

LANTANA PASS

7717 Southwest Parkway



RESTAURANT PAD AVAILABLE

Austin's Premier Class A Mixed-Use Development conveniently located in the southwestern submarket along Southwest Parkway next to YETI headquarters.

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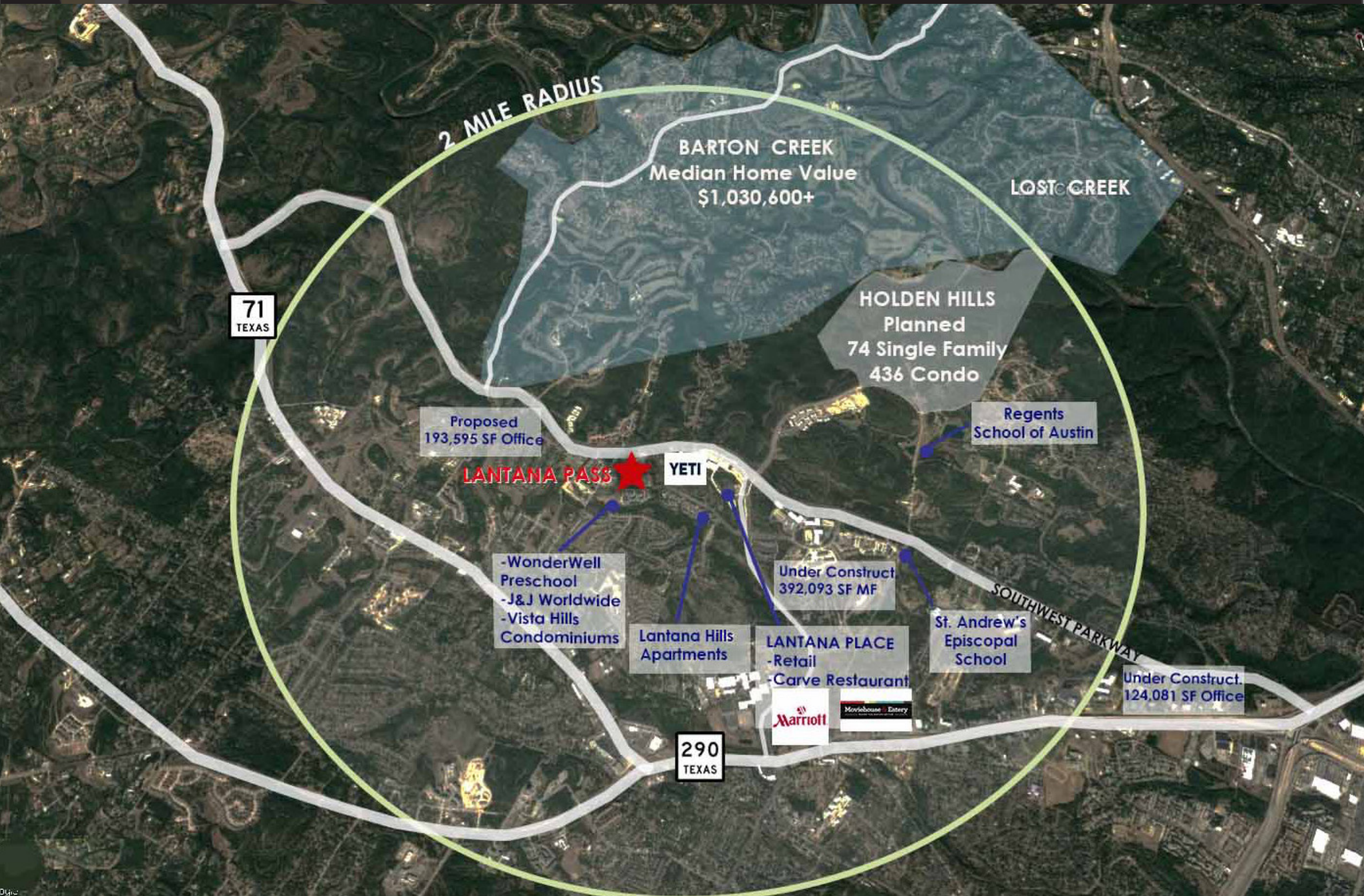


