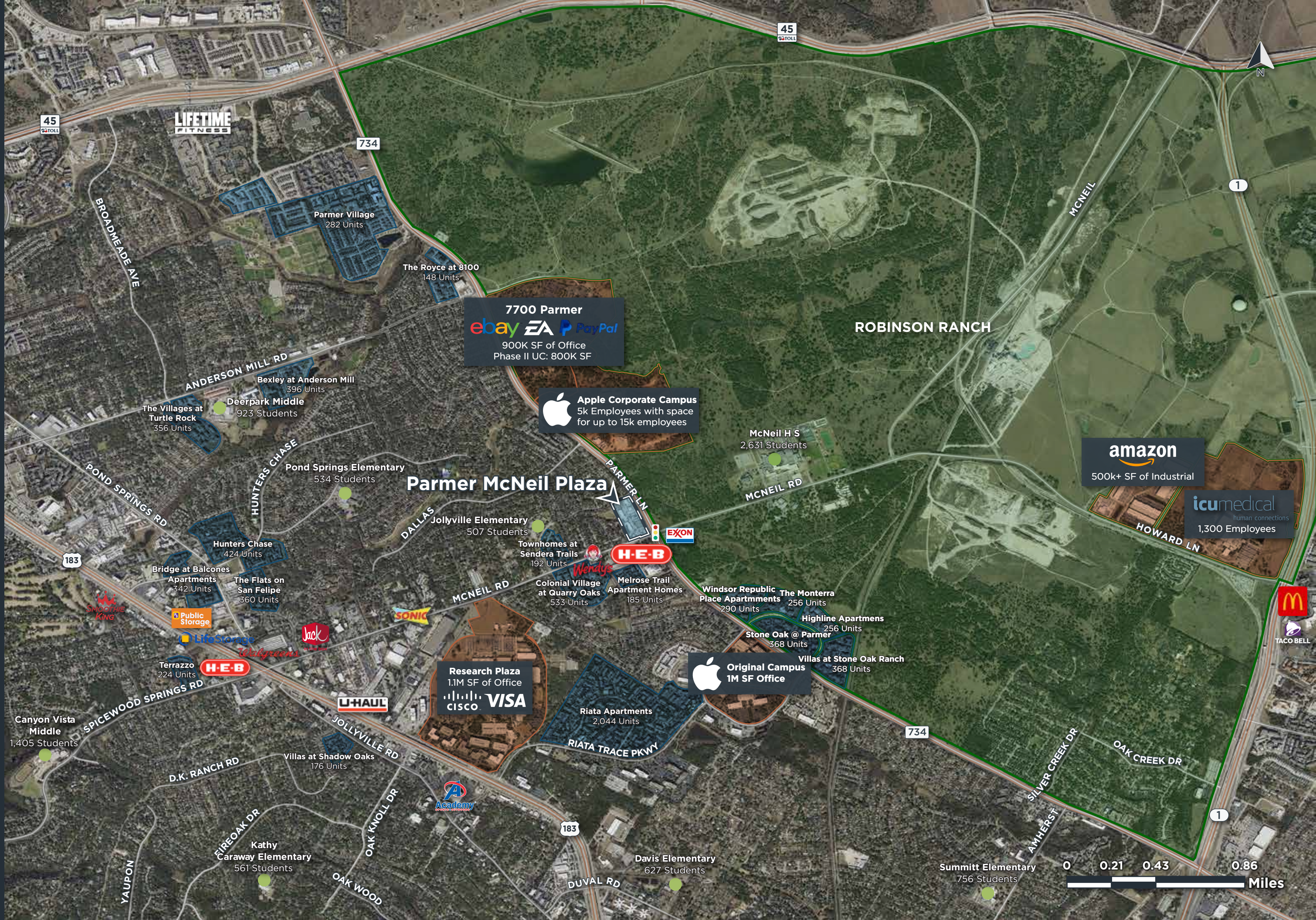
## NEARBY RETAILERS



## DEMOGRAPHICS (2023)

POPULATION	TOTAL EMPLOYEES	MED. HOUSEHOLD INCOME	TRAFFIC COUNTS																		
<table border="1"> <tr> <th>1 mi</th> <th>3 mi</th> <th>5 mi</th> </tr> <tr> <td>11,117</td> <td>75,099</td> <td>233,408</td> </tr> </table>	1 mi	3 mi	5 mi	11,117	75,099	233,408	<table border="1"> <tr> <th>1 mi</th> <th>3 mi</th> <th>5 mi</th> </tr> <tr> <td>5,901</td> <td>41,029</td> <td>128,130</td> </tr> </table>	1 mi	3 mi	5 mi	5,901	41,029	128,130	<table border="1"> <tr> <th>1 mi</th> <th>3 mi</th> <th>5 mi</th> </tr> <tr> <td>\$83,100</td> <td>\$88,015</td> <td>\$88,249</td> </tr> </table>	1 mi	3 mi	5 mi	\$83,100	\$88,015	\$88,249	<ul style="list-style-type: none"> <li>- 29,696 VPD (Parmer Ln)</li> <li>- 35,939 VPD (McNeil Dr)</li> </ul>
1 mi	3 mi	5 mi																			
11,117	75,099	233,408																			
1 mi	3 mi	5 mi																			
5,901	41,029	128,130																			
1 mi	3 mi	5 mi																			
\$83,100	\$88,015	\$88,249																			





