THE WEST WOODS AUSTIN, TX | BEE CAVE ROAD & WALSH TARLTON LANE



- The center has direct road frontage and great visibility from Bee Caves Road, a major traffic corridor with 31,700 VPD
- The center sites at a signalized intersection with Walsh Tarlton Lane which carries 13,536 VPD
- The West Woods' trade area is the most affluent in Austin with an average household income of \$180,609 within 1 mile

DEMOGRAPHICS:

2017 Total Population 2017 Daytime Population 2017 Average HH Income 2017 Median HH Income

1 MILE 3 MILE 5 MILE

6,189 68,917 237,867 21.450 116.570 488.861 \$205,355 \$147,653 \$118,677 \$141.909 \$96.873 \$76,692

TRAFFIC COUNTS:

Bee Cave Road: 31,700 VPD Walsh Tarlton Lane: 13.536 VPD

CENTER SIZE:

189,341 SF

AVAILABILITY:

1,475 SF 525 SF

AREA RETAILERS:





















FOR MORE INFORMATION, PLEASE CONTACT PROPERTY MANAGER FOR BROKER DETAILS

THE WEST WOODS



First Washington Realty, Inc.

CENTER SIZE 189,341 SQ. FT.

Available Space

1,475 S Q FT | 42 525 S Q FT

Current Retailers

1	TOKYO JAPANESE REST.	3,000
2	AUSTIN'S MY FIT FOODS	2,965
4	SPORTS CLIP	1,440
5	LOTUS HUNAN RESTAURANT	2,720
6	MICHAELS	17,624
7	PETCO SUPPLIES & FISH	11,626
8	U.S. POST OFFICE	7,233
9	TRAIN 4 THE GAME	11,626
10	LAS PALOMAS RESTAURANT	4,239
11	GREAT HARVEST BREAD CO.	1,633
12	CLEMENTS PAINT & DECOR.	3,000
13	WESTWOODS LIQUOR	2,000
14	CVS/PHARMACY	8,640
15	H & R BLOCK	2,400
16	DOLCE SALON	2,400
17	STEIN MART	41,148
18	BANK OF AMERICA ATM	80
19	RADIO SHACK	2,640
20	JONES HEARING CENTERS	1,560
21	BOMBAY GRILL	2,700
22	TOWN & COUNTRY PHYSICAL THER.	1,500
23	MATHNASIUM OF WEST LAKE HILLS	
24	MASSAGE ENVY	3,000
25	3 THREADS	1,557
26	TRIANON COFFEE	1,759
27	VILLARINA'S PASTA & FINE FOODS	884
28	SMOOTHIE KING	1,050
29	THUNDERCLOUD SUBS	2,450
30	CUTCO KITCHEN	1,050
31	TIFF'S TREATS	1,139
32 33	JACK BROWN CLEANERS	1,400
34	RAISING CANE CHICKEN FINGERS TACO BELL	2,911
34	WELLS FARGO ATM	1,300
35	CHASE BANK	2,500
36	MATTRESS FIRM	3,200
37	BRUEGGER'S BAGELS	2,270
38	UPS STORE	900
39	SALON DI ESSENZA	960
40	PHOTO MAGIC	1,000
41	HOWDY DONUTS	1,000
43	BRAIN BALANCE ACHIEVEMENT CTR.	
44	PURE BARRE	1,260
45	AMAZING LASH STUDIO	1.800
46	OASIS DAY SPA & NAILS	1,800
47	AUSTIN SKINNY LIMITS	1,050
48	AAA DESIGN ALTERATIONS	1,050
49	ALISA DANCE ACADEMY	9.247
50	ELMER SWIM SCHOOL	5,000
	LLMLII OWIWI OCHOOL	3,000
TOT	ΔΙ	189 341

TOTAL 189,341



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:
 - 1. that the owner will accept a price less than the written asking price;
 - 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buve	r/Tenant/Seller/Landlord Initials	Date	