

The background features a dark blue, stylized graphic of a mountain range or hills, with several peaks and valleys. The peaks are rendered with a series of parallel lines, creating a sense of depth and texture. The overall color palette is dark blue and black, with accents of orange and white.

EAST VILLAGE

RETAIL, DINING AND
ENTERTAINMENT OPPORTUNITIES

3500 E PARMER LANE
AUSTIN, TEXAS

FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL



TABLE OF CONTENTS

A New Anthem for Austin	1	Buildings 3, 6, 8 & 9	11	Buildings 10 & 12	18
By the Numbers	2	Building 3 • Level 1	12	Building 10	19
Community Features	3	Building 3 • Level 2	13	Building 12	20
Buildings 1 & 2	4	Building 6 • Level 1	14	Multi-Family Communities	21
Building 1A	5	Building 6 • Level 2	15	Single-Family Developments	22
Building 1B	6	Building 8	16	Major Employers	23
Building 1C	7	Building 9	17	Trade Area Demographics	24
Building 2A	8			Let's Connect	25
Building 2B	9				

Brett W. Carr
512.560.2910 | bcarr@gwptx.com

Nathan Curley
512.535.8126 | ncurley@gwptx.com



FOR LEASE

RETAIL, RESTAURANT, HOTELS, OFFICE, SINGLE-AND MULTI-FAMILY RESIDENTIAL



A NEW ANTHEM FOR AUSTIN

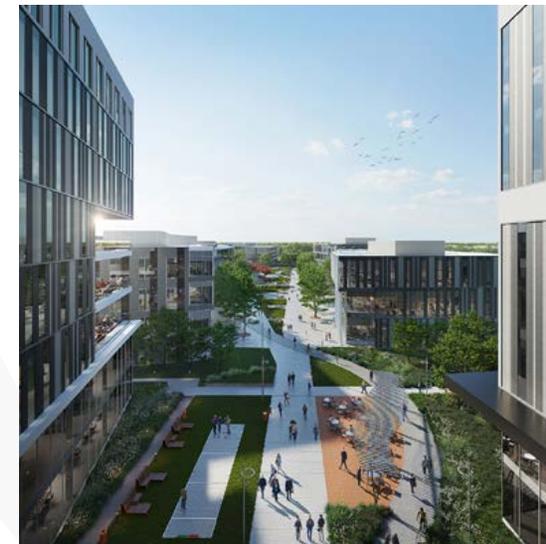
Introducing EastVillage, a highly anticipated 425-acre mixed use residential community conveniently located on Parmer Lane in the heart of the northeast tech corridor. Positioned across from Samsung Austin Semiconductor and within close proximity of Dell, National Instruments, General Motors, The Home Depot Technology Center, Amazon and numerous other major employers, EastVillage offers the perfect combination of urban living with a wealth of planned shopping, dining, entertainment and outdoor amenities.



Austin's explosive growth and appetite for commercial, residential and retail expansion makes 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 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.

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 bustling 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 Center area, the entire city of Austin and the nearby suburbs of Manor, Pflugerville, and Round Rock.

The urban core of commercial, residential, and retail mix, woven with sustainable parkland and amenities, surrounds a 1.5-acre village green that is a magnet for meet-ups, family gatherings, festivals, outdoor concerts, and more.



Brett W. Carr
512.560.2910 | bcarr@gwptx.com

Nathan Curley
512.535.8126 | ncurley@gwptx.com



425-ACRE MASTER PLAN DEVELOPMENT



BY THE NUMBERS

SHOPPING

350k SF

Retail & Restaurants

38k SF

Entertainment Space

37k SF

Grocery Store

ENTERTAINMENT

1.5 Acres

Village Green + Center Stage

150 Acres

Natural Preserve

5+ Miles

Hiking + Biking Trails

LIVING

2,400

Multi-Family Units

466

Single-Family Homes

Hotels

Three (3) with 417 Rooms

WORKING

Office

Five Multi-Level Buildings

1.5M SF

Class A Office/Life Science

5.5k

Parking Spaces

COMMUNITY FEATURES



 Natural Preserve

 Luxury Single-Family

 Dense Multi-Family

 Public Park

 Hiking & Biking Trails

 Village Green

 Natural Preserve

 Dense Multi-Family

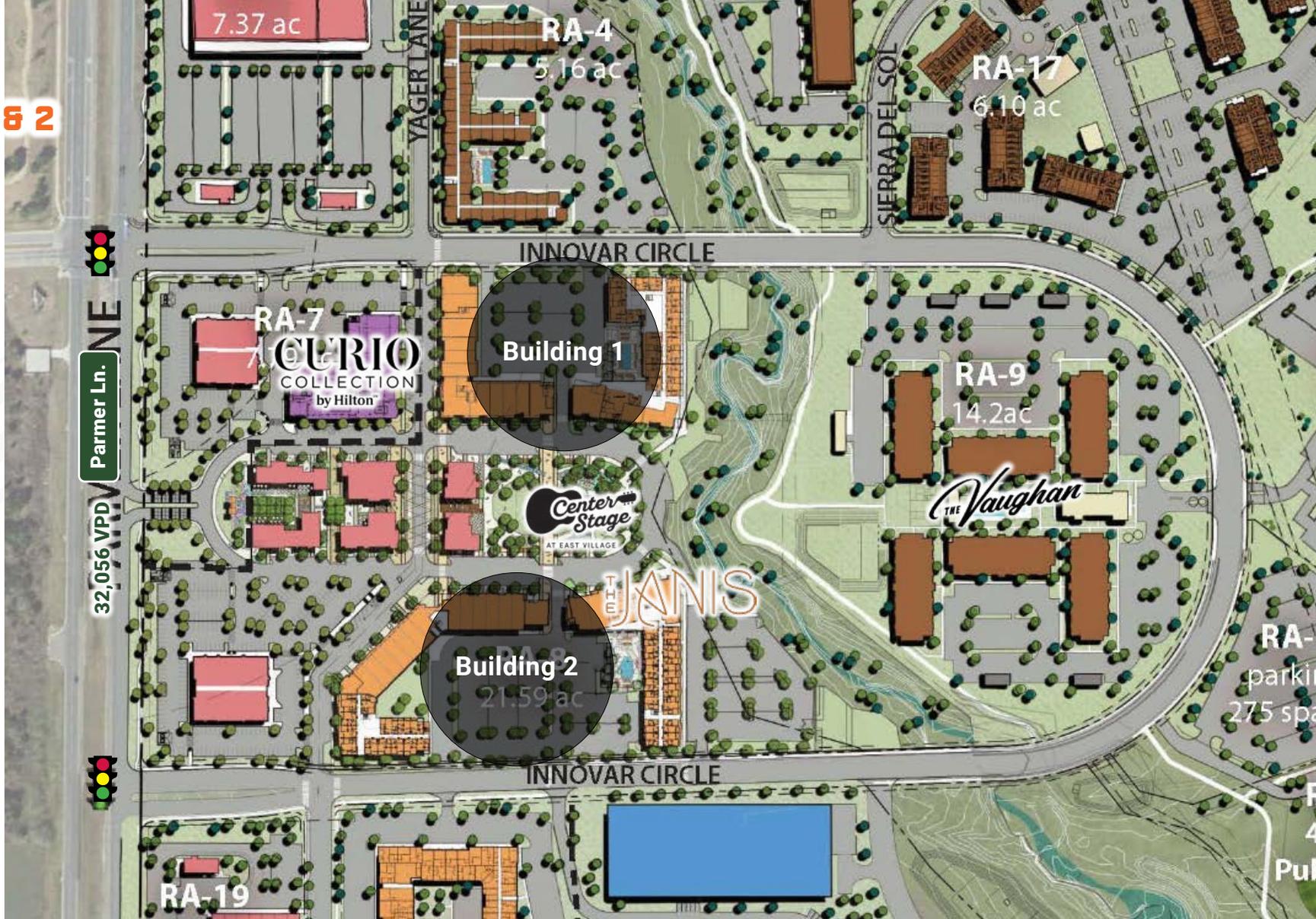
 Life Science Campus

 Prominent Gateway

 Dense Multi-Family

-  Commercial (Retail/Restaurant)
-  Hotel
-  Class A Office/Life Sciences
-  Mixed-Use
-  Multi-Family Residential

