



# EAST VILLAGE

RETAIL, DINING AND  
ENTERTAINMENT OPPORTUNITIES

3500 E PARMER LANE  
AUSTIN, TEXAS

# FOR LEASE

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



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# 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.



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## 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

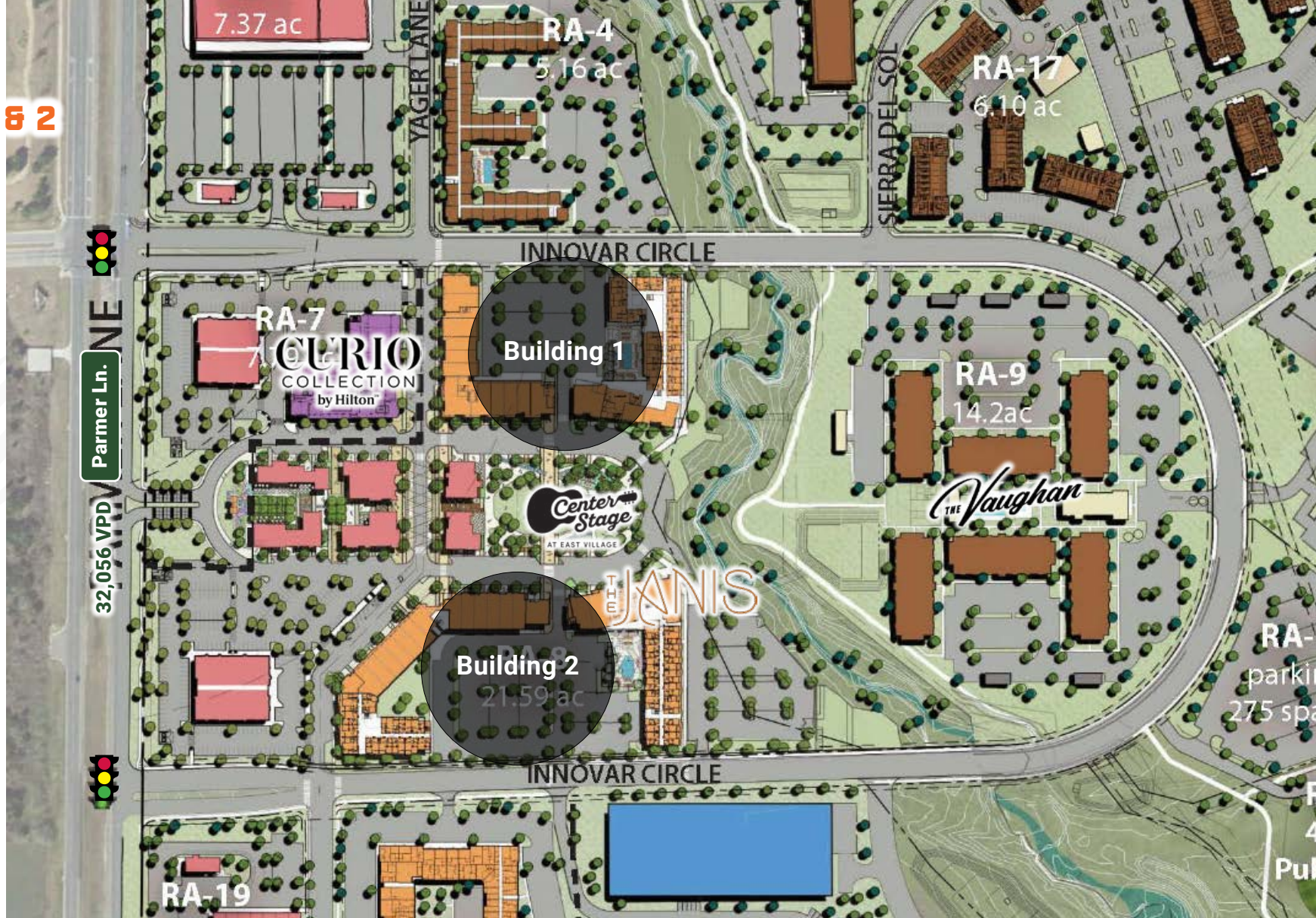


# COMMUNITY FEATURES





## BUILDINGS 1 & 2



### BUILDINGS 1 & 2

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

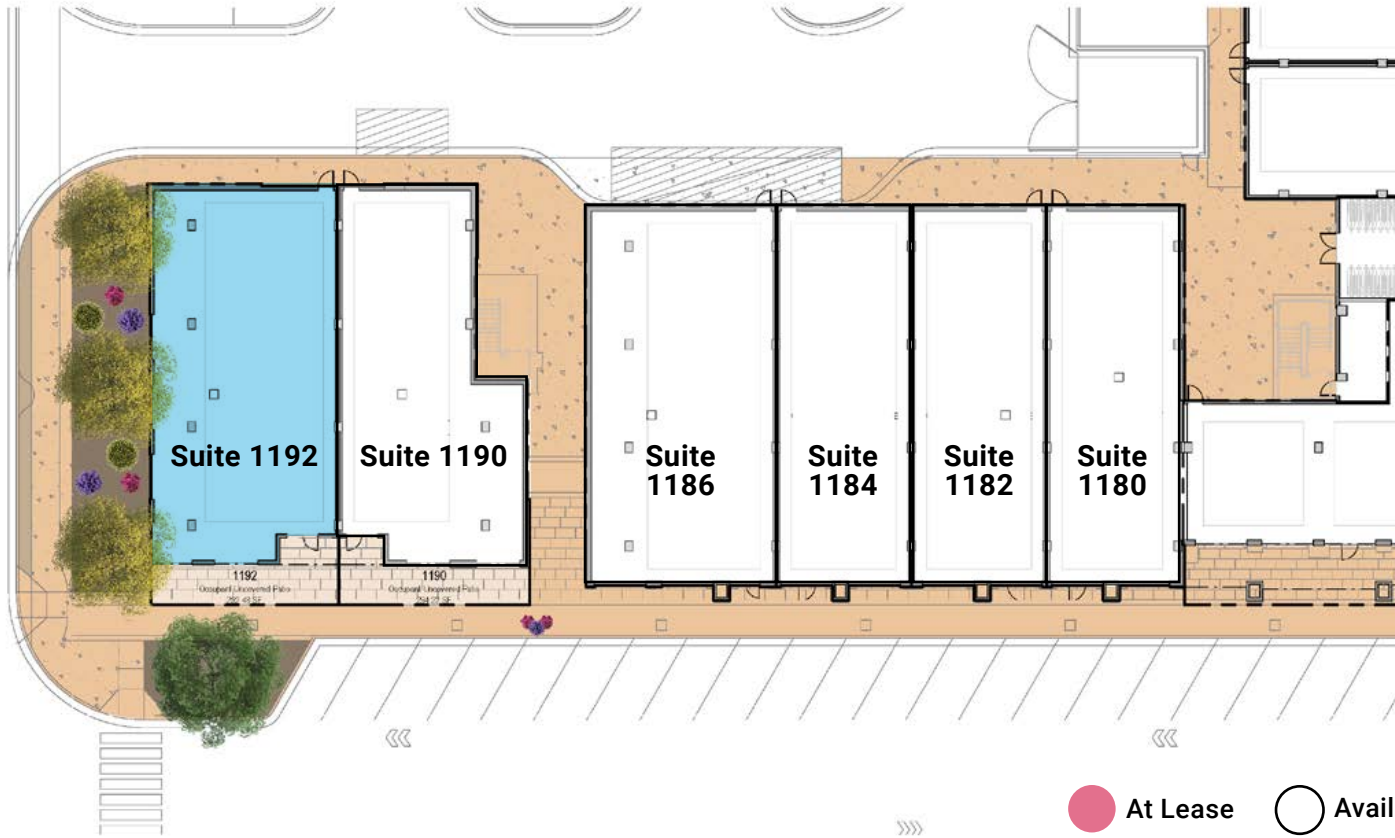
