


Five Oaks


Property ID: 14766986

<http://listing.loopnet.com/14766986>

Five Oaks 
 13000 IH-35 North
 Austin, TX 78753
 County: Travis

For more information, click to email:
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Orsus Real Estate

<p>Main</p> 	<table border="0"> <tr> <td style="width: 60%;">For Lease</td> <td style="text-align: right;">Active</td> </tr> <tr> <td>Primary Type:</td> <td style="text-align: right;">Shopping Center Strip Center</td> </tr> <tr> <td>Total Space Available:</td> <td style="text-align: right;">Fully Leased</td> </tr> <tr> <td>Occupancy:</td> <td style="text-align: right;">100%</td> </tr> <tr> <td>GLA:</td> <td style="text-align: right;">9,990 SF</td> </tr> <tr> <td>Year Built:</td> <td style="text-align: right;">2004</td> </tr> <tr> <td>Date Last Verified:</td> <td style="text-align: right;">11/7/2006</td> </tr> </table>	For Lease	Active	Primary Type:	Shopping Center Strip Center	Total Space Available:	Fully Leased	Occupancy:	100%	GLA:	9,990 SF	Year Built:	2004	Date Last Verified:	11/7/2006
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Additional Photos



Bldg Photo



Additional Information

Property Description:

Five Oaks Shopping Center is a +/-10,000 s.f. shopping center located on a pad site in front of a newly opened Super Wal-Mart and Lowes Home Improvement. Located on the northwest corner of IH-35 and Parmer Lane, Five Oaks is surrounded by national retailers, major employers, and rapidly growing residential communities.

A 1,332 s.f. second-generation space is now being offered for lease.

Location Description:

Five Oaks Shopping Center is located along the rapidly growing Austin-Round Rock corridor. IH-35 connects Austin with San Antonio to the south and Dallas to the north and is the primary traffic corridor in Austin (over 170,000 cars per day). Parmer Lane is a major east-west corridor connecting several counties (over 40,000 cars per day near Five Oaks).

Additional Types:	Street Retail Retail (Other) Power Center	No. Stories:	1
		Traffic Count:	170000
		NNN Expenses:	\$9.20

Highlights

- Super Wal-Mart & Lowes shadow anchors
- IH-35 access/visibility
- One of Austin's highest concentrations of retail
- New Construction
- One of Austin's fastest growing areas

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.