



— 1610-1628 OHLEN ROAD | AUSTIN, TEXAS 78759

Vista Norte



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Vista Norte is a 40,942 SF regional shopping center located at the NEC of 183 & Ohlen Rd
- Join PetsMart & Dollar Tree
- Pad Site Available for Ground Lease

AVAILABILITY

100% Leased

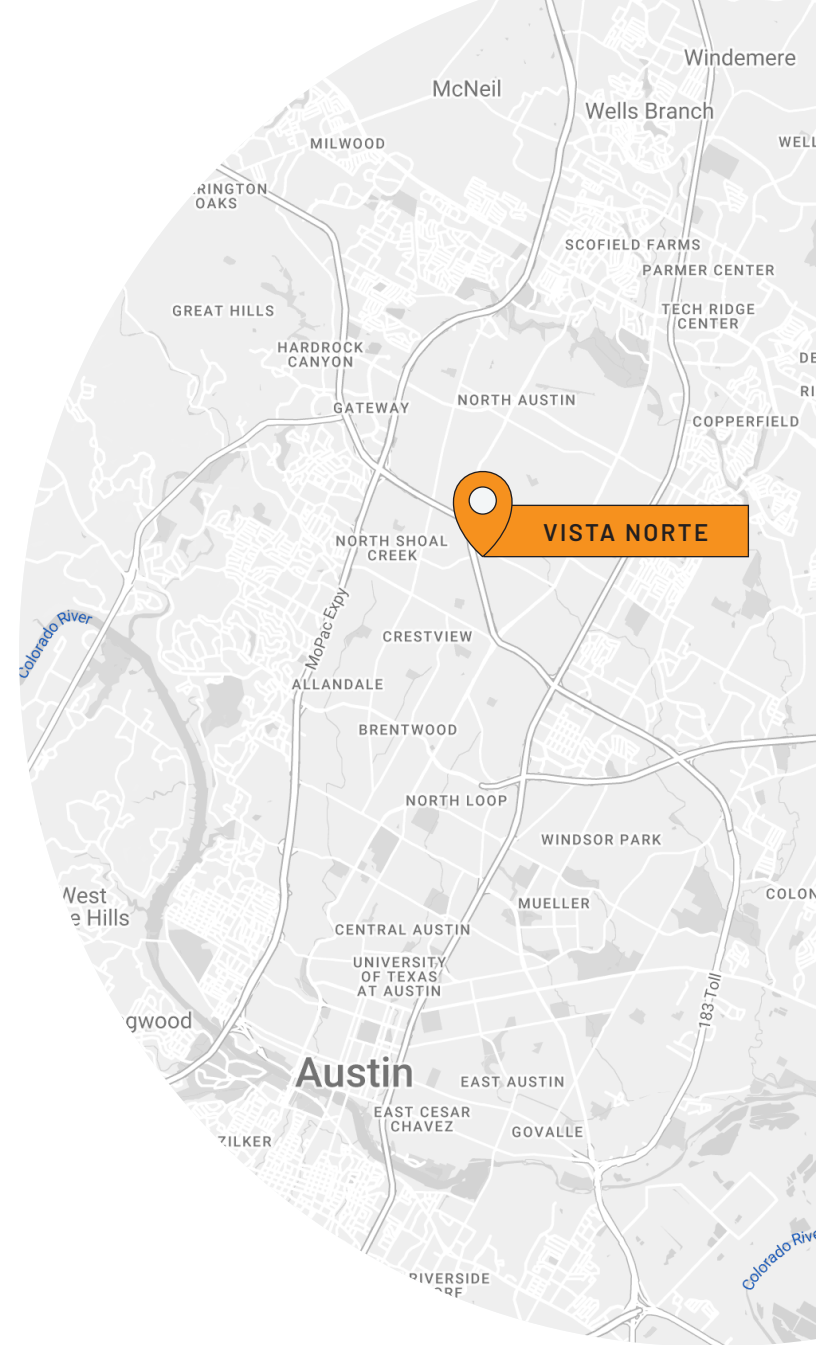
LEASE RATES

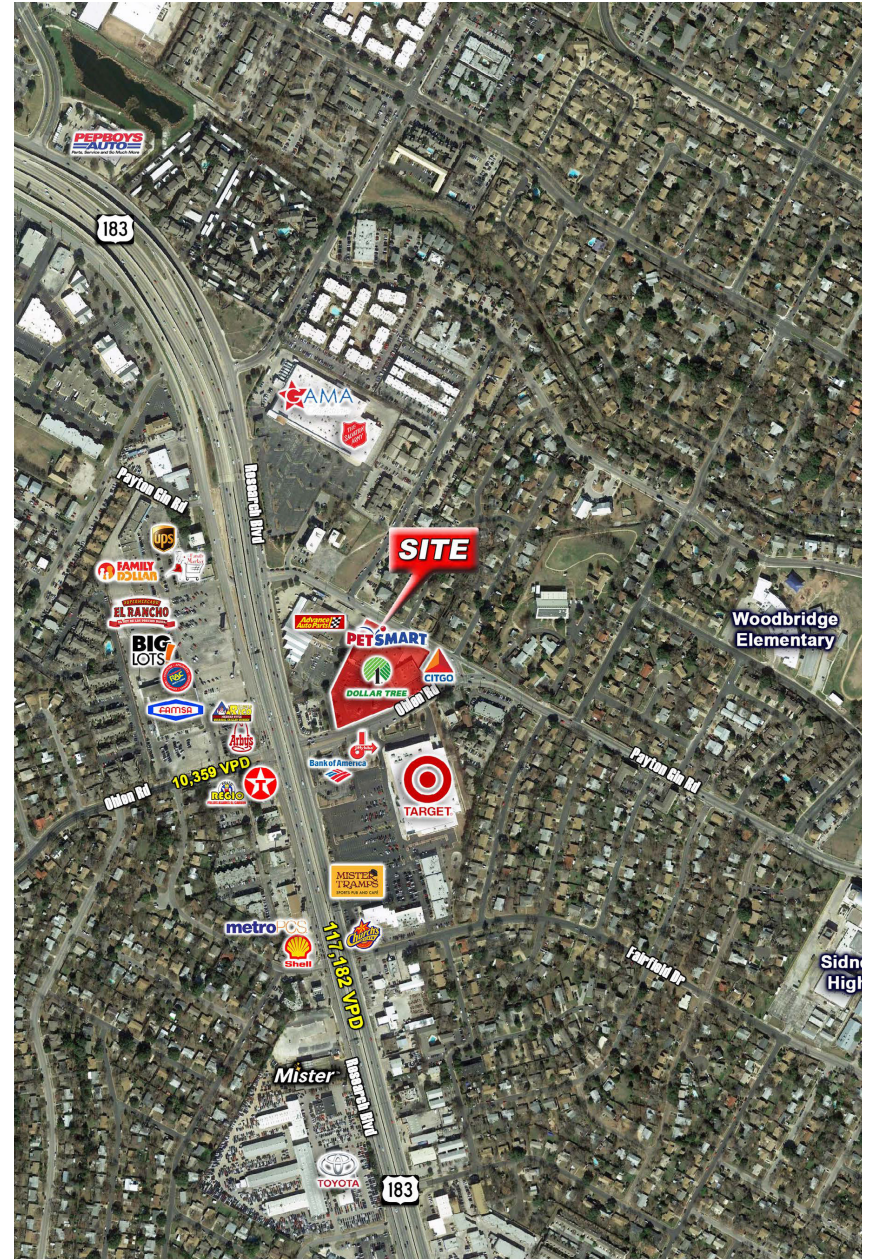
Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2017 Population	29,459	156,273	328,652
Median Age	30.7	33	34
Average Household Income	\$57,166	\$73,510	\$87,479
Traffic Counts	US 183: 117,182 VPD Ohlen Rd: 10,359 VPD		

AREA RETAILERS







	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	25,883	148,022	315,361
2028 Projected Population	27,031	156,402	337,428
2020 Census Population	25,593	144,848	308,156
2010 Census Population	26,074	133,694	279,973
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.4%
Historical Annual Growth 2010 to 2023	-	0.8%	1.0%
2023 Median Age	32.4	34.7	35.2
HOUSEHOLDS			
2023 Estimated Households	9,640	66,813	146,417
2028 Projected Households	10,335	72,892	161,180
2020 Census Households	9,414	64,403	140,937
2010 Census Households	9,284	55,853	122,395
Projected Annual Growth 2023 to 2028	1.4%	1.8%	2.0%
Historical Annual Growth 2010 to 2023	0.3%	1.5%	1.5%
RACE AND ETHNICITY			
