

# Parmer McNeil Plaza

6301 W Parmer Ln, Austin, TX 78729



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# Parmer McNeil Plaza

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## PARMER McNEIL PLAZA

- Population of 272,422 people in a 5 mile radius
- ¼ Mile from Apple's corporate campus with estimated ±5,000 employees
- Located across the street from H-E-B

## SPACE AVAILABLE

- 912 SF

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION

1 mi	3 mi	5 mi
11,117	75,099	233,408



### TOTAL EMPLOYEES

1 mi	3 mi	5 mi
5,901	41,029	128,130



### MED. HOUSEHOLD INCOME

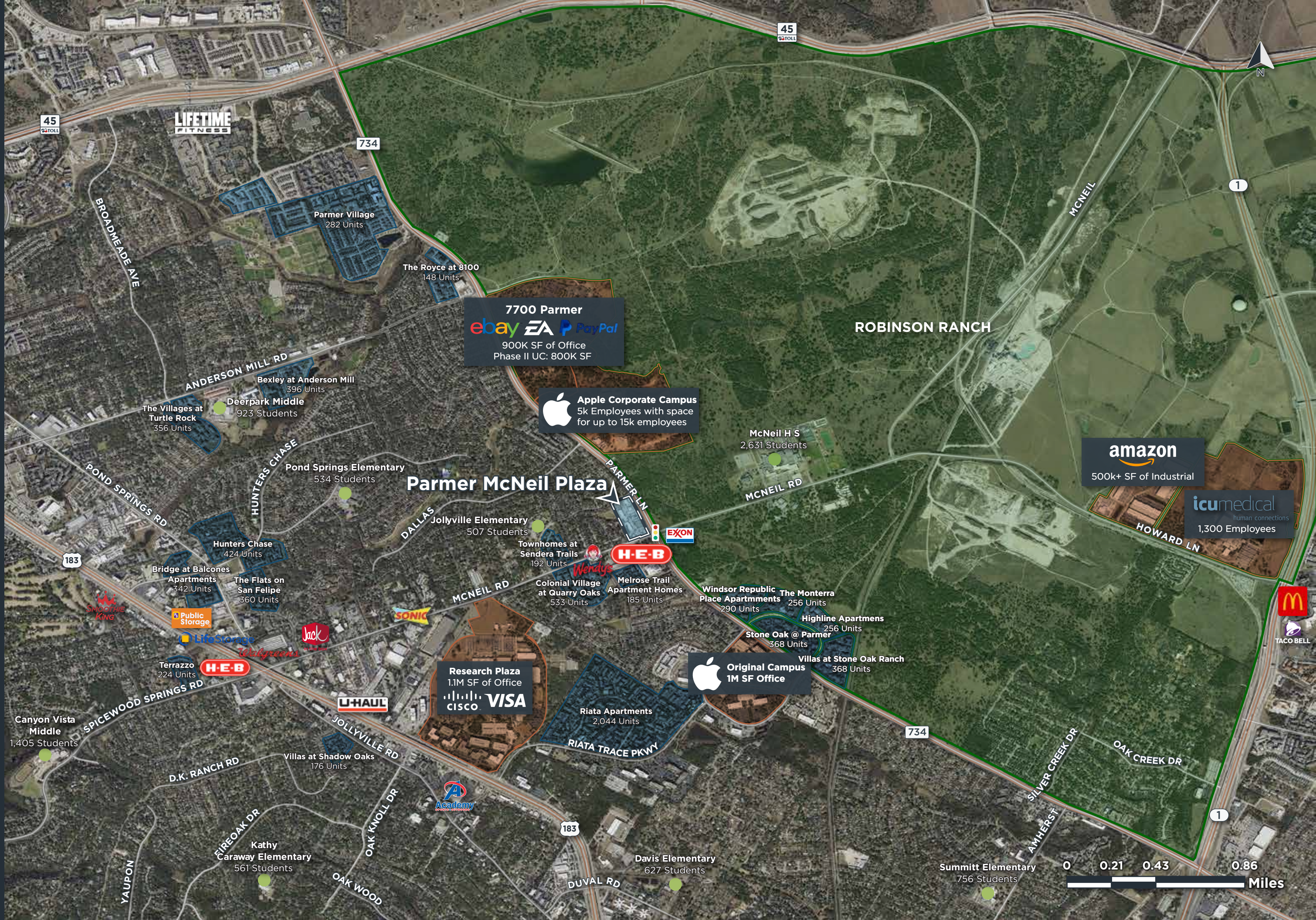
1 mi	3 mi	5 mi
\$83,100	\$88,015	\$88,249