BUILDINGS 1 & 2



BUILDINGS 1 & 2

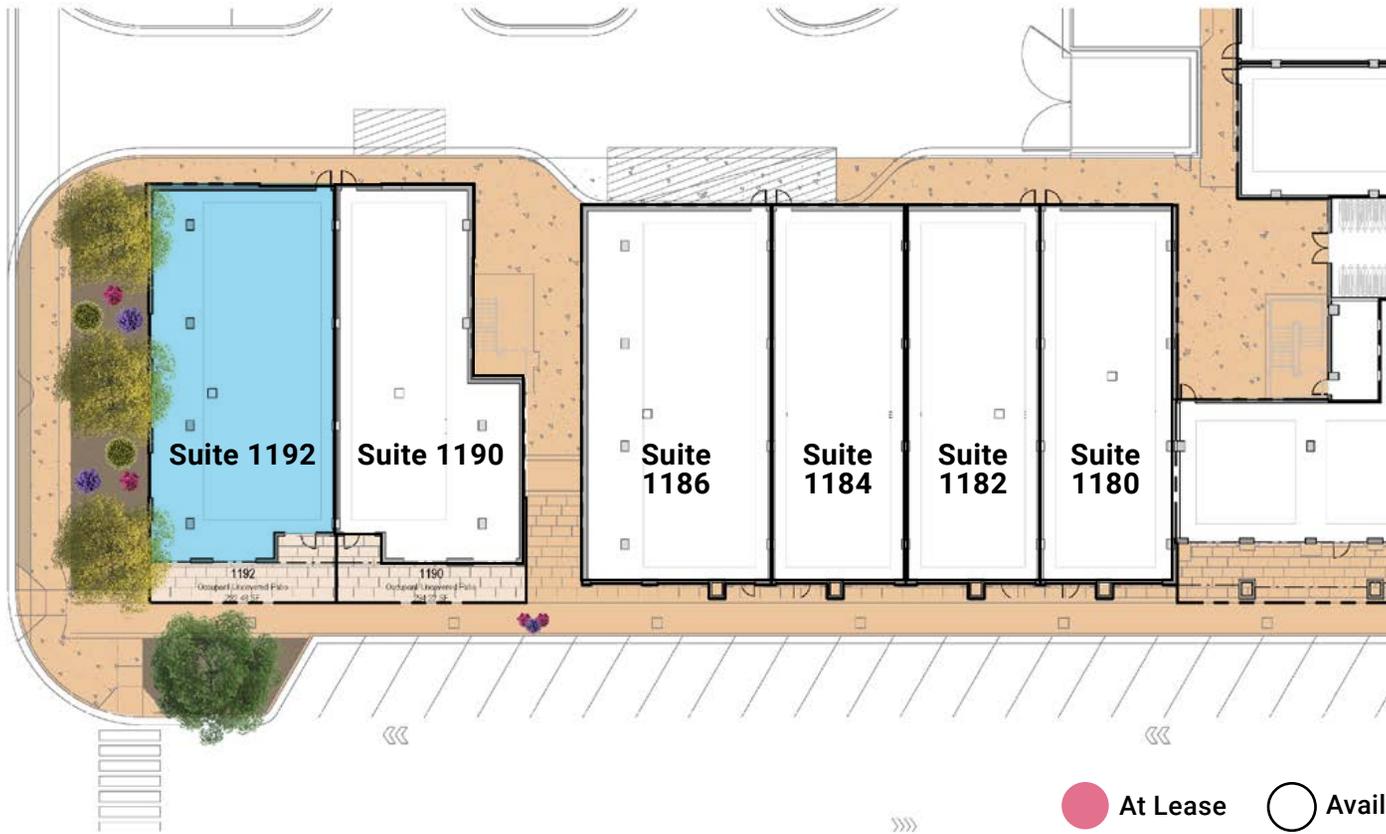
Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Highly visible along the ring road

Across from Curio Collection by Hilton (Building 1)

Views and access to the Village Green and Center Stage

BUILDING 1A



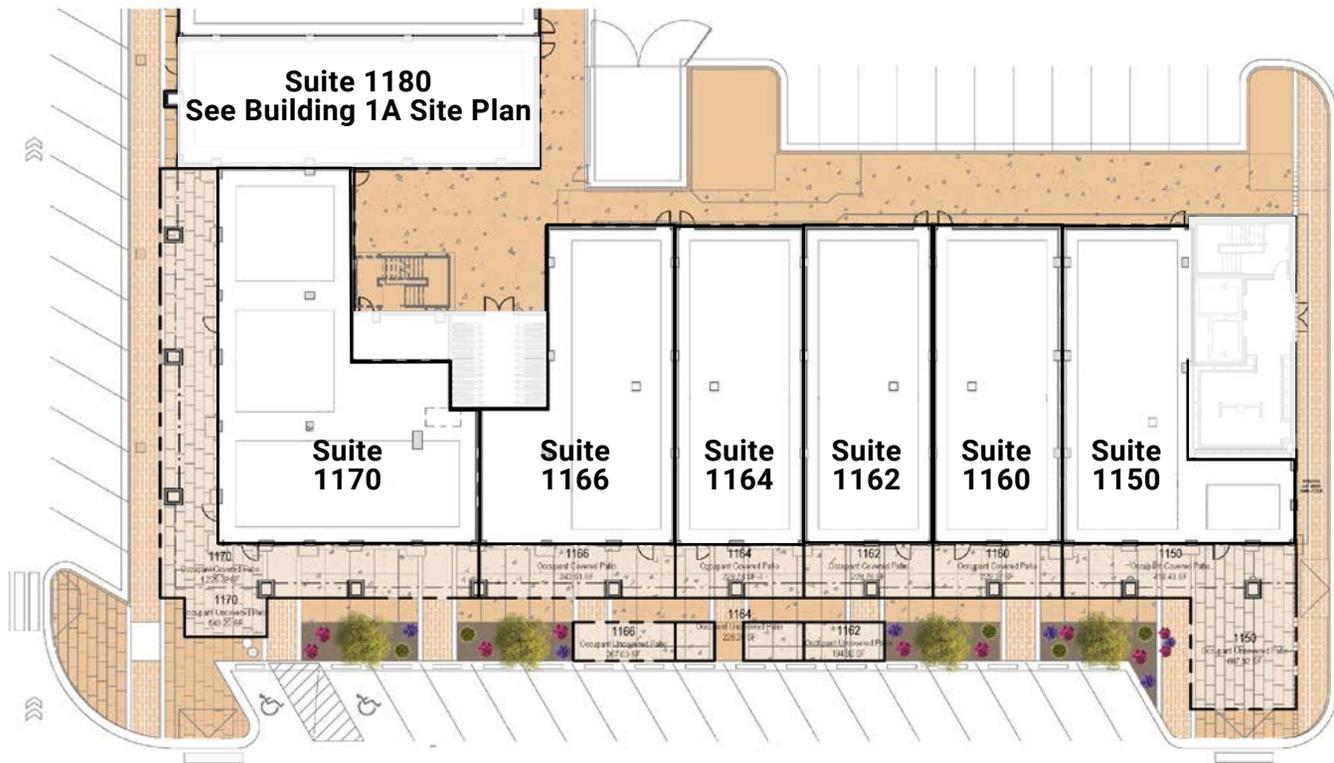
RING ROAD VISIBILITY

Retail Centric Space Suite 1190	±2,737 SF
Uncovered Patio	±292 SF
Retail Centric Space Suite 1190	±2,365 SF
Uncovered Patio	±294 SF
Retail Centric Space Suite 1186	±2,780 SF
Retail Centric Space Suite 1184	±1,977 SF
Retail Centric Space Suite 1182	±1,977 SF
Retail Centric Space Suite 1180	±2,003 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 1B



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Restaurant Centric Space

Suite 1170 ±3,103 SF
Total Patio* ±1,774 SF

Retail Centric Space

Suite 1166 ±2,129 SF
Total Patio* ±610 SF

Retail Centric Space

Suite 1164 ±1,441 SF
Total Patio* ±454 SF

Retail Centric Space

Suite 1162 ±1,234 SF
Total Patio* ±423 SF

Retail Centric Space

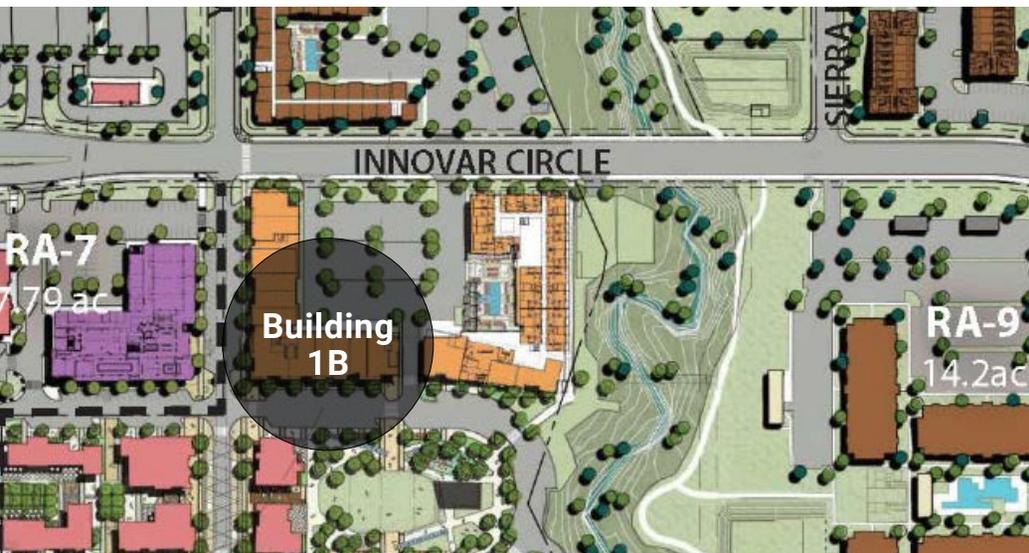
Suite 1160 ±1,754 SF
Total Patio* ±229 SF

Retail Centric Space

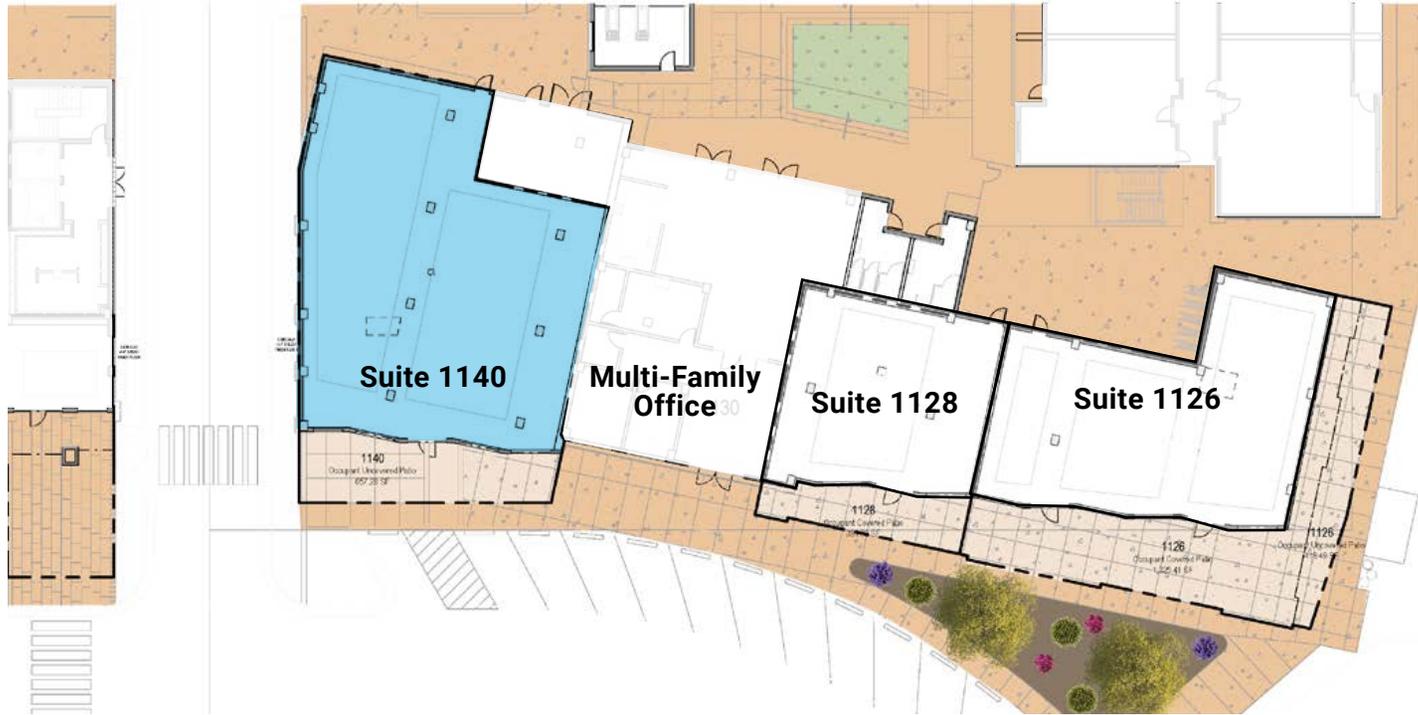
Suite 1150 ±2,169 SF
Total Patio* ±1,025 SF