Highly visible along the ring road

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

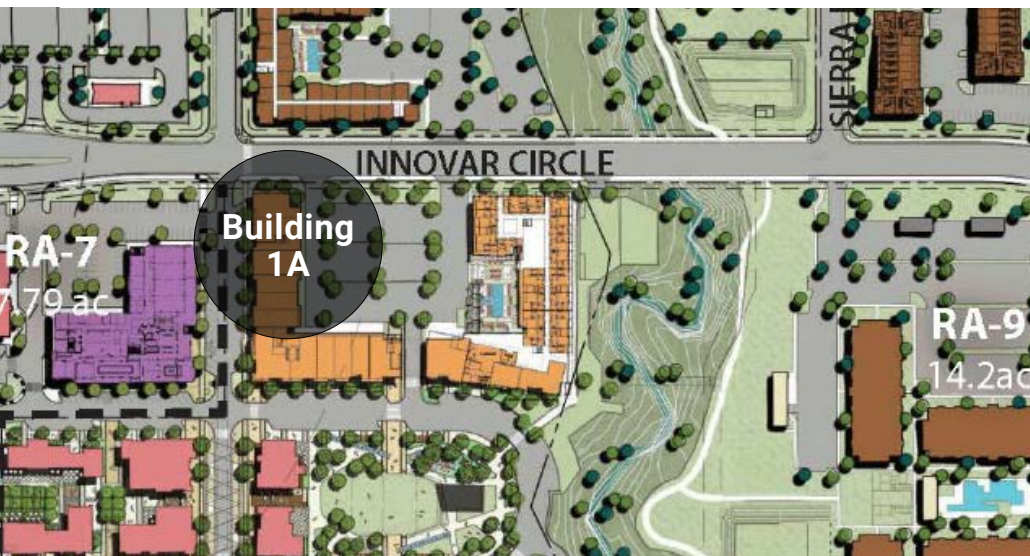
### Retail Centric Space

Suite 1182 ±1,977 SF

### Retail Centric Space

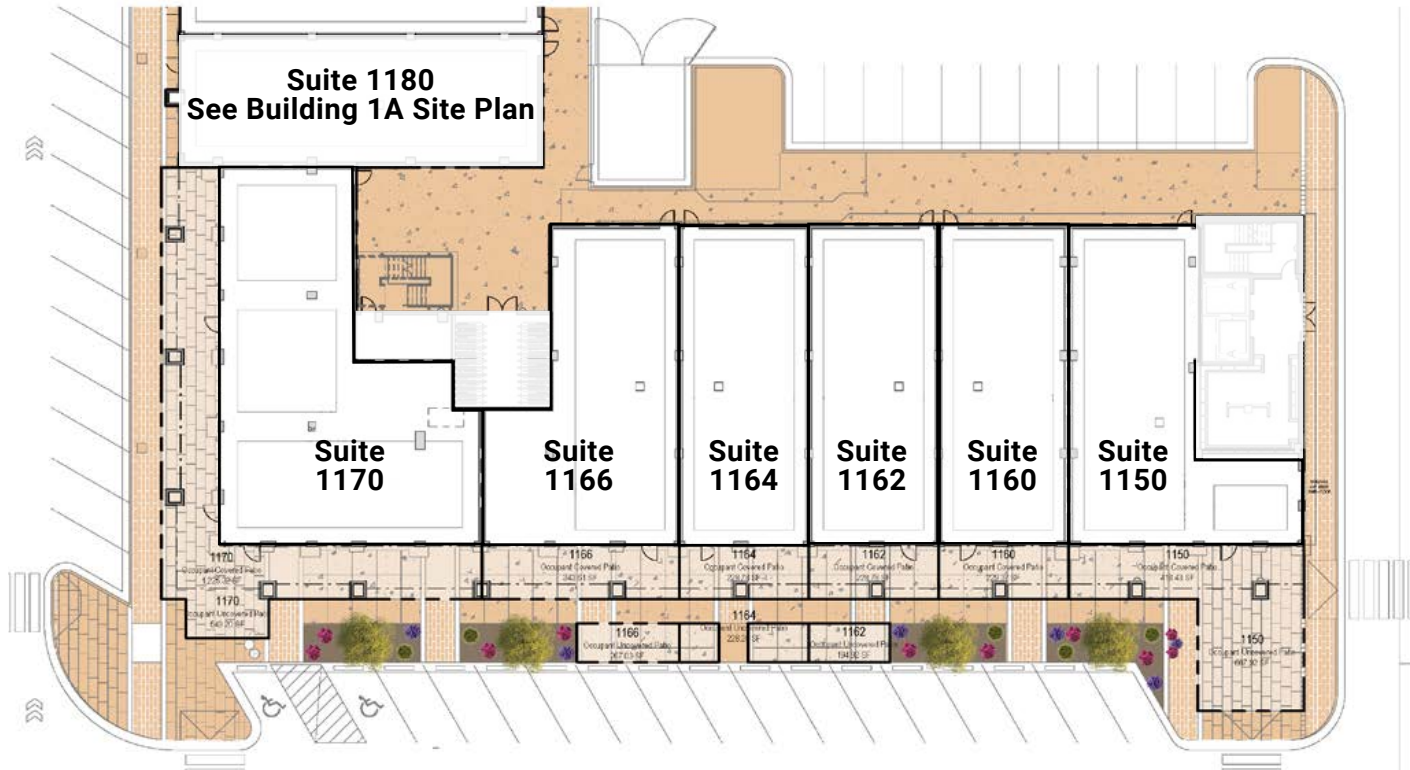
Suite 1180 ±2,003 SF

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

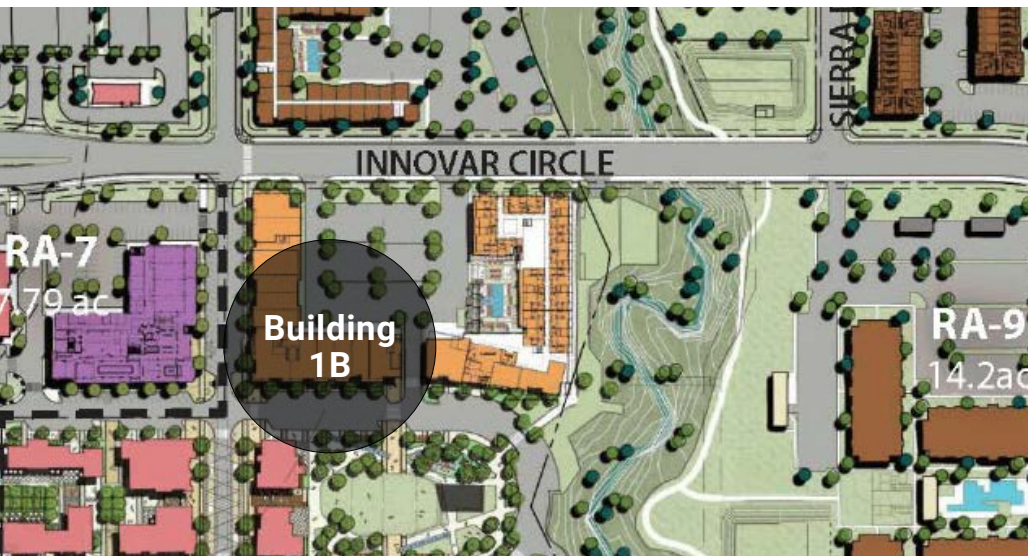
Suite 1160	±1,754 SF
Total Patio*	±229 SF

### Retail Centric Space

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

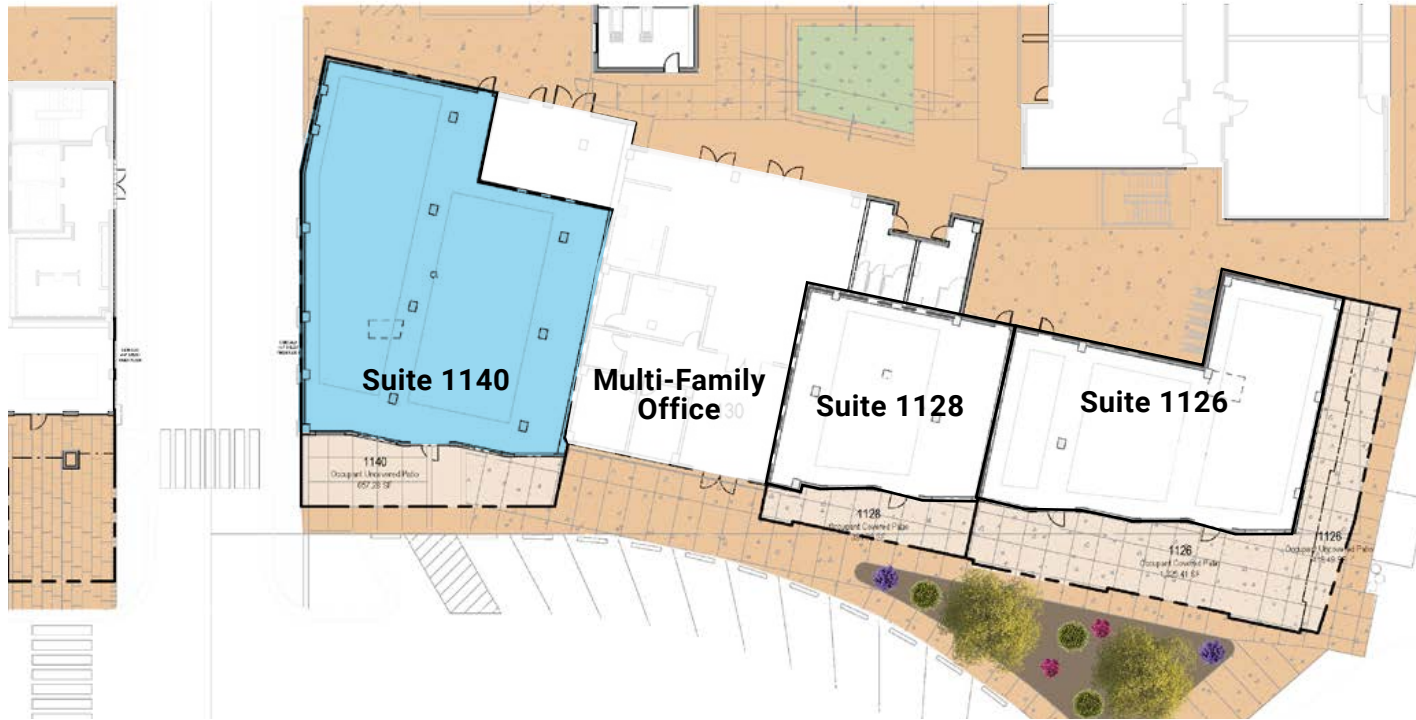
\*Combined covered & uncovered patio space