Capella Commercial, LLC

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

LANTANA PASS

7717 Southwest Parkway



2 MILE RADIUS

BARTON CREEK
Median Home Value
\$1,030,600+

LOST CREEK

HOLDEN HILLS
Planned
74 Single Family
436 Condo

71
TEXAS

Proposed
193,595 SF Office

Regents
School of Austin

LANTANA PASS

YETI

- WonderWell
Preschool
- J&J Worldwide
- Vista Hills
Condominiums

Under Construct
392,093 SF MF

Lantana Hills
Apartments

LANTANA PLACE
- Retail
- Carve Restaurant

St. Andrew's
Episcopal
School

SOUTHWEST PARKWAY

Under Construct.
124,081 SF Office

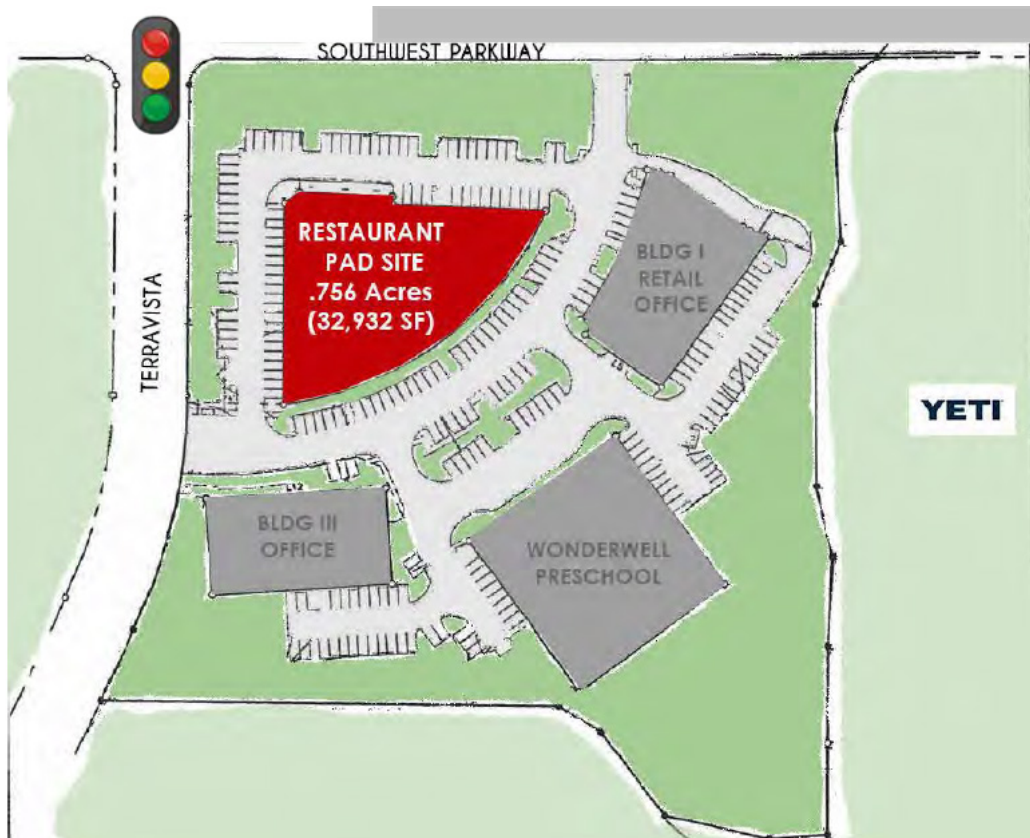
290
TEXAS



LANTANA PASS

7717 Southwest Parkway

Location



- Visibility from Southwest Parkway with signage available on facade and monument at Southwest Parkway, Lighted intersection situated at Southwest Parkway and Terravista.
- Located directly across from planned Holden Hills Development and only 1 Mile from Barton Creek Community
- Southwest Parkway is the main artery connecting Lakeway, Bee Cave, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by nearly 100K Class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
 - Yeti Headquarters (aprox 350 employees)
 - J&J Worldwide (aprox 350 employees)
- Foot Traffic from
 - WonderWell Preschool (85 Children Enrolled)
 - 30K SF Class A fully leased office & retail adjacent

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LANTANA PASS

7717 Southwest Parkway

Lakeway / Bee Cave

Location



LOCATION MAP

- Lantana Pass is situated at the lighted intersection of Southwest Parkway and Terravista.
- Southwest Parkway is the main artery connecting Lakeway, Bee Cave, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by Class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
- Located on the 'going to work' side of the parkway.



