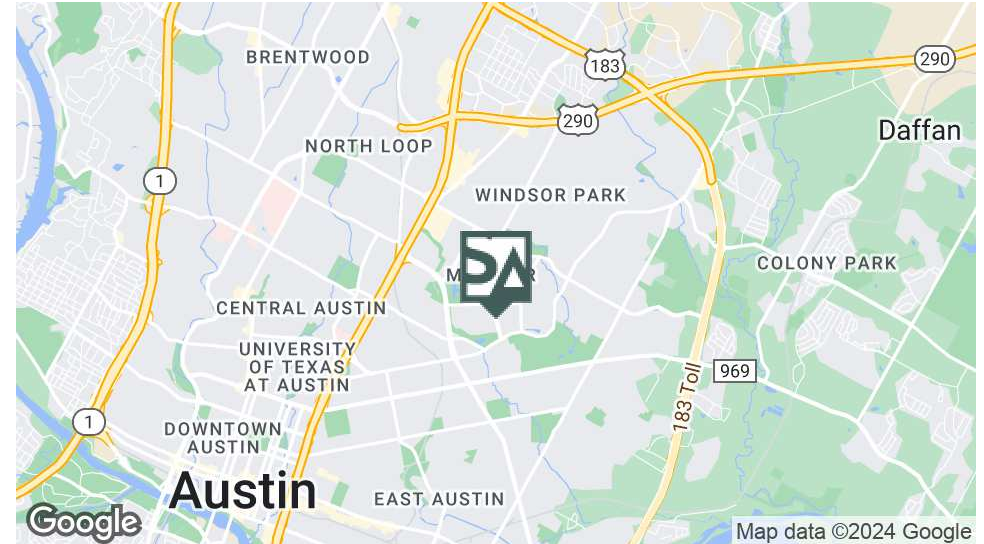


CONCOURSE AT MUELLER

3900 BERKMAN DR, AUSTIN, TX 78723





OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$38 SF/YR NNN
Total Retail Square Feet:	5,000 SF
Unit 100:	3,000 SF
Unit 110:	1,200 SF
Unit 120:	800 SF
Delivery Date:	Est. Q2 2024
Delivery Condition:	Warm Shell
Zoning:	PUD

PROPERTY OVERVIEW

Sayers Real Estate Advisors is pleased to offer the commercial space at Concourse at Mueller for sale and for lease. The property consists of 34 for-sale residential condos above 5,000 SF of commercial space adjacent to 56 new townhomes. The property is conveniently located at the southern entrance to the award winning Mueller neighborhood and is directly across the street from the Ryan companies new 345 unit apartment development as well as the soon-to-be public plaza at the historic Mueller control tower.

There are three separate commercial units ranging in size from 800, 1,200, and 3,000 square feet. The units offer street-front visibility and signage along Berkman Dr. The units will be delivered in warm shell condition in Q2 2024 and are ideal for retail or office, as well as owner/users and investors.

PROPERTY HIGHLIGHTS

- Commercial space at the southern entrance to Mueller
- Over 1,000 homes in walking distance
- Street-front visibility and signage
- Ideal for retail and office

Jake Malone

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Paul Byars, CCIM

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CONCOURSE AT MUELLER - RETAIL



