

Parmer Crossing

Austin, Texas



FOR SALE

Year Built: 2006

GLA: 10,144 SQFT

Land Area: +/- 1.277 acres

Occupancy: 100%

Parmer Crossing is a neighborhood shopping center located in the fast growing North Austin Avery Ranch community near FM 620/Toll 45 and Parmer Lane. The property features pylon signage, a mix of local and national tenants, NNN leases, direct access to Parmer Lane, strong demographics, highway visibility and traffic counts along Parmer Lane that exceed 35,000 vehicles per day. . *This is not a LRS Exclusive Listing.*

Please visit www.AskLRS.com for a full offering memorandum.

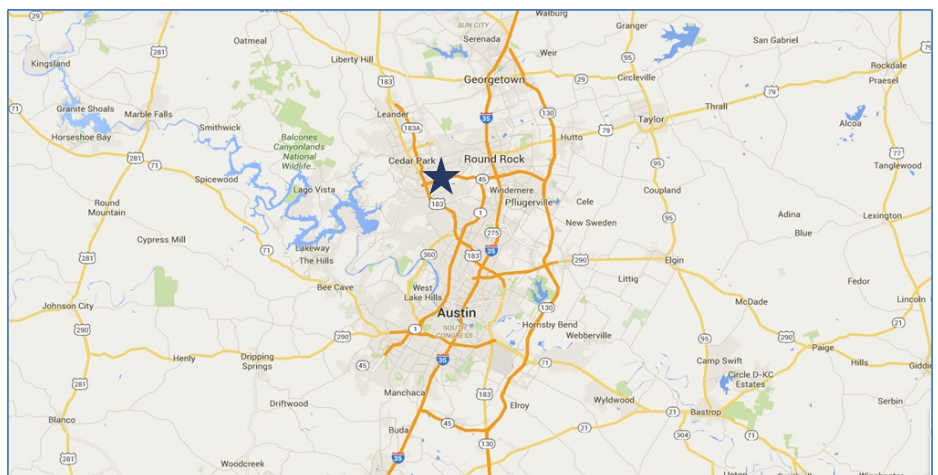
EMPLOYEES, TENANTS AND OTHERS MAY NOT KNOW THIS PROPERTY IS FOR SALE. PLEASE DO NOT GO TO THE PROPERTY OR CONTACT THE PROPERTY REGARDING THE SALE WITHOUT FIRST CALLING JOE LINSALATA



**Please Contact:
Joe Linsalata, Broker**

**Phone: 512.327.5000
Email: Joe@AskLRS.com**

**For Additional Information Visit:
www.AskLRS.com**



The information contained herein was obtained from sources believed reliable; however Linsalata Realty Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or without notice.