● At Lease   
 ○ Available   
 ● Working LOI   
 ● Signed Lease





# BUILDING 1C



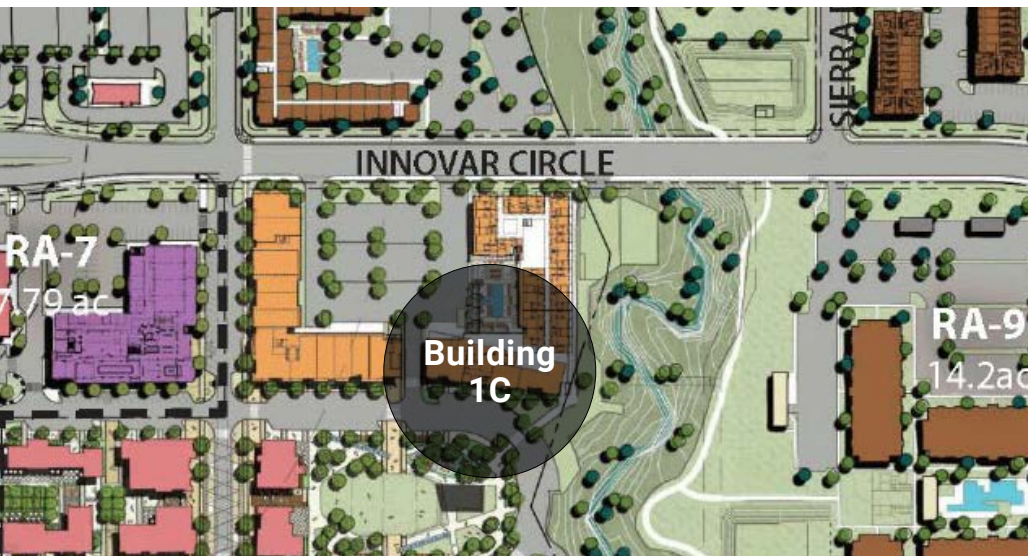
## VILLAGE GREEN/ CENTER STAGE VISIBILITY

**Restaurant Centric Space**  
Suite 1127 ±3,872 SF  
Uncovered Patio ±657 SF

**Retail Centric Space**  
Suite 1128 ±1,634 SF  
Covered Patio ±391 SF

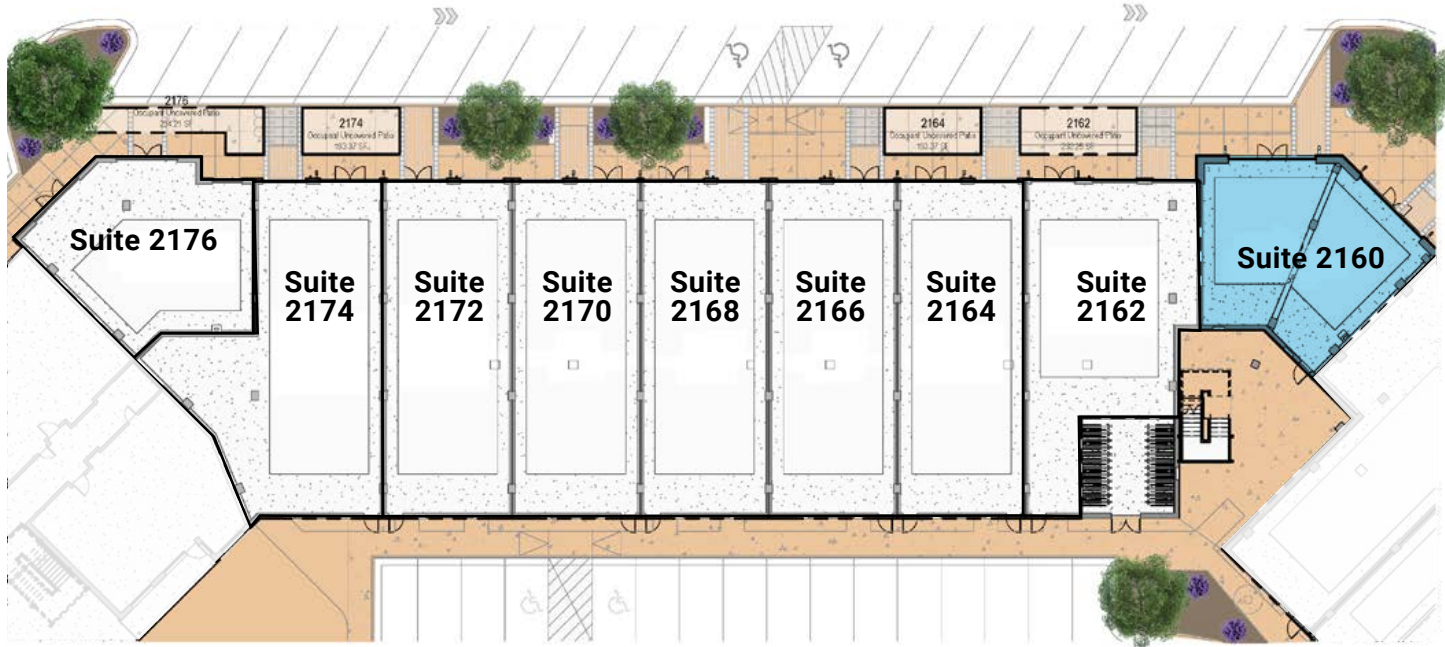
**Restaurant Centric Space**  
Suite 1126 ±2,620 SF  
Covered Patio ±1,325 SF  
Uncovered Patio ±418 SF

● 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

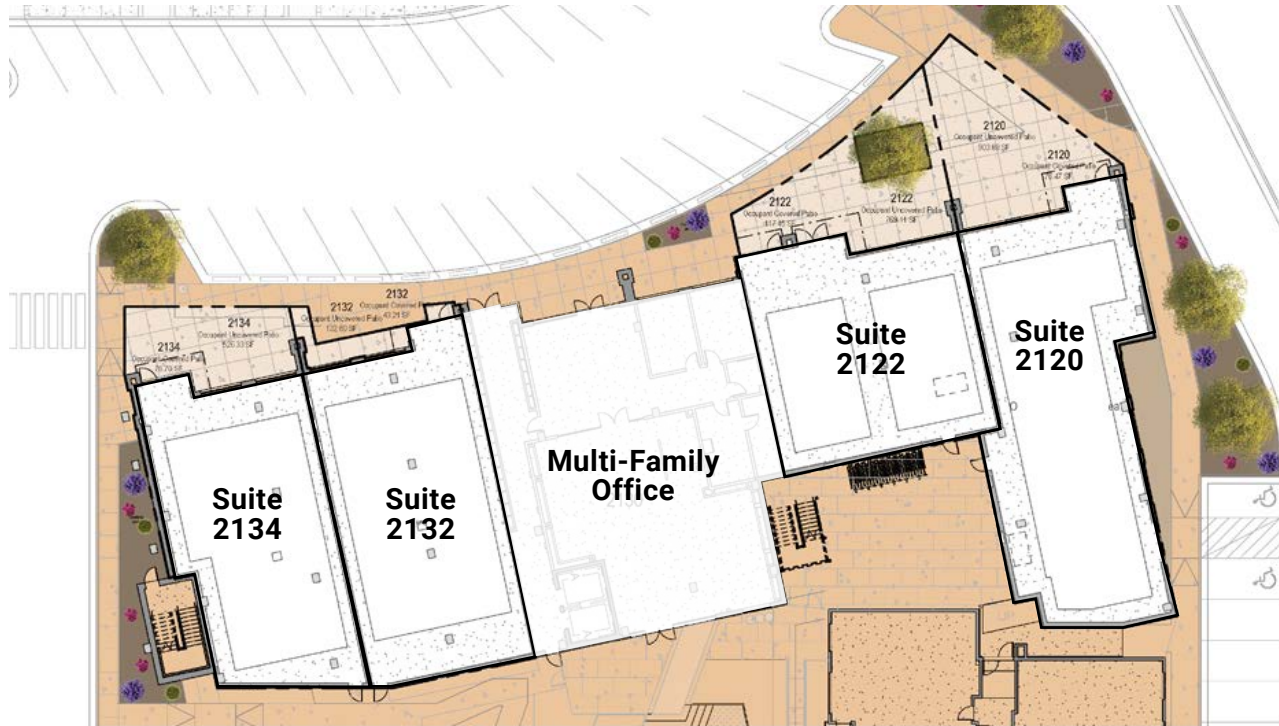
Suite 2140 ±3,154 SF  
Uncovered Patio ±236 SF

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

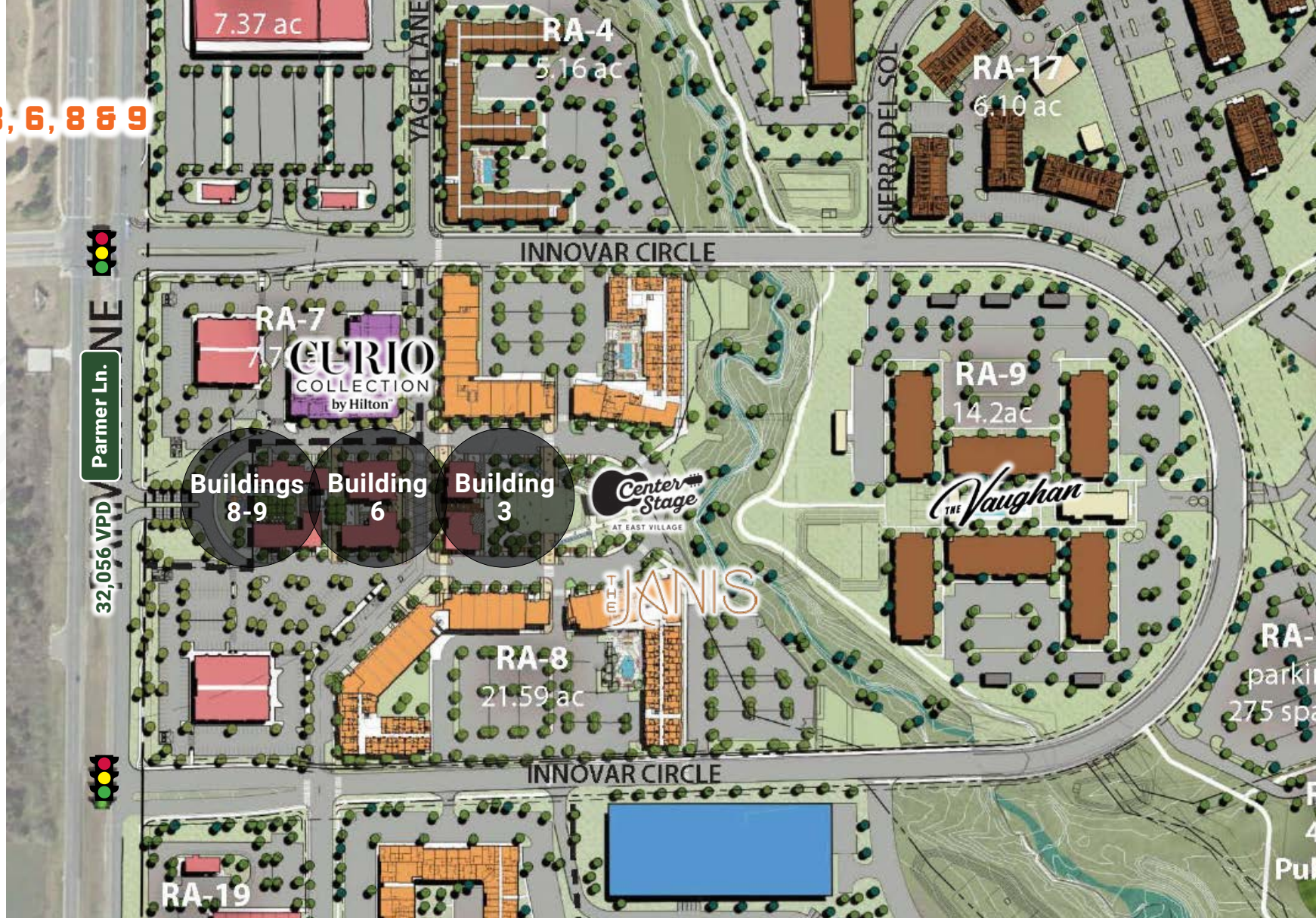
Suite 2120	±3,198 SF
Uncovered Patio	±903 SF
Covered Patio	±76 SF