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3900 BERKMAN DR

dell children's
Ascension

H-E-B

AIRPORT BLVD

MUELLER
LAKE PARK

ALDRICH ST

BERKMAN DR



FUTURE BERKMAN TOWER PUBLIC PLAZA

345 APARTMENTS + 2,600 SF RETAIL

34 NEW CONDOS

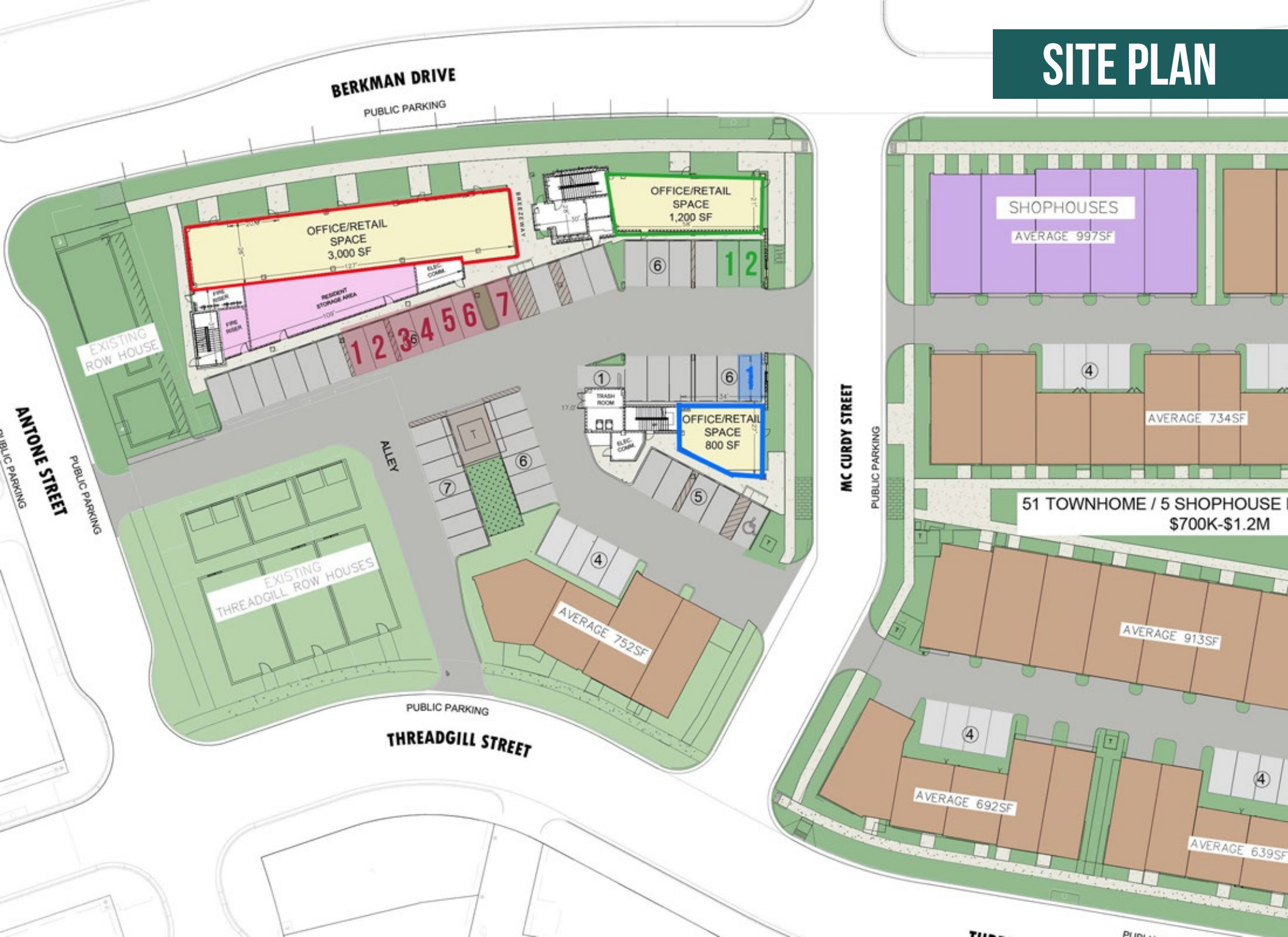
56 NEW TOWNHOMES

MANOR RD

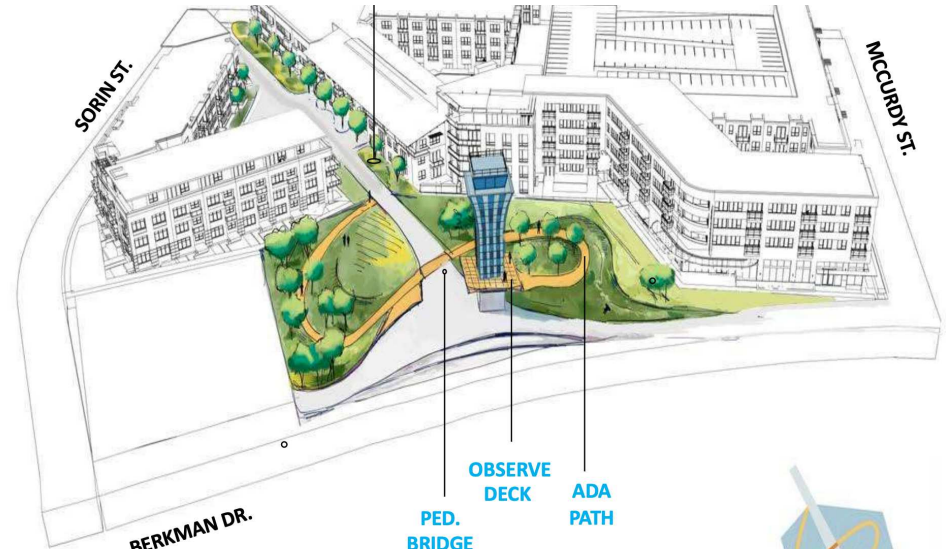
