



# EA ST VILLAGE

RETAIL, DINING AND  
ENTERTAINMENT OPPORTUNITIES

AUSTIN • TEXAS



# A NEW ANTHEM FOR AUSTIN

## 425-ACRE MASTER PLAN

Tune in to the heart and soul of Austin's Upper East at EastVillage, where an upbeat mix of retail, residences, offices, entertainment, and greenspace create a harmonious way of life for the next generation of Austinites to discover.

**350K SF**  
RETAIL & RESTAURANT

**37K SF**  
GROCERY STORE

**38K SF**  
ENTERTAINMENT SPACE

**2,400**  
MULTI-FAMILY HOMES

**466**  
SINGLE-FAMILY HOMES

**1.5M SF**  
LIFE SCIENCES/OFFICE SPACE

**3**  
HOTELS

**417**  
HOTEL ROOMS

**1.5-ACRE**  
VILLAGE GREEN + CONCERT PAVILION

**150-ACRE**  
NATURE PRESERVE

**5+ MILES**  
HIKE & BIKE TRAILS





THE MIXED-USE, URBAN CENTER IS ALIVE DURING THE DAY  
WITH ENTREPRENEURIAL AND CORPORATE ACTIVITY AS WELL  
AS A RICH LOCAL COLLECTION OF RETAIL AND RESTAURANTS.



RETAIL



IN THE EVENING, THE BUSTLING CROWD OF RESIDENTS WHO LIVE ABOVE THE SHOPS AND BUSINESSES WALK AND DINE THROUGHOUT THE DOWNTOWNLIKE ATMOSPHERE.



# RESTAURANTS

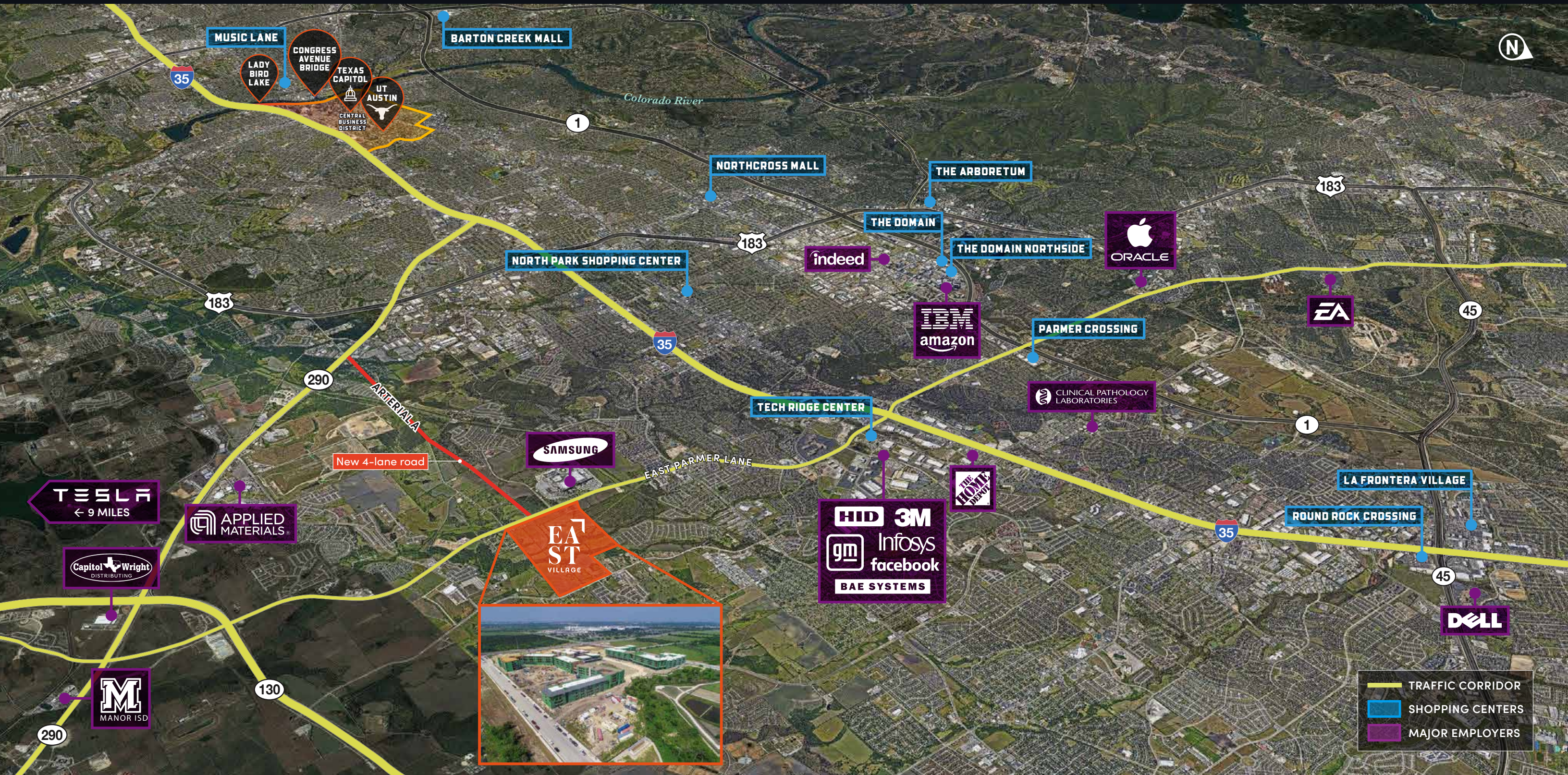
**EASTVILLAGE PINPOINTS A NEW CULTURAL AND BUSINESS  
CORNERSTONE OF AUSTIN'S UPPER EAST SIDE, WHERE URBAN  
DENSITY AND EXPANSIVE GREEN SPACES COMMINGLE WITH  
LIFE, WORK, AND ENTERTAINMENT.**