*Combined covered & uncovered patio space

● At Lease ○ Available ● Working LOI ● Signed Lease



BUILDING 1C



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Restaurant Centric Space

Suite 1140	±3,872 SF
Uncovered Patio	±657 SF

Retail Centric Space

Suite 1128	±1,634 SF
Covered Patio	±391 SF

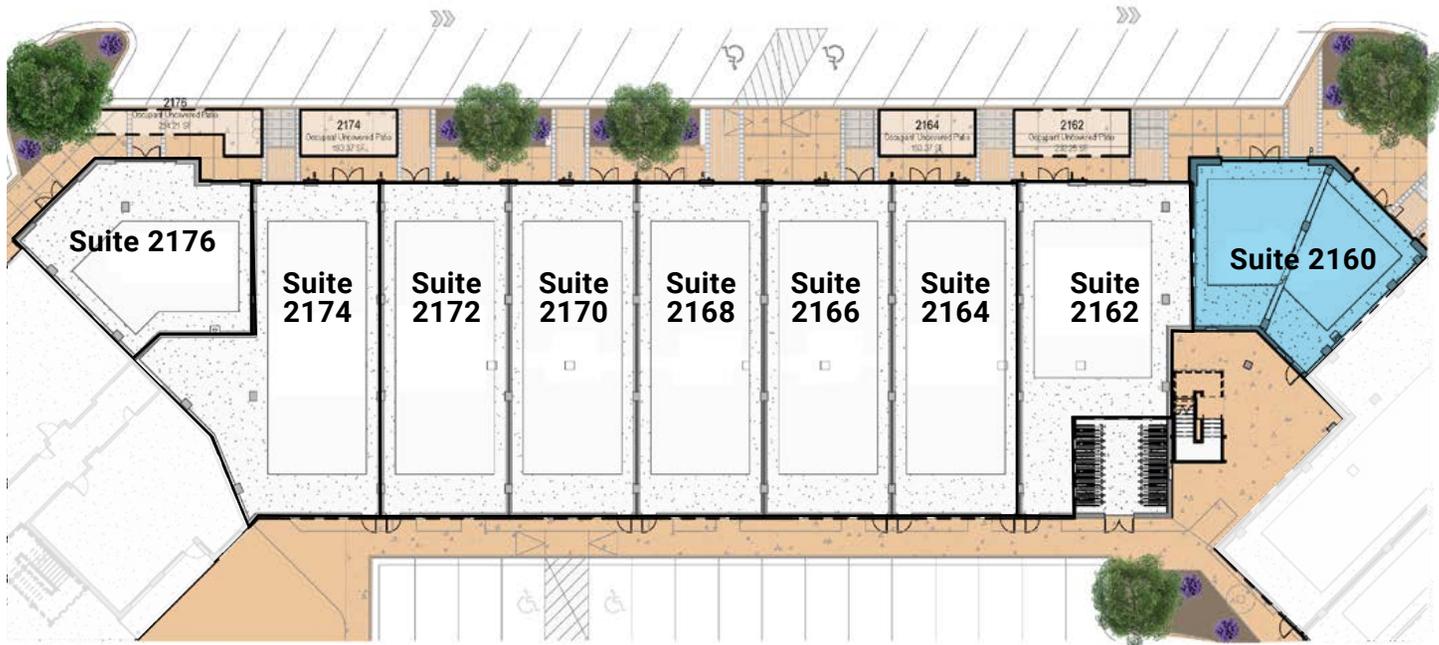
Restaurant Centric Space

Suite 1126	±2,620 SF
Covered Patio	±1,325 SF
Uncovered Patio	±418 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 2A



IN THE HEART OF THE RETAIL & TOWN CENTER

Retail Centric Space	
Suite 2176	±1,441 SF
Uncovered Patio	±234 SF
Retail Centric Space	
Suite 2174	±2,328 SF
Uncovered Patio	±193 SF
Retail Centric Space	
Suite 2172	±1,852 SF
Retail Centric Space	
Suite 2170	±1,852 SF
Retail Centric Space	
Suite 2168	±1,852 SF
Retail Centric Space	
Suite 2166	±1,852 SF
Retail Centric Space	
Suite 2164	±1,852 SF
Uncovered Patio	±193 SF
Retail Centric Space	
Suite 2162	±1,924 SF
Uncovered Patio	±232 SF
Retail Centric Space	
Suite 2160	±1,535 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 2B



VILLAGE GREEN/ CENTER STAGE VISIBILITY

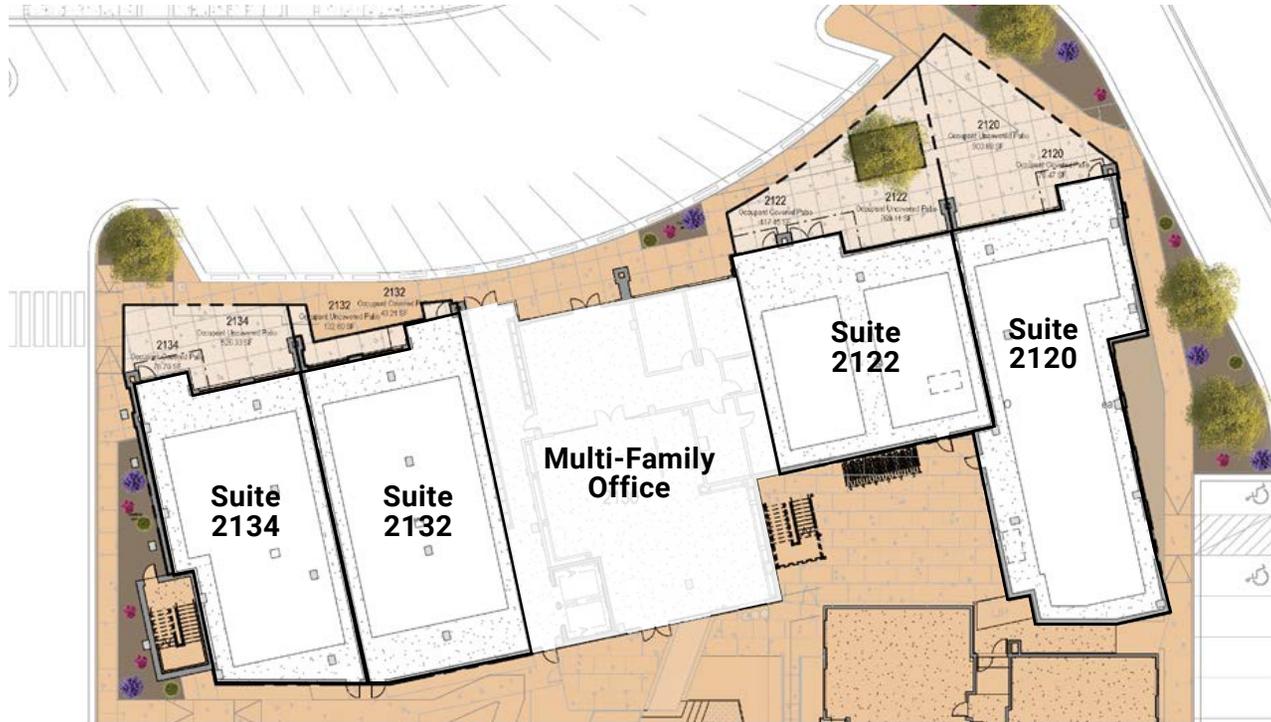
Retail Centric Space	
Suite 2152	±2,271 SF
Uncovered Patio	±405 SF
Retail Centric Space	
Suite 2150	±1,654 SF
Retail Centric Space	
Suite 2148	±1,404 SF
Retail Centric Space	
Suite 2146	±1,949 SF
Uncovered Patio	±216 SF
Retail Centric Space	
Suite 2144	±1,949 SF
Uncovered Patio	±216 SF
Retail Centric Space	
Suite 2142	±1,949 SF
Restaurant Centric Space	
Suite 2140	±3,154 SF
Uncovered Patio	±236 SF

