

Retail Space  
**FOR LEASE**

**EA  
ST**  
VILLAGE



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**FOR LEASE** | Featuring Retail, Restaurant, Hotels, Office, Single- and Multi-Family Residential

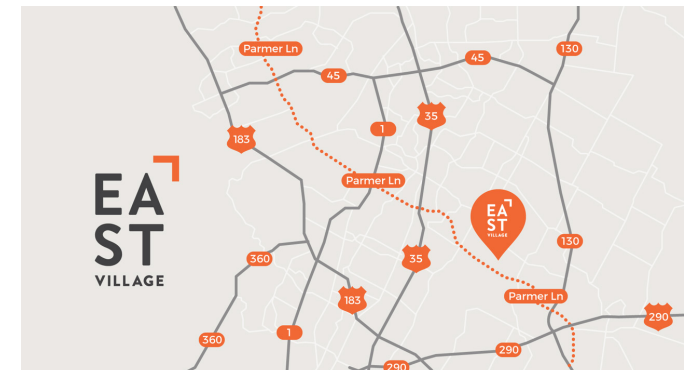
Retail and  
Restaurant  
Pads Available

Contact SRS  
Real Estate  
Partners

Rate

## About the Property

- The mixed-use urban center is alive during the day with entrepreneurial and corporate activity and features a rich local collection of retail and restaurants
- In the evening, the busling crowd of residents who live above the shops and businesses walk and dine throughout the downtown-like atmosphere
- EastVillage is a dynamic destination for the neighboring Tech Ridge area, the entire city of Austin and the nearby suburbs of Manor, Pflugerville, and Round Rock
- The suburban commercial, residential, and retail mix, surrounds a 1.5 acre village green, for gatherings, festivals, outdoor concerts and more









