

1610-1628 OHLEN ROAD | AUSTIN, TEXAS 78759

Vista Norte

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

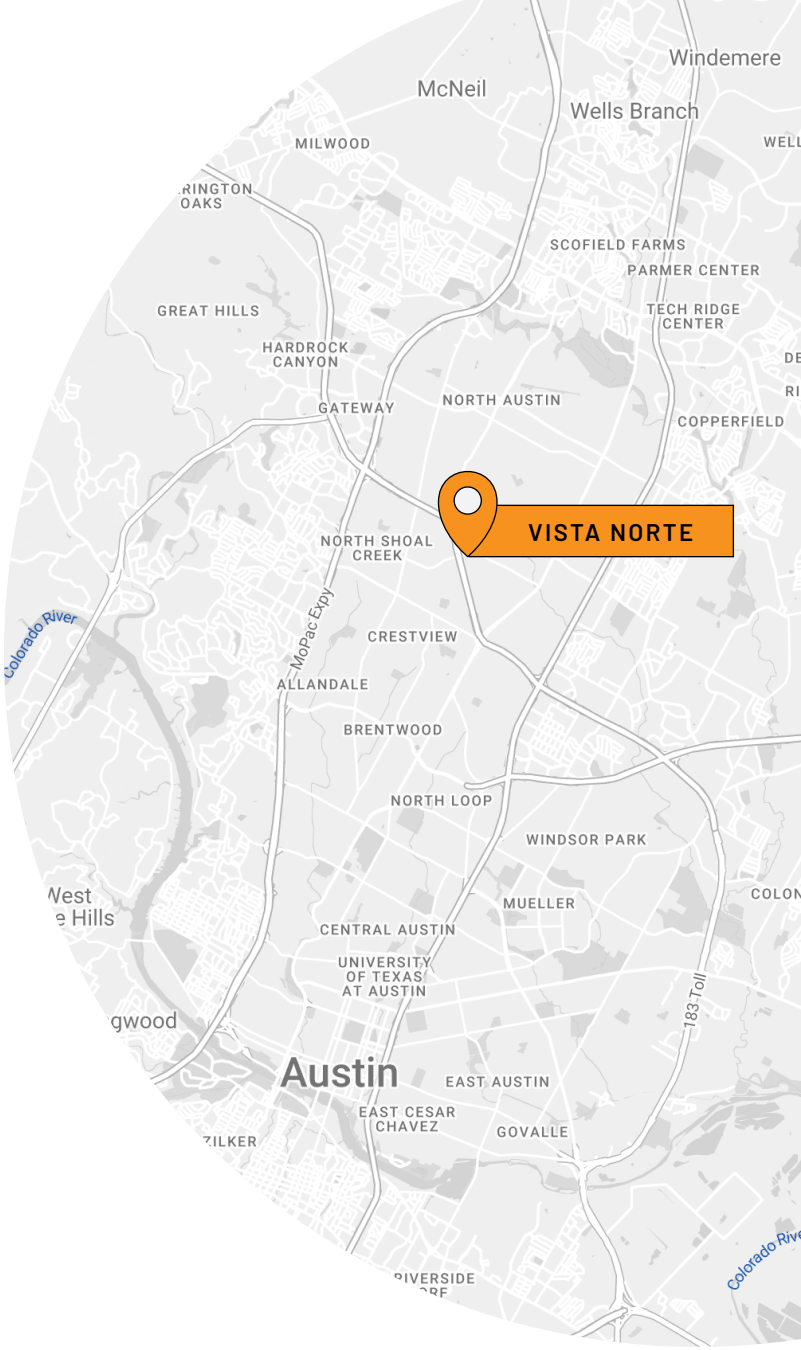
- Vista Norte is a 40,942 SF regional shopping center located at the NEC of 183 & Ohlen Rd
- Join DOLLAR TREE & dd's DISCOUNTS

AVAILABILITY

100% Leased

LEASE RATES

Please Call for Rates



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	26,883	148,022	315,361
Households	9,640	66,813	146,417
Average Household Income	$86,993	$113,944	$129,536
Traffic Counts	**US 183:** 117,182 VPD | **Ohlen Rd:** 10,359 VPD		