45 TOLL

LIFETIME FITNESS

734

45 TOLL

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

1

ANDERSON MILL RD

Bexley at Anderson Mill  
396 Units

**Apple Corporate Campus**  
 5k Employees with space  
 for up to 15k employees

The Villages at  
Turtle Rock  
356 Units

Deerpark Middle  
923 Students

McNeil H S  
2,631 Students

**amazon**  
 500k+ SF of Industrial

POND SPRINGS RD

Pond Springs Elementary  
534 Students

**Parmer McNeil Plaza**

**icumedical**  
 human connections  
 1,300 Employees

HUNTERS CHASE

Hunters Chase  
424 Units

Jollyville Elementary  
507 Students

Townhomes at  
Sendera Trails  
192 Units

EXXON

183

Bridge at Balcones  
Apartments  
342 Units

The Flats on  
San Felipe  
360 Units

Colonial Village  
at Quarry Oaks  
533 Units

Melrose Trail  
Apartment Homes  
185 Units

Windsor Republic  
Place Apartments  
290 Units

The Monterra  
Apartment Homes  
256 Units

SMOOTHIE KING

Public Storage

LifeStorage

Jack  
in the Box

SONIC

Wendys

H-E-B

Terrazzo  
224 Units

H-E-B

**Research Plaza**  
 1.1M SF of Office  
**VISA**

**Original Campus**  
 1M SF Office

Highline Apartments  
256 Units

Stone Oak @ Parmer  
368 Units

Villas at Stone Oak Ranch  
368 Units

McDonald's

TACO BELL

Canyon Vista  
Middle  
1,405 Students

SPICEWOOD SPRINGS RD

JOLLYVILLE RD

183

Riata Apartments  
2,044 Units

734

D.K. RANCH RD

Villas at Shadow Oaks  
176 Units

RIATA TRACE PKWY

FIREOAK DR

Kathy  
Caraway Elementary  
561 Students

OAK KNOLL DR

Academy

Davis Elementary  
627 Students

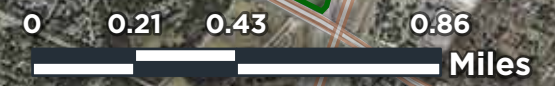
DUVAL RD

Summitt Elementary  
756 Students

SILVER CREEK DR

OAK CREEK DR

1







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

**Apple Corporate Campus**  
 5k Employees with space  
 for up to 15k employees

McNeil H S  
2,631 Students

**amazon**  
 500k+ SF of Industrial

## Parmer McNeil Plaza

Pond Springs Elementary  
534 Students

Jollyville Elementary  
507 Students

Townhomes at  
Sendra Trails  
192 Units

Wendy's  
Colonial Village  
at Quarry Oaks  
533 Units

H-E-B  
Melrose Trail  
Apartment Homes  
185 Units

Windsor Republic  
Place Apartments  