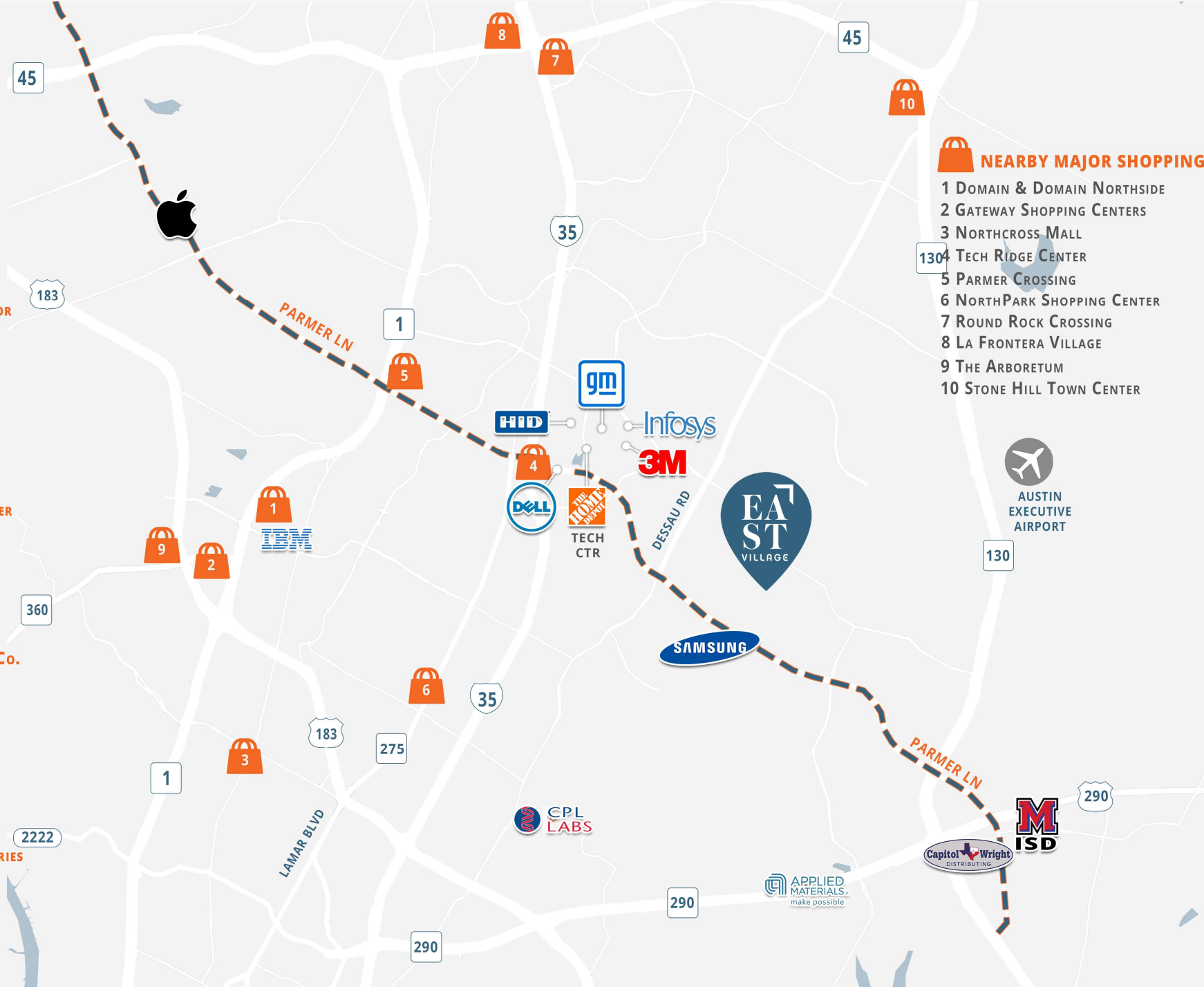
## EAST VILLAGE

### NEARBY MAJOR EMPLOYERS

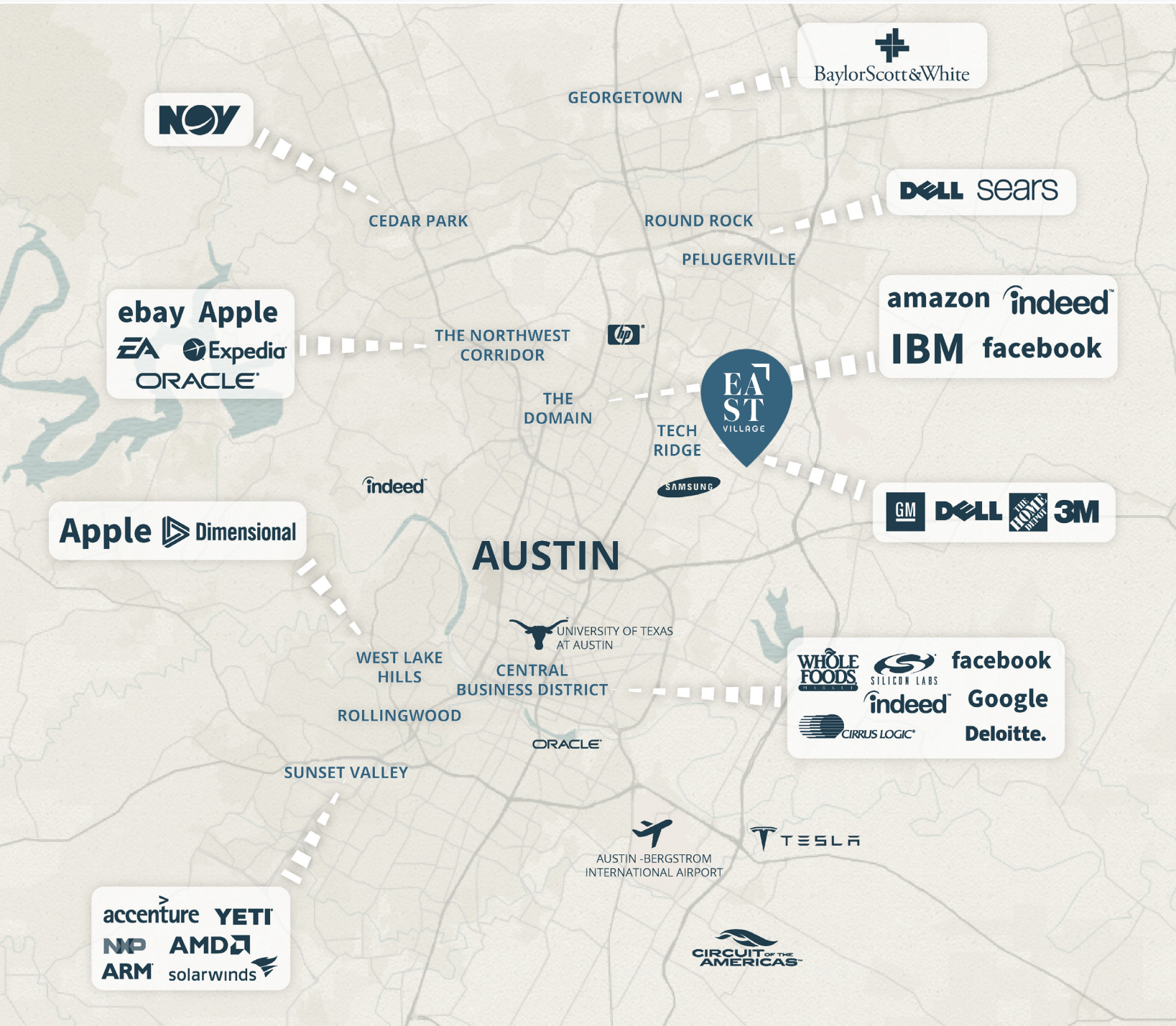
- SAMSUNG AUSTIN SEMICONDUCTOR**  
4,000 EMPLOYEES | 1.8 MILES
- DELL**  
12,000 EMPLOYEES | 3.3 MILES
- GENERAL MOTORS**  
2,200 EMPLOYEES | 3.9 MILES
- APPLE**  
7,000 EMPLOYEES | 8.3 MILES
- HOME DEPOT TECHNOLOGY CENTER**  
7,000 EMPLOYEES | 3.7 MILES
- 3M SCIENCE CENTER**  
800 EMPLOYEES | 3.6 MILES
- APPLIED MATERIALS**  
1,900 EMPLOYEES | 4.1 MILES
- CAPITOL WRIGHT DISTRIBUTING CO.**  
600 EMPLOYEES | 4.9 MILES
- MANOR ISD**  
1,800 EMPLOYEES | 4.9 MILES
- HID GLOBAL**  
3,000 EMPLOYEES | 4.1 MILES
- INFOSYS**  
500 EMPLOYEES | 4.0 MILES
- CLINICAL PATHOLOGY LABORATORIES**  
1,250 EMPLOYEES | 4.9 MILES
- IBM**  
6,000 EMPLOYEES | 7.8 MILES

### NEARBY MAJOR SHOPPING

- 1 DOMAIN & DOMAIN NORTHSIDE
- 2 GATEWAY SHOPPING CENTERS
- 3 NORTHCROSS MALL
- 4 TECH RIDGE CENTER
- 5 PARMER CROSSING