2023 Estimated White	42.1%	51.5%	55.7%
2023 Estimated Black or African American	9.2%	7.8%	8.6%
2023 Estimated Asian or Pacific Islander	3.9%	6.7%	8.4%
2023 Estimated American Indian or Native Alaskan	1.7%	1.2%	0.9%
2023 Estimated Other Races	43.1%	32.8%	26.4%
2023 Estimated Hispanic	55.3%	41.3%	33.4%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$86,993	\$113,944	\$129,536
2023 Estimated Median Household Income	\$69,891	\$83,926	\$94,520
2023 Estimated Per Capita Income	\$32,595	\$51,555	\$60,300
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	15.8%	8.3%	6.0%
2023 Estimated Some High School (Grade Level 9 to 11)	10.3%	5.1%	3.7%
2023 Estimated High School Graduate	25.2%	16.9%	14.2%
2023 Estimated Some College	13.6%	14.0%	14.3%
2023 Estimated Associates Degree Only	3.5%	5.3%	5.1%
2023 Estimated Bachelors Degree Only	21.5%	31.2%	33.9%
2023 Estimated Graduate Degree	10.2%	19.2%	22.8%
BUSINESS			
2023 Estimated Total Businesses	932	11,927	21,956
2023 Estimated Total Employees	7,652	108,957	193,367
2023 Estimated Employee Population per Business	8.2	9.1	8.8
2023 Estimated Residential Population per Business	27.8	12.4	14.4

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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.

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date