



— Welcome to Austin's Gathering Place —



RETAIL OPPORTUNITIES IN THE HEART OF CENTRAL AUSTIN

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PERFECT AUSTIN LOCATION

THE GROVE MARKS THE SPOT. A prime location, close to downtown. Energizing places to exercise and calming places to relax. A 20-plus acre park along Shoal Creek. A village center replete with sophisticated shops and eateries, with offerings that excite the senses and the palate. Work spaces that inspire and motivate. All imaginatively clustered on a walkable, bikeable 75 acres, set against a backdrop of the downtown skyline.



RIGHT OUTSIDE YOUR DOOR

The Grove is the best of today and tomorrow — a master plan that builds upon the traditional neighborhood, while planting the roots of the future. Designed with modern principles — greenspace, tree-lined parks, and walkable streetscapes — all to encourage you to enjoy what's beyond your front door.

— 20+ ACRES OF PARKS AND GREEN SPACE, INCLUDING THE 16.25 ACRE SIGNATURE PARK

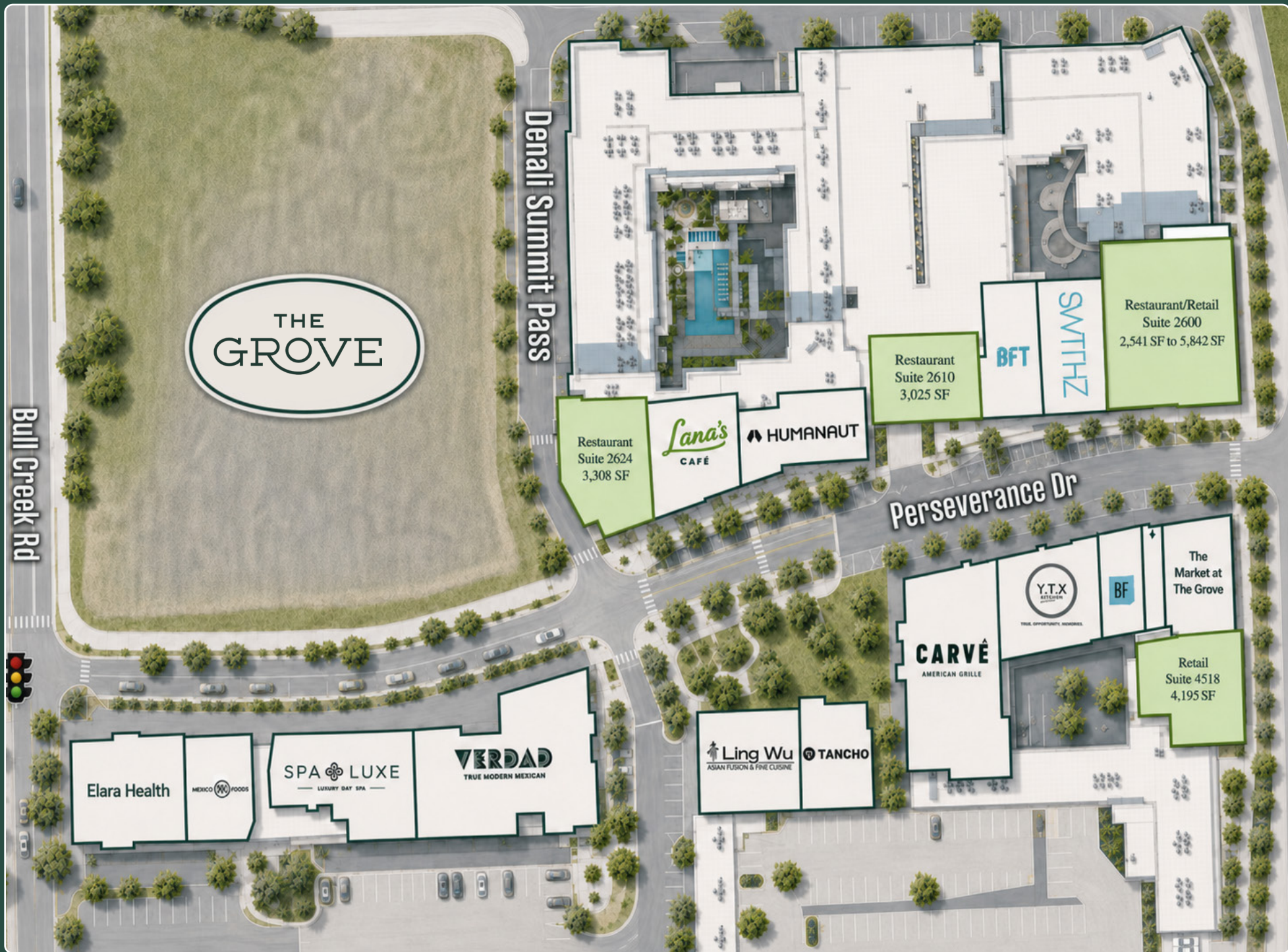
— MILES OF WALKING TRAILS, INCLUDING THE POTENTIAL EXTENSION OF THE SHOAL CREEK TRAIL AND CONNECTING TO LADY BIRD TRAIL