- 6 NORTH PARK SHOPPING CENTER
- 7 ROUND ROCK CROSSING
- 8 LA FRONTERA VILLAGE
- 9 THE ARBORETUM
- 10 STONE HILL TOWN CENTER







**DELL**

12,000

**amazon**

6,600

**Apple**

7,000

**IBM**

6,000

**ORACLE**

5,000  
(10K potential)

**TESLA**

10,000  
(planned)



# EAST

VILLAGE



1.5M SF Office Campus



435,000 SF Retail Space



3 Hotels with 450 Rooms



466 Single Family Homes



2,400 Multi-Family Units

**SITE  
PHASE I  
RETAIL**

**SAMSUNG**

+/-4,000 EMPLOYEES

SiteOne  
LANDSCAPE SUPPLY

ExtraSpace  
Storage

ELLIOTT ELECTRIC SUPPLY  
We Deliver...Lower Cost, Quality Products, & Personal Service

3-WAY  
TRUCKING & LOGISTICS, INC.

COMMERCE PARK @  
HARRIS BRANCH







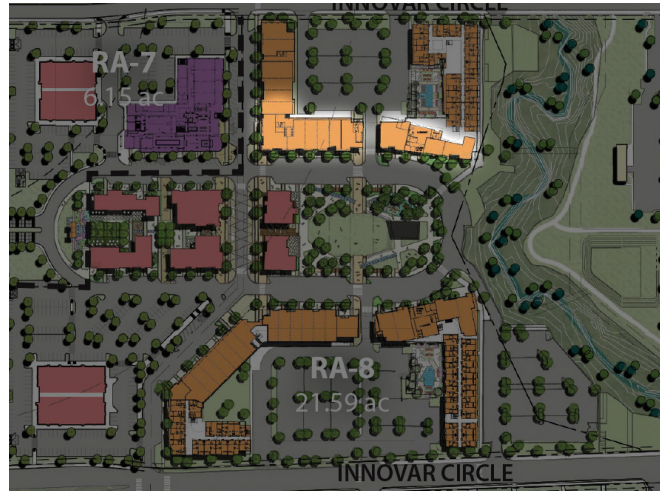


## Diagram Legend

- Commercial**  
Retail, Restaurant
- Hotel**
- Mixed - Use**  
Multifamily over Retail
- Multi Family Residential**  
3 and 4 story Garden Residential
- Single Family Residential**
- Office**

