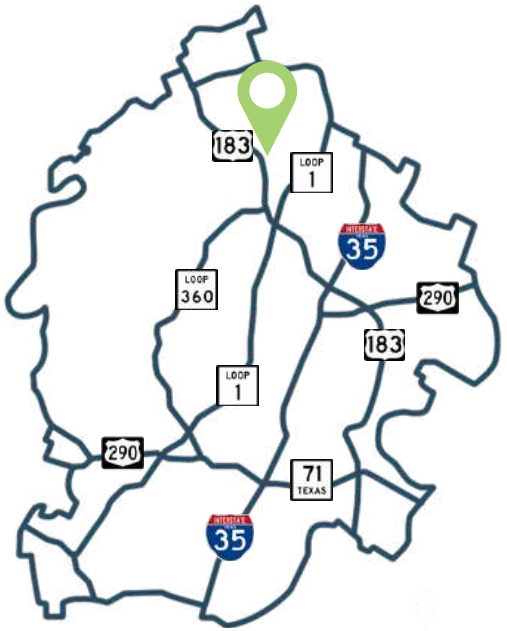
SPACE AVAILABLE

RIATA COMMONS

12221 RIATA TRACE PARKWAY | AUSTIN, TEXAS | 78727

Located along Riata Trace Parkway just off Highway 183, Riata Commons is **a high quality center** nestled into the surrounding neighborhoods. Residents enjoy an easily accessible retail center.



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COMMERCIAL REAL ESTATE

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RIATA COMMONS

AUSTIN, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

> This retail plaza is unique in that it is deep into residential neighborhoods, making it a true community center!
>
> *T. PALORI*

DEMOGRAPHICS

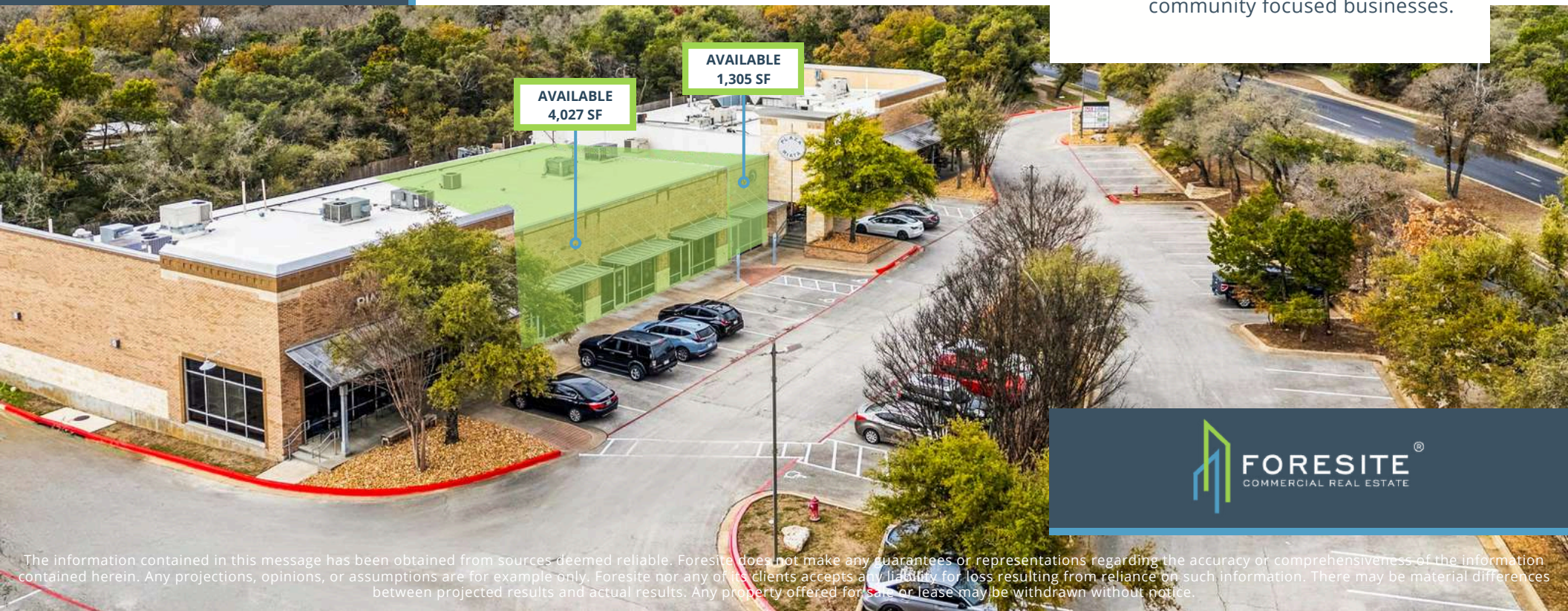
	1 Mile	3 Mile	5 Mile
Population	13,906	94,803	257,809
Household Income	$127,054	$146,083	$137,779
Households	6,388	45,601	117,193
Median Age	35.1	35.9	35.6

AREA EMPLOYERS

VISA, cisco, Sun microsystems, Lucent Technologies Bell Labs Innovations, hp, 3M, flex, Luminex NETWORK INTELLIGENCE, Apple

PROPERTY HIGHLIGHTS

1. With dense residential population surrounding the center, there's plenty of demand for local business
2. Theres a lack of commercial properties in the area creating a high barrier to entry for competing businesses.
3. Prime location for restaurants, medical, coffee, and other community focused businesses.



