JLL

The Village

AUSTIN, TX

IRREPLACEABLE INFILL AUSTIN RETAIL

Deal Team

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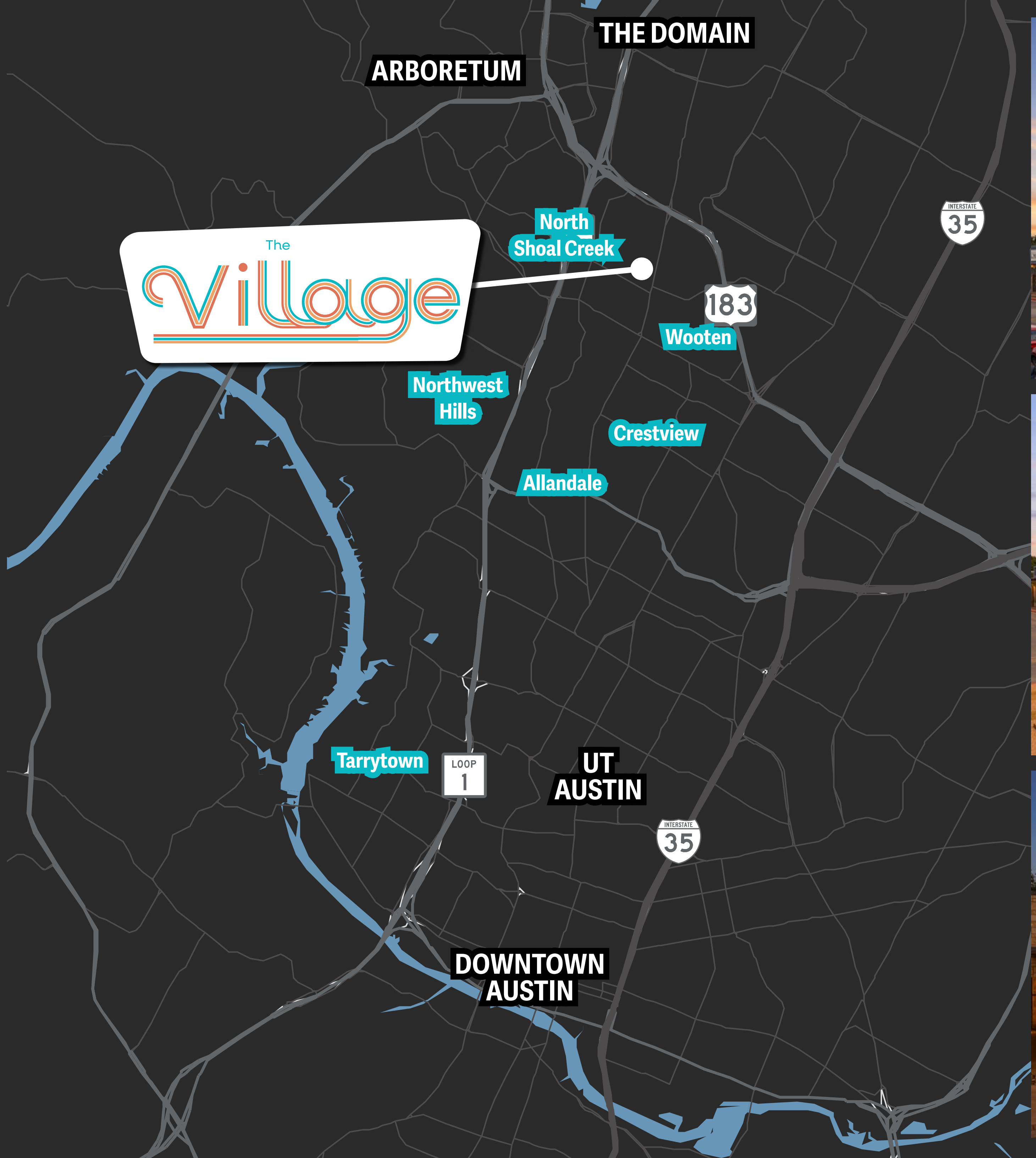


Executive Summary

JLL is pleased to present the exclusive offering of The Village, a premier neighborhood retail destination located at the highly trafficked Anderson retail corridor in the heart of Central Austin, Texas. The Property comprises 142,954 SF of retail space and serves as a long-standing community shopping destination anchored by a diverse mix of national, regional, and local tenants. Positioned within one of Austin's most affluent and supply-constrained retail corridors, The Village benefits from exceptional visibility, accessibility, and a deeply established customer base.

The asset offers stable in-place cash flow with meaningful upside through strategic leasing, tenant curation, and property enhancements. Surrounded by Austin's most desirable neighborhoods—including Allandale, Brentwood, Crestview, Rosedale, and Northwest Hills—The Village presents a rare opportunity to acquire an irreplaceable infill retail asset with long-term rent growth and value creation potential in one of the nation's most dynamic markets.