LEASED
LEASED

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 2C



VILLAGE GREEN/ CENTER STAGE VISIBILITY

Retail Centric Space

Suite 2134	±2,507 SF
Uncovered Patio	±526 SF
Covered Patio	±76 SF

Retail Centric Space

Suite 2132	±2,728 SF
Uncovered Patio	±132 SF
Covered Patio	±43 SF

Restaurant Centric Space

Suite 2122	±2,303 SF
Uncovered Patio	±769 SF
Covered Patio	±117 SF

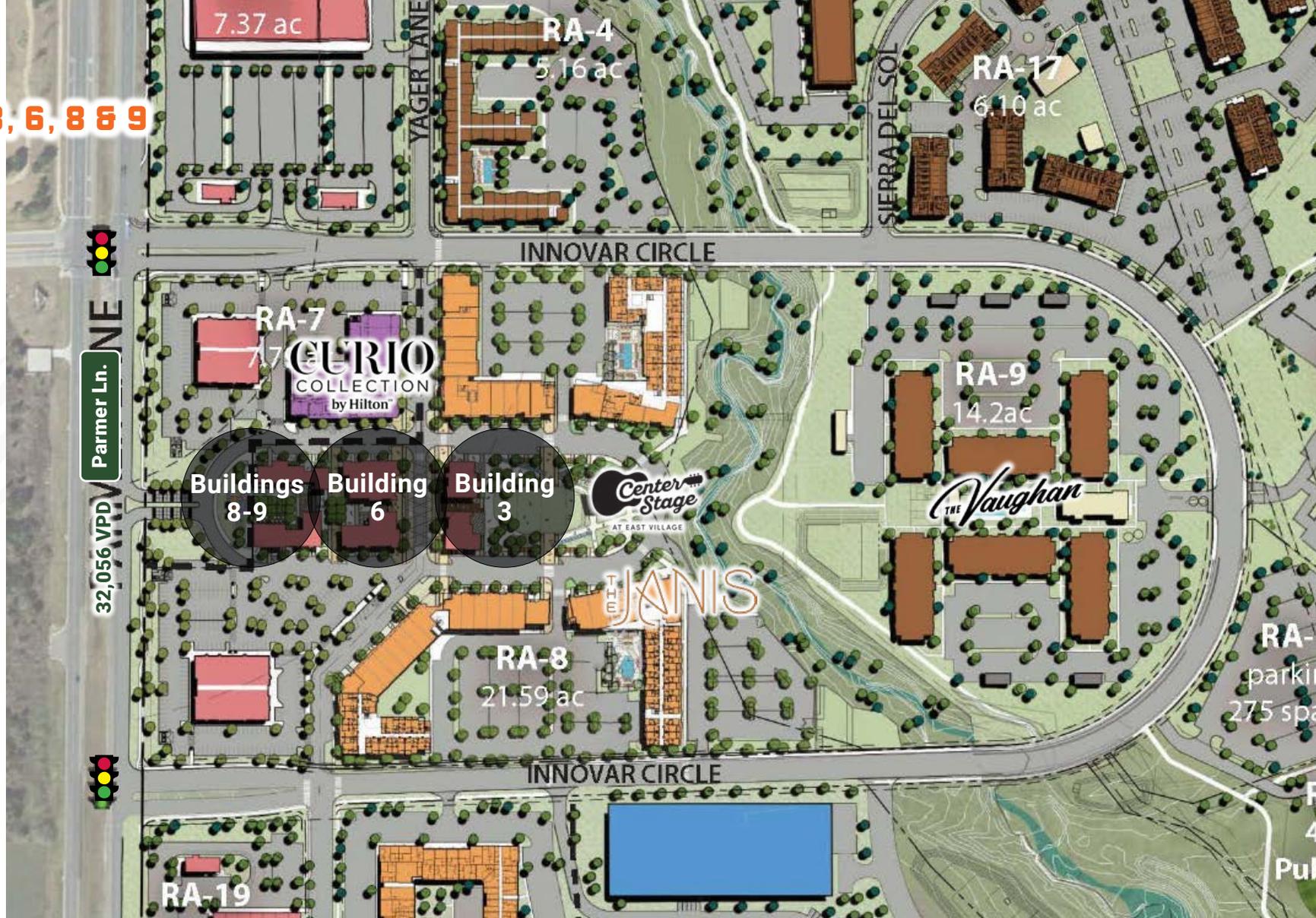
Restaurant Centric Space

Suite 2120	±3,198 SF
Uncovered Patio	±903 SF
Covered Patio	±76 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDINGS 3, 6, 8 & 9



BUILDINGS 3, 6, 8 & 9

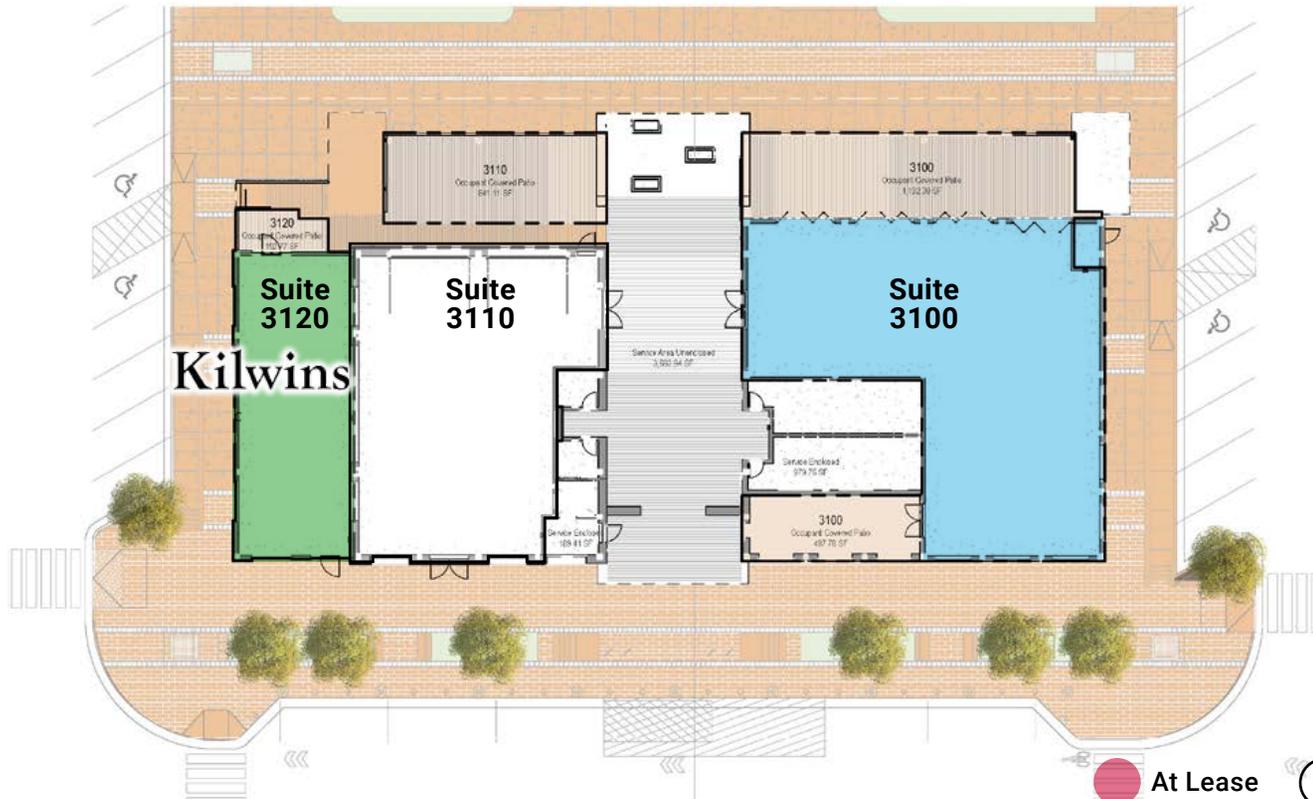
Predominant gateway location and highly visible along Parmer Lane

Across from Curio Collection by Hilton

Provides services to the The Vaughan (312 multi-family units) and The Janis (422 multi-family units)

Overlooks the Village Green and Center Stage (Building 3)

BUILDING 3 • LEVEL 1



HEART OF VILLAGE GREEN/ CENTER STAGE

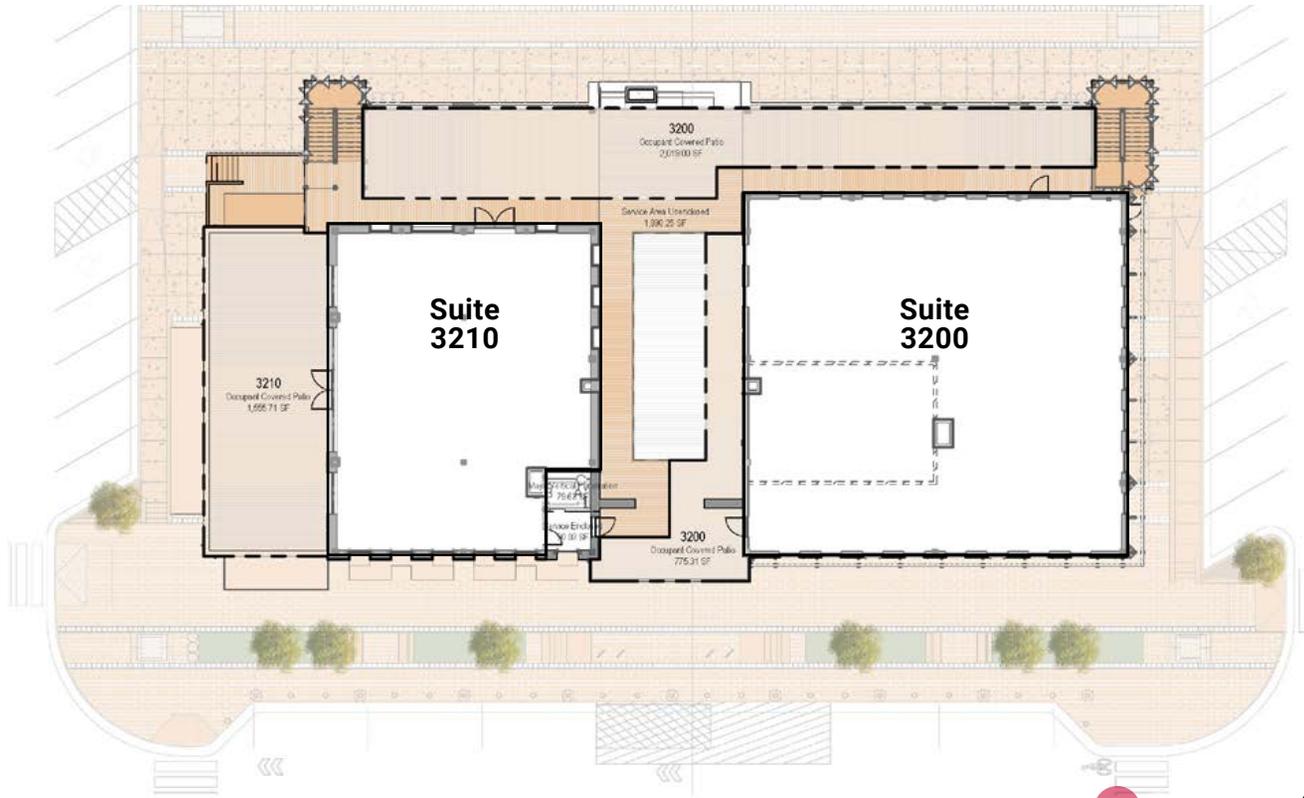
Restaurant Centric Space
 Suite 3120 ±1,538 SF
 Covered Patio ±152 SF

