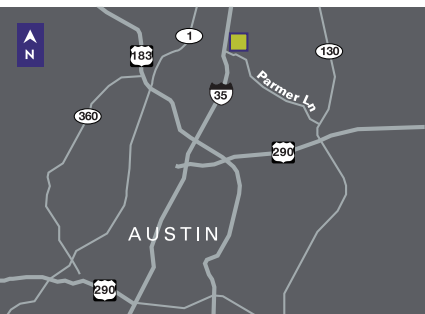


# ► TECH RIDGE COLLECTION

W Parmer Ln @ N Interstate 35 Frontage Rd in Austin, Texas 78753



ON THE DOMINANT INTERSECTION AT THE CORNER OF I-35 @ PARMER LN



VEHICLES PER DAY	
I-35 north of W Parmer Ln	<b>132,652</b>
I-35 south of W Parmer Ln	<b>164,136</b>
W Parmer Ln west of I-35	<b>65,909</b>
W Parmer Ln east of I-35	<b>47,148</b>

AVERAGE INCOME	
1 Mile	<b>\$99,600</b>
3 Miles	<b>\$109,596</b>
5 Miles	<b>\$112,248</b>

POPULATION	
1 Mile	<b>6,863</b>
3 Miles	<b>126,524</b>
5 Miles	<b>279,494</b>



Julia Alston

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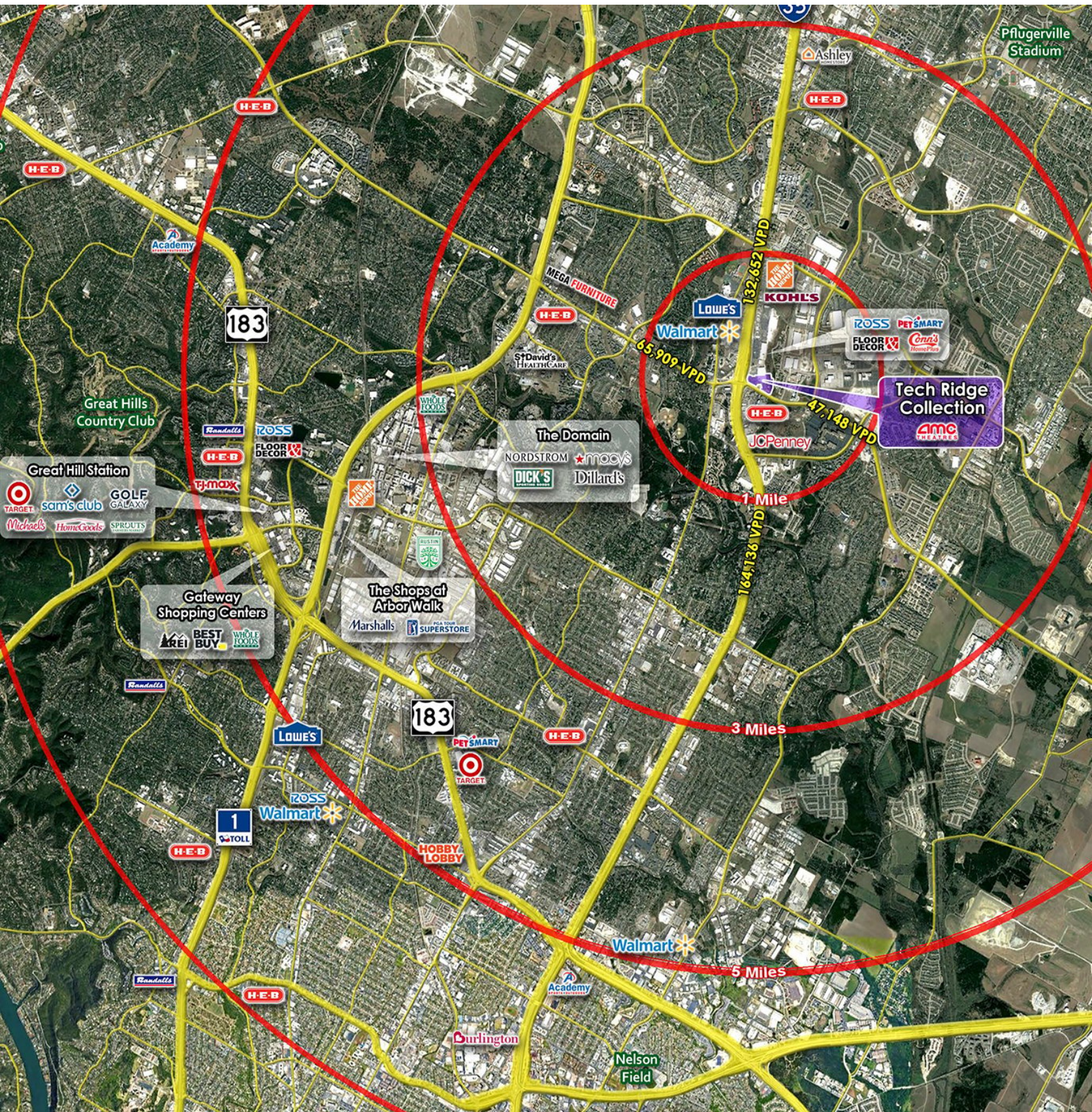


