

For Lease

Delivery Q4-2024



Hunnington

Hunnington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

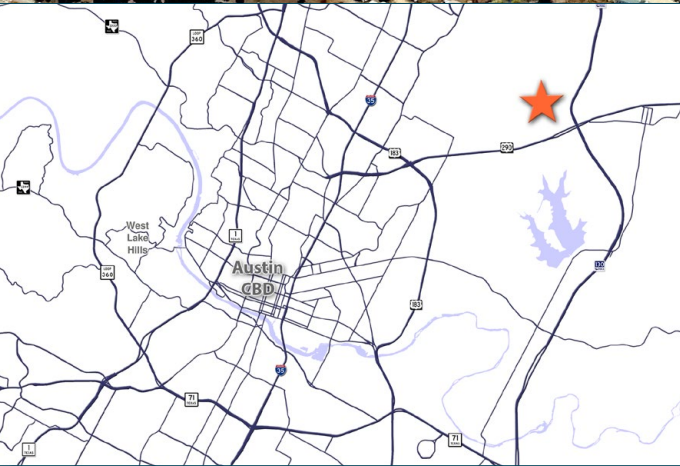
1-800-357-1031

hpiproperties.com

Shops at Parmer Lane

NEC Harris Branch Pkwy & Parmer Lane

Austin, Texas 78754



SHOPS AT PARMER LANE

NEC Harris Branch Pkwy & Parmer Ln., Austin, TX 78754

Property Information

Space For Lease	2,900 SF 4,060 SF (Will Divide)
Rental Rate	Call for Pricing
NNN	\$10.00 PSF (estimated)
Total Sq. Ft.	13,615 SF
Bay Depth:	75'

Property Highlights

- Signalized intersection, high traffic, great visibility & easy access
- 5 Minutes from Samsung Headquarters
- Less than 1 Mile from Village East a 425 acre Mixed Used Development
- Immediately surrounded by a K-12 magnet school campus opening 2024
- Over 4,000 Multi Family units to be developed in the area

Demographics

Population (2023)	1 mi. - 5,244
	3 mi. - 33,633
	4 mi. - 71,872
Average Household Income	1 mi. - 148,910
	3 mi. - 132,694
	4 mi. - 120,106

Traffic Count
 Parmer Ln : 33,698 vpd
 Harris Branch Pkwy: 10,947 vpd

Contact Information

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For Lease

PROPOSED 

AVAILABLE 

EXECUTED 



For Lease



Edinburgh Gardens
198 Homes



HARRIS BRANCH PWY 18,441 vpd

PARMER LN 33,698 vpd



CREEK SIDE
PHASE I- 300 MF UNITS
(UNDER CONSTRUCTION)
PHASE II- 300 MF UNITS
PHASE III- 420 MF UNITS



OPENING FALL 2024
TEXAS EMPOWERMENT
ACADEMY

FUTURE
DEVELOPMENT

For Lease



Hunington



Jordan Crossing



AUSTIN SEMICONDUCTOR
 ±2.3 Million SF & ±100 Ac for expansion
 ±9,000 employees

\$17 Billion expansion planned
 7-million-square-foot chip factory
 Built on a 640-acre site
 Creating 1,800 jobs

Pioneer Crossing
 8,192 Homes

Camber Ranch Apts
 403 units

FUTURE CREEK SIDE
 PLANNED 420 MF UNITS

BROKE GROUND:
 JUNE 1, 2021

EAST VILLAGE

Commercial Development
 425 Acres
 810,000 SF Office Space
 223,435 SF Retail Space
 95,776 SF Restaurant Space
 37,000 SF Grocery Space
 38,000 SF Movie Theater
 3 Hotels
 2,000 Multi-Family Units



