



### MAJOR TENANTS



TARGET



ROSS



Billy Osherow  
 (512) 682-5558  
 Will Majors  
 (512) 682-5539  
 Buck Cody  
 (512) 682-5574  
[www.gfinvestments.com](http://www.gfinvestments.com)

Demographic Highlights	1 Mile	3 Miles	5 Miles
Population	10,804	96,894	236,239
Number of Households	3,746	37,170	91,865
Average Household Income	\$91,446	\$70,831	\$68,748

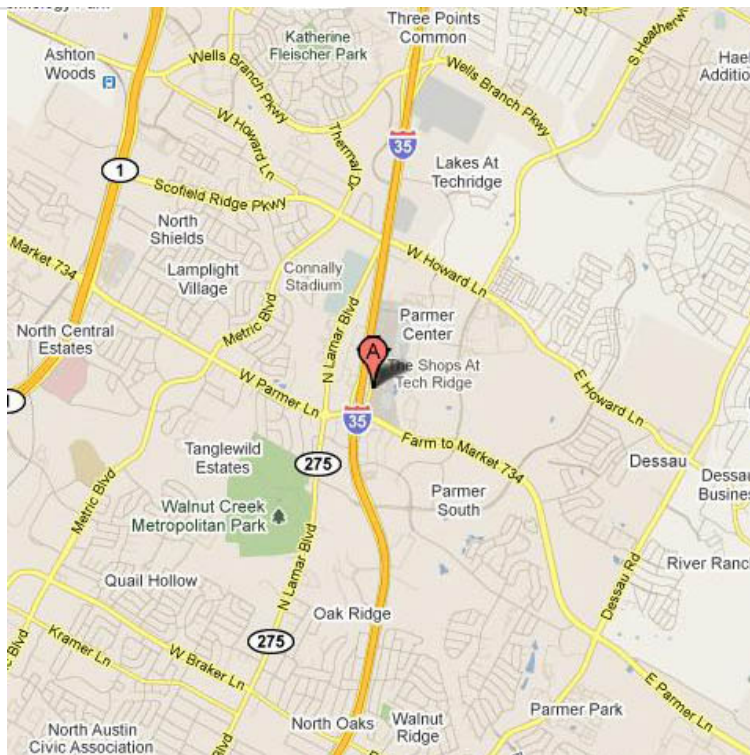
### Traffic Counts (CPD)

135 & Center Ridge Dr.

173,520

West Parmer

36,640



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Retail space currently available

Space	Sq. ft.
1010	300
400	7,706
405	6,392
600	30,086
E	13,000
G3	1,750



Number of Units: 42

Total Square Feet: 332,845

## Shops at Tech Ridge

Current tenants

Space	Tenant	sq. ft.
100	TIPS AND TOES	1,563
1000	FAMILY CHRISTIAN ST...	7,328
110	DOLLAR TREE	9,546
1100	BEST BUY	31,663
115	PIER 1 IMPORTS #132...	10,587
120	PAYLESS SHOESOURCE ...	2,800
1305	THE MATTRESS FIRM #...	6,500
1315	SPORT CLIPS	1,260
1320	Denial One	1,200
1324	Denial One	1,053
1326	Denial One	1,200
1330	T-MOBILE	2,300

Space	Tenant	sq. ft.
1500	VERIZON WIRELESS GO...	2,355
1520	SUPERCUTS	1,200
1540	PEI WEI ASIAN DINER...	3,240
1800	ZALES THE DIAMOND S...	3,019
1805	JAMES AVERY	2,600
1820	GAMESTOP #2507	1,500
1830	SOUPER SALAD	3,800
1845	MANPOWER	2,800
1850	Tropical Smoothie	1,633
200	PARTY CITY SUPERSTO...	12,000
500	ROSS DRESS FOR LESS...	30,114
700	PETSMART #1185	19,252

Space	Tenant	sq. ft.
800	TOYS 'R' US	50,000
900	HOBBY LOBBY	55,000
F	AUSTIN TELCO	00
G1	FREEBIRDS WORLD BUR...	2,600
G2	Jimmy John's	1,800
G4	NIKI'S PIZZA	1,198
G5	MASALA WOK	2,500
L9A	MCALISTER DELI/PLAN...	00
RE300	TARGET SUPERSTORE #...	00
REAB	CHICK-FIL-A	00
REAC	JOHNNY CARINO'S	00
READ	CHILI'S GRILL & BAR...	00

Space	Tenant	sq. ft.



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.