● 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

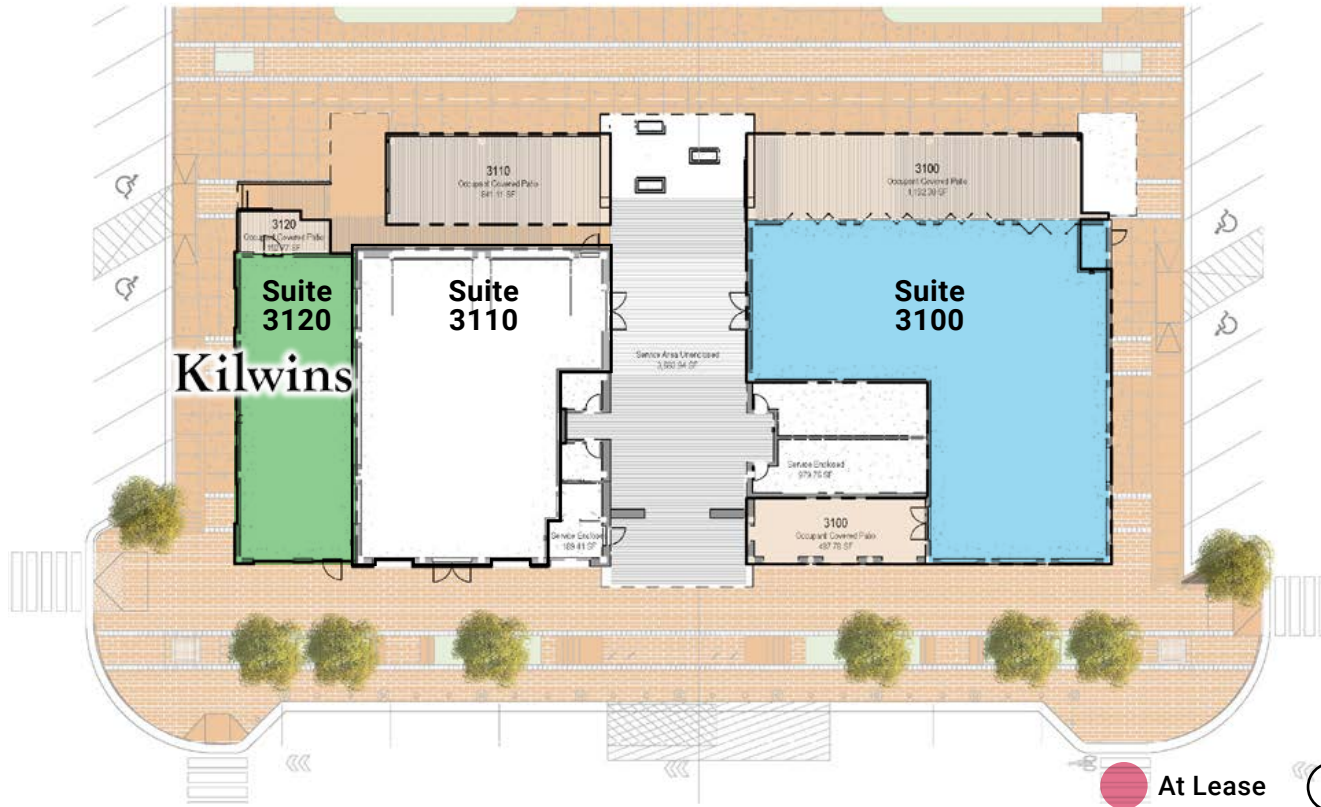
Across from Curio Collection by Hilton

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

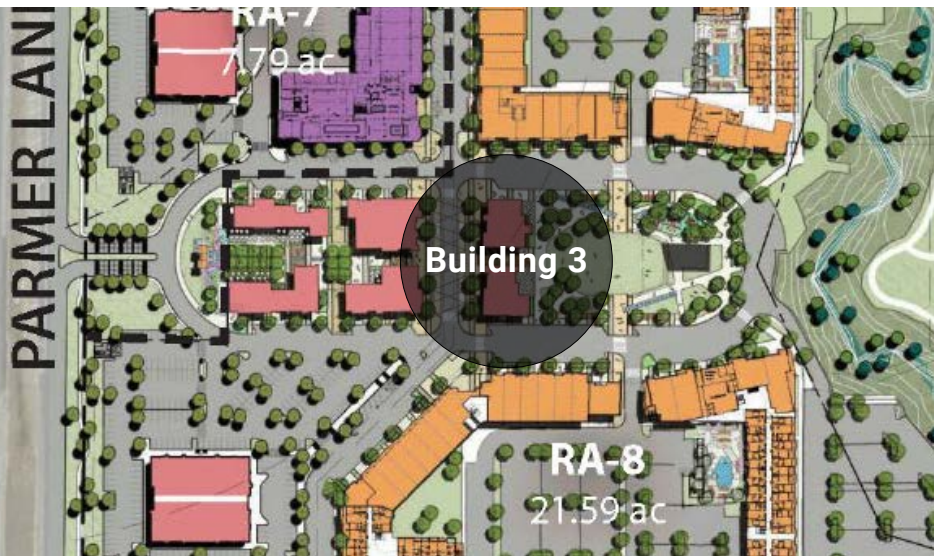


## HEART OF VILLAGE GREEN/ CENTER STAGE

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

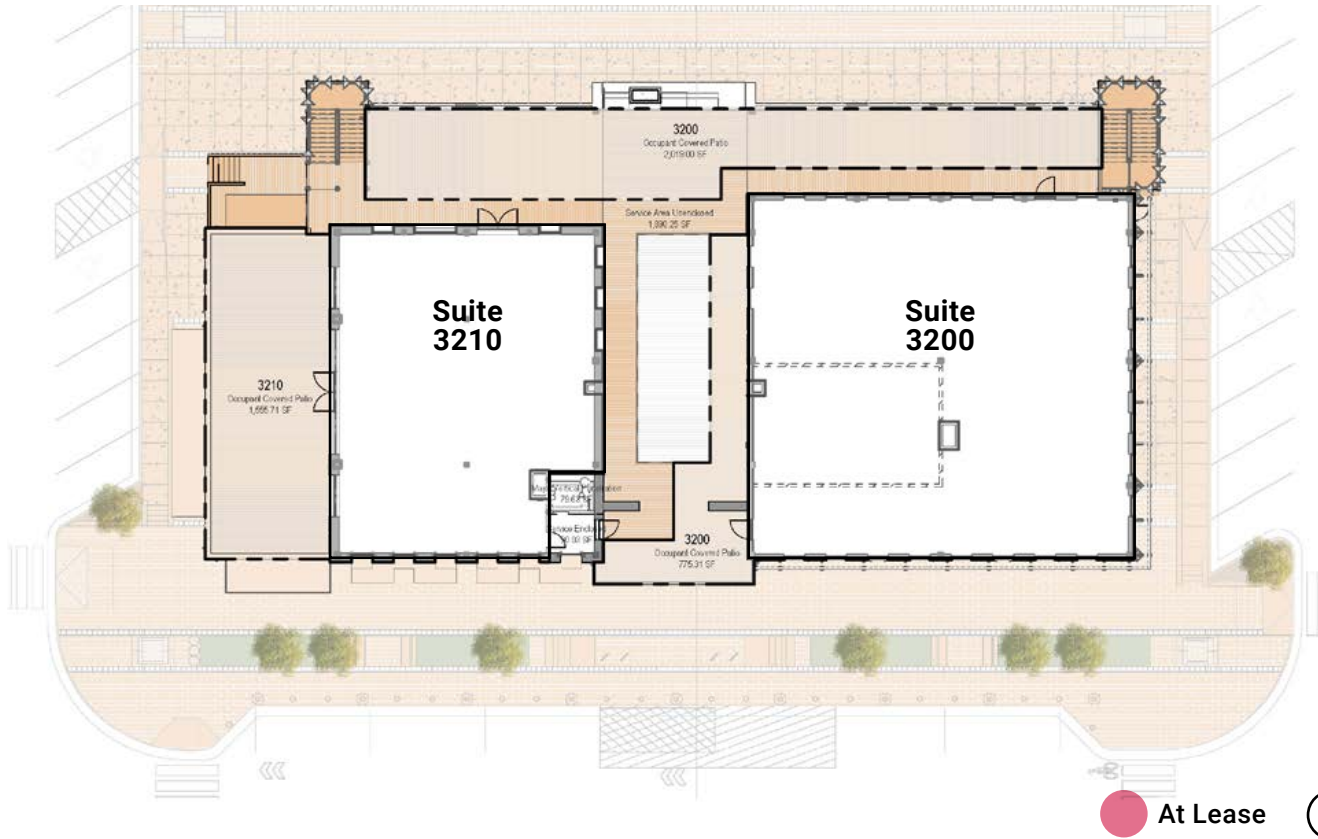
**Restaurant Centric Space**  
 Suite 3110 ±2,895 SF  
 Covered Patio ±841 SF