2700 W ANDERSON LN, AUSTIN TX, 78757	142,954	82.6%	4.8	12.0	29.8%	5.2 / 1,000 SF
ADDRESS	SIZE	OCCUPANCY	WALT	ACRES	% BELOW MARKET	PARKING RATIO

Investment Highlights

RARE VALUE ADD/ REPOSITION OPPORTUNITY

Prime Anderson Lane asset with significant mark-to-market and lease-up upside, as well as repositioning potential. Rent Roll positioned to allow for access to all suites within short-term hold period.

IRREPLACEABLE INFILL ANDERSON RETAIL CORRIDOR

Located in Austin's established Anderson Lane corridor, the Property benefits from strong retail fundamentals and enduring consumer demand.

OUTSIZED AFFLUENT TRADE AREA DUE TO LACK OF CENTRAL AUSTIN RETAIL SUPPLY

Unmatched access to Austin's most affluent neighborhoods, with a unique opportunity to deliver the elevated retail and dining concepts currently underserved in Central Austin.

LONG-TERM DENSITY & EMBEDDED LAND VALUE UPSIDE

Rare opportunity to acquire 12 acres in infill Austin with long-term density upside. Favorable zoning provides redevelopment optionality.

1.05M
2025 VISITS

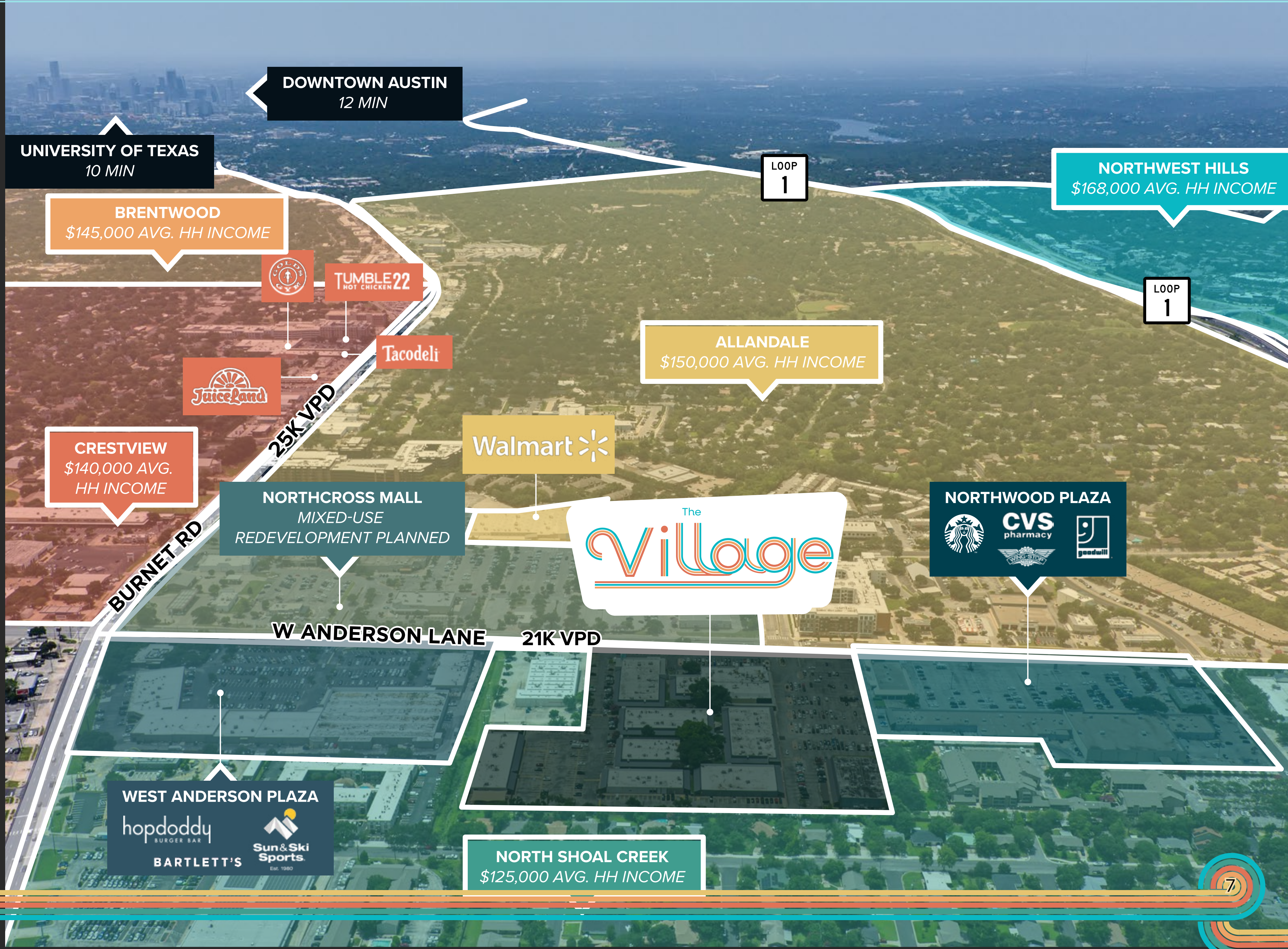
68 MINUTES
AVERAGE STAY

25K
BURNET RD: AVG. VEHICLES PER DAY (VPD) – 2024

21K
WEST ANDERSON LN: AVG. VEHICLES PER DAY (VPD) – 2024

Irreplaceable Infill Anderson Retail Corridor

Located in Austin's established Anderson Lane corridor, the Property benefits from strong retail fundamentals and enduring consumer demand.



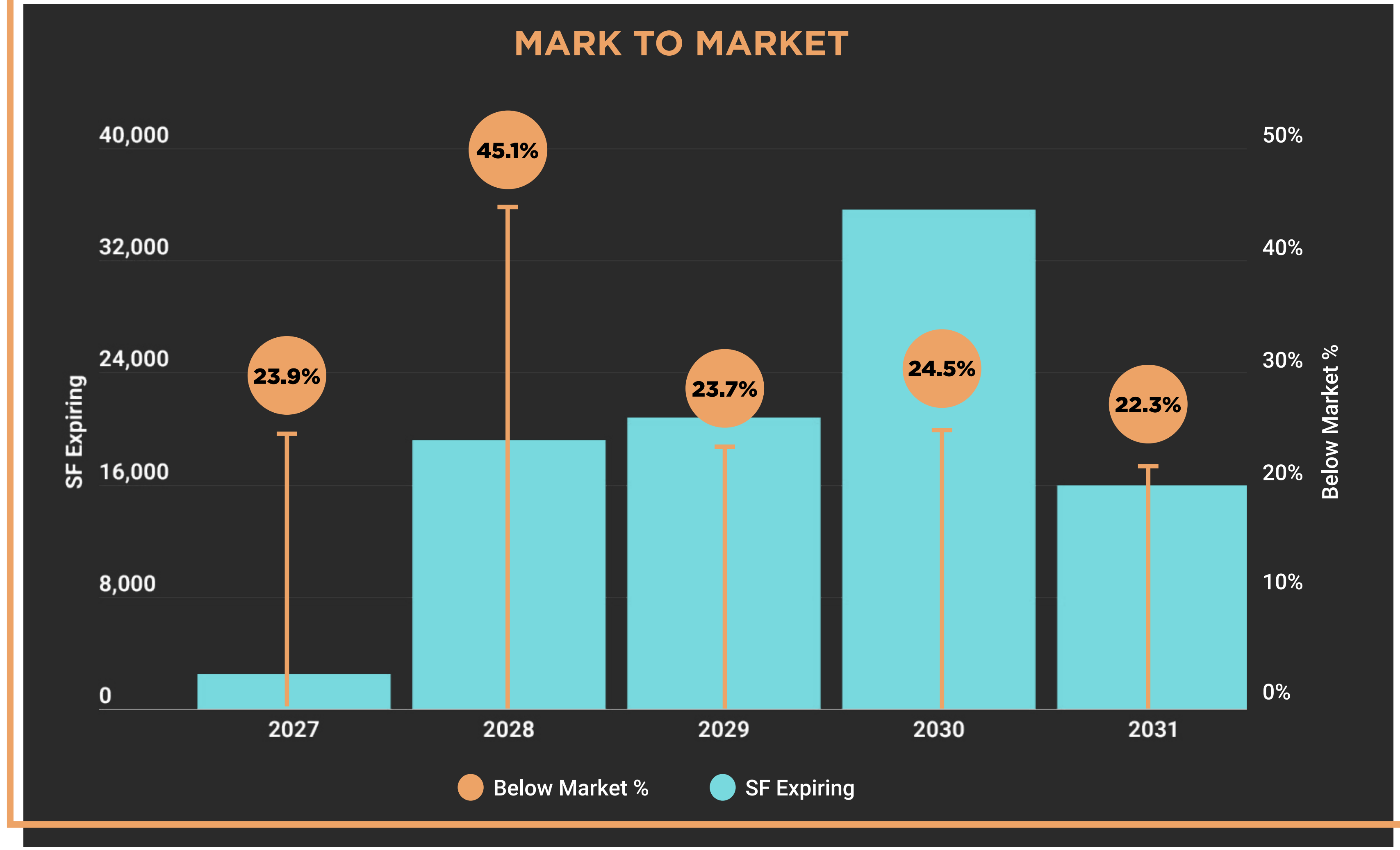
The Future of The Village

Before

After

Rare Value Add/ Reposition Opportunity

Prime Anderson Lane asset with significant value-add upside and reposition opportunities.