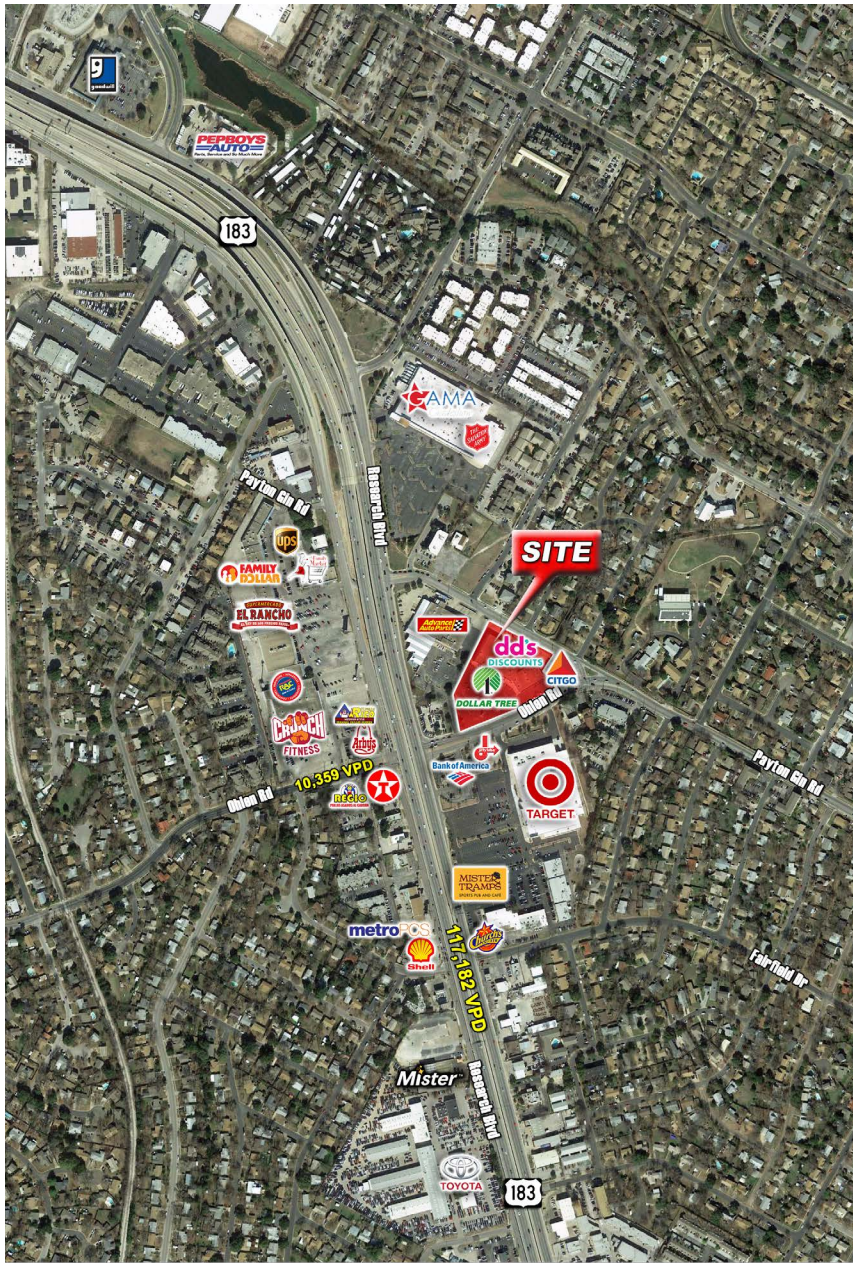
AREA RETAILERS

DOLLAR TREE · dd's DISCOUNTS · FAMILY DOLLAR · RAC · TARGET · CRUNCH FITNESS

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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.

11-3-25

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage acnvines, 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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dunes and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 dunes 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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 dunes 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written 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 confidennal information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This nonce 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 nonce 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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov