

The Landing at



Austin-Bergstrom
International Airport



For Lease - Retail w/ Drive-Thru

4,800 SF of Retail Space with **WHATABURGER**

- **Austin's only on site Airport/restaurant/car rental refuel**
- Only retail opportunity at ABIA International Airport outside the terminals
- Fast charging stations
- Airport has $\pm 3,500$ employees and ± 17.3 million passengers annually
- Now Open - East Terminal expansion added 9 new gates - estimated to bring an additional 4 million passengers annually (\$500 MM project)
- Estimated 780,000 car rentals for 2017
- Cross-parking with cell phone waiting lot
- Hotels: Hyatt Place (139 rooms), Hilton (262 rooms)
- Join: Texaco fuel station (20 pumps)

The Landing at ABIA
3600 Presidential Blvd
Austin, Texas

Barry Haydon
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us.jll.com/retail

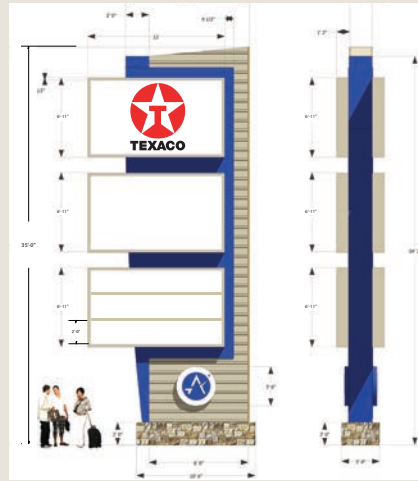
Total Project Size: +/- 16 Acres

Signage: Pylon along Hwy 71
Monument/Storefront

Delivery: Available now

Base Rent: Call for Pricing

NNN: \$6.50/SF



Airport Data

ABIA Passenger Totals

December 2019	1,471,053
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Year: 2020 | AustinTexas.gov