Austin's explosive growth and appetite for commercial, residential and retail expansion make the city's Upper East Side the new coveted district for development and the new frontier for the best elements of Austin to come together.

EastVillage is a dynamic destination for the entire city of Austin and nearby suburbs of Manor, Pflugerville, and Round Rock - giving a stage to the region's growing evolution of tech innovation and providing a dynamic destination for professionals based in nearby headquarters.





**LOCATED EAST ON PARMER LANE** across from Samsung's Austin corporate complex, EastVillage provides an anchor to the Tech Ridge corridor that includes Dell, General Motors, 3M and a growing number of tech start-ups.

Just inside of Loop 130, the city-center concept of EastVillage is convenient for the exploding employee presence and corporate business activity in the surrounding five-mile radius, and it's a fast 20-minute drive to the Austin-Bergstrom International Airport.

Within 10 miles



**800K**

TOTAL POPULATION



**900K**

DAYTIME POPULATION



**32.8**

MEDIAN AGE



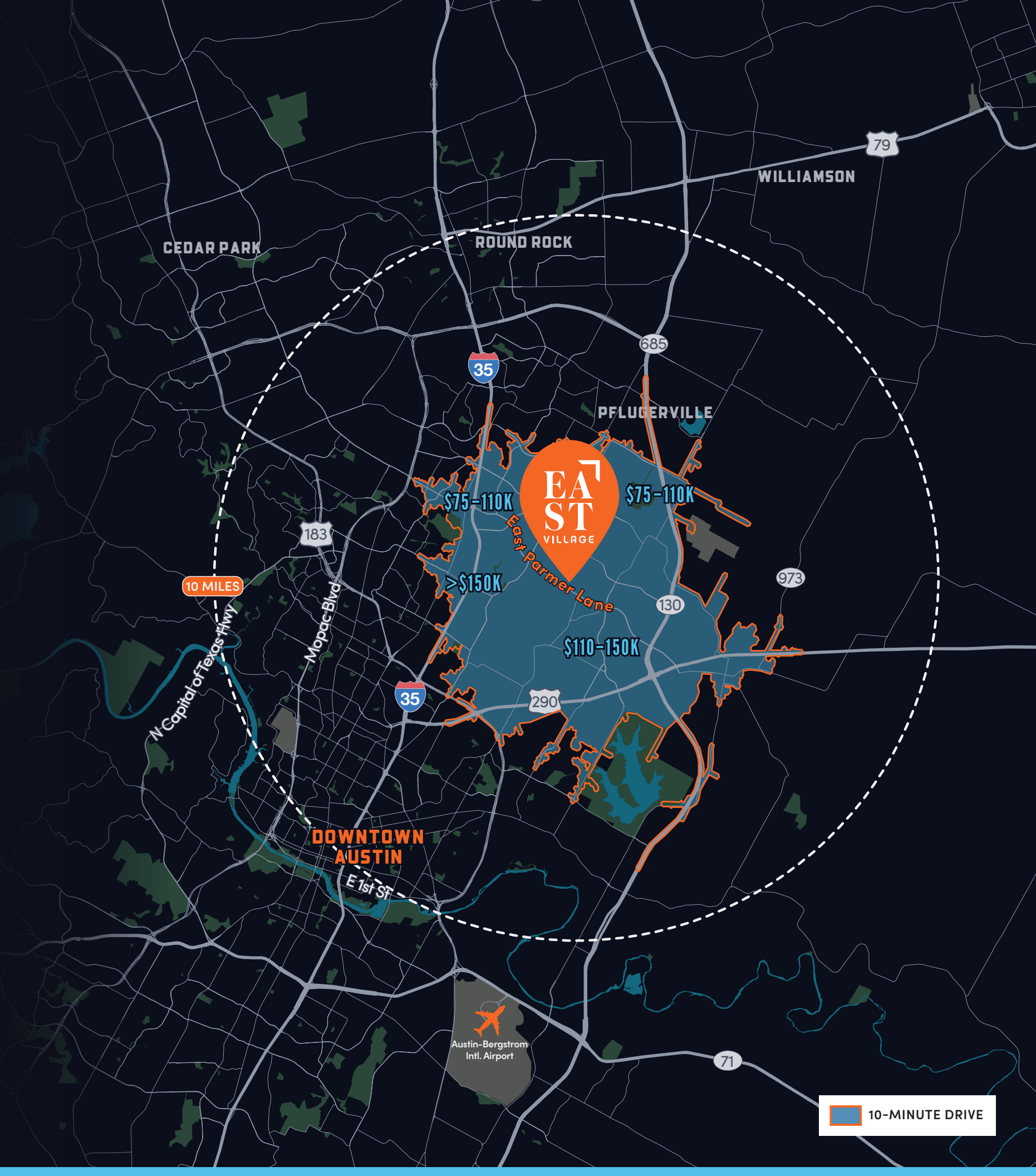
**332K**

EXISTING HOUSING UNITS



**\$115K**

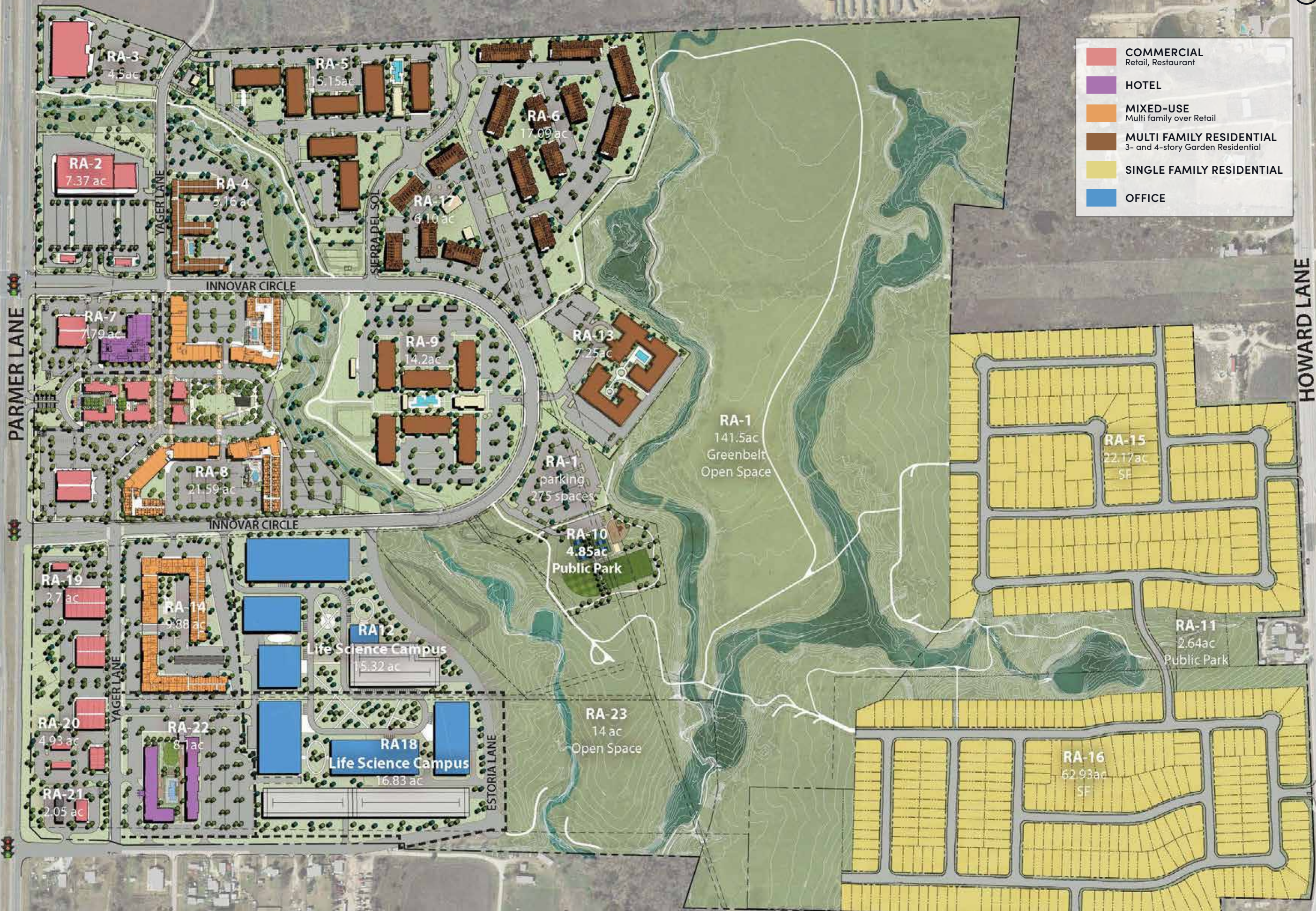
AVG. HOUSEHOLD INCOME



10-MINUTE DRIVE



- COMMERCIAL**  
Retail, Restaurant
- HOTEL**
- MIXED-USE**  
Multi family over Retail
- MULTI FAMILY RESIDENTIAL**  
3- and 4-story Garden Residential
- SINGLE FAMILY RESIDENTIAL**
- OFFICE**





**EA  
ST  
VILLAGE**

**FOR RETAIL LEASING**

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**NEWMARK**