36,030
VPD
2018



2,093
1 Mile
Daytime
Employees

15,817
3 Mile
Daytime
Employees



4,471
1 Mile
Pop.

42,823
3 Mile
Pop.

123,456
5 Mile
Pop.



\$101,879
1 Mile
Average
HH Income

\$138,269
3 Mile
Average
HH Income

\$116,704
5 Mile
Average
HH Income

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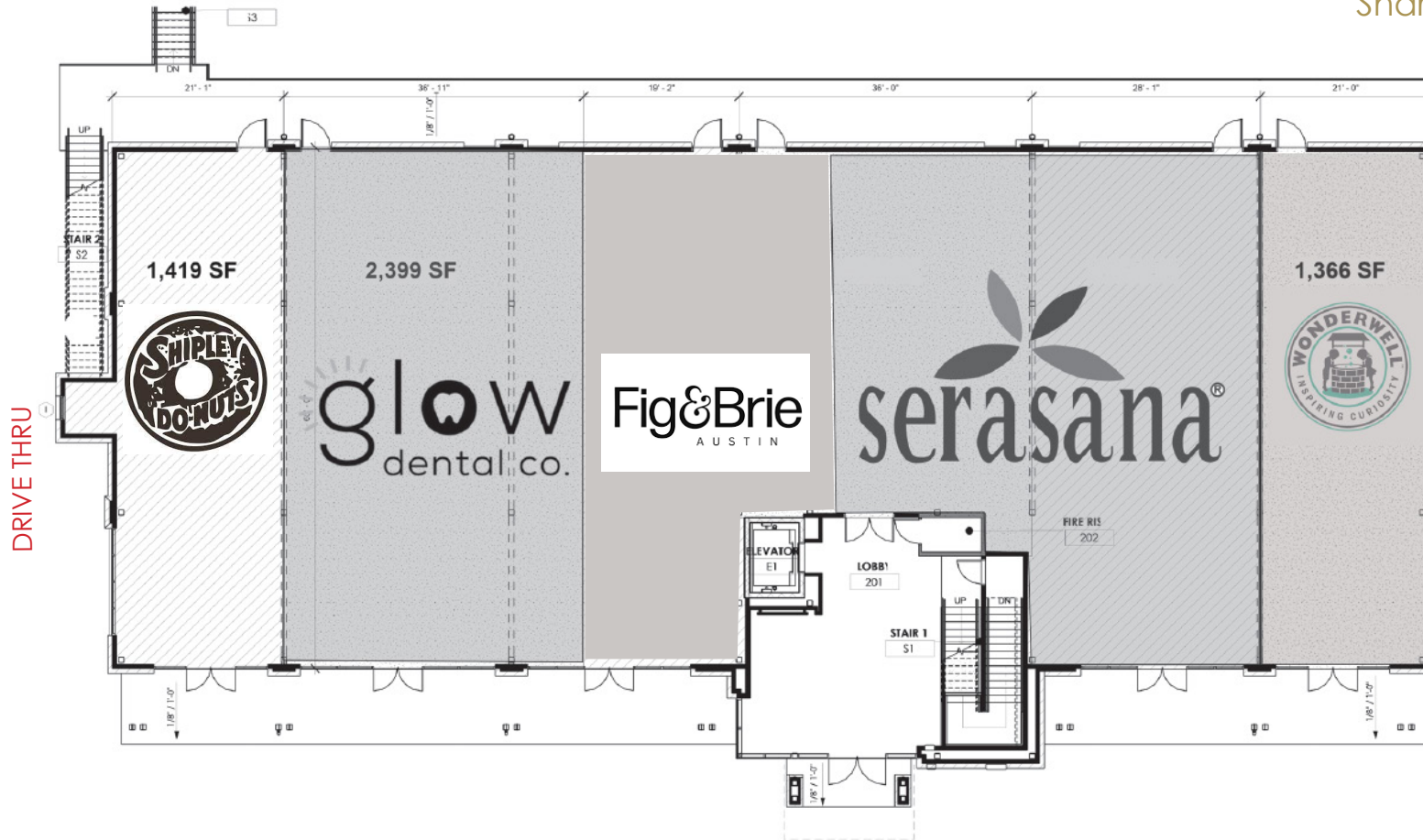
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Near by Lantana Retail
Shared Parking Lot



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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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 wriiting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in wriiting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Randall Beaman</u>	<u>392094</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>Randy Beaman</u>	<u>39209</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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