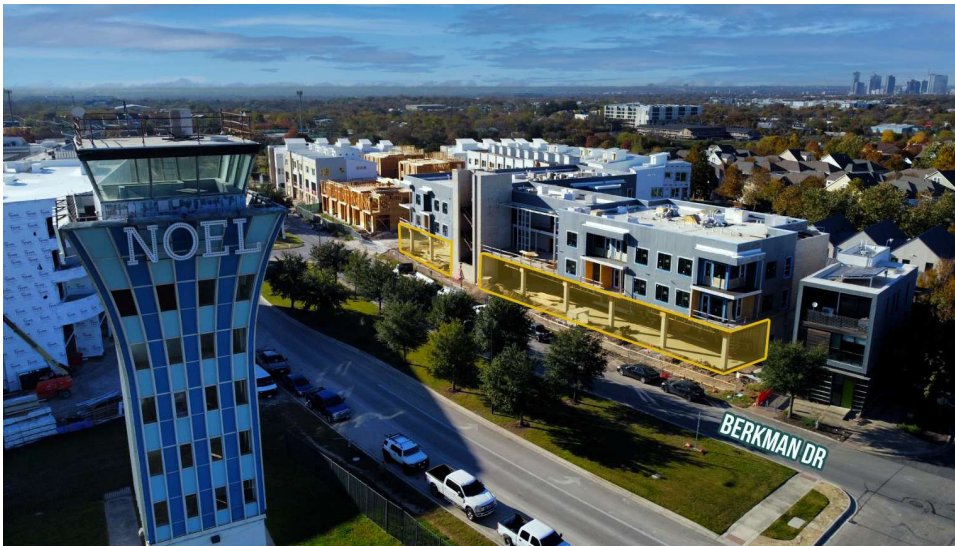
MUELLER

- AWARD WINNING MASTER PLANNED COMMUNITY
- 750K SF OF RETAIL SPACE, INCLUDING 40+ EATERIES UPON COMPLETION
- UP TO 6,200 HOMES UPON COMPLETION
- 13 MILES OF HIKE AND BIKE TRAILS
- MAJOR BUSINESSES INCLUDE DELL CHILDRENS MEDICAL CENTER, HEB, THE THINKERY, ALAMO DRAFTHOUSE, AND MORE