**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

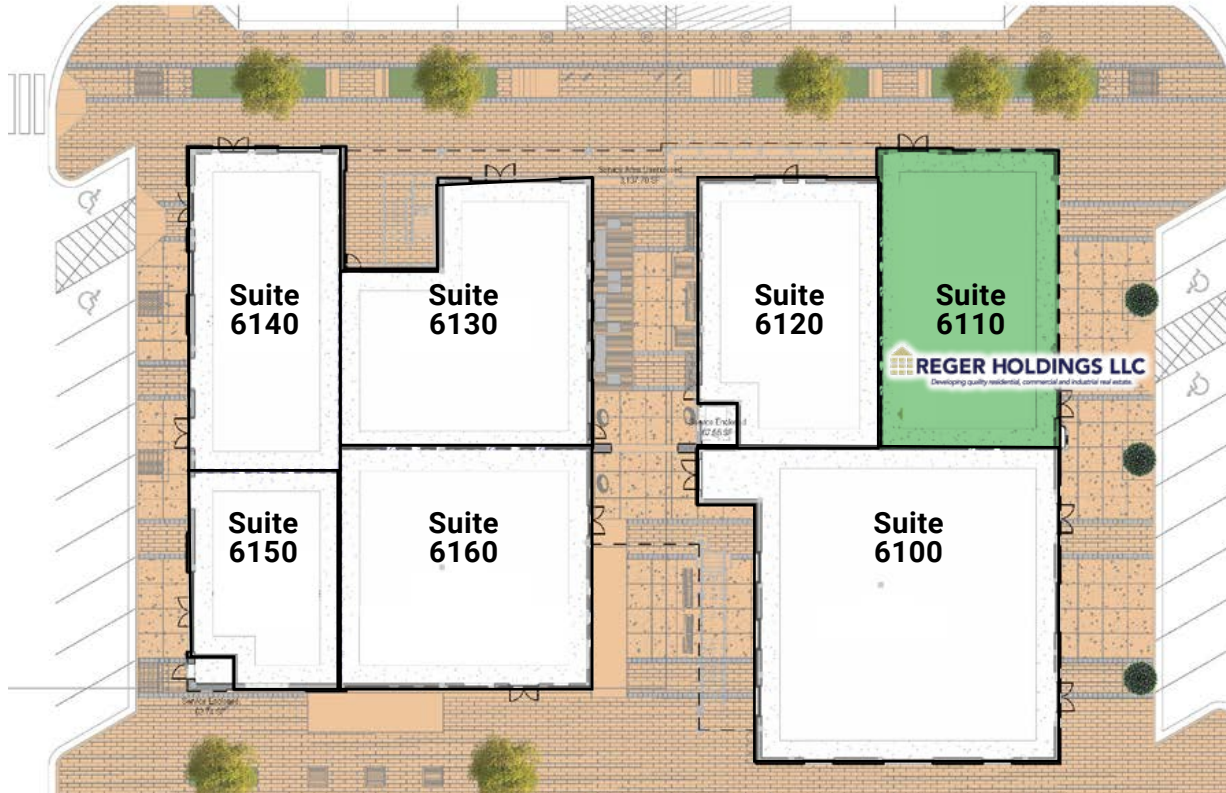
Suite 3200 ±5,126 SF  
Covered Patio ±2,794 SF