Restaurant Centric Space
 Suite 3110 ±2,895 SF
 Covered Patio ±841 SF

Restaurant Centric Space
 Suite 3100 ±3,787 SF
 Covered Patio ±1,680 SF



BUILDING 3 • LEVEL 2



OVERLOOKING VILLAGE GREEN/ CENTER STAGE

Restaurant Centric Space

Suite 3210 ±3,080 SF
Covered Patio ±1,555 SF

Restaurant Centric Space

Suite 3200 ±5,126 SF
Covered Patio ±2,794 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 6 • LEVEL 1



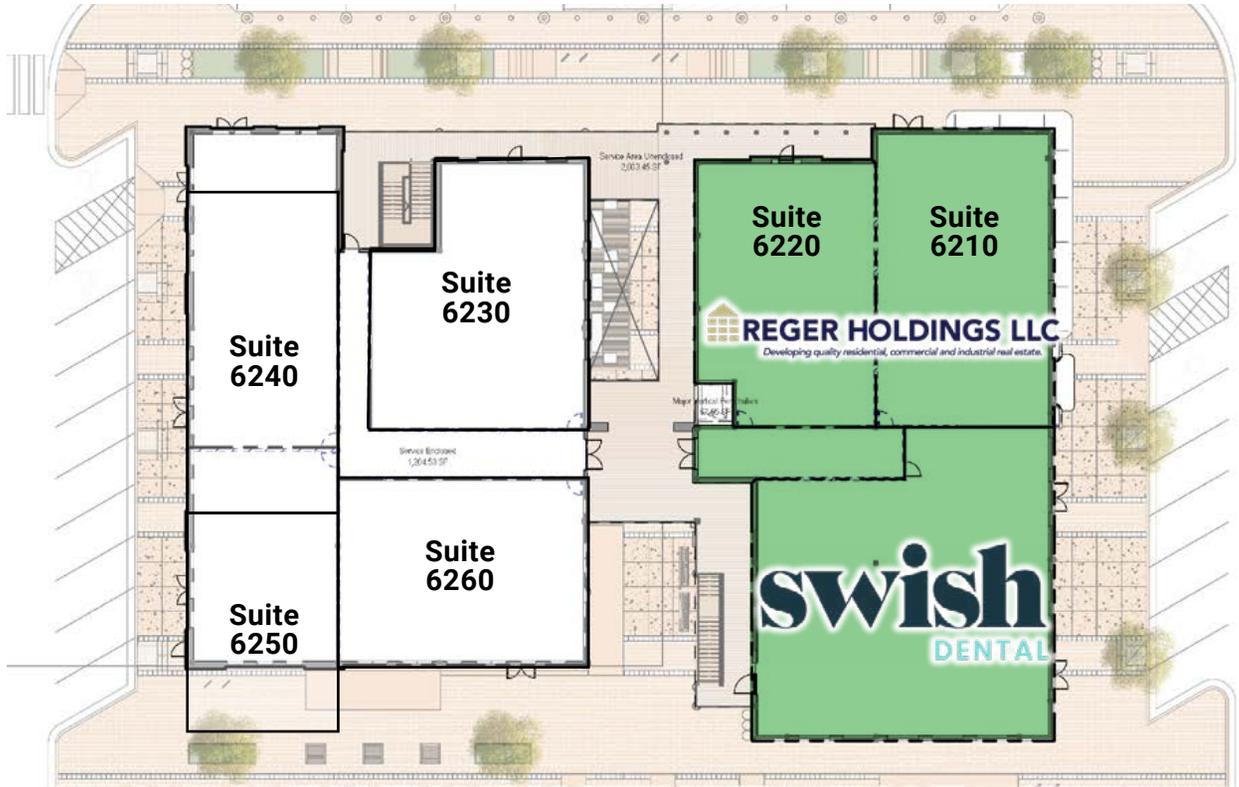
IN THE HEART OF THE RETAIL & TOWN CENTER

Retail Centric Space	
Suite 6160	±2,432 SF
Retail Centric Space	
Suite 6150	±1,272 SF
Retail Centric Space	
Suite 6140	±2,005 SF
Retail Centric Space	
Suite 6130	±2,387 SF
Retail Centric Space	
Suite 6120	±1,928 SF
Retail Centric Space	
LEASED Suite 6110	±2,165 SF
Retail Centric Space	
Suite 6100	±3,988 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



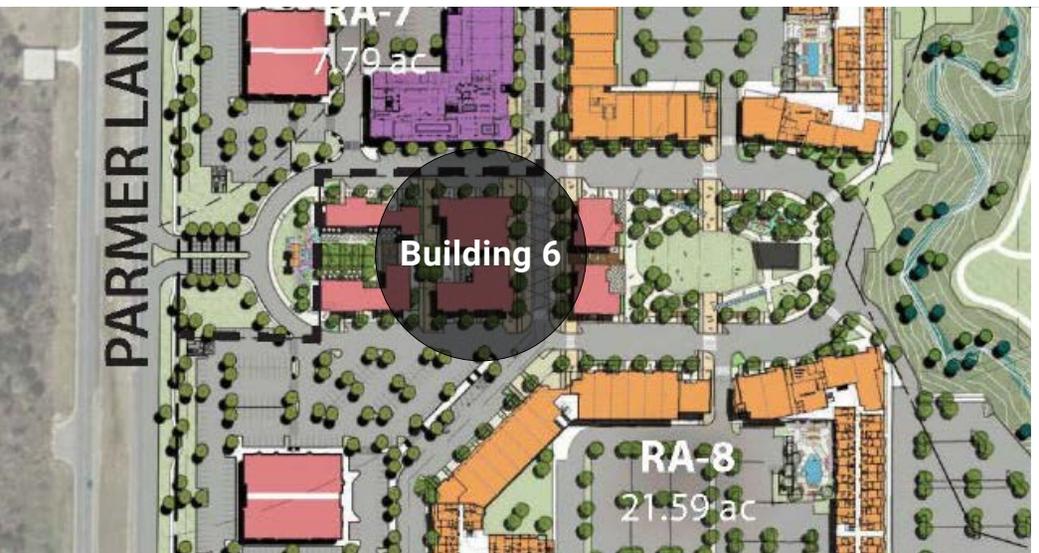
BUILDING 6 • LEVEL 2



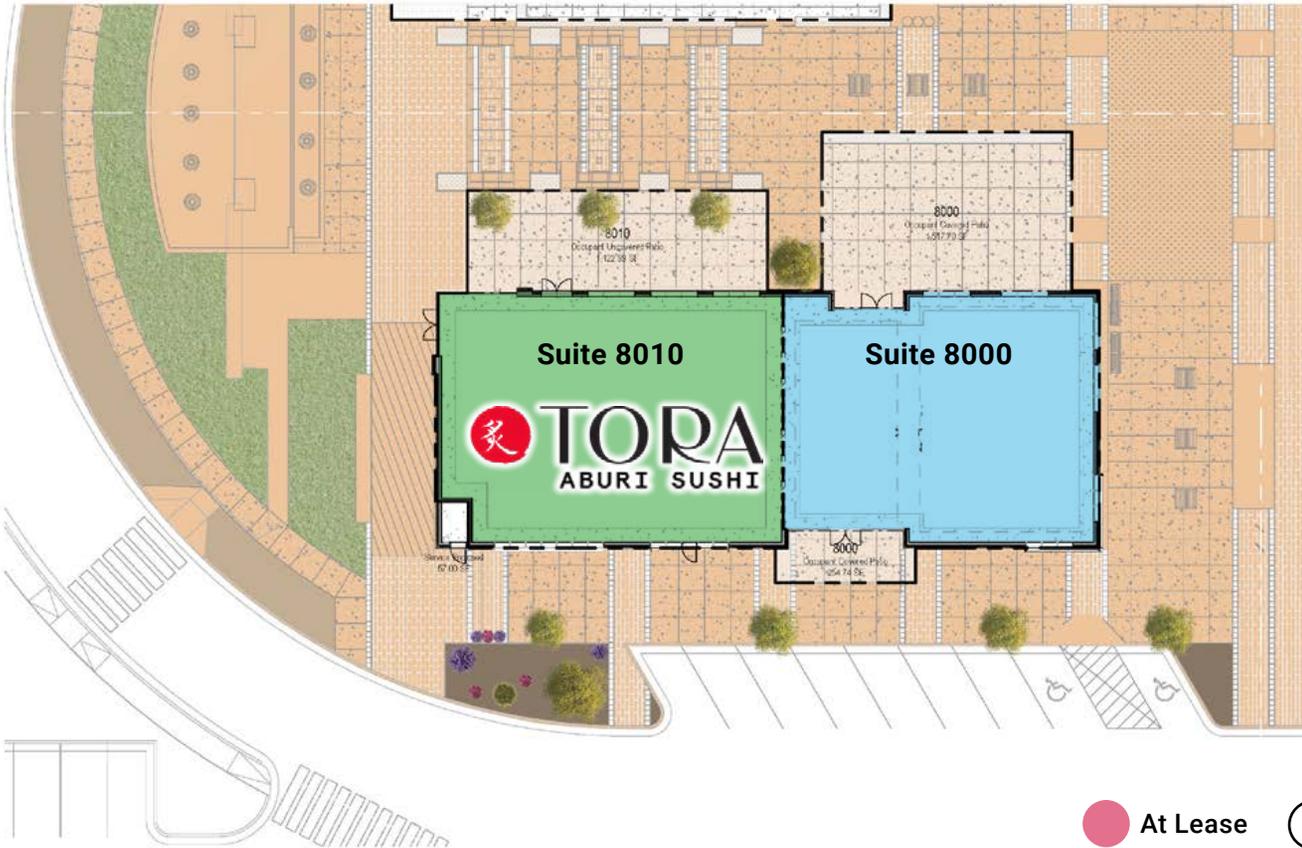
IN THE HEART OF THE TOWN CENTER

Class A Office Space Suite 6260	±1,902 SF
Class A Office Space Suite 6250	±1,365 SF
Class A Office Space Suite 6240	±2,000 SF
Class A Office Space Suite 6230	±2,181 SF
Retail Centric Space Suite 6220	±1,928 SF
Retail Centric Space Suite 6210	±2,188 SF
Retail Centric Space Suite 6200	±3,559 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 8



PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

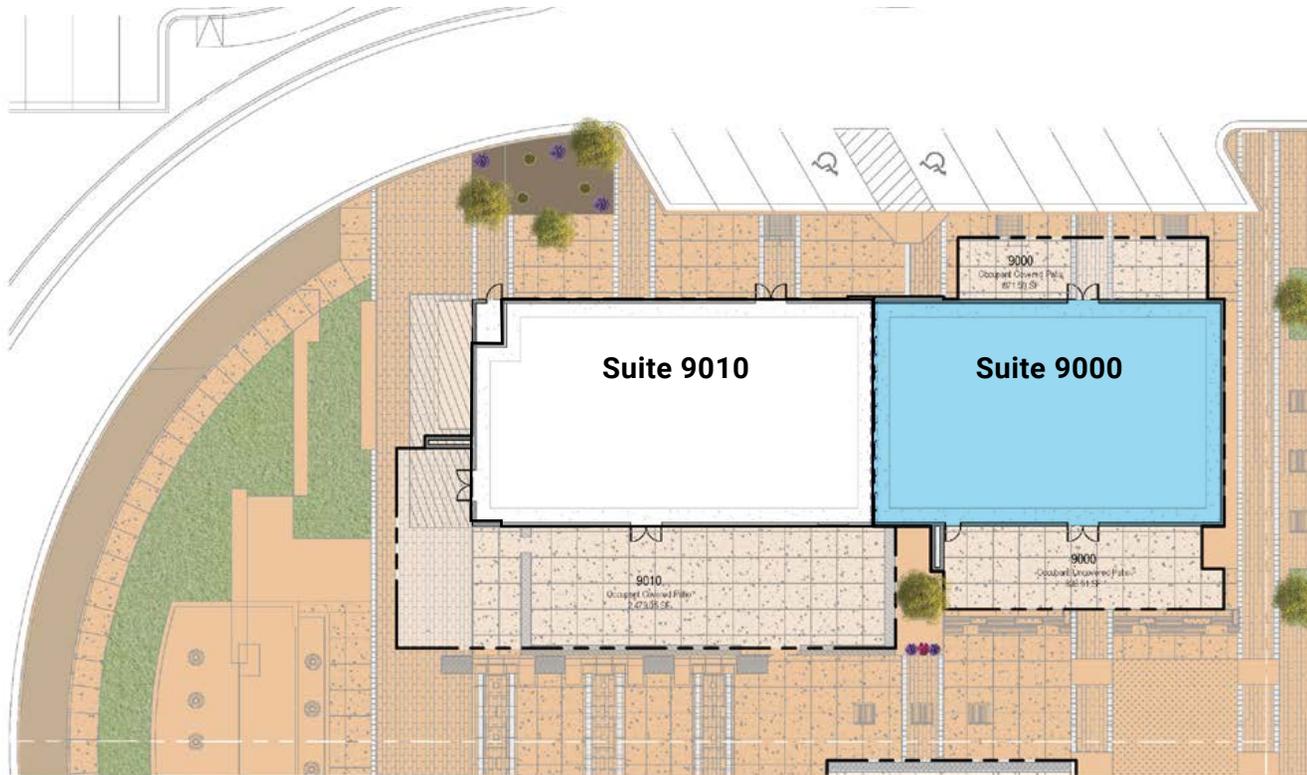
Retail Centric Space
 Suite 8010 ±3,251 SF
 Uncovered Patio ±1,122 SF

Retail Centric Space
 Suite 8000 ±2,895 SF
 Covered Patio ±1,772 SF

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDING 9



PREDOMINANT GATEWAY LOCATION AND HIGHLY VISIBLE ALONG PARMER LANE

Retail Centric Space

Suite 9010 ±3,350 SF
Covered Patio ±2,479 SF

Retail Centric Space

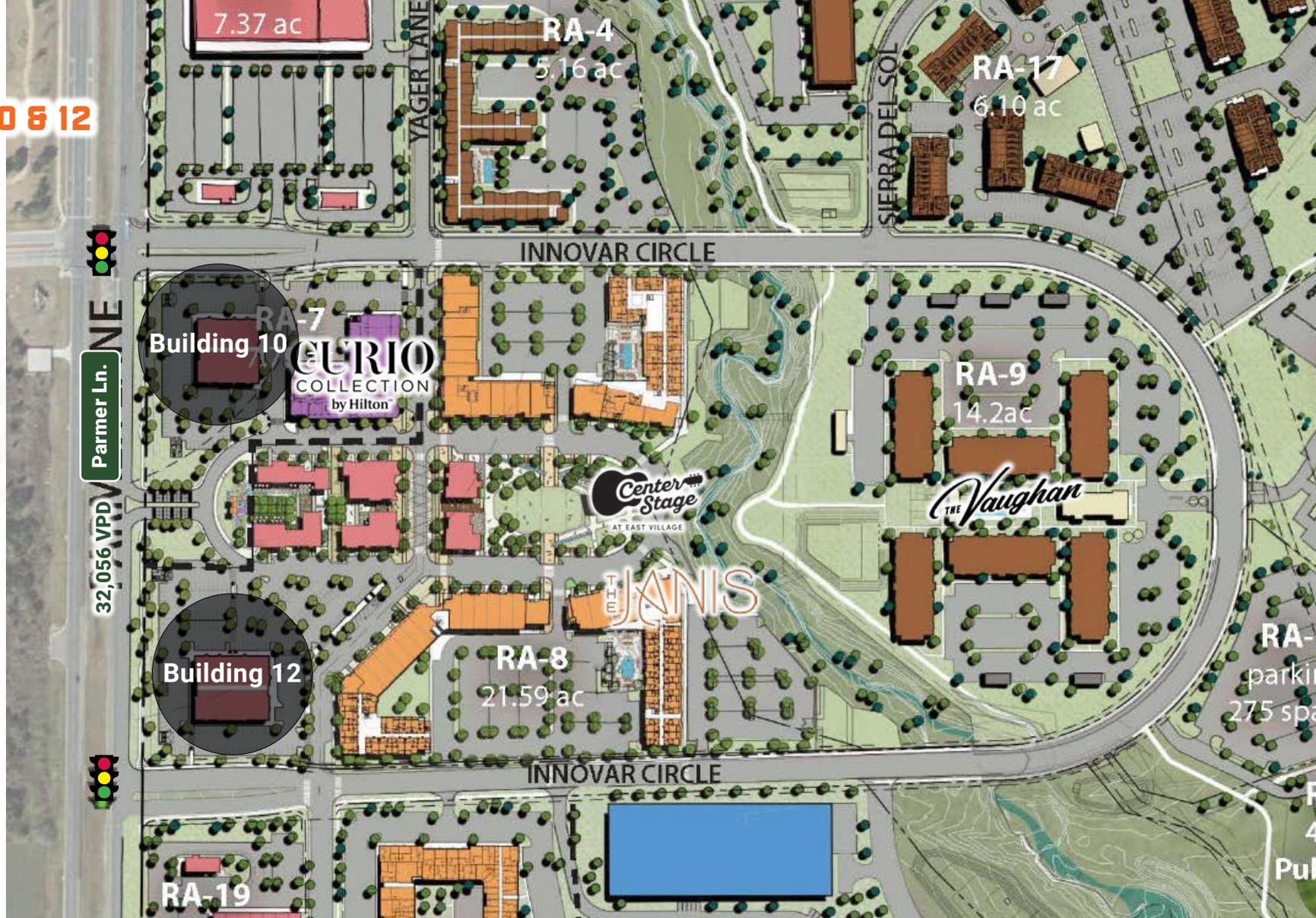
Suite 9000 ±2,979 SF
Uncovered Patio ±828 SF
Covered Patio ±571 SF

