

Springdale Shopping Center

7112 Ed Bluestein Blvd & 6901 Manor Rd,
Austin, TX 78723



SPRINGDALE SHOPPING CENTER SITE PLAN



NO.	RETAILER	SF	NO.	RETAILER	SF	NO.	RETAILER	SF
100	Carousal Pediatrics	14,960	180	Cal's Beauty Salon	1,500	250	KFC	2,220
110	Austin OBGYN	1,605	190	Rent-A-Center	4,688	260	Wingstop	2,400
120	T-Mobile	2,271	200	Tom's Liquor	1,500	270	Texas Low Cost Insurance	1,080
130	Ross	26,703	210	LOI/Lease Pending	1,000	280	Subway	1,337
140	O'Reilly Auto Parts	8,400	220	Dollar Tree	9,500	290	Available	1,338
150	H-E-B	43,186	230	dd's Discount	24,729	300	Pizza Patron	1,243
170	Chipotle	2,300	240A	LOI/Lease Pending	1,600	310	Cricket Wireless	1,242
175	Available	3,820	240B	Available	3,200	320	China Kitchen	1,945

SPRINGDALE
SHOPPING
CENTER
PHOTOS

CENTER HIGHLIGHTS

- Anchored by high-performing H-E-B
- Highly sought after east-Austin location
- 53% average household income growth from 2014-2020
- University Hills average home price stat
- The redevelopment of Austin's Mueller Airport beginning in 2004 fueled growth in East Austin, boosting average household incomes by 50%-100% within Springdale's trade area and increasing the population density within three miles of Springdale by 22.5% since 2010.
- 3-mile population growth of 22.5% from 2010-2022



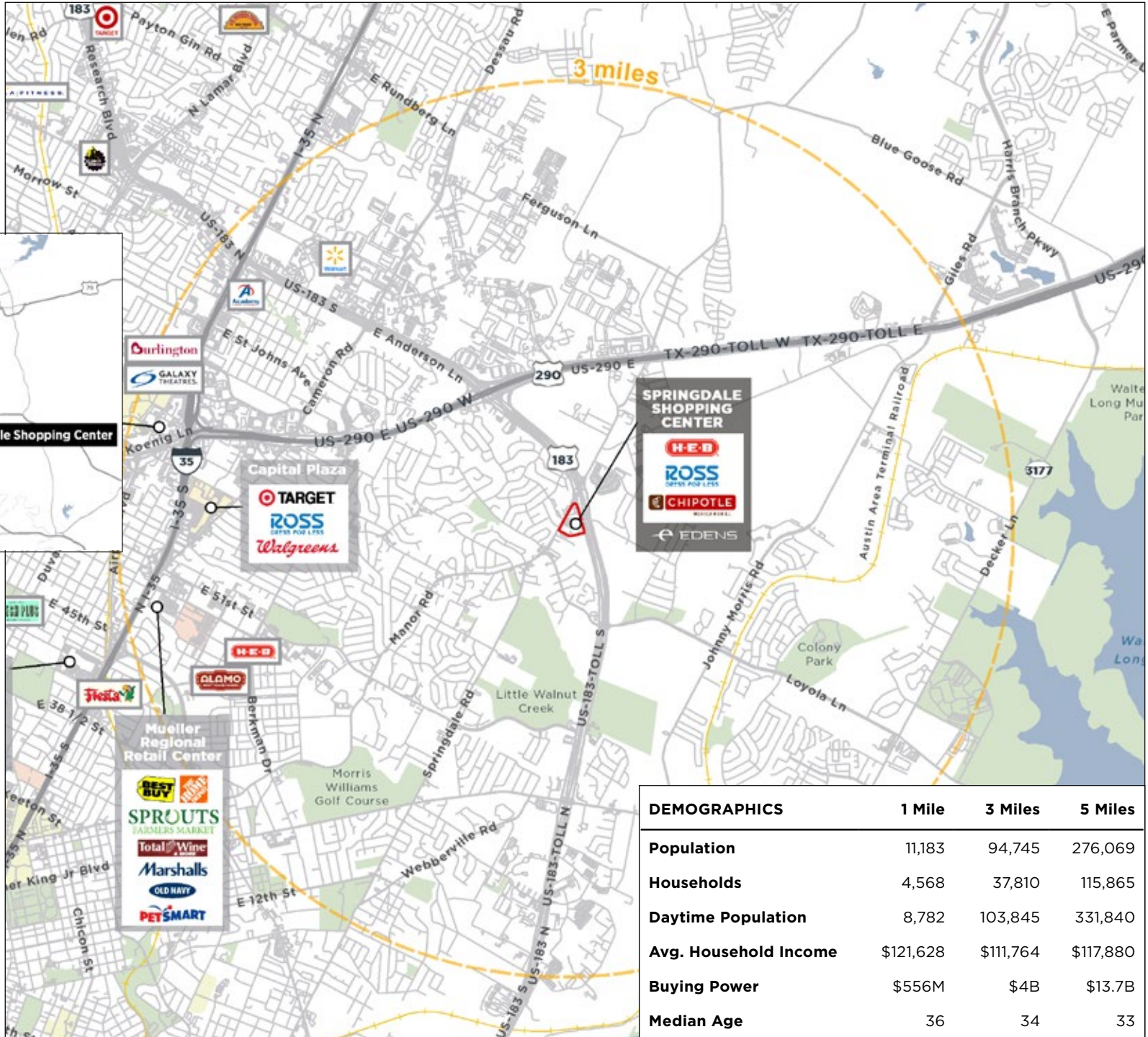
#1 HEB IN AUSTIN
HEB's Springdale location attracts the most visits per SF in Austin.



SPRINGDALE
SHOPPING
CENTER
AERIAL



**SPRINGDALE
SHOPPING
CENTER
TRADE AREA**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,183	94,745	276,069
Households	4,568	37,810	115,865
Daytime Population	8,782	103,845	331,840
Avg. Household Income	\$121,628	\$111,764	\$117,880
Buying Power	\$556M	\$4B	\$13.7B
Median Age	36	34	33

SPRINGDALE
SHOPPING
CENTER

REDEVELOPMENT
PHASE 1 UPDATE





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:
 - 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.

AMREIT REALTY INVESTMENT CORPORATION

464117

713-850-1400

*Licensed Broker /Broker Firm Name or
Primary Assumed Business Name*

License No.

Email

Phone

BRANDON SCHAWÉ

584425

BSCHAWÉ@EDENS.COM

713-850-1400

Designated Broker of Firm

License No.

Email

Phone

_____/_____/_____
Buyer/Tenant/Seller/Landlord Initials

Date