● 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

Suite 6110 ±2,165 SF

#### Retail Centric Space

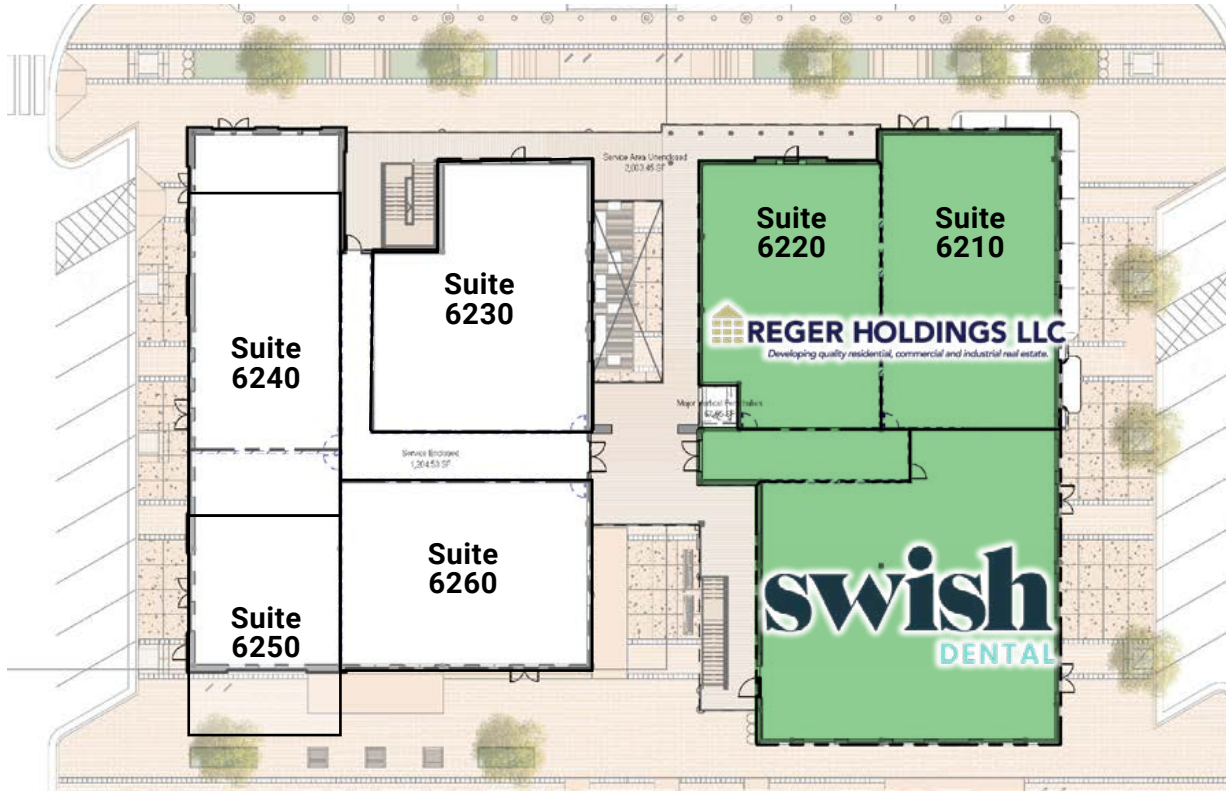
Suite 6100 ±3,988 SF

● 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

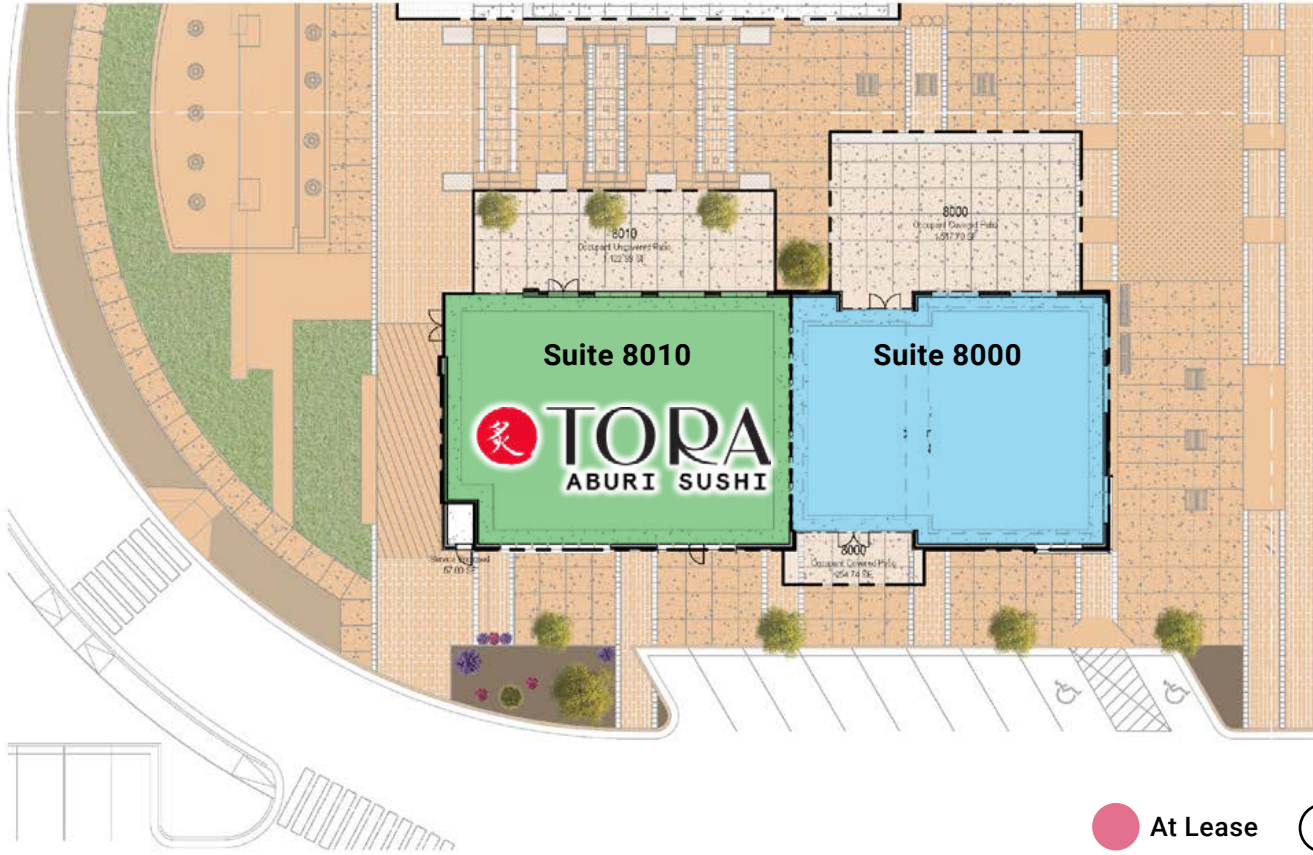
Suite 6200 ±3,559 SF

● 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

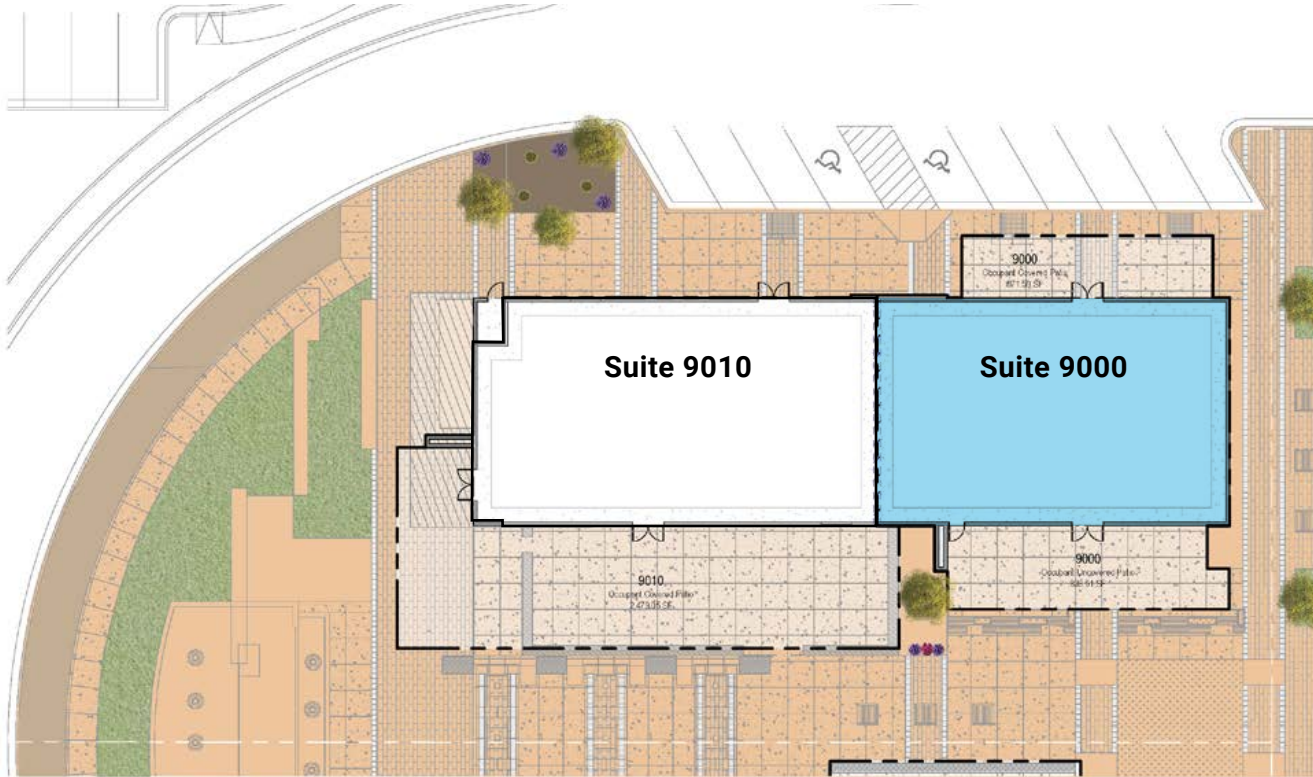
Suite 8000 ±2,895 SF  
Covered Patio ±1,772 SF

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

At Lease Available Working LOI Signed Lease





## BUILDINGS 10 & 12



### BUILDINGS 10 & 12

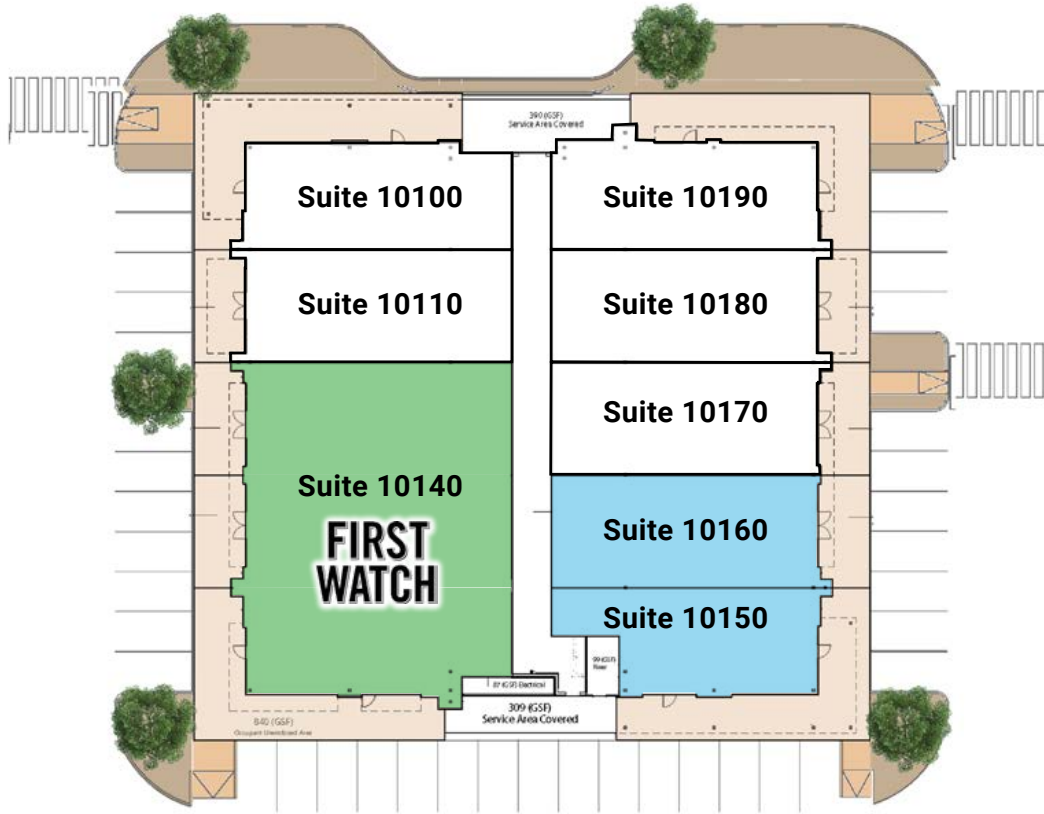
Predominant gateway location

Highly visible from Parmer Lane at lighted intersection of Innovar Circle

Across from Curio Collection by Hilton (Building 10)



# BUILDING 10



## PREDOMINANT GATEWAY LOCATION

### Retail Centric Space

Suite 10190 ±1,687 SF  
Uncovered Patio ±849 SF

### Retail Centric Space

Suite 10110 ±1,436 SF  
Covered Patio ±848 SF

### Retail Centric Space

Suite 10180 ±1,743 SF  
Uncovered Patio ±281 SF

### Retail Centric Space

Suite 10170 ±4,253 SF  
Uncovered Patio ±1,410 SF

### Retail Centric Space

Suite 10170 ±1,743 SF  
Uncovered Patio ±285 SF

### Retail Centric Space

Suite 10110 ±2,011 SF  
Uncovered Patio ±281 SF

### Retail Centric Space

Suite 10170 ±1,738 SF  
Uncovered Patio ±285 SF

### Retail Centric Space

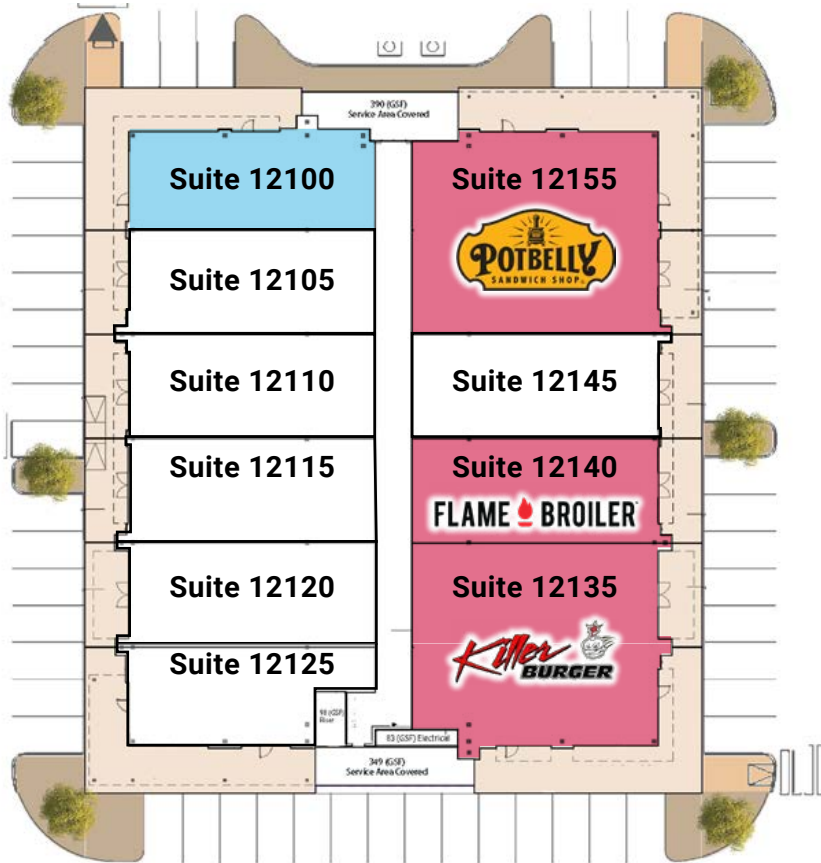
Suite 10100 ±1,634 SF  
Covered Patio ±923 SF

At Lease Available Working LOI Signed Lease





# 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 12130 ±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

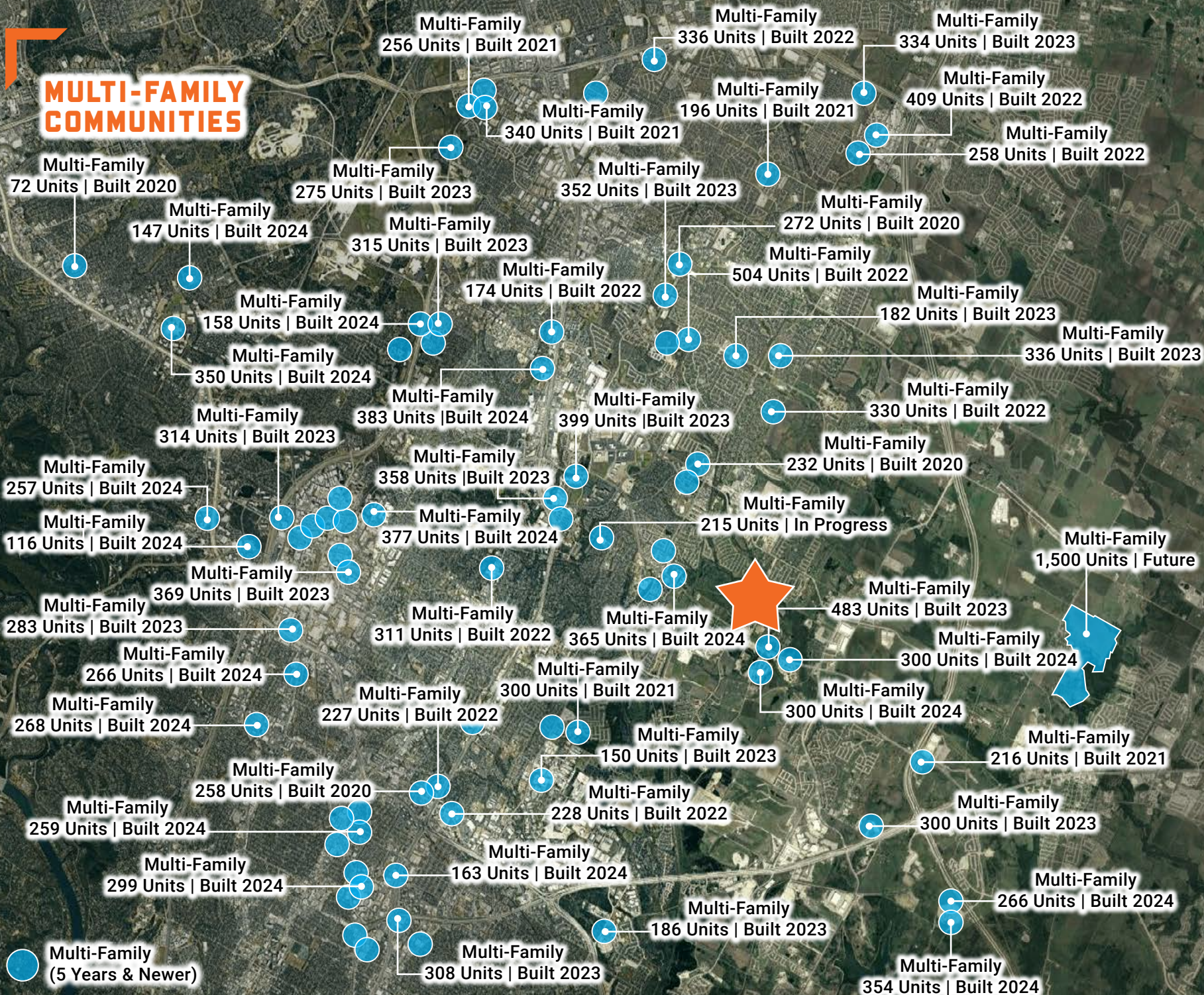
Suite 12110 ±1,663 SF  
Uncovered Patio ±803 SF

● At Lease   
 ○ Available   
 ● Working LOI   
 ● Signed Lease





# MULTI-FAMILY COMMUNITIES





## 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

Mixed-Use Development  
(243 Acres)

The Ridge at Blackhawk  
(690 Lots)

Lakeside Meadows  
(500 Lots)

Grove at Blackhawk  
(404 Lots)

Mixed-Use Development  
(420 Acres | 305 Lots)

Mixed-Use Development  
(29 Acres)

Kuempel Estates (86 Lots)

Murchison Tract (210 Lots)

Carmel East  
(536 Lots)

Lisso (114 Lots)

Banyan Everton (234 Lots)

Gullahorn (382 Lots)

Fossil Creek (933 Lots)

Okra (278 Lots)

Newhaven (278 Lots)

Monarch Ranch  
(400 Lots)

Copperfield  
(1,457 Lots)

EastVillage  
(466 Lots)

Shadow Glen (3,500 Lots)

Gregg Manor (353 Lots)

Carillon  
by DR Horton

Pres. Heights  
(206 Lots)

Pioneer Crossing  
(1,147 Lots)

Single-Family  
(297 Acres | Pending)

Bellingham Meadows  
(193 Lots)

Mixed-Use  
Development

Pres. Meadows  
(1,657 Lots)

Glen East (350 Lots)

Estate at  
Bell Farms

Pioneer Crossing West (930 Lots)

Pioneer Crossing East  
(665 Lots)

Collier Woods (356 Lots)

Braker Valley  
(612 Lots)

Belhaven  
(420 Lots)

Wild Horse Lakeside  
(572 Lots)

Lagos (2,300 Lots)

Braircreek (1,050 Lots)

Wild Horse Parkside  
(1,278 Lots)

Single-Family  
(Newer & In Development)



# MAJOR EMPLOYERS

Austin Independent School District  
**12,000 Employees**

Reyes Beverage Group  
**9,300 Employees**

Freescall Semiconductor Inc.  
**5,400 Employees**

Flex  
**2,300 Employees**

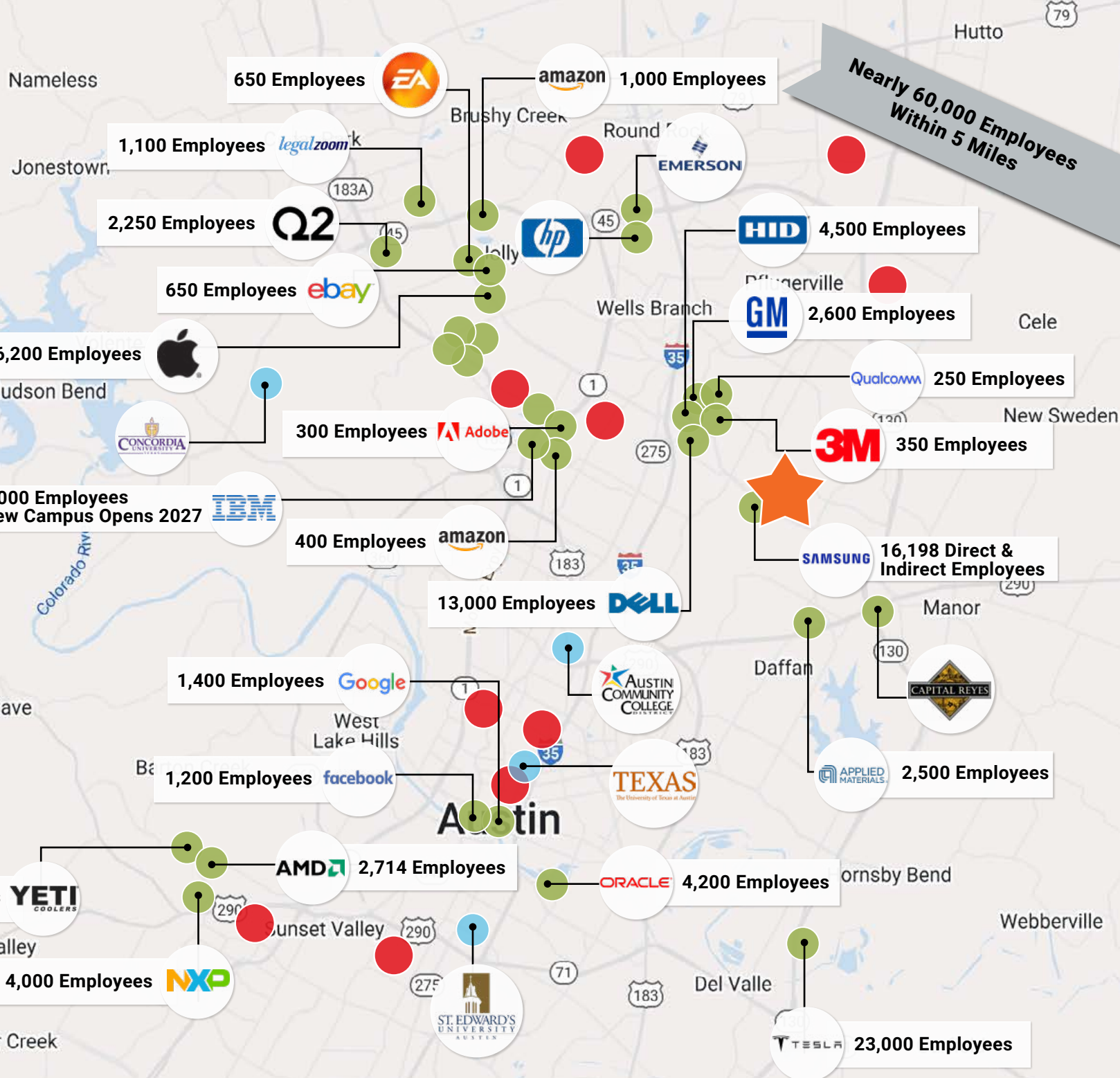
National Instruments  
**2,240 Employees**