(UNDER CONSTRUCTION)
CREEK SIDE
 PHASE II - 300 MF UNITS



Edinburgh Gardens
 198 Homes

Sterling Bridge
 +/- 400 Homes

Opening Fall 2024
 ±500 Students

TEXAS EMPOWERMENT ACADEMY

HARRIS BRANCH PWY 18,441 vpd



Future Development

3-WAY
 Three Way Logistics, Inc.
 75 Employees

Belhaven
 420 Homes

Speyside
 205 Homes

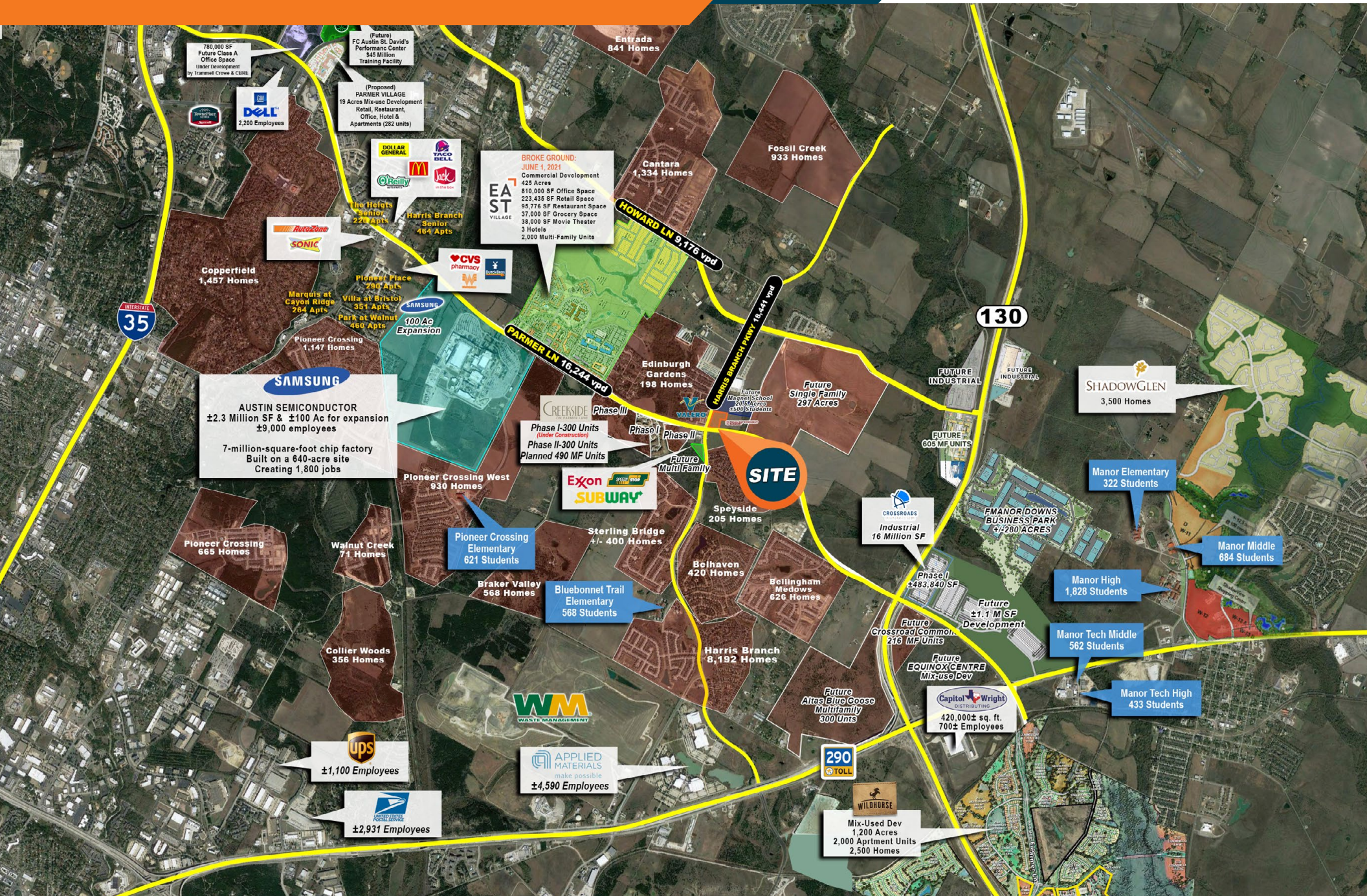
Future Single / Multi Family

Future Single Family
 297 Acres

Bellingham Meadows
 626 Homes

PARMER LN 33,698 vpd

For Lease



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Hines, Galesi JV plans 1.7M sf logistics park near ATX

Project will rise in Tesla and Samsung neck of the woods

By Hines' Laura Denkler – Staff Writer, The Real Deal

A New York firm is teaming up with a Houston developer to build an industrial and logistics park in Northeast Austin.

Houston-based Hines formed a joint venture with New York-based Galesi Group to develop 1.7 million square feet of logistics and industrial space on a 150-acre site at 6400 East Parmer Lane in Manor, the Austin Business Journal reported.