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POPULATION OF OVER 275,000 RESIDENTS WITHIN A 5-MILE RADIUS



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W Parmer Ln @ N Interstate 35 Frontage Rd in Austin, Texas 78753



7,691 SF • CAN BE DIVIDED



### Tenant List

Tenant	Address	SF/Acres
A  AMC Theatres	12625 N Interstate Hwy 35	
1  AVAILABLE	N Interstate Hwy 35	7,691

Available    Lease Pending    Executed



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/tech-ridge-collection](http://frpltd.com/properties/tech-ridge-collection)

Lat/Lon: 30.409/-97.672

Tech Ridge Collection Austin, TX 78753	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2023 Estimated Population	6,863	126,524	279,494	896,256
2028 Projected Population	7,114	133,960	297,333	991,233
2020 Census Population	6,814	123,590	273,297	856,187
2010 Census Population	5,469	99,526	229,494	690,235
Projected Annual Growth 2023 to 2028	0.7%	1.2%	1.3%	2.1%
Historical Annual Growth 2010 to 2023	2.0%	2.1%	1.7%	2.3%
2023 Median Age	32.8	33.5	33.8	34.3
<b>Households</b>				
2023 Estimated Households	3,676	53,887	119,159	364,525
2028 Projected Households	3,899	58,557	130,421	414,317
2020 Census Households	3,592	51,729	114,714	344,046
2010 Census Households	2,412	40,876	92,403	270,597
Projected Annual Growth 2023 to 2028	1.2%	1.7%	1.9%	2.7%
Historical Annual Growth 2010 to 2023	4.0%	2.4%	2.2%	2.7%
<b>Race and Ethnicity</b>				
2023 Estimated White	45.9%	44.7%	45.9%	52.6%
2023 Estimated Black or African American	14.9%	14.3%	12.7%	11.0%
2023 Estimated Asian or Pacific Islander	13.4%	11.5%	10.4%	11.8%
2023 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.1%	0.8%
2023 Estimated Other Races	25.1%	28.5%	29.9%	23.7%
2023 Estimated Hispanic	31.9%	36.5%	38.2%	30.2%
<b>Income</b>				
2023 Estimated Average Household Income	\$99,600	\$109,596	\$112,248	\$132,065
2023 Estimated Median Household Income	\$79,340	\$83,628	\$85,605	\$101,680
2023 Estimated Per Capita Income	\$53,426	\$46,750	\$47,933	\$53,879
<b>Education (Age 25+)</b>				
2023 Estimated Elementary (Grade Level 0 to 8)	3.9%	5.3%	6.9%	4.8%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.9%	4.7%	3.5%
2023 Estimated High School Graduate	16.3%	18.8%	19.0%	15.9%
2023 Estimated Some College	20.6%	18.4%	17.2%	16.6%
2023 Estimated Associates Degree Only	5.6%	5.9%	6.2%	6.5%
2023 Estimated Bachelors Degree Only	30.6%	31.5%	30.0%	32.5%
2023 Estimated Graduate Degree	19.8%	16.2%	16.0%	20.2%
<b>Business</b>				
2023 Estimated Total Businesses	414	4,672	12,735	44,100
2023 Estimated Total Employees	5,972	41,245	123,441	381,997
2023 Estimated Employee Population per Business	14.4	8.8	9.7	8.7
2023 Estimated Residential Population per Business	16.6	27.1	21.9	20.3



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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