### TRAFFIC COUNTS

- 29,696 VPD (Parmer Ln)
- 35,939 VPD (McNeil Dr)





**LIFETIME FITNESS**

BROADMADE AVE

45 TOLL

734

**Parmer Village**  
282 Units

**The Royce at 8100**  
148 Units

**7700 Parmer**  
eBay EA PayPal  
900K SF of Office  
Phase II UC: 800K SF

**ROBINSON RANCH**

**amazon**  
500k+ SF of Industrial

**icumedical**  
human connections  
1,300 Employees

ANDERSON MILL RD

**Bexley at Anderson Mill**  
396 Units

**The Villages at Turtle Rock**  
356 Units

**Deerpark Middle**  
923 Students

**Apple Corporate Campus**  
5k Employees with space for up to 15k employees

**McNeil H S**  
2,631 Students

**Pond Springs Elementary**  
534 Students

**Parmer McNeil Plaza**

**Jollyville Elementary**  
507 Students

**Townhomes at Sendera Trails**  
192 Units

**Colonial Village at Quarry Oaks**  
533 Units

**Melrose Trail Apartment Homes**  
185 Units

**Windsor Republic Place Apartments**  
290 Units

**The Monterra Apartment Homes**  
256 Units

**Bridge at Balcones Apartments**  
342 Units

**The Flats on San Felipe**  
360 Units

**Hunters Chase**  
424 Units

**Wendys**

**H-E-B**

**Highline Apartments**  
256 Units

**Stone Oak @ Parmer**  
368 Units

**Villas at Stone Oak Ranch**  
368 Units

**Research Plaza**  
1.1M SF of Office  
CISCO VISA

**Apple Original Campus**  
1M SF Office

**Riata Apartments**  
2,044 Units

**Terrazzo**  
224 Units

**H-E-B**

**U-HAUL**

**JOLLYVILLE RD**

**Villas at Shadow Oaks**  
176 Units

183

**Davis Elementary**  
627 Students

**Summitt Elementary**  
756 Students

0 0.21 0.43 0.86 Miles

D.K. RANCH RD

**Kathy Caraway Elementary**  
561 Students

OAK KNOLL DR

**DUVAL RD**

SILVER CREEK DR

OAK CREEK DR

YAUPON

FIREOAK DR

OAK WOOD

AMHERST



Parmer Village  
282 Units

The Royce at 8100  
148 Units

**7700 Parmer**  
 ebay EA PayPal  
 900K SF of Office  
 Phase II UC: 800K SF

### ROBINSON RANCH

**Apple Corporate Campus**  
 5k Employees with space  
 for up to 15k employees

McNeil H S  
2,631 Students

**amazon**  
 500k+ SF of Industrial

## Parmer McNeil Plaza

Pond Springs Elementary  
534 Students

Jollyville Elementary  
507 Students