WORKING LOI

● At Lease
 Available
 ● Working LOI
 ● Signed Lease



BUILDINGS 10 & 12



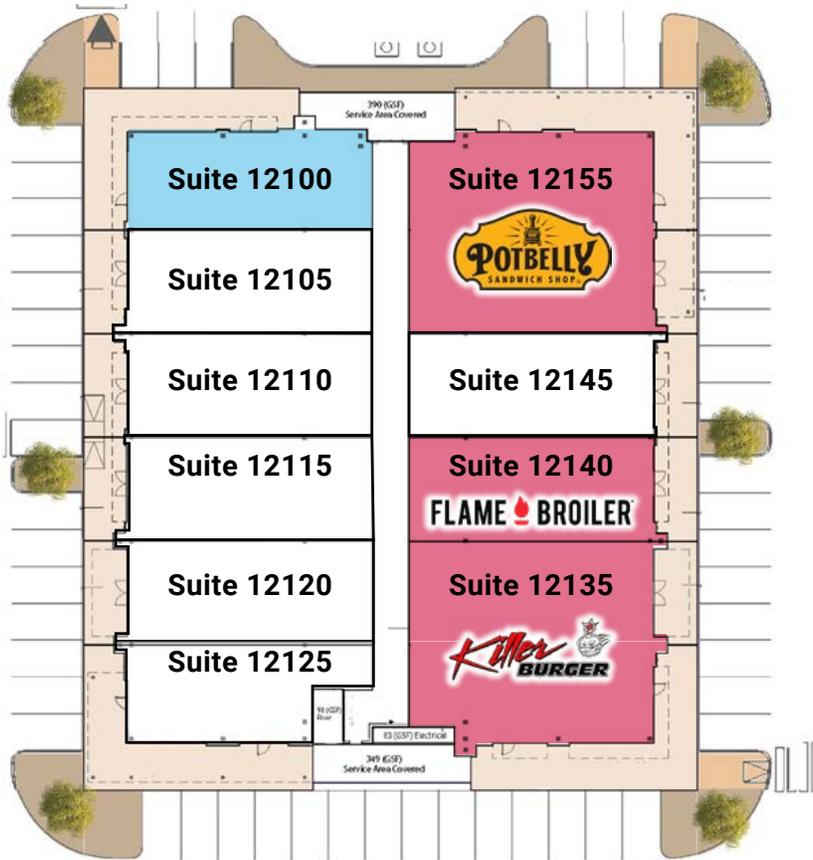
BUILDINGS 10 & 12

Predominant gateway location

Highly visible from Parmer Lane at lighted intersection of InnoVar Circle

Across from Curio Collection by Hilton (Building 10)

BUILDING 12



PREDOMINANT GATEWAY LOCATION

Retail Centric Space

Suite 12155 ±3,334 SF
 Covered Patio ±1,133 SF

Retail Centric Space

Suite 12120 ±1,729 SF
 Uncovered Patio ±256 SF

Retail Centric Space

Suite 12145 ±1,724 SF
 Uncovered Patio ±259 SF

Retail Centric Space

Suite 12115 ±1,724 SF
 Uncovered Patio ±259 SF

Retail Centric Space

Suite 12140 ±1,724 SF
 Uncovered Patio ±259 SF

Retail Centric Space

Suite 12110 ±1,724 SF
 Uncovered Patio ±259 SF

Retail Centric Space

Suite 12135 ±3,343 SF
 Uncovered Patio ±1,135 SF

Retail Centric Space

Suite 12105 ±1,725 SF
 Uncovered Patio ±258 SF

Retail Centric Space

Suite 12125 ±1,436 SF
 Covered Patio ±886 SF

Retail Centric Space

Suite 12120 ±1,663 SF
 Uncovered Patio ±803 SF

- At Lease
- Available
- Working LOI
- Signed Lease



SINGLE-FAMILY DEVELOPMENTS

Whisper Valley Village
5,000 Lots & 2,500 Units

Shadow Glen
3,500 Lots

Lagos
2,300 Lots

Wildhorse
1,850 Lots | 1,260 Units

Fossil Creek
933 Lots

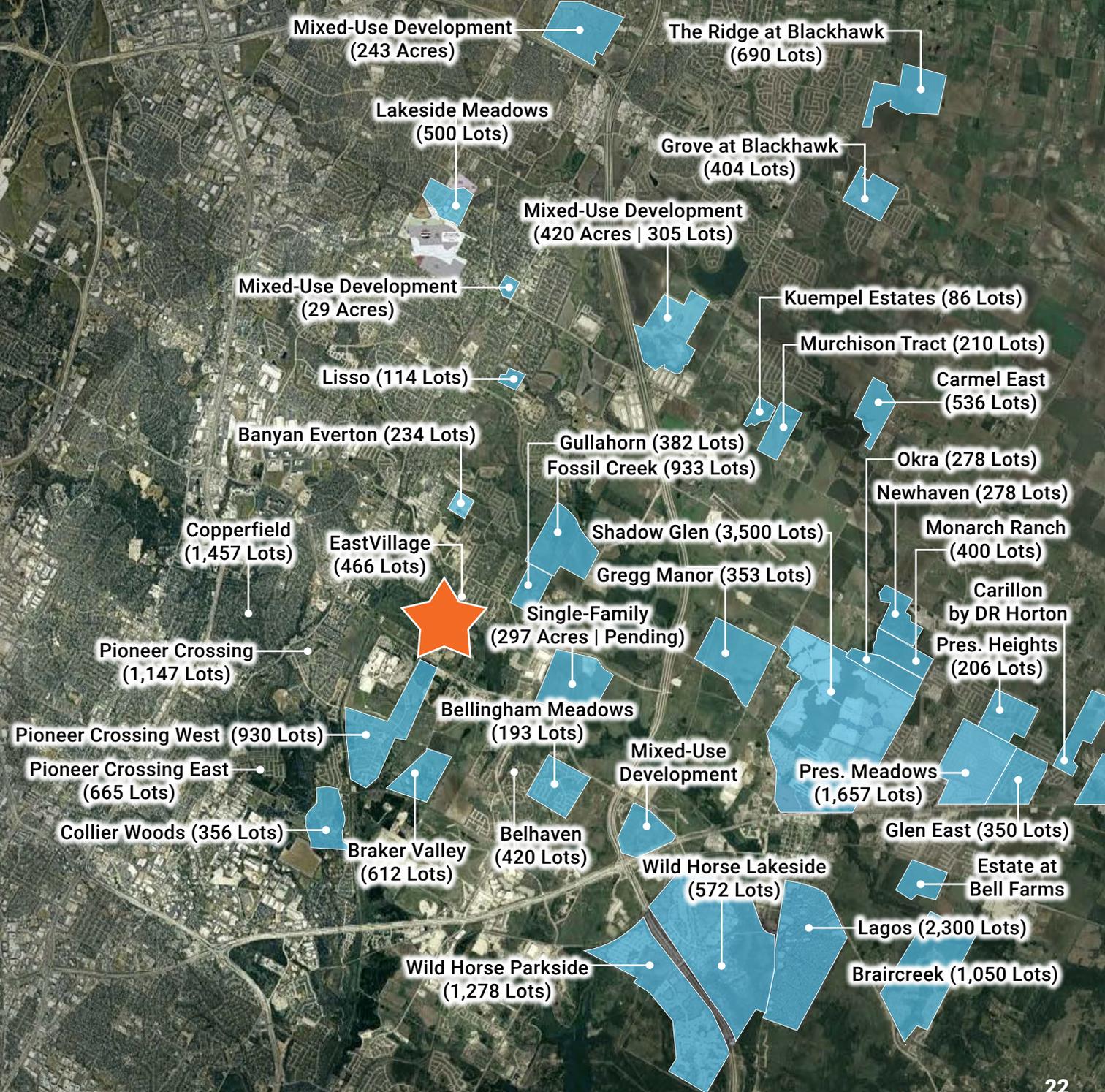
Braker Valley
612 Lots

Gregg Manor Phase I
353 Lots

Newhaven
278 Lots

Bellingham Meadows
Phase 1 & 2
193 Lots

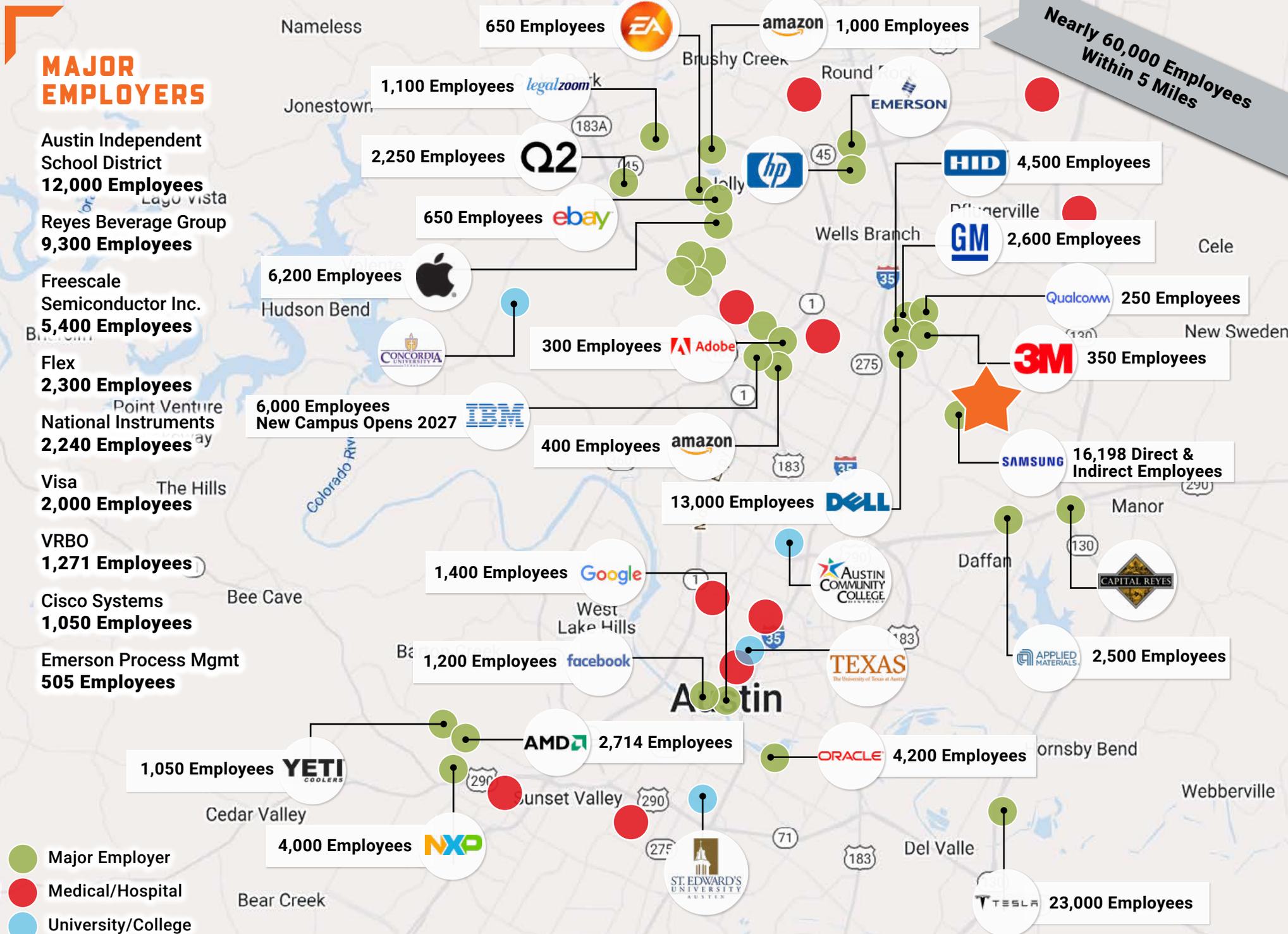
● Single-Family
(Newer & In Development)



