



VISTA PROPERTY CO.

Northfork Playa

• Site:

163,000 sf of retail space at the NEC of SH-45 & US-183 in Austin, Texas

• Availability & Major Tenants:

Small shop tenant space from 1,200 sf up to 51,000 sf available.

• Area Summary:

Over 2 million sf of retail on established intersection including Dillard's, Sears, JC Penney, Macy's and Target.

• Access:

Great access from all four directions. SH-45 and US-183A tollways are now open. Major roadway construction now complete. The shopping center lies on the last free northbound exit.

• Remodel/Upgrade:

Upgrade planned for Spring '08 and a multiuse development is to take place on the property immediately adjacent to Northfork.

- Traffic Counts- 153,900 vpd
- US-183 - 108,000 vpd
- SH-45. - 45,900 vpd



Demographics		
Radius	Population	Avg. H.H Income
1 Mile	3,660	\$62,425
2 Miles	35,041	\$82,131
3 Miles	93,544	\$87,654

*Source: Claritas 2011

Jon Andrus
P: 512.381.8103
F: 214.381.8101

For More Information Please Contact

jon@vistapropertyco.com
www.vistapropertyco.com

4942 Wesley Highway 290
Austin, TX 78735

335 ACRES OF MIXED-USE SPACE & APPROX. 3,000 SINGLE FAMILY LOTS

87,000 SF OFFICE

63 ACRES WITH 730,000 SF OF OFFICE, 1,469 MULTI-FAMILY UNITS, AND 29,000 SF OF RETAIL

128 ACRES OF TOWNHOUSES/CONDOS, RESTAURANTS

North Fork Shopping Center

55,000 VPD

18,900 VPD

US 183

SH-45

RR-620

US 183

APPROX. 1.4 MILLION SF OF OFFICE

27,000 VPD

53,000 VPD

266,500 SF OF OFFICE

135 CONDOS

RR 620

183



Lakeline Mall
Dillard's
JCPenney

BED BATH & BEYOND
SPORTS AUTHORITY
KOHLS
MICHAEL'S
SUPER TARGET
PETCO
BARNES & NOBLE
ROCKETS TO GO
TYMEX
WORLD MARKET
HAVERTYS
ULTRA ROSS
PETSMART
chris

LOWE'S
OFFICE DEPOT
BEST BUY
OLD NAVY
TOYS R US

WAL-MART

Burlington Coat Factory

HOBBY LOBBY

H-E-B