



THE HOMESTEAD | 14010 N US 183, AUSTIN, TX 78750

Features

- Regional mall peripheral retail with Class "A" co-tenancy
- Heavy family traffic
- Located NWC of US 183 and Lakeline Mall Blvd in Austin, Texas
- At the primary entrance of Lakeline Mall, just north of US 183 and RR 620
- 35,000 + existing or planned single-family homes within 5-mile radius

homesteadatx.com

FOR LEASE

AVAILABLE SF: 1,475
CONTACT FOR MORE INFORMATION

Traffic Counts

US 183	126,519 VPD
RR 620 W of SH 45	38,226 VPD
Lakeline Mall Dr	11,964 VPD

Demographics

YEAR: 2020	1 MILE	3 MILE	5 MILE
Total Population	13,164	106,196	219,155
Daytime Population	15,596	101,623	217,857
Average HH Income	\$89,955	\$110,933	\$121,695
Total Households	6,125	43,344	87,247

Sarah Gregorcyk
 Associate
 512.482.6115
sgregorcyk@weitzmangroup.com

Taylor Ponton
 Associate
 512.482.6119
tponton@weitzmangroup.com

Area Retailers & Businesses



THE HOMESTEAD | 14010 N HWY 183, AUSTIN, TX 78717

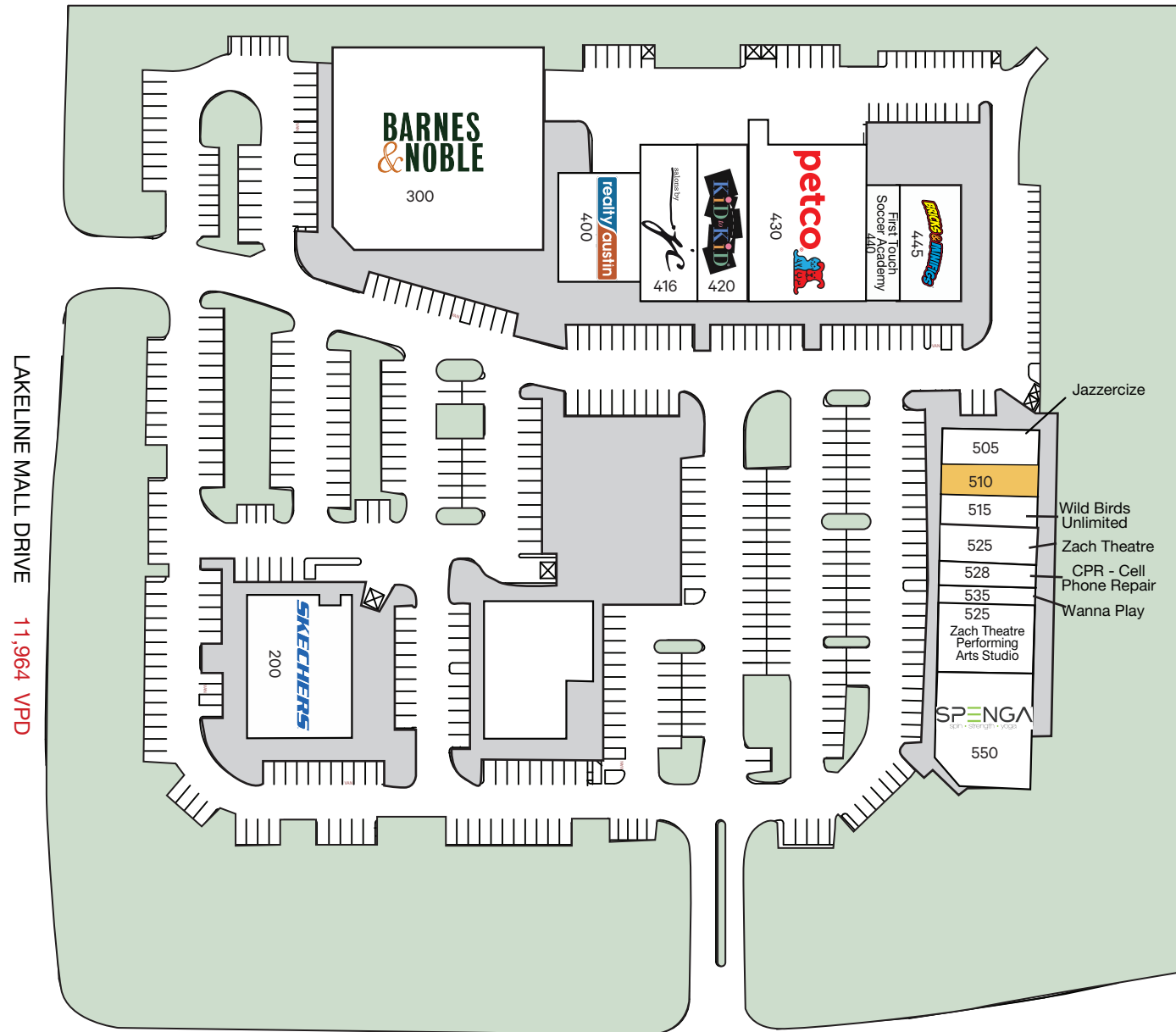


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THE HOMESTEAD

NWC OF US HWY 183 & LAKELINE MALL DR, AUSTIN, TX 78750



Current Tenants

200	Skechers
300	Barnes & Noble
400	Realty Austin
416	Salons by JC
420	Kid to Kid
430	Petco
440	First Touch Soccer Academy
445	Bricks & Minifigs
505	Jazzercise
510	Available
515	Wild Birds Unlimited
525	Zach Theatre
528	CPR - Cell Phone Repair
535	Wanna Play
550	Spenga

LAKELINE MALL DRIVE 11,964 VPD

U. S. HIGHWAY 183 126,519 VPD







INFORMATION ABOUT BROKERAGE SERVICES

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 on 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 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 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Nicholas Naumann

Licensed Supervisor of Sales Agent/ Associate

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-6118

Phone

Sarah Gregorczyk

Sales Agent/Associate's Name

813896

License No.

sgregorczyk@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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