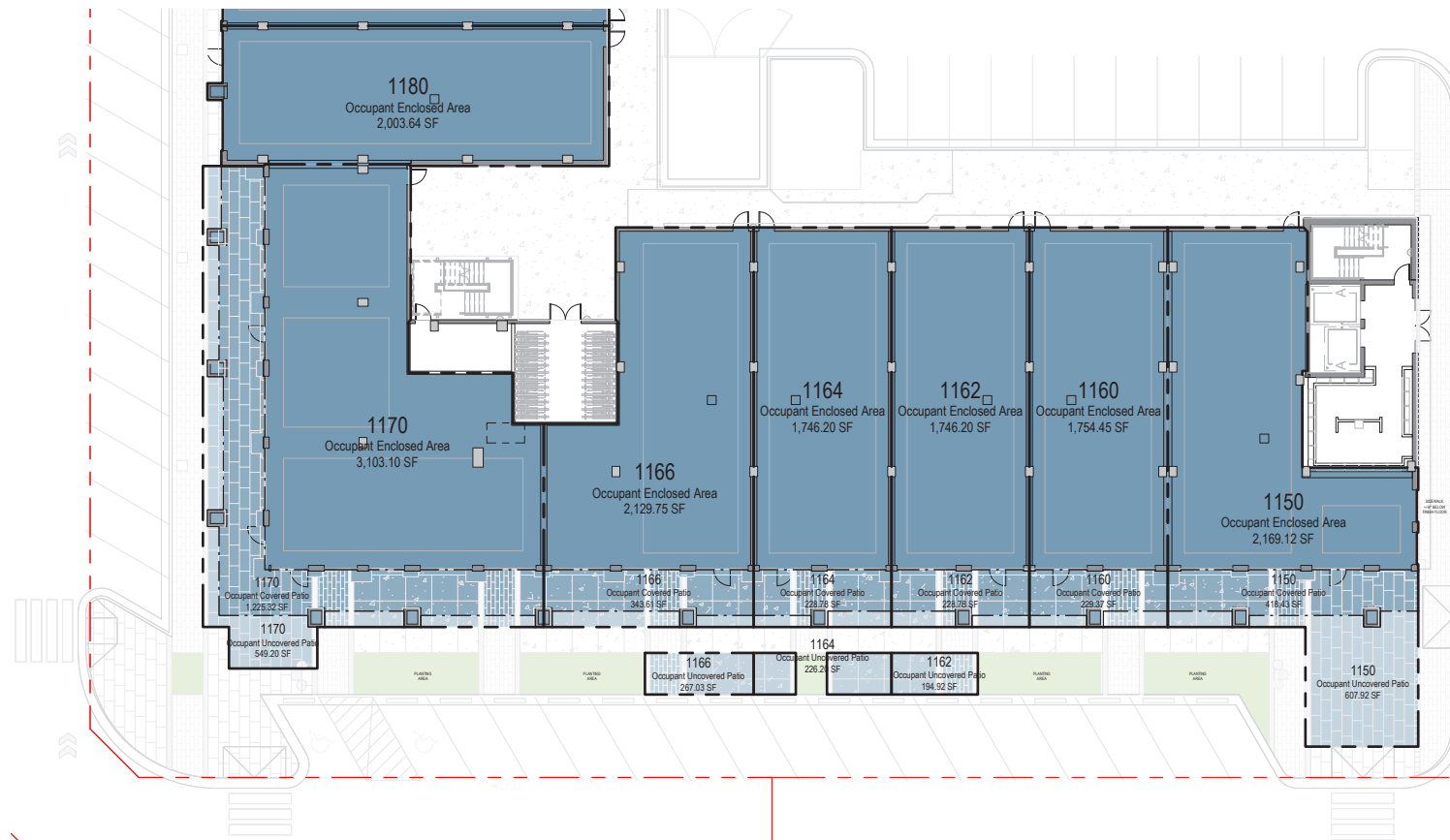


## BUILDING 1



**A** Suites 1150, 1160-1166, 1170, 1180

**B** Suites 1126, 1128, 1140



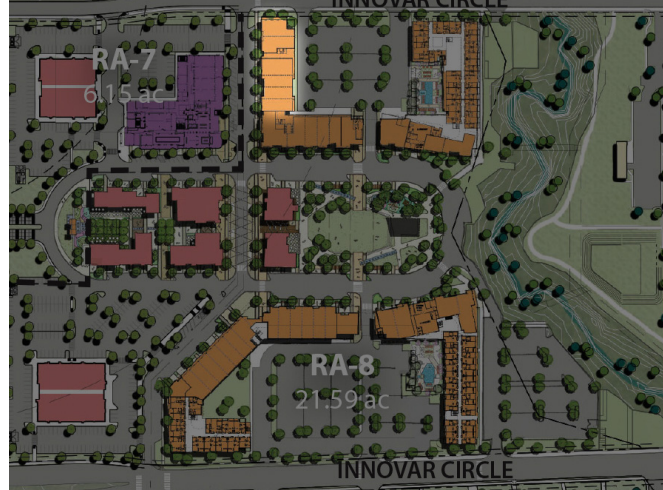
A



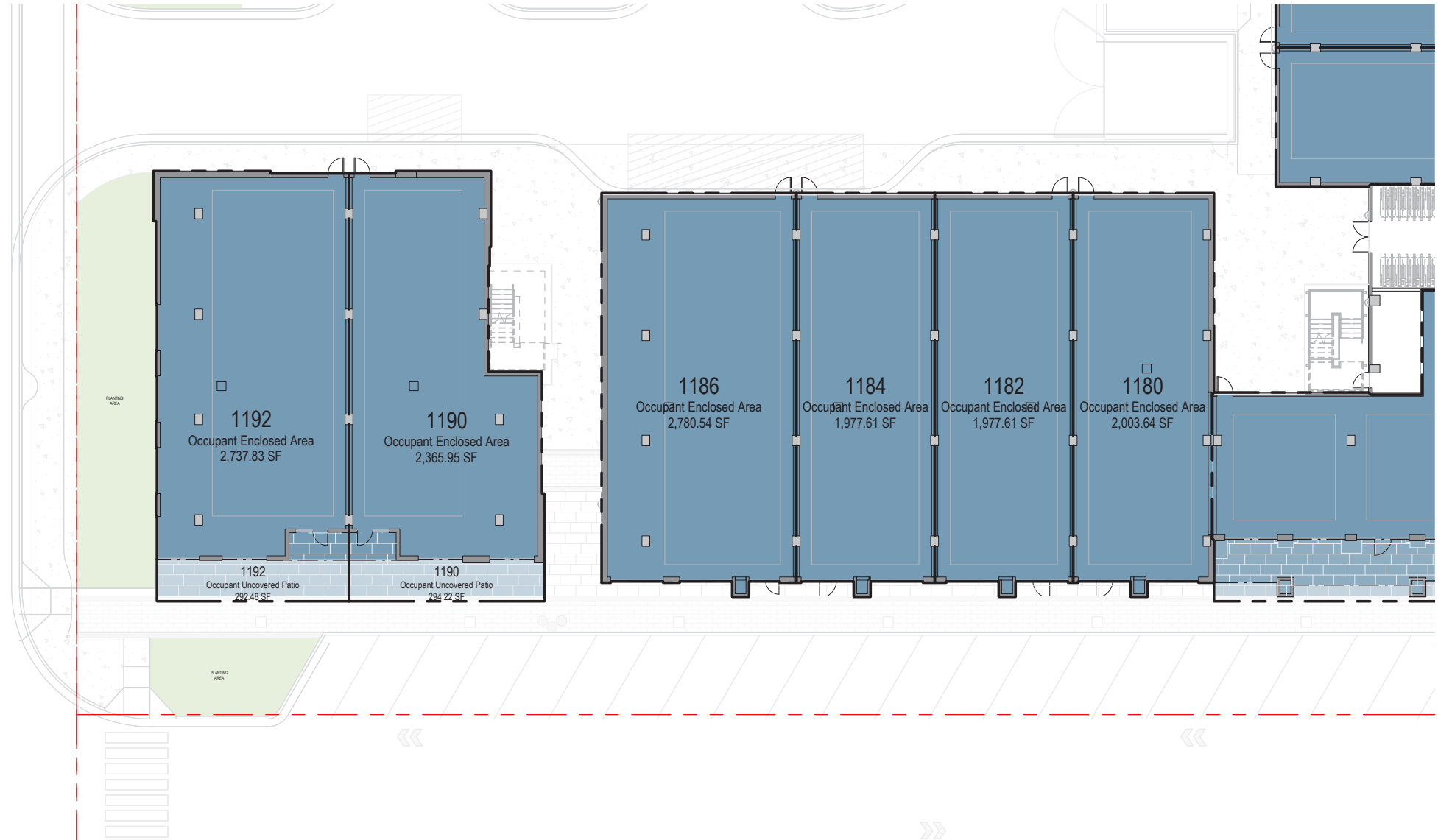
B



