

## NEQ of Parmer Ln & IH-35 Austin, Texas 78753

### PROPERTY HIGHLIGHTS

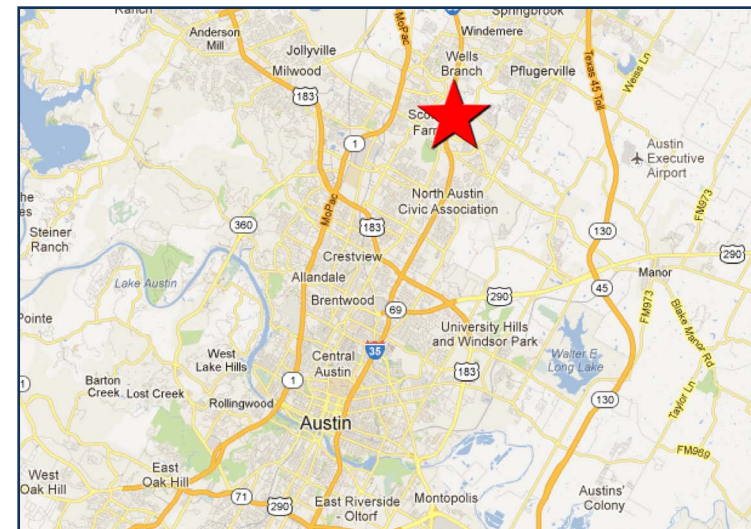
- 30,000 SF Land
- 3,869 SF Building
- On Site Parking: 51 Stalls
- Freeway signage available
- Surrounded by national retailers & employers
- Easy access and excellent visibility

### DEMOGRAPHICS

Radius	Total Population	Daytime Population	Average Household Income
1-mile	5,651	8,023	\$70,070
3-mile	115,215	112,487	\$71,778
5-mile	257,026	281,235	\$71,567

### TRAFFIC COUNTS

Interstate 35	Parmer Ln
164,985 VPD ('13)	36,367 VPD ('13)