SITE PLAN



FUTURE CONTROL TOWER PUBLIC PLAZA



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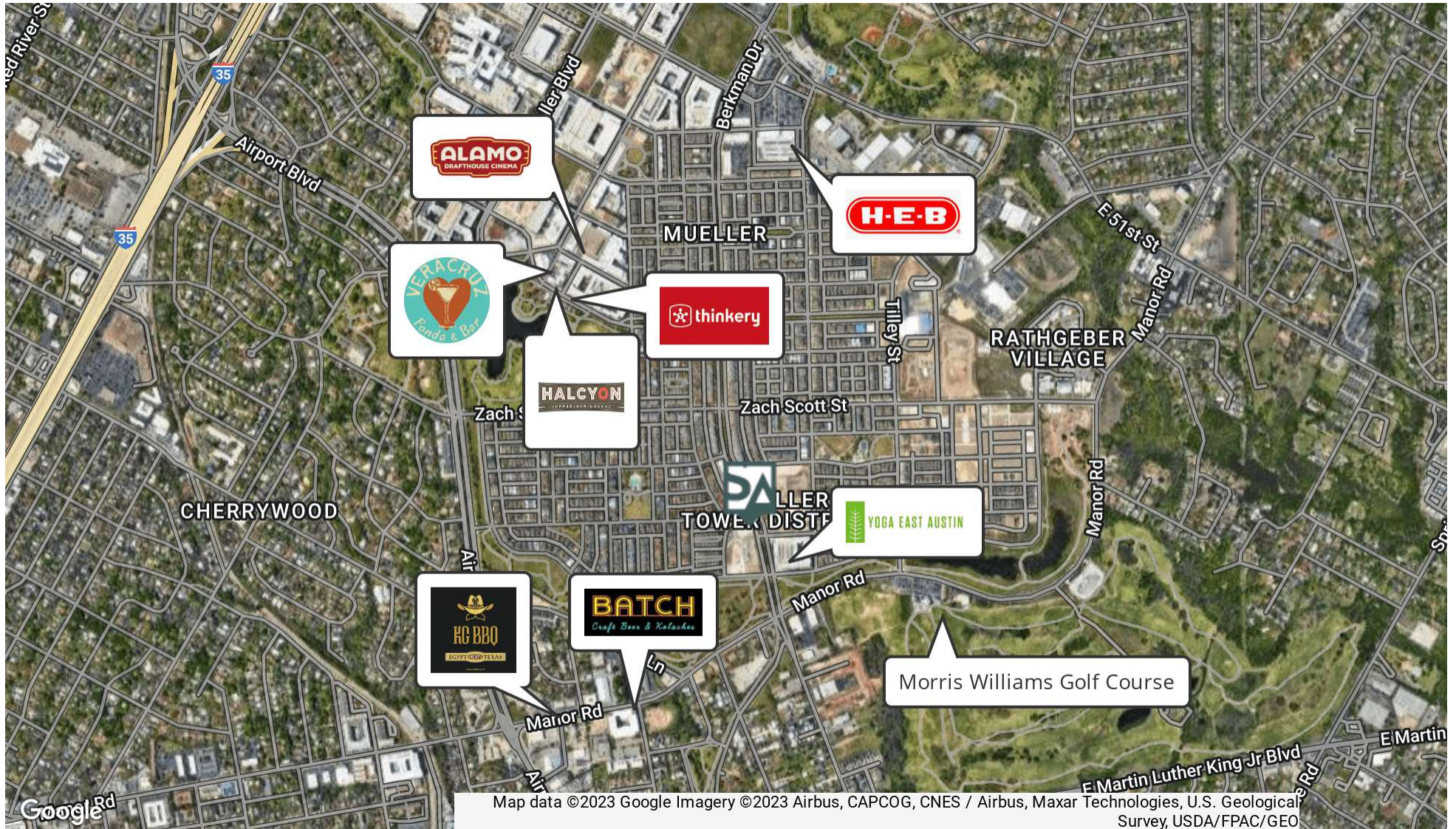
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Sayers Real Estate Advisors	448879	Clint@SayersAdvisors.com	512.472.6100
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date