## BUILDING 1

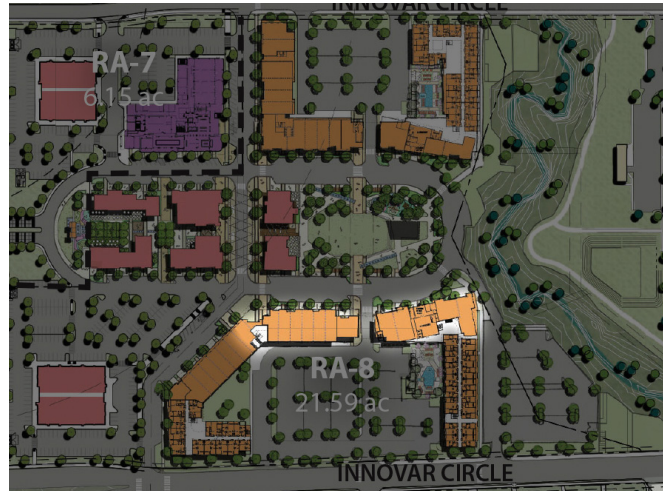


### Suites 1180-1186, 1190-1192





## BUILDING 2



**A** Suites 2140-2148, 2150-2152, 2160

**B** Suites 2120-2122, 2132-2134

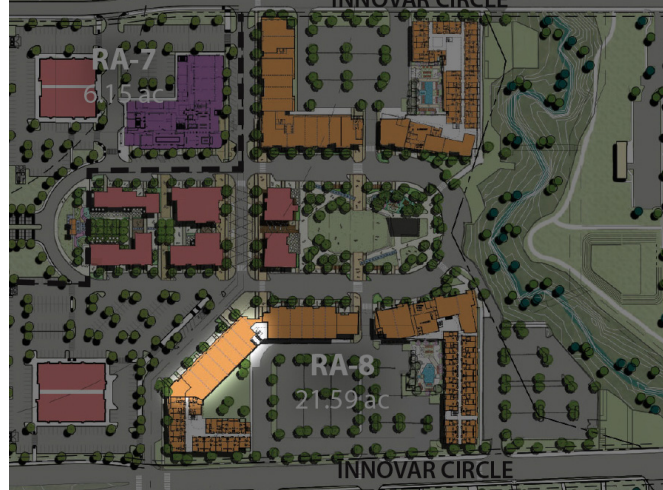


A