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Sendra Trails  
192 Units

Wendy's

Colonial Village  
at Quarry Oaks  
533 Units

H-E-B  
Melrose Trail  
Apartment Homes  
185 Units

Windsor Republic  
Place Apartments  
290 Units

The Monterra  
256 Units

Highline Apartments  
256 Units

Stone Oak @ Parmer  
368 Units

Villas at Stone Oak Ranch  
368 Units

**Research Plaza**  
 1.1M SF of Office  
 VISA CISCO

**Apple Original Campus**  
 1M SF Office

Riata Apartments  
2,044 Units

RIATA TRACE PKWY

RIATA VISTA CIR

Villas at Shadow Oaks  
176 Units

Kathy Caraway Elementary  
561 Students

Davis Elementary  
627 Students





 **Apple Corporate Campus**  
5k Employees with space for up to 15k employees

**McNeil Highschool**  
2,631 Students

DALLAS

PARMER LN

ROBINSON RANCH

# Parmer McNeil Plaza

CHASE

CHIPOTLE

WENDY'S

STARBUCKS

K

WELLS FARGO

EXXON

MCNEIL RD 35,939 VPD

29,696 VPD

**Jollyville Elementary**  
507 Students

**Townhomes at Sendera Trails**  
192 Units

MCNEIL RD

H-E-B FUEL

Wendy's

H-E-B

**Melrose Trail Apartment Homes**  
185 Units

**Colonial Village at Quarry Oaks**  
533 Units

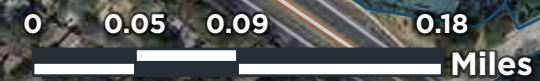
PARMER LN

734

**Windsor Republic Place Apartments**  
290 Units

**The Monterra**  
256 Units

**Research Plaza**  
1.1M SF of Office  
CISCO VISA



**Stone Oak @ Parmer**  
368 Units



# Parmer McNeil Plaza

ROBINSON RANCH

CHASE

CHIPOTLE MEXICAN GRILL

WHATABURGER

STARBUCKS

WELLS FARGO

K

734

PARMER LN 29,696 VPD

734

MCNEIL RD 35,939 VPD



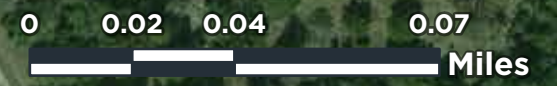
EXXON

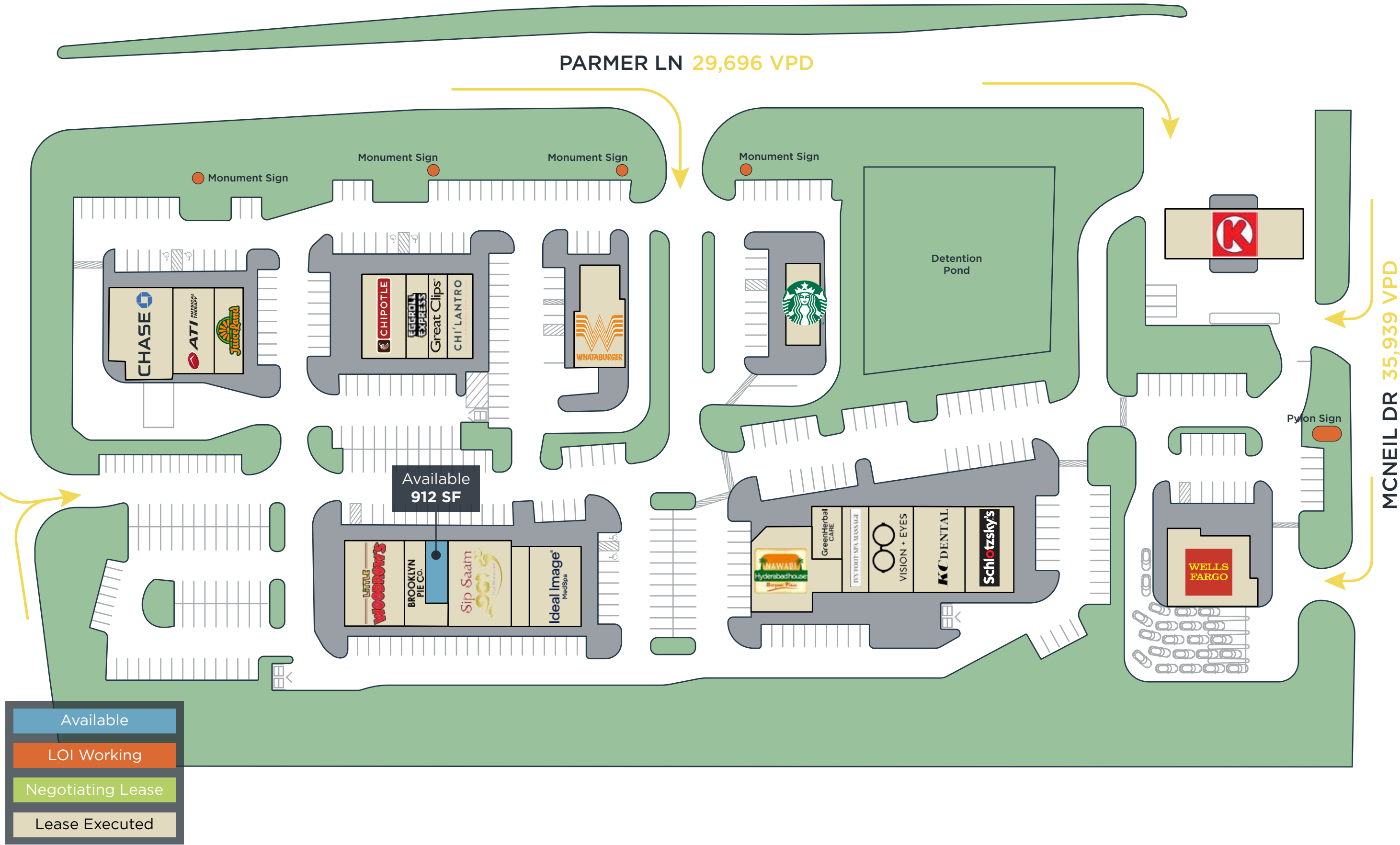
MCNEIL RD

H-E-B FUEL

H-E-B

734





Available
LOI Working
Negotiating Lease
Lease Executed





## 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 counteroffer 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.

**Endeavor 2015 Management LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**9003900**

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**Robert Charles Northington**

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**Connor Austin Lammert**

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