GET BACK TO
79.7%
OF RR BY 2031
Including Fixed Rate Options

$2.8M
INCREASE IN NOI THROUGH LEASE UP OF VACANCIES

10%
CAGR

NO MORE THAN
25% SF
EXPIRING IN ONE YEAR

BUILDING 2

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
IVitamin Hydration Lounge	227	Jan-27	$35.75	29.6%	1,609
Cover 3	202	Dec-28	$35.38	79.9%	7,800
Seminole Hard Rock Digital	205	Aug-28	$29.65	28.8%	5,114
Jersey Mike's Subs	211	Sep-28	$40.62	56.7%	1,200
Super Star Nails	216	May-28	$37.89	26.0%	1,450
Chipotle	204	Dec-34	$43.26	52.8%	2,400
Silk & Sage Design	228	Nov-29	$27.58	42.6%	1,130
Tatsumi Sushi	212	Aug-30	$44.36	52.2%	2,417
Archetype Boxing Club	203	Feb-32	$44.37	61.5%	2,500

Chipotle: 2, 5-year fixed rate options

BUILDING 4

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
Dermatology Medical Partners	403	Jan-30	$30.77	31.7%	2,568
Madam Mam's	419	Oct-29	$37.00	32.9%	4,500
Gene Rodgers Optical	404	Feb-30	$31.63	60.2%	1,207
Sherwood Dental	418	Feb-30	$35.11	15.4%	5,034
Epoch Coffee	409	Feb-31	$34.37	51.8%	2,493

BUILDING 7

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
Alamo Drafthouse	701	Sep-31	$29.74	11.0%	13,500

BUILDING 8

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
Airship Syndicate	801	Dec-30	$34.38	-1.8%	13,105

BUILDING 1

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
ATX Pilates	119	Jan-33	$33.21	33.3%	4,038
High 5	101	Jan-29	$27.40	19.6%	15,194

BUILDING 3

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
Aqua Luna Aesthetics Renewal	306	Feb-27	$30.00	23.6%	471
Kathelyn Jewelry & Parfums	307	Apr-27	$36.47	1.7%	405
CorDesign	308	Nov-28	$33.94	12.5%	945
Woom Bikes	301	Dec-30	$27.00	50.1%	5,410
Heartsong Music	320	May-30	$26.27	54.2%	3,546

BUILDING 5

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
Korea House	501	Feb-28	$41.32	-7.6%	2,700
Austin Life Chiropractic	509	Apr-30	$30.60	32.4%	2,324

BUILDING 6

Tenant	Suite	LXP	Rent @ LXP	% Below Market	SF
The Magellan School	601, 602	Feb-40	$41.74	8.7%	15,033

Unlocking 12 Acres
ON ANDERSON LANE

2030

Building 5
LAST LEASE EXPIRATION
MAY 2030

Building 8
LAST LEASE EXPIRATION
DECEMBER 2030

Building 3
LAST LEASE EXPIRATION
DECEMBER 2030

2031

Building 7
LAST LEASE EXPIRATION
SEPTEMBER 2031

Building 4
LAST LEASE EXPIRATION
FEBRUARY 2031

2033

Building 1
LAST LEASE EXPIRATION
JANUARY 2033

2034

Building 2
LAST LEASE EXPIRATION
DECEMBER 2034
Chipotle: 2, 5-year fixed rate options

12 AC

.27:1 CURRENT FAR

1:1 FAR BY RIGHT

4x SF AVAILABLE BY RIGHT

GR-V ZONING

Prospective Tenants

patagonia · ARHAUS · [solidcore] · Popup Bagels · WESTLAKE DERMATOLOGY · Tiny's Milk & Cookies · BETTER HALF · ARITZIA

Surrounded by Austin's Most Affluent Neighborhoods

Neighborhood	Drive Time	avg. HH income	Bachelor's degree or higher	Med. Home Value	Population
Northwest Hills	8 MIN	$168,000	79%	$847,000	18,500
North Shoal Creek	3 MIN	$125,000	70%	$471,000	4,500
Allandale	1 MIN	$150,000	82%	$950,000	9,600
Wooten	4 MIN	$105,000	40%	$475,000	6,000
Crestview	5 MIN	$140,000	80%	$650,000	5,700

HOME SALES ROUTINELY OVER **$1MM** AND REACHING AS HIGH AS **$5MM**

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