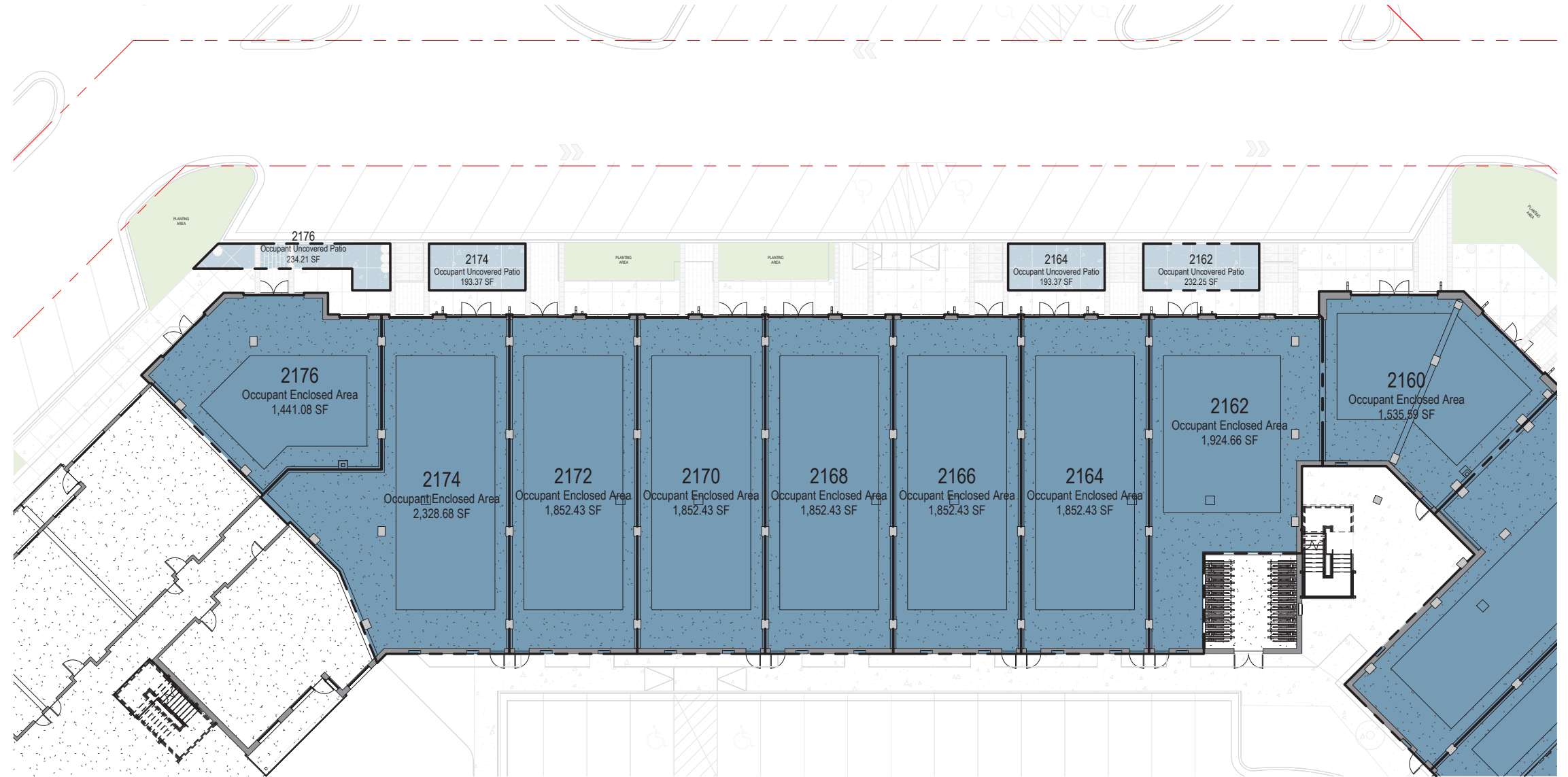
B



## BUILDING 2

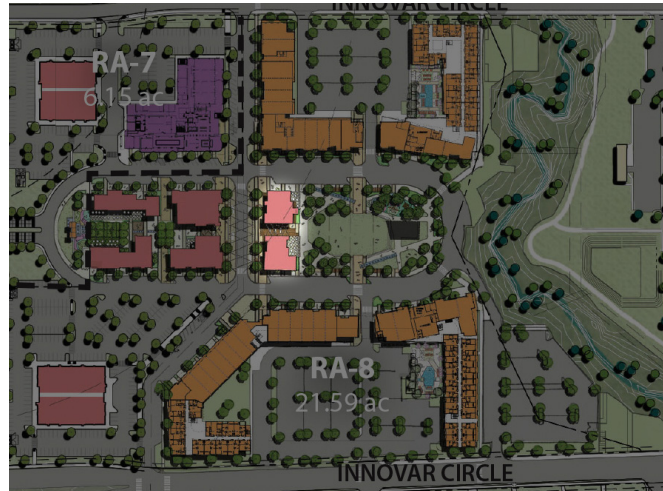


### Suites 2160-2168, 2170-2176





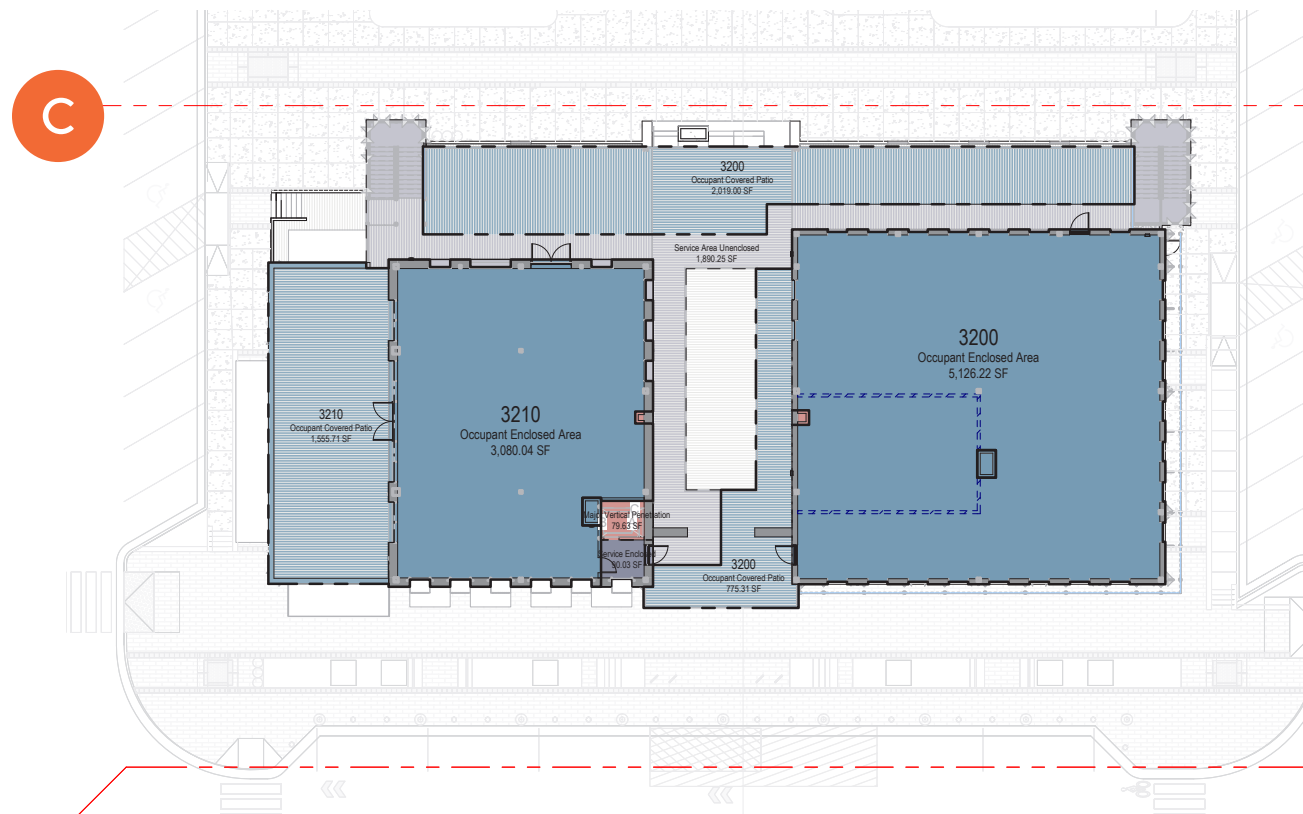
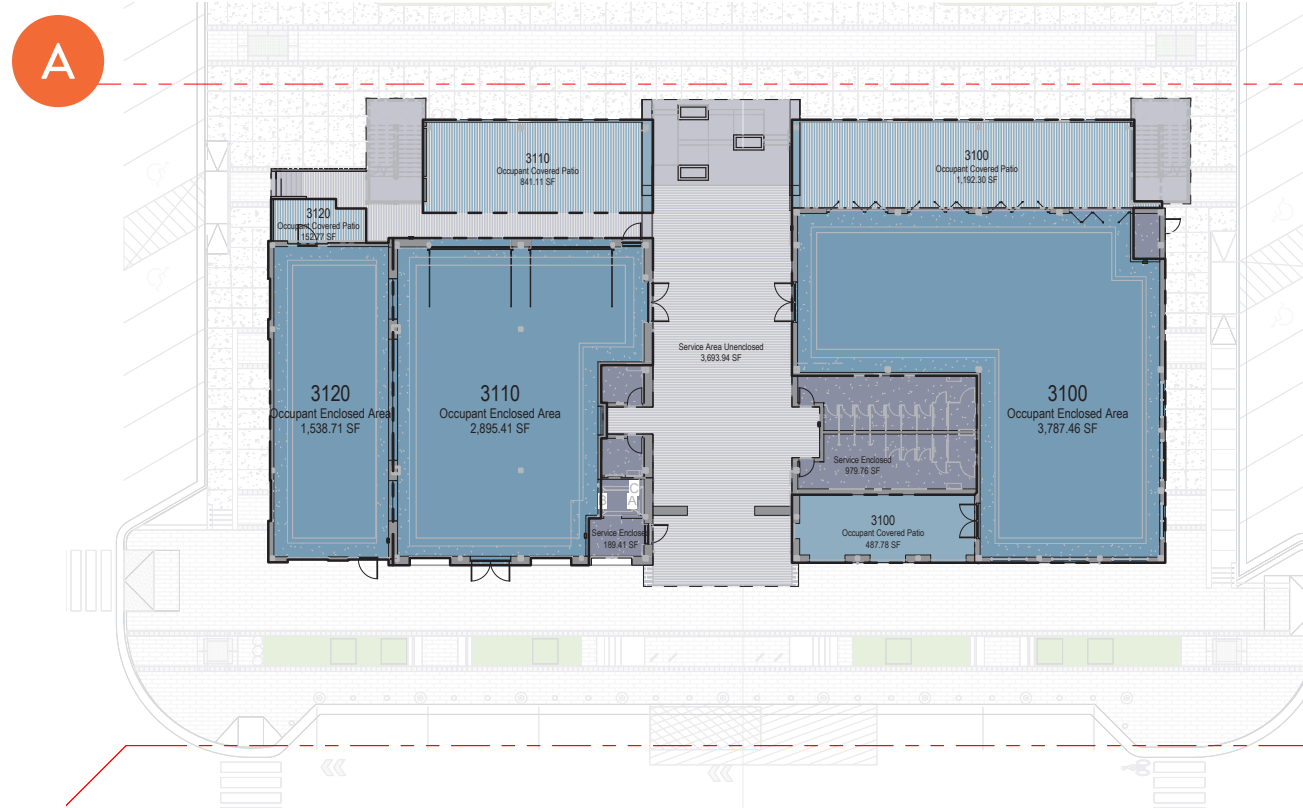
## BUILDING 3



**A** LEVEL 1  
Suites 3100, 3110, 3120

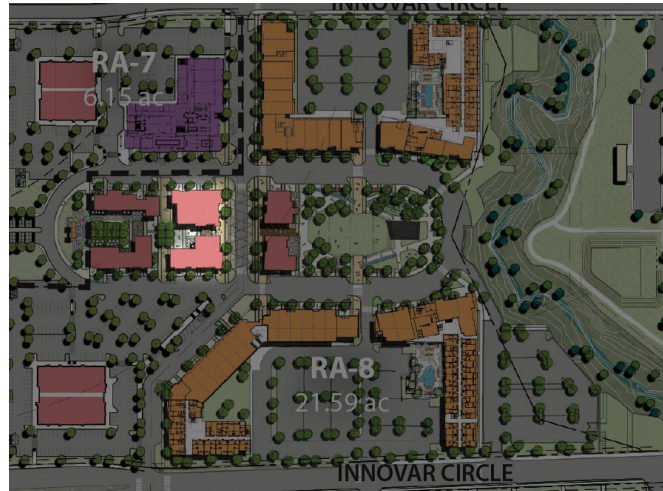
**B** LEVEL 1  
Suites 3000, 3010, 4000  
ALT with Front Patio

**C** LEVEL 2  
Suites 3200, 3210





## BUILDING 6



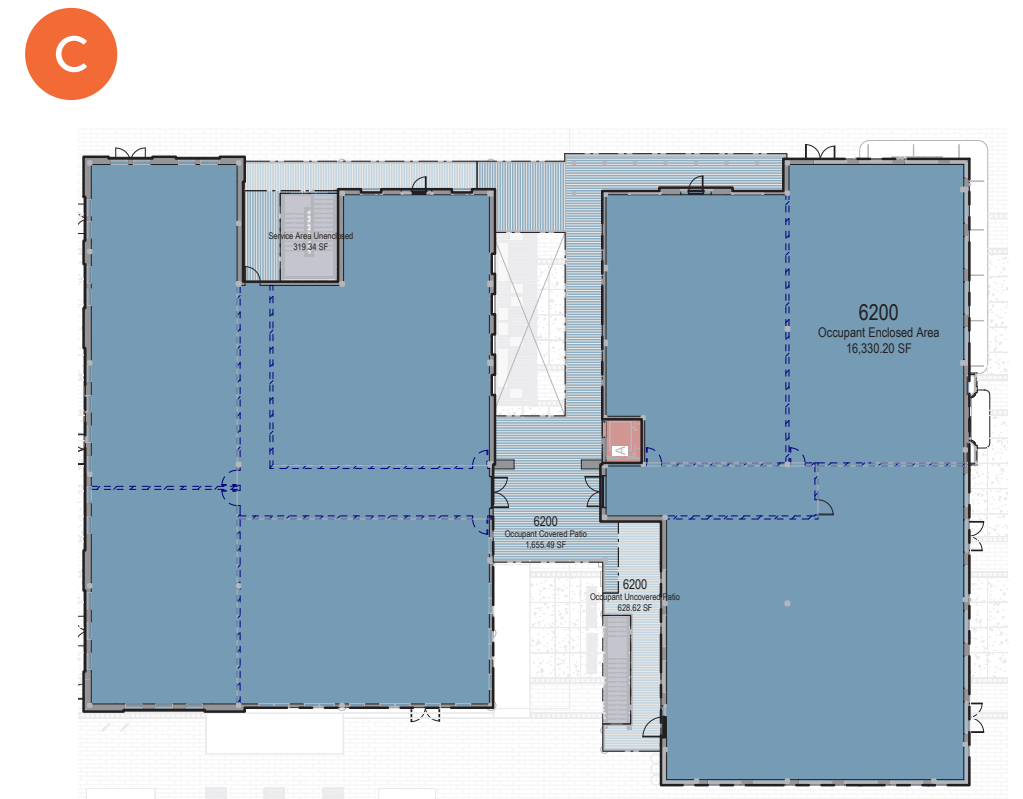
**A** LEVEL 1  
Suites 6100-6160



**B** LEVEL 2  
Suites 6200-6260

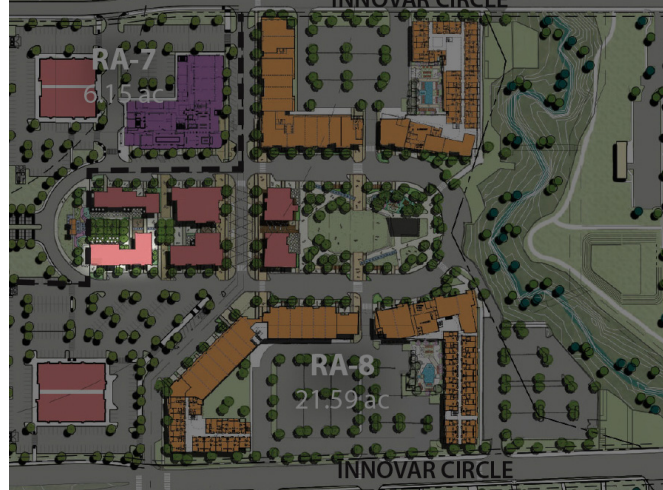


**C** LEVEL 2  
Single Tenant

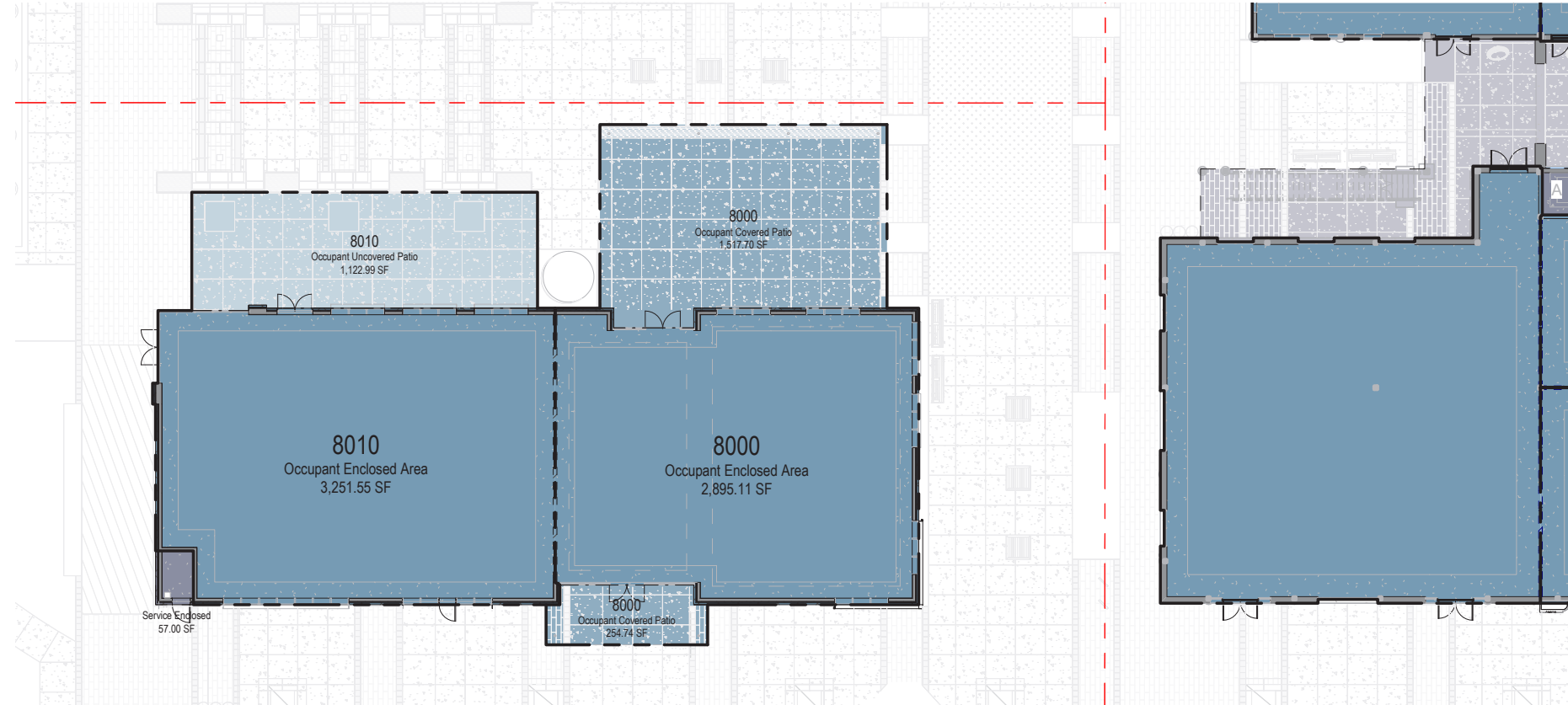




## BUILDING 8



### Suites 8000, 8010

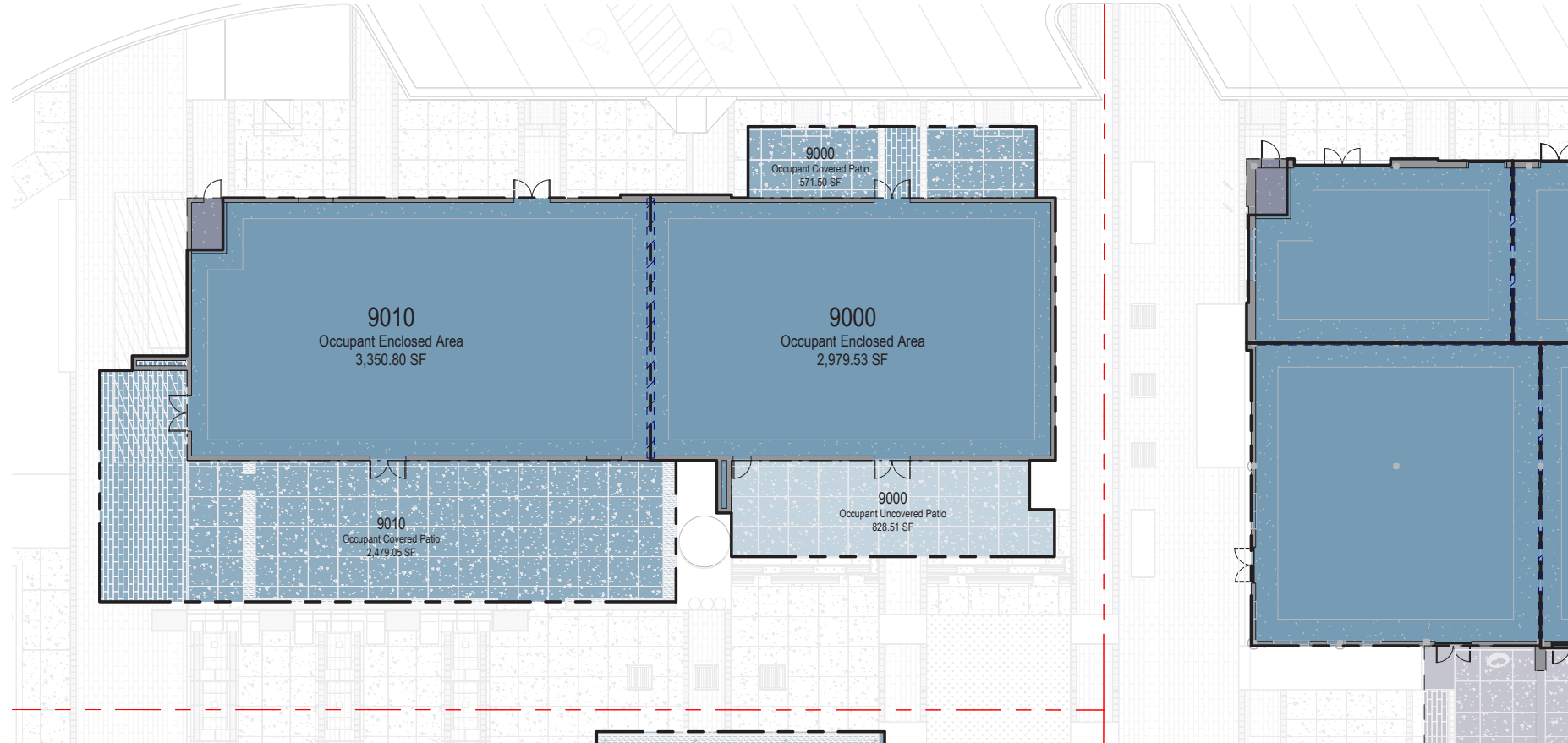




## BUILDING 9



### Suites 9000, 9010



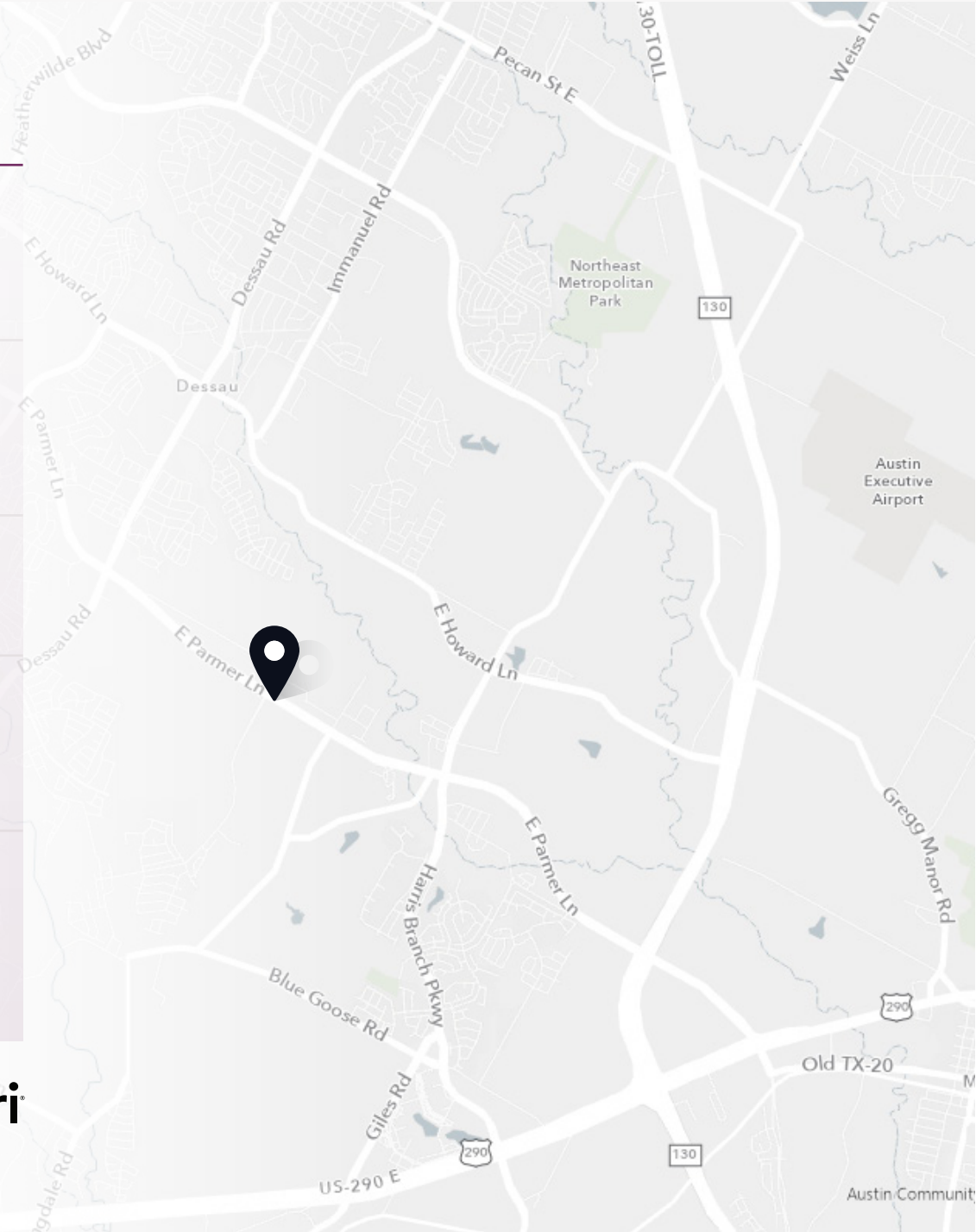


## Demographic Highlights

Population	1 mile	3 miles	5 miles
2021 Estimated Population	1,751	51,489	195,877
2026 Projected Population	2,035	56,734	212,478
Projected Annual Growth Rate 2021 to 2026	3.05%	1.96%	1.64%
Daytime Population			
2021 Daytime Population	1,972	45,351	181,995
Workers	1,075	21,475	88,826
Residents	897	23,876	93,169
Income			
2021 Est. Average Household Income	\$83,130	\$94,980	\$83,067
2021 Est. Median Household Income	\$65,499	\$76,840	\$63,070
Households & Growth			
2021 Estimated Households	458	18,820	70,183
2026 Estimated Households	530	20,733	75,895
Projected Annual Growth Rate 2021 to 2026	2.96%	1.95%	1.58%
Race & Ethnicity			
2021 Est. White	48%	49%	51%
2021 Est. Black or African American	15%	16%	15%
2021 Est. Asian or Pacific Islander	13%	16%	11%
2021 Est. American Indian or Native Alaskan	1%	1%	1%
2021 Est. Other Races	17%	14%	18%
2021 Est. Hispanic	42%	35%	45%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**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.

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Will Majors	508128	will.majors@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

**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 an 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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# EAST<sup>7</sup>

VILLAGE



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