Traffic Counts

CPD

Hwy 71	119,313
Presidential Blvd	22,390
Spirit of Texas	8,879

Year: 2020 | Esri

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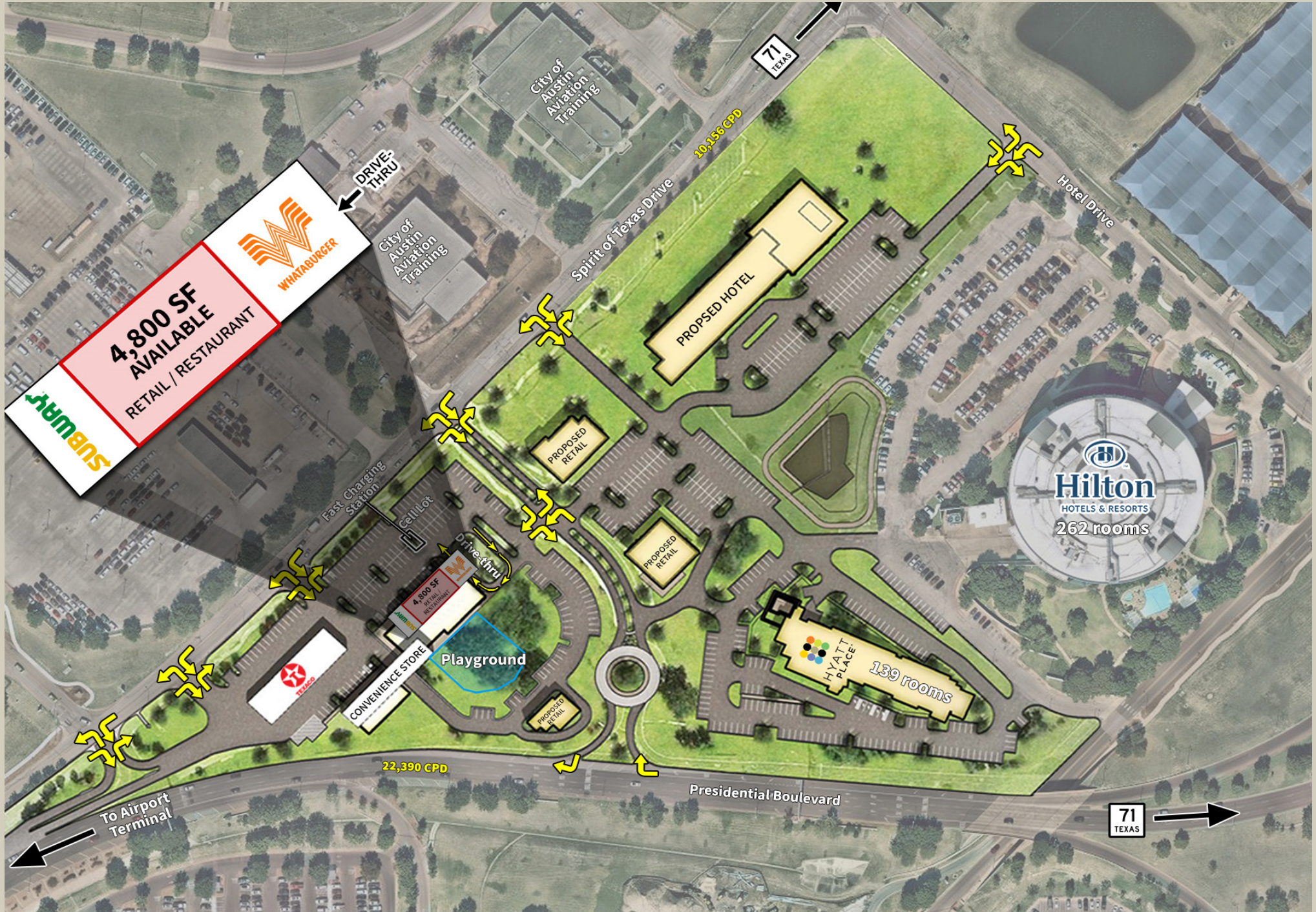
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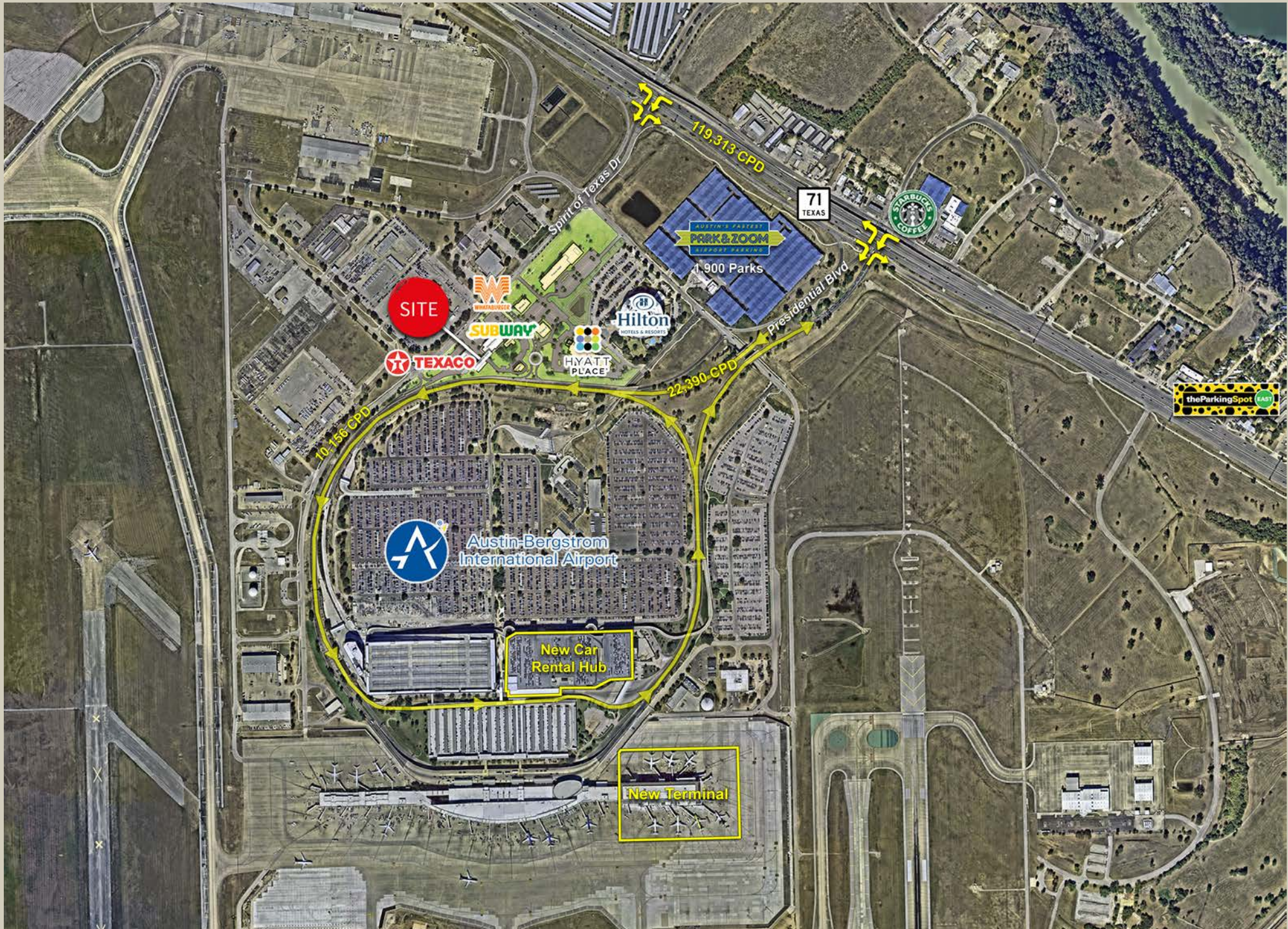
Building Photos



Site Plan



Aerial







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;
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- 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;
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 - 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.

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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	Brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	n/a
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Haydon	591725	barry.haydon@am.jll.com	512-593-4878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Andrew Cornwell	629620	andrew.cornwell@am.jll.com	5123687122
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