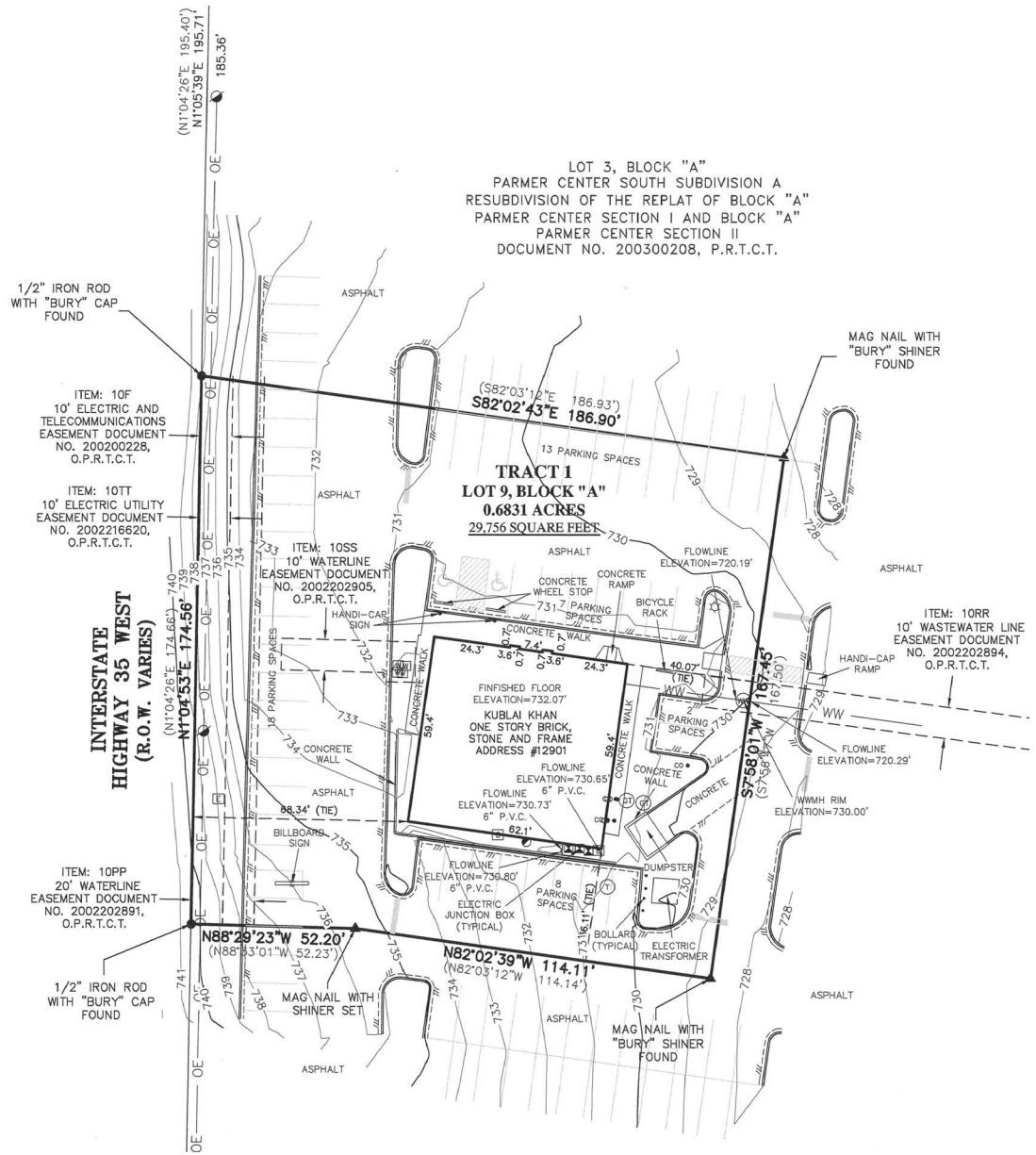
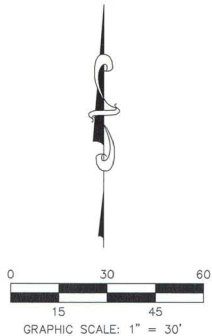
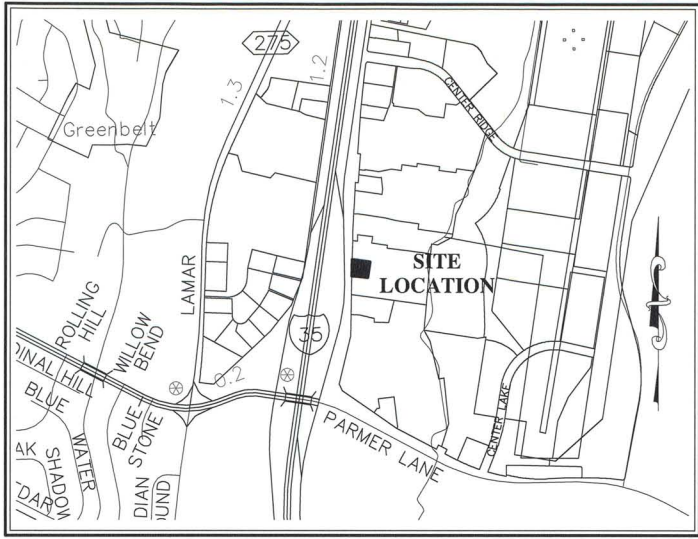


# Shops at Tech Ridge Pad Site Austin, Texas

## SURVEY

VICINITY MAP

SCALE: 1" = 1000'



## SITE PLAN





# Shops at Tech Ridge Pad Site Austin, Texas



SECTOR	TYPE	LAND (Acres)	TOTAL AREA (SF) OR UNITS
1	Class A Office and Retail	30.70	615,000 SF
2	Class A Office	39.99	780,000 SF
3	Class A Office	53.80	784,000 SF
4	Class A Office	29.09	380,000 SF
5	Multi-Family	34.89	500 UNITS
6	Value Office and Flex	100.45	595,420 SF
7	Value Office, Flex and Retail	69.50	860,000 SF
8	Multi-Family	28.50	500 UNITS
TOTAL		386.93	4,014,420 SF 700 Units

PARMER BUSINESS PARK is a master-planned business park in North Central Austin, Texas, with over 3 million square feet of office, retail and flex-space available.

**Future Walnut Park  
Apartment Community**  
283 Units on 18.8 Acres

**Continental  
Properties (MF)**