Visa  
**2,000 Employees**

VRBO  
**1,271 Employees**

Cisco Systems  
**1,050 Employees**

Emerson Process Mgmt  
**505 Employees**

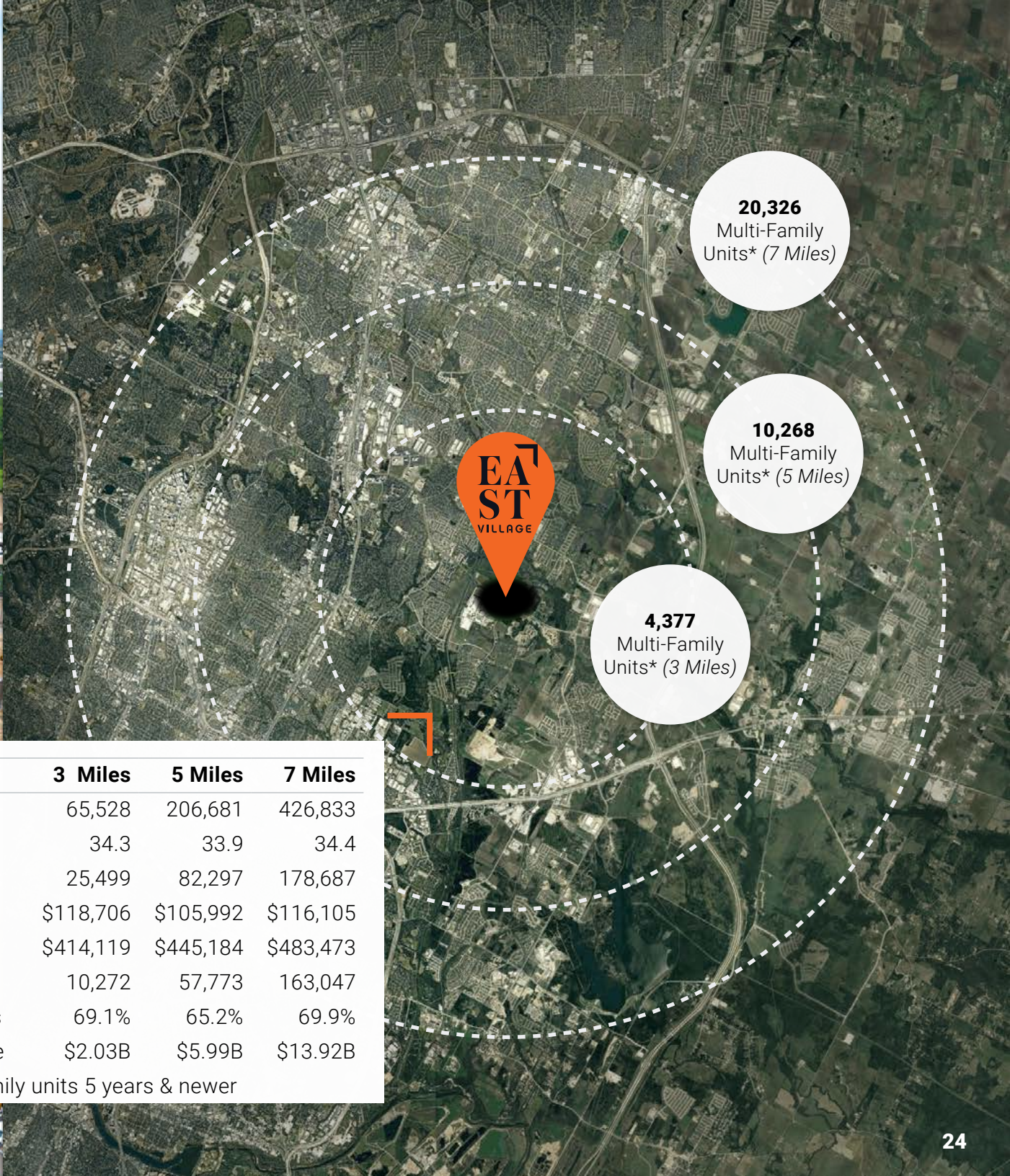




## TRADE AREA DEMOGRAPHICS



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**

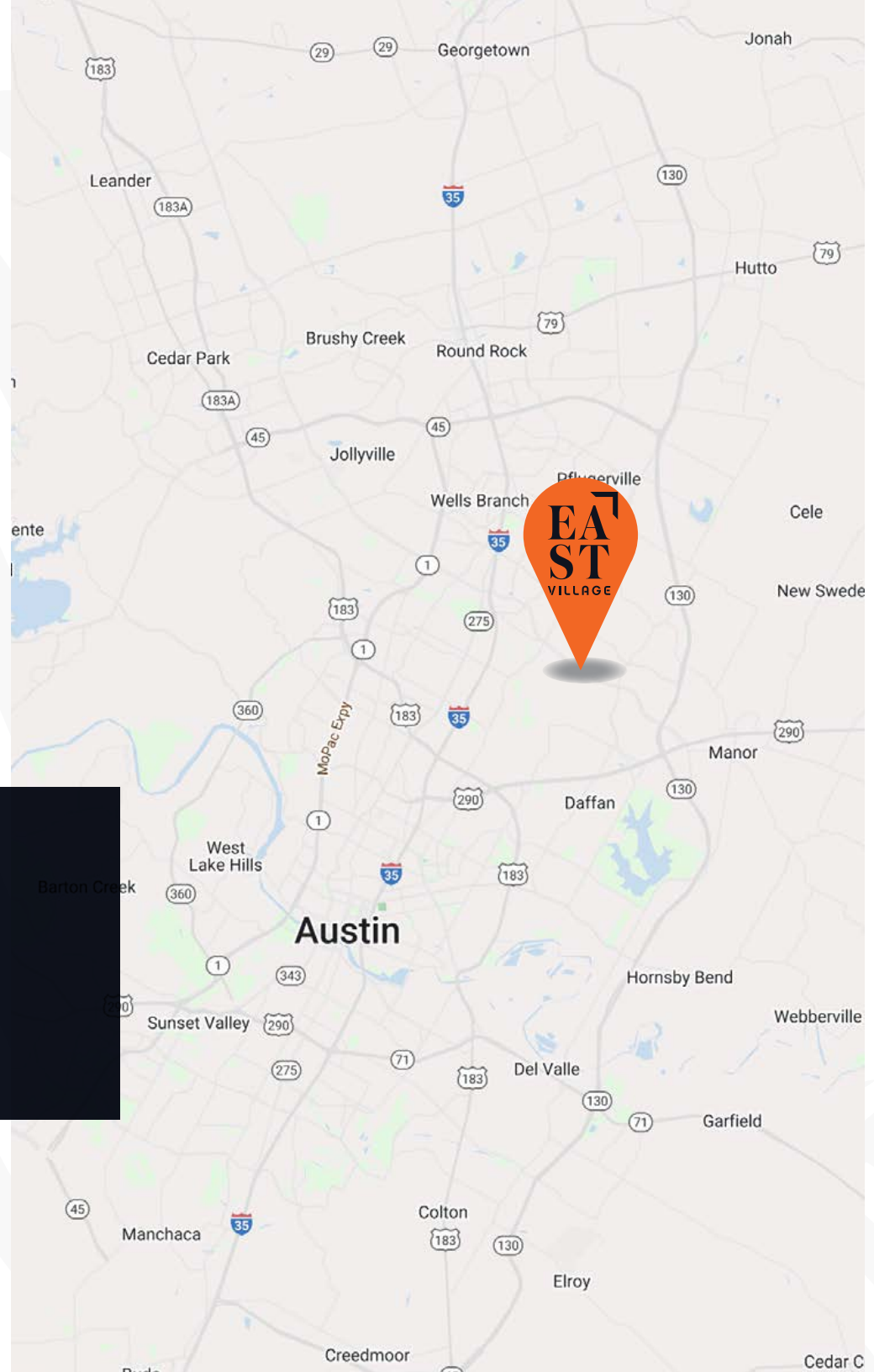
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## Information About Brokerage Services - Texas Real Estate Commission

**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.

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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

**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, 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.

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