

# WOODLAND SHOPPING CENTER

AUSTIN, TX | NWC HIGHWAY 183 & ANDERSON MILL ROAD



RETAIL AND RESTAURANT

Located at Highway 183 & Anderson Mill Road in Northwest Austin this property features excellent visibility and accessibility. This intersection is supported by strong demographics and high daytime population. The heavy traffic counts on 183 and Anderson Mill coupled with the addition of major new tenants make the exposure in the center highly desirable to new retailers.

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 Population	15,137	99,437	198,625
2017 Daytime Population	20,566	92,034	187,900
2017 Total Households	6,769	43,126	83,235
2017 Average HH Income	\$78,047	\$98,216	\$106,377

## TRAFFIC COUNTS:

Highway 183: 172,000 VPD  
Anderson Mill Road: 20,597 VPD

CENTER SIZE: 31,957 SF

AVAILABILITY: 100% LEASED

NNN: \$8.94 PSF

AREA RETAILERS:



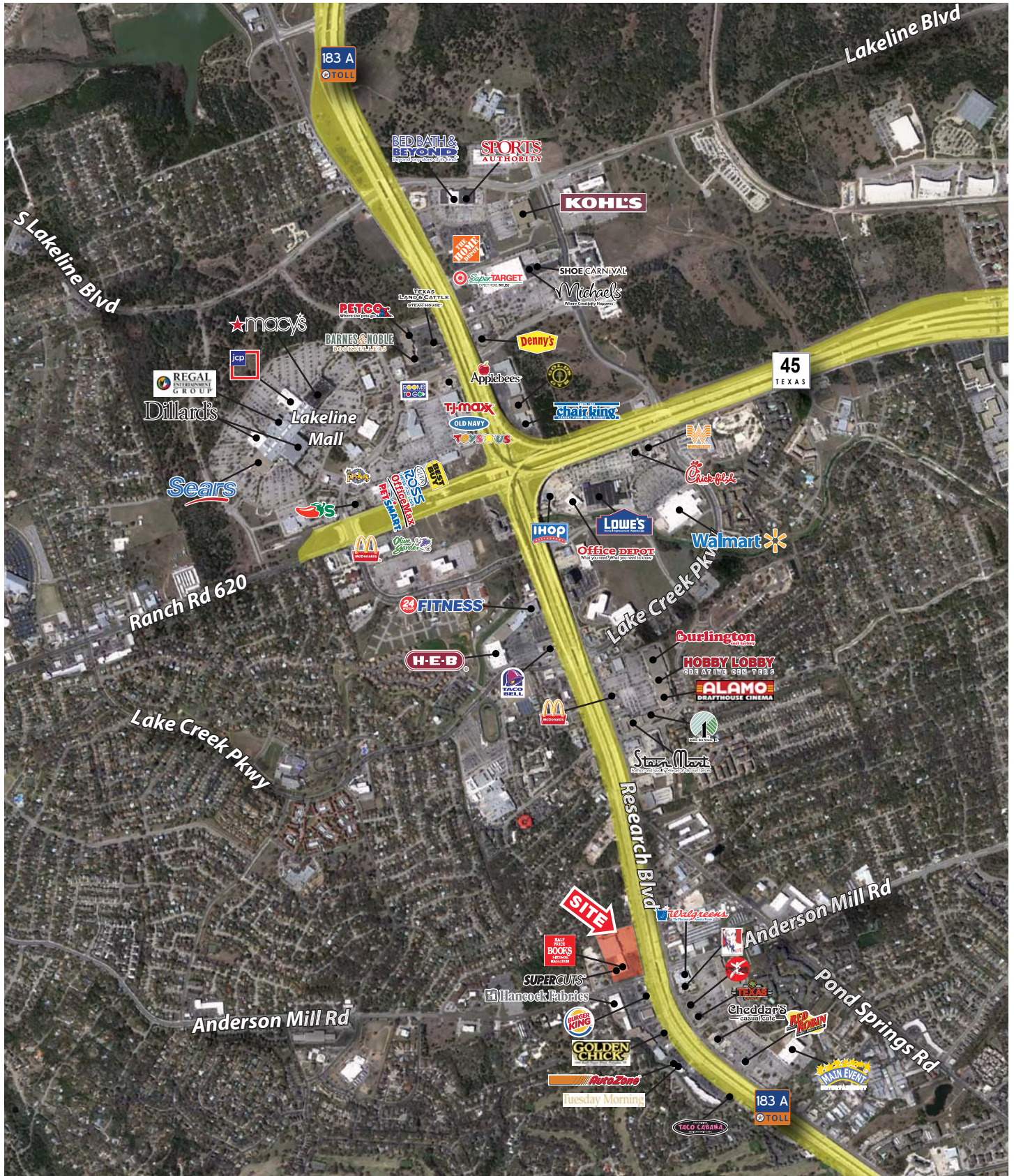
Stein Mart®

SUPERCUTS®



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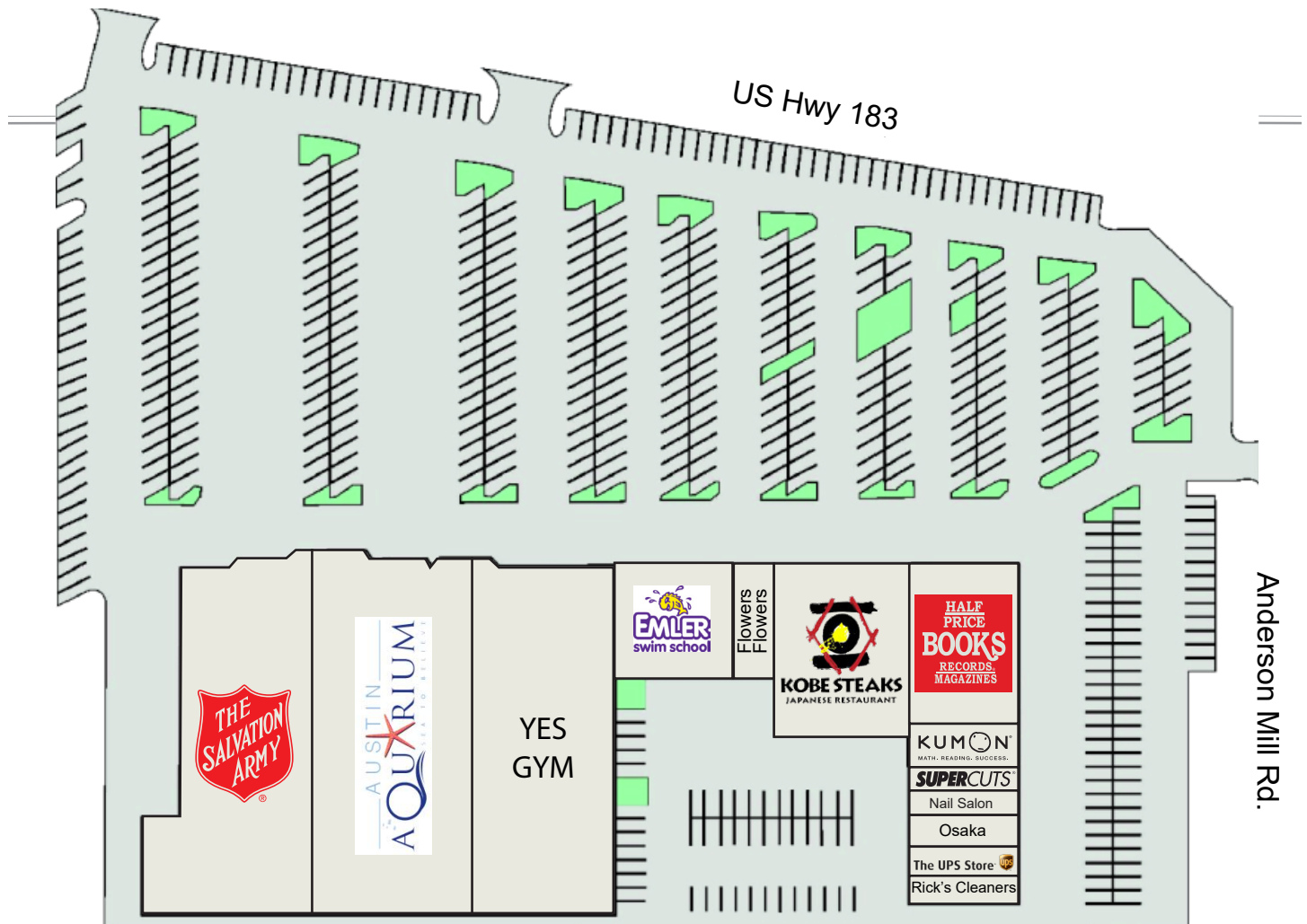
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Rick's Cleaners	Suite 100	1,168 sf
The UPS Store	Suite 120	1,302 sf
Osaka	Suite 160	1,550 sf
Nail Salon	Suite 180	1,180 sf
Supercuts	Suite 200	1,168 sf
Kumon Learning Center	Suite 250	2,549 sf
Half Price Books	Suite 300	8,590 sf
Kobe Japanese Steakhouse	Suite 380	6,100 sf
Flowers Flowers	Suite 400	1,679 sf
Emler Swim School	Suite 420	5,281 sf
Salvation Army		
Austin Aquarium		
Yes Gym		

# 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.

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