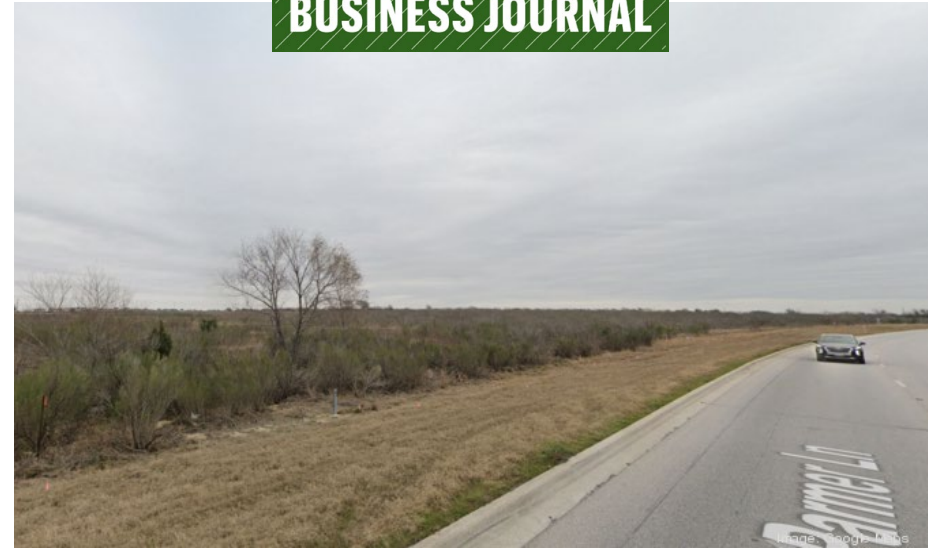
Galesi owns hundreds of acres in the surrounding Harris Branch area and plans to develop the land.

“The partnership allows us to expand our industrial footprint in Austin in a meaningful way and offers tenants a large-scale, master planned business park in Austin,” Laura Denkler, managing director at Hines, told the outlet. “Demand for industrial space in Austin remains high, and our first phase is already in design and able to accommodate tenants ranging from 30,000-150,000 square feet.”

Three Class A industrial warehouses totaling 315,000 square feet comprise the first phase of the business park development. The firm doesn't have a strict timetable for the project, rather it will “periodically evaluate” Austin's industrial market to decide when to proceed with the later portions, said Ryan Buicko with Galesi.

The business park will be about 2 miles from Samsung Austin Semiconductor's factory, 12 miles from the Tesla gigafactory and 25 miles from the \$17 billion Samsung semiconductor plant under construction in Taylor.

AUSTIN
BUSINESS JOURNAL



This rural stretch of Parmer Lane in Northeast Austin could be turned into a massive, 1.7-million-square-foot industrial development.

Houston's Powers Brown Architecture is designing the first phase of the project. Hines and Galesi haven't selected a general contractor or listing agent for the property.

Galesi, which purchased the Manor land back in 1996, plans to develop hundreds of apartments in the Harris Branch planned unit development. The firm broke ground on the 300-unit Hillside on Parmer apartment complex back in March.



Rendering of how Parmer Gateway could look once all four phases of multifamily are complete.

More than 1,000 apartments set to rise next to Samsung's Austin factory

By Paul Thompson – Assistant Managing Editor, Austin Business Journal

River City Capital Partners LLC is partnering with the Austin Affordable Housing Corp., a subsidiary of the Housing Authority of the City of Austin, along with development firm LDG Multifamily and investment manager Battery Global Advisors to transform property located just outside city limits along East Parmer Lane into workforce housing.

Dubbed Parmer Gateway, the development is set to include 1,076 units across four distinct projects, two of which are expected to break ground in May.

"It's a near-in Austin location that is in high demand," said Rich Leisy, partner at River City Capital. "The proximity to a number of large employers and logistics hubs is just another huge draw for this location."

In addition to the apartments, the developers plan to sell two pad sites on the property for a convenience store and a hotel. Both of the contracts are in the final stages of negotiations but Leisy declined to identify the buyers.

Parmer Gateway marks the continuation of a partnership between River City, LDG, Battery Global and the Austin Housing Authority – they are also working together on the 518-unit Urban East apartment complex under construction at 6400 E. Riverside Dr. The first phase of that development is set to open in June, while the second phase is expected to break ground later this year, River City said.

"That area is a very hot area for development," Schwertner said. "There's warehouses going up, there's retail going up, there's huge master developments. Most of the multifamily that's going up there is market rate."

What's coming first

The first two phases of Parmer Gateway got the green light earlier this year.

The first apartment complexes is slated for 11.47 acres at 3901 E. Parmer Lane and will consist of 273 units. Fifty percent of the units will be "affordable to tenants earning less than 80% median family income" while the remaining will be market rate, according to Housing Authority records. For a family of four in Travis County, 80% MFI in 2022 was \$88,250

The second phase is a garden-style apartment being spearheaded by LDG Multifamily. It could have 300 units on a 24.7-acre tract at 4835 E. Yager Lane. The complex is expected to have 24 one-bedroom units, 168 two-bedroom units, 96 three-bedroom units and 12 four-bedroom units. Amenities will include a clubhouse, fitness center, playground, pool and green space.

Moving forward, Leisy said River City Capital is looking to get into industrial real estate development and is interested in several sites to help meet "a growing need" for logistics and warehouse space.

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 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