— VIBRANT MIXED-USE DISTRICT

— MANICURED WET POND AND BOARDWALK

— PEDESTRIAN-FRIENDLY SIDEWALKS

— CENTURIES-OLD HERITAGE OAKS



THE
GROVE

Denali Summit Pass

Bull Creek Rd

Restaurant
Suite 2624
3,308 SF

Lana's
CAFÉ

HUMANAUT

Restaurant
Suite 2610
3,025 SF

BFT

SMITHZ

Restaurant/Retail
Suite 2600
2,541 SF to 5,842 SF

Perseverance Dr

Elara Health

MEXICO FOODS

SPA LUXE
LUXURY DAY SPA

VERDAD
TRUE MODERN MEXICAN

Ling Wu
ASIAN FUSION & FINE CUISINE

TANCHO

CARVÉ
AMERICAN GRILLE

Y.T.X.
KITCHEN
TRUE OPPORTUNITY. INNOVATION.

BF

The Market at
The Grove

Retail
Suite 4518
4,195 SF

WHY THE GROVE?

The Grove is one of Austin's most successful mixed-use destinations, bringing together luxury residences, Class A office space, destination dining, fitness, wellness, and daily-needs retail in a walkable, vibrant environment in the heart of Central Austin.



137,348
Population
(3 Miles)



239,985
Daytime Population
(3 Miles)



\$164,546
Average HH Income
(3 Miles)



\$1,103,347
Average House Value
(3 Miles)



Central Austin
Prime Location



Strong Daytime
Density



Top Restaurants
& Retailers



Beautiful Parks
& Green Space

www.thegroveatx.com



JOIN AUSTIN'S MOST SUCCESSFUL
RETAIL & RESTAURANT BRANDS

CARVE[®]
AMERICAN GRILLE

吴Ling Wu
ASIAN RESTAURANT at the GROVE

VERDAD
TRUE MODERN MEXICAN



BEfit
GYM

BFT


TANCHO
SUSHI + SAKE

Lana's café


SPA LUXE
— LUXURY DAY SPA —

SWTHZ

 **HUMANAUT HEALTH**

MIRROR  MIRROR

& MORE TO COME



RETAIL OPPORTUNITIES IN THE HEART OF CENTRAL AUSTIN





WEST
LAKE HILLS

MOUNT
BONNELL
AUSTIN, TX

AUSTIN
COUNTRY CLUB

THE
ARBORETUM

ROLLINGWOOD
HILLS

1

CASIS
ELEMENTARY SCHOOL

THE
GROVE

HIGHLAND PARK
ELEMENTARY SCHOOL

BRYKER WOODS
ELEMENTARY SCHOOL

CAMP
MABRY

153,895 VPD

1

NORTHWEST
HILLS

153,895 VPD

Walmart

183

POSTINO TINY BOXWOODS
SPEC'S Milk & Cookies Herbey Lane

TEXAS STATE LIBRARY
ARCHIVES COMMISSION

LAMAR
MIDDLE SCHOOL

Ascension

ELMART gusto SOZI'S
HAT CREEK TORCHY'S TACOS

Village

DOWNTOWN
AUSTIN

THE
TRIANGLE

183

THE DOMAIN
A SIMON CENTER

35

TEXAS
CAPITOL

Central Market WARBY PARKER
GAP Red Bull Snooze WILLIAMS SONOMA

MCCALLUM
HIGH SCHOOL

H-E-B AT&T
PHIL'S Walgreens

TEXAS
The University of Texas at Austin

NATURAL GROCERS tropical CAFE MANDOLA'S
MezzeMe hopdoddy dumpling world Jersey Mike's

JACK ALLEN'S KITCHEN BARTLETT'S ALAMO
hopdoddy Office DEPOT Terra-Toys

35

183

290

35

MUELLER



CENTRAL AUSTIN

AFFLUENT. ACTIVE. CONNECTED.

