



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		Demographics	YEAR: 2020	1 MILE	3 MILE	5 MILE
US 183	126,519 VPD	Total Population		13,164	106,196	219,155
RR 620 W of SH 45	38,226 VPD	Daytime Population		15,596	101,623	217,857
Lakeline Mall Dr	11,964 VPD	Average HH Income		\$89,955	\$110,933	\$121,695
		Total Households		6,125	43,344	87,247

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Area Retailers & Businesses



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

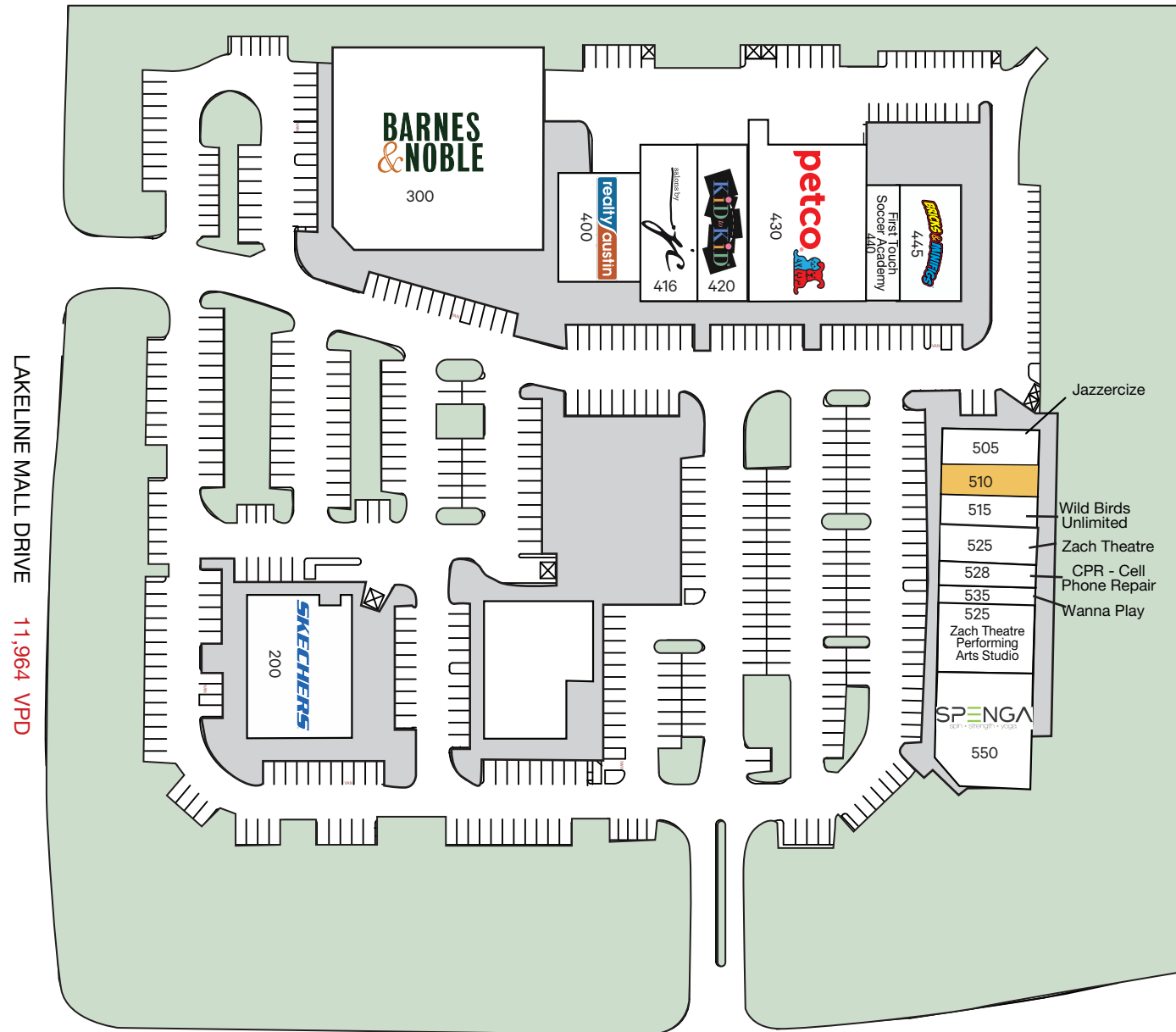


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]