290 Units

The Monterra  
256 Units

Highline Apartments  
256 Units

Stone Oak @ Parmer  
368 Units

Villas at Stone Oak Ranch  
368 Units

**Research Plaza**  
 1.1M SF of Office  
 VISA CISCO

**Apple Original Campus**  
 1M SF Office

Riata Apartments  
2,044 Units

Anderson Mill Rd  
Bexley at Anderson Mill  
396 Units

Deerpark Middle  
923 Students

The Villages at  
Turtle Rock  
356 Units

Hunters Chase  
424 Units

Bridge at Balcones  
Apartments  
342 Units

The Flats on  
San Felipe  
360 Units

Public Storage

Life Storage

Jack  
in the Box

Walgreens

Terrazzo  
224 Units

H-E-B

183

U-HAUL

Villas at Shadow Oaks  
176 Units

D.K. RANCH RD

Kathy Caraway Elementary  
561 Students

Academy

183

Davis Elementary  
627 Students

Duval Rd







 **Apple Corporate Campus**  
5k Employees with space for up to 15k employees



**McNeil Highschool**  
2,631 Students

DALLAS

734

PARMER LN

ROBINSON RANCH

# Parmer McNeil Plaza

CHASE

CHIPOTLE

WENDY'S

STARBUCKS

K

WELLS FARGO

EXXON

MCNEIL RD 35,939 VPD

29,696 VPD

**Jollyville Elementary**  
507 Students

**Townhomes at Sendera Trails**  
192 Units

MCNEIL RD

H-E-B FUEL

Wendy's

**Colonial Village at Quarry Oaks**  
533 Units

**Melrose Trail Apartment Homes**  
185 Units

H-E-B

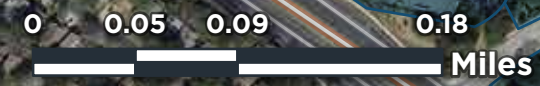
PARMER LN

734

**Windsor Republic Place Apartments**  
290 Units

**The Monterra**  
256 Units

**Research Plaza**  
1.1M SF of Office  
CISCO VISA



**Stone Oak @ Parmer**  
368 Units





# Parmer McNeil Plaza

ROBINSON RANCH

CHASE

CHIPOTLE MEXICAN GRILL

WHATABURGER

STARBUCKS

K

WELLS FARGO

PARMER LN 29,696 VPD

MCNEIL RD 35,939 VPD

734

734

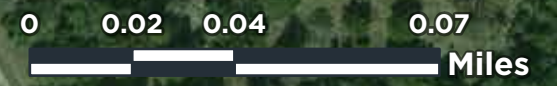
734

MCNEIL RD

H-E-B FUEL

H-E-B

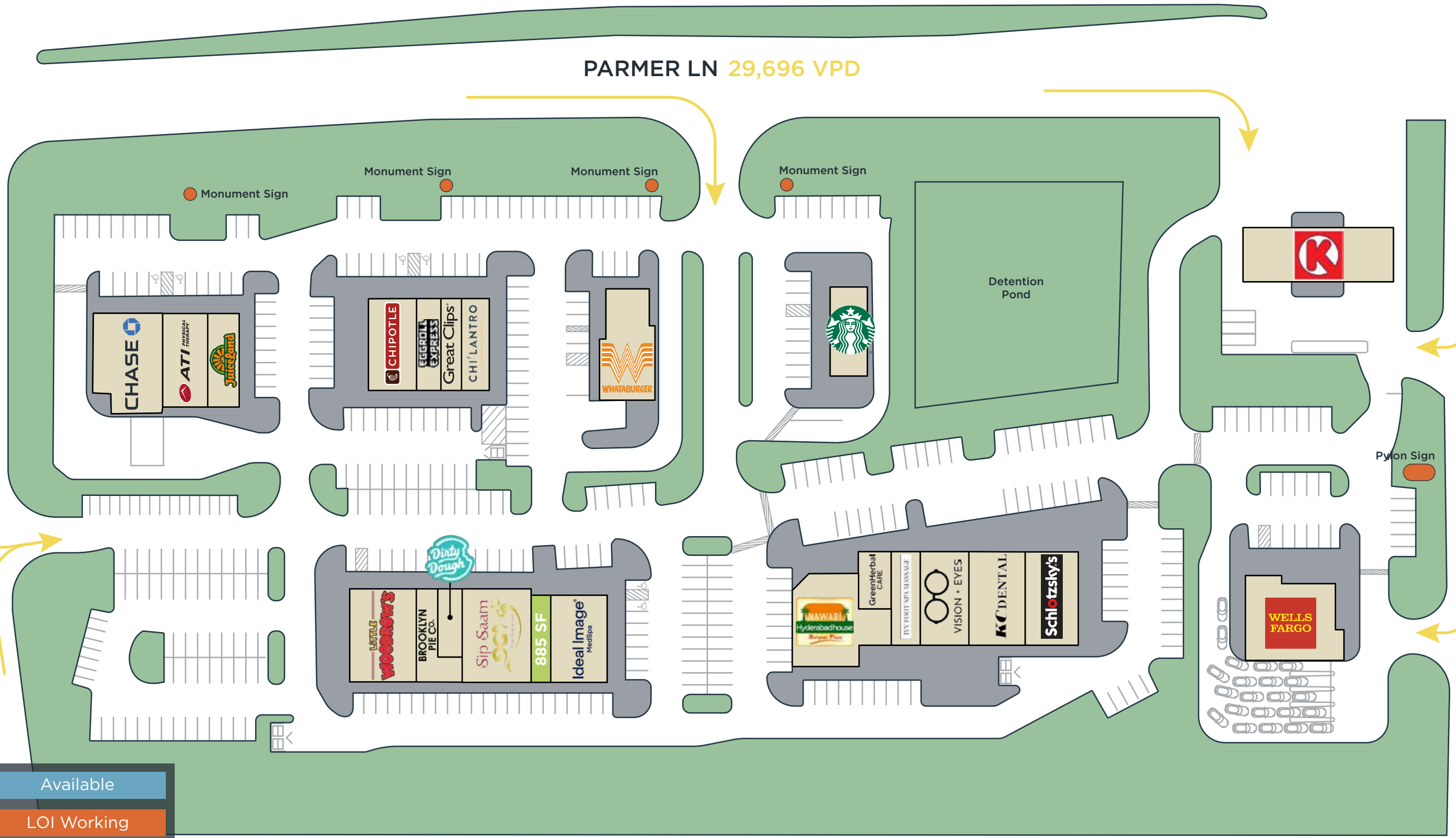
EXXON







Available
LOI Working
Negotiating Lease
Lease Executed



PARMER LN 29,696 VPD

MCNEIL DR 35,939 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**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

**Robert Charles Northington**

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**Evan Gray Deitch**

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