	1 Mile	3 Mile	5 Mile
 Population	10,491	137,348	338,283
 Households	4,943	62,415	152,858
 Persons per Household	2.06	2.02	2.1
 Household Average Income	\$212,140.95	\$164,545.63	\$165,429.80
 5 Year Projected Household Average Income	\$342,062.87	\$264,370.81	\$264,053.90
 Household Average Discretionary Income	\$100,323.77	\$82,657.05	\$84,834.41
 Average House Value	\$1,189,252.77	\$1,103,346.69	\$976,629.62
 Average Age	41.78	35.35	37.05



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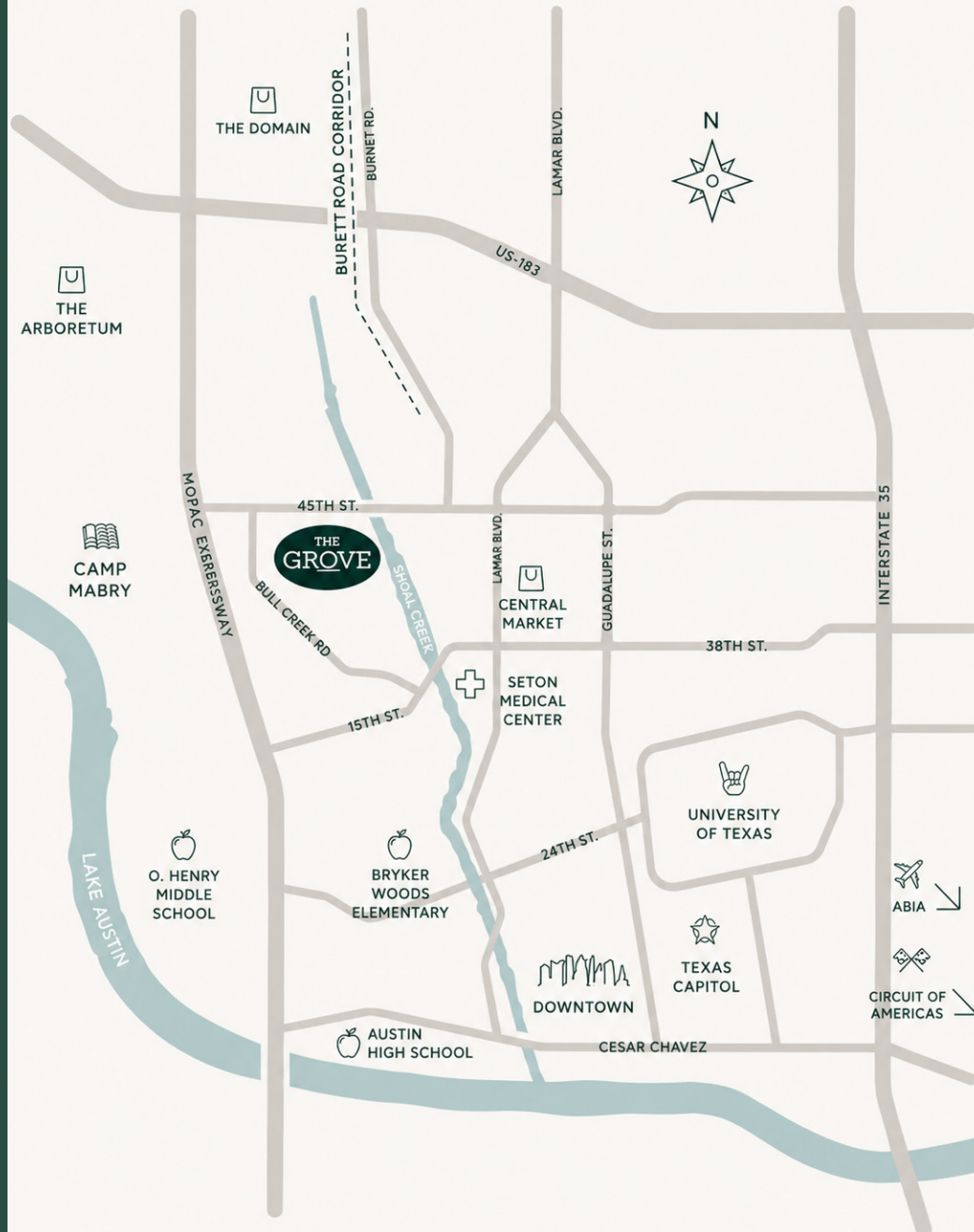
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Information About Brokerage Services - Texas Real Estate Commission

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.

Bridgepoint Real Estate	9016049	info@bridgepointatx.com	512.852.7960
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett W. Carr	519196	bcarr@bridgepointatx.com	512.540.8040
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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 or buyer) to communicate with, provide opinions and advice 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 payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for informational 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.

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials

Information available at www.trec.texas.gov