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

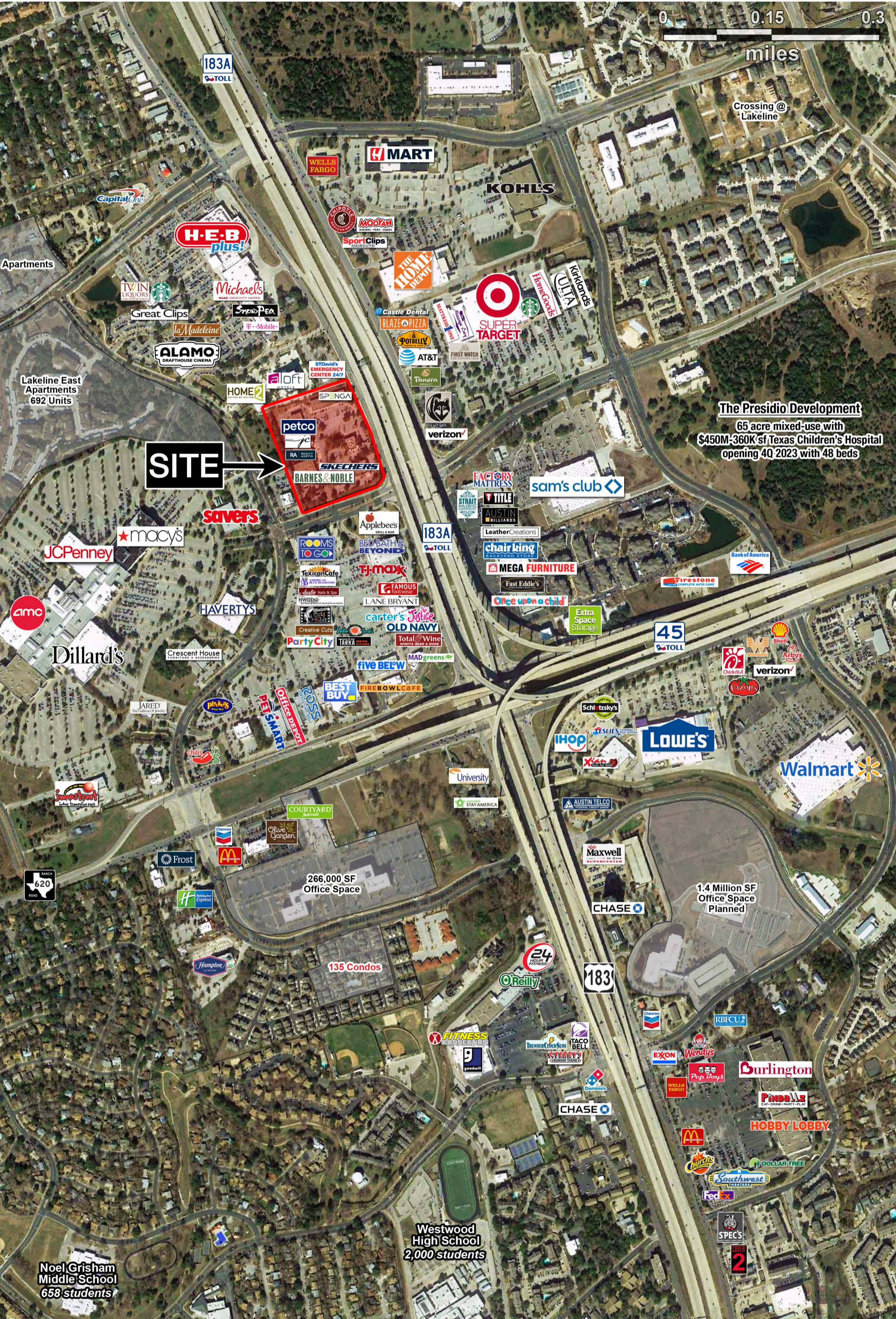
LAKELINE MALL DRIVE 11,964 VPD

U. S. HIGHWAY 183 126,519 VPD





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SITE →

petco
RA REALTY
SKECHERS
BARNES & NOBLE

The Presidio Development
65 acre mixed-use with
\$450M-360K sf Texas Children's Hospital
opening 4Q 2023 with 48 beds

266,000 SF Office Space

135 Condos

1.4 Million SF Office Space Planned

Westwood High School
2,000 students

Noel Grisham Middle School
658 students

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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