FOR LEASE

Creekside Square Shopping Center

CARR
Development, Inc.

joe@carrdevelopment.com
grant@carrdevelopment.com
5121 Bee Cave Rd., Suite 207
Austin, TX 78746
Phone: (512) 306-1771

PROPERTY INFO

- Join John William Interiors, Einstein Bagels, Jack Allen's Kitchen and Embellish Boutique in this 50,000 square foot retail development.
- Located at the Northeast corner of Anderson Lane and Shoal Creek Boulevard
- Lighted intersection
- One block East of Mopac (Loop 1)

RETAIL SPACE AVAILABLE

- Suite J: 7,144 square feet - divisible
- Suite K: 2,747 square feet
- Suites J & K: 9,891 square feet

RATES | NNN

- Please call for current lease rates | $8.06 psf NNN

AREA RETAILERS AND RESTAURANTS

hopdoddy BURGER BAR

COVER 3 DINING · SPIRITS · SPORTS

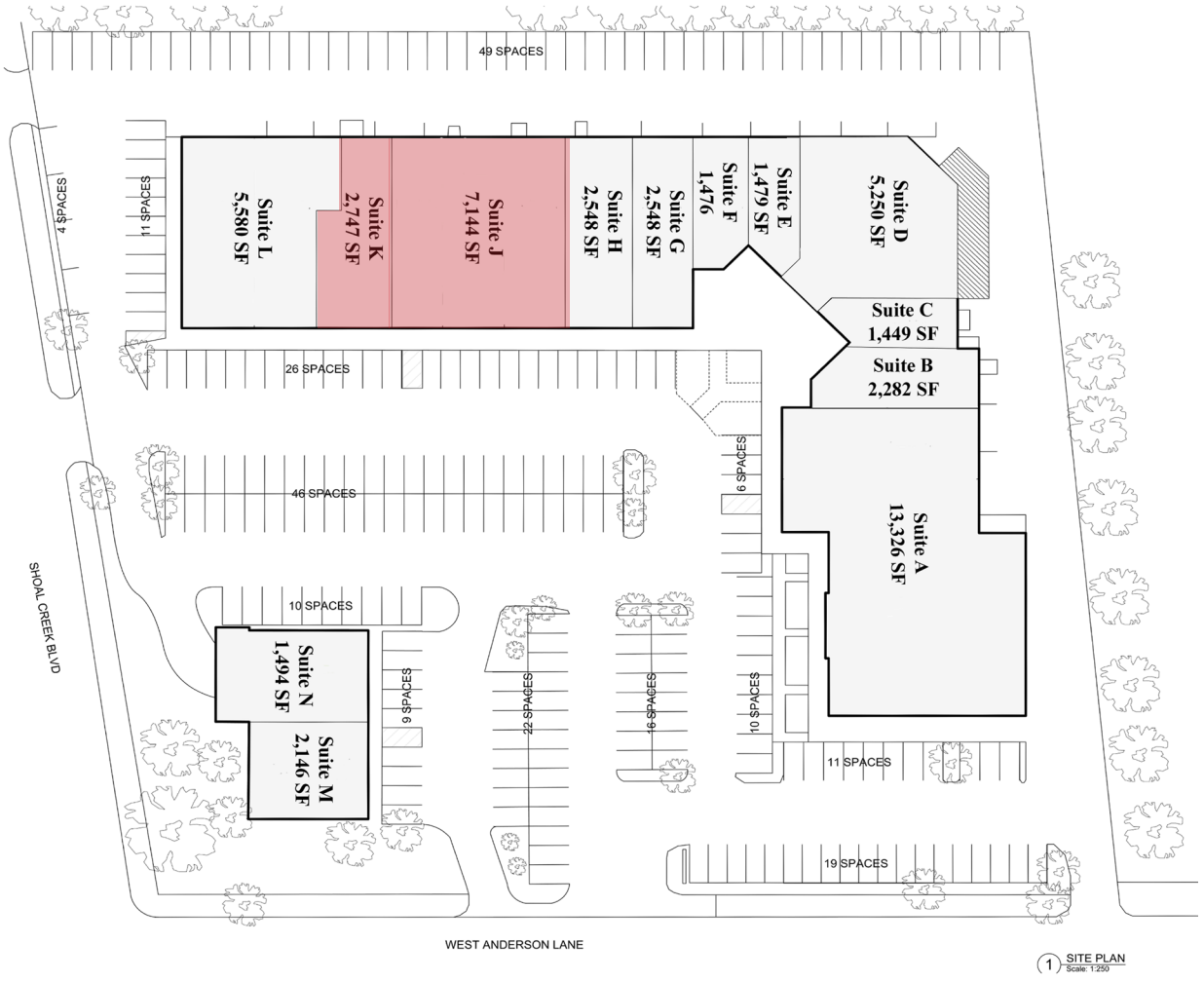
JACK ALLEN'S KITCHEN

BARTLETT'S

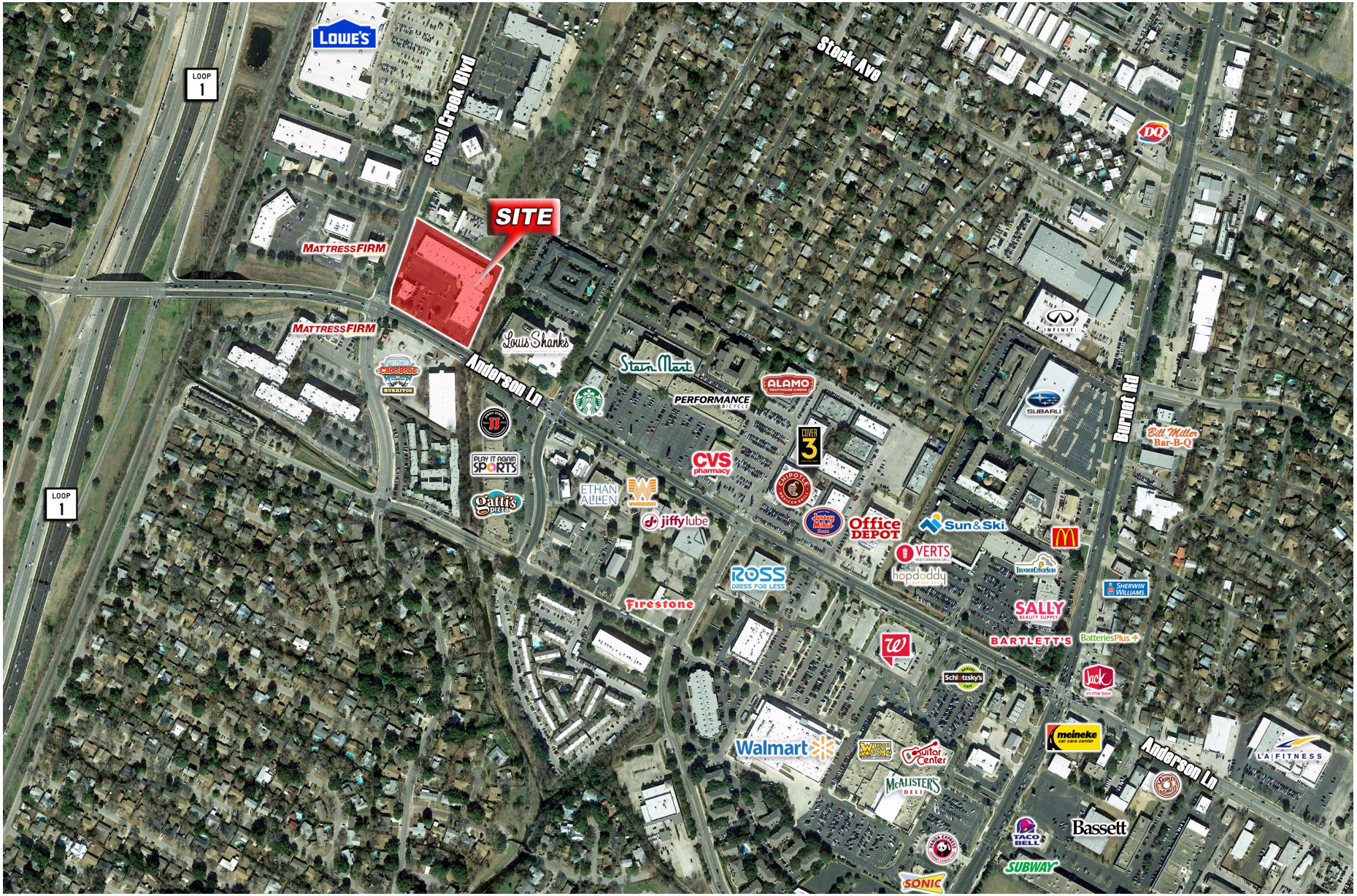
JOHN-WILLIAM INTERIORS

EINSTEIN BROS BAGELS HOT FRESH EVERY DAY

CREEKSIDE SQUARE
SITE PLAN



FOR LEASE | CREEKSIDE SQUARE | 3010 WEST ANDERSON LANE, AUSTIN, TX 78757



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www.carrdevelopment.com

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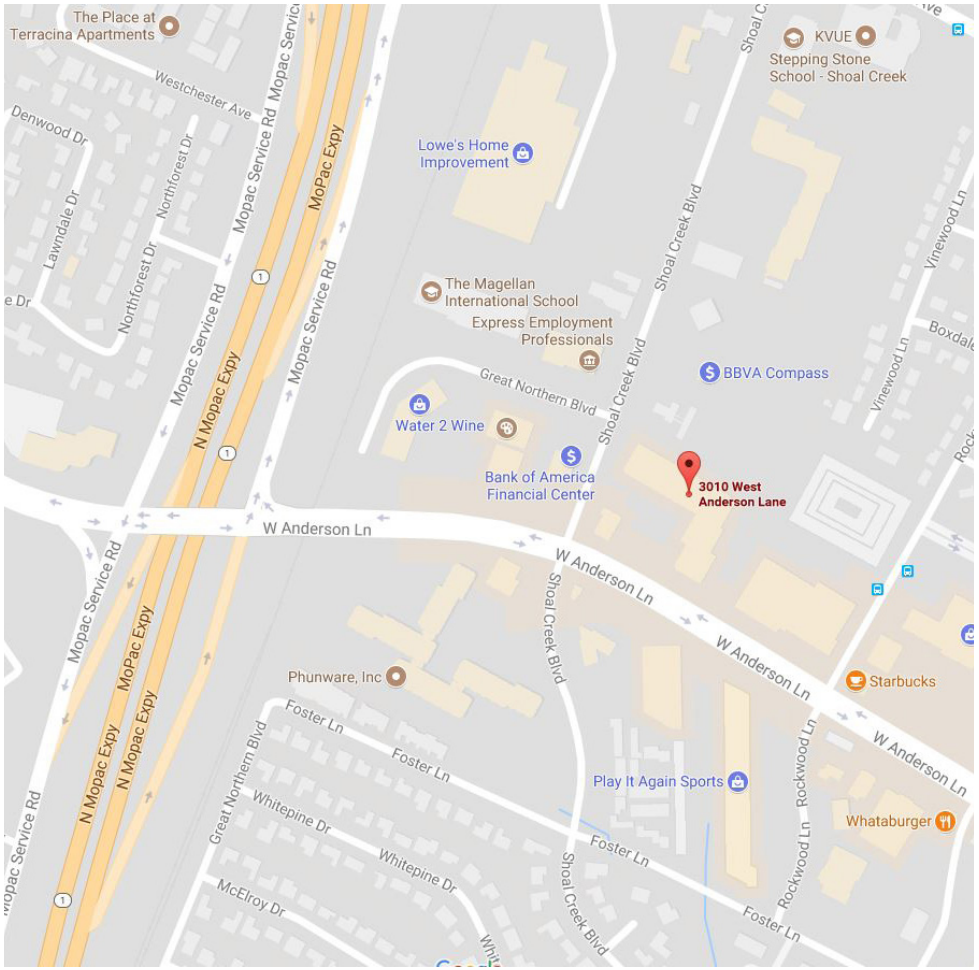
AREA INFO

2023 Demographics

	2 Mile	5 Mile	10 Mile
Total Population	62,325	321,243	907,444
2028 Population	64,176	330,669	946,036
Median Age	38.8	36.7	36.3
Avg HH Income	$105,009	$104,871	$108,796
Households	29,865	143,376	384,349

Traffic counts

US 183 N at Far West	224,434 vpd
Anderson Ln. at Shoal Creek	29,139 vpd



CONTACT US

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Carr Development, Inc.	**421475**	**info@carrdevelopment.com**	**(512)306-1771**
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

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

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