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RIATA COMMMONS

AUSTIN, TEXAS

PROPERTY SUMMARY

Building Size:	14,781 sf
Property Size:	2.48 acres
Year Built:	2004
Rental Rate:	Call broker
NNN Rate:	Call broker
Parking:	72 spaces
Zoning:	Commercial

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RIATA COMMONS

AUSTIN, TEXAS

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AVAILABLE SPACE

Suite Number	SF	Condition	
140	1,305	2nd Gen IT Store	Can combine for up to 5,332 sf
110	4,027	Former Autism Center	

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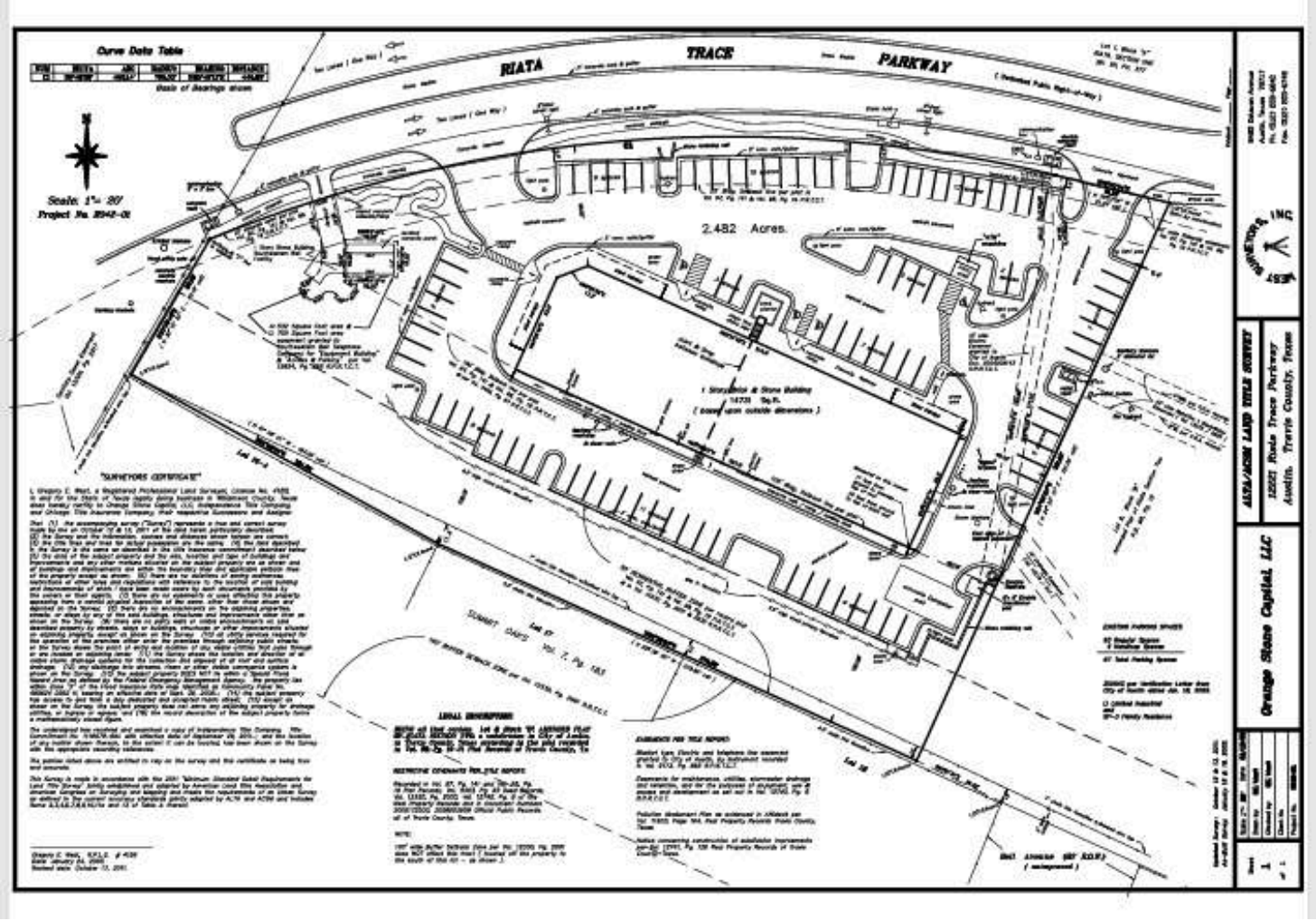

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
Bethany Babcock		bbabcock@foresitecre.com	(210) 816-2734
Designated Broker of Firm		E-Mail	Phone
Tristen Palori	717593	tpalori@foresitecre.com	(512) 856-4861
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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