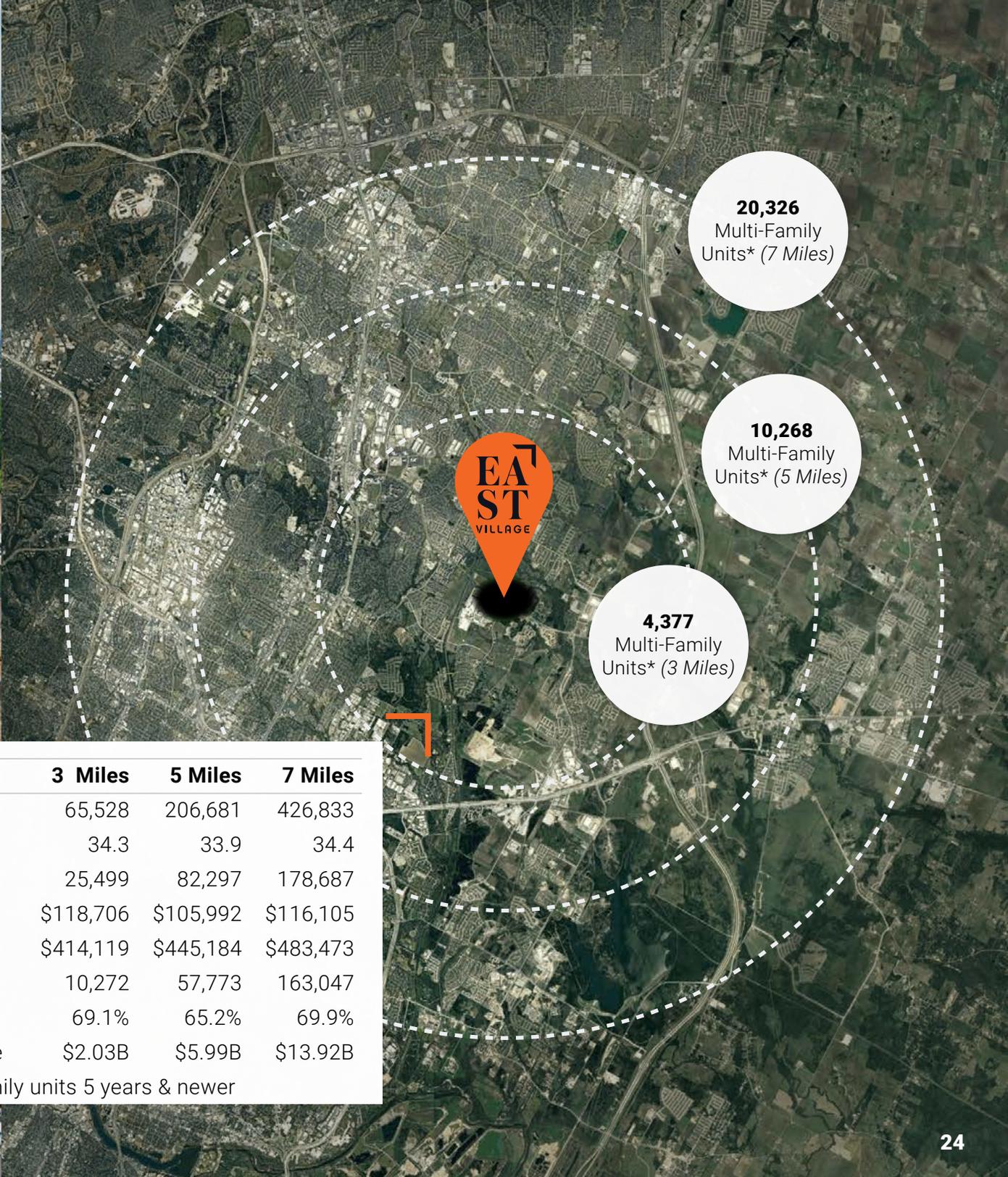
MAJOR EMPLOYERS

- Austin Independent School District
12,000 Employees
- Reyes Beverage Group
9,300 Employees
- Freescale Semiconductor Inc.
5,400 Employees
- Flex
2,300 Employees
- National Instruments
2,240 Employees
- Visa
2,000 Employees
- VRBO
1,271 Employees
- Cisco Systems
1,050 Employees
- Emerson Process Mgmt
505 Employees

Nearly 60,000 Employees Within 5 Miles



TRADE AREA DEMOGRAPHICS



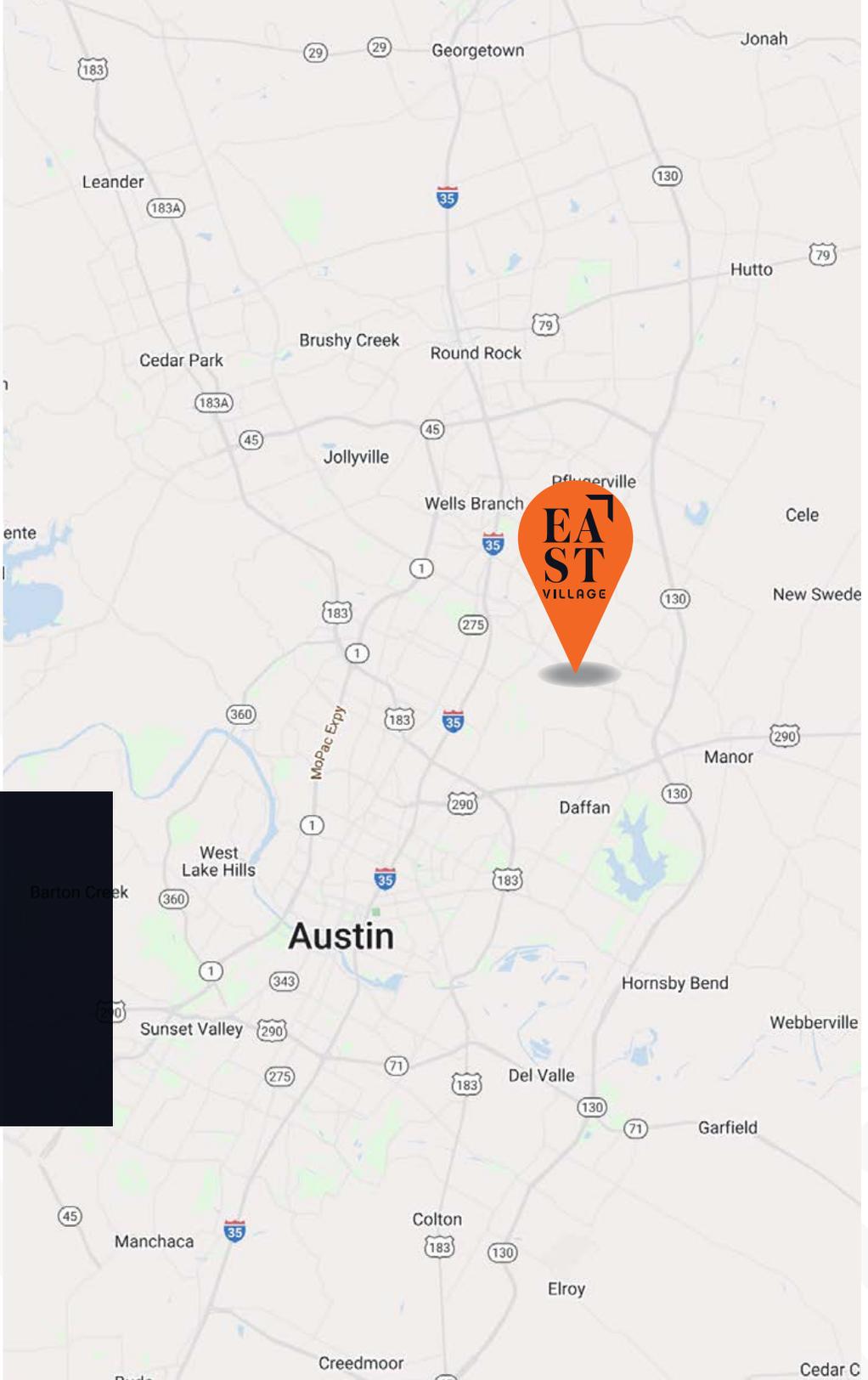
2024 Demographics	3 Miles	5 Miles	7 Miles
Est. Population	65,528	206,681	426,833
Est. Median Age	34.3	33.9	34.4
Est. Households	25,499	82,297	178,687
Est. Avg. HH Income	\$118,706	\$105,992	\$116,105
Median Home Value	\$414,119	\$445,184	\$483,473
Daytime Population	10,272	57,773	163,047
White Collar Workers	69.1%	65.2%	69.9%
Total HH Expenditure	\$2.03B	\$5.99B	\$13.92B

*Multi-family units 5 years & newer

LET'S CONNECT

Brett W. Carr
512.560.2910
bcarr@gwptx.com

Nathan Curley
512.535.8126
ncurley@gwptx.com



gwptx.com
11950 Jollyville Rd. | Austin, TX



Information About Brokerage Services - Texas Real Estate Commission

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.

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 or buyer) to communicate with, provide opinions and advice 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 with 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 payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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.

GW Partners	0456826	info@gwptx.com	512.852.7960
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett W. Carr	519196	bcarr@gwptx.com	512.852.7930
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 Initials	Tenant Initials	Seller Initials	Landlord Initials