



E CREEK



SEC 45TH & BULL CREEK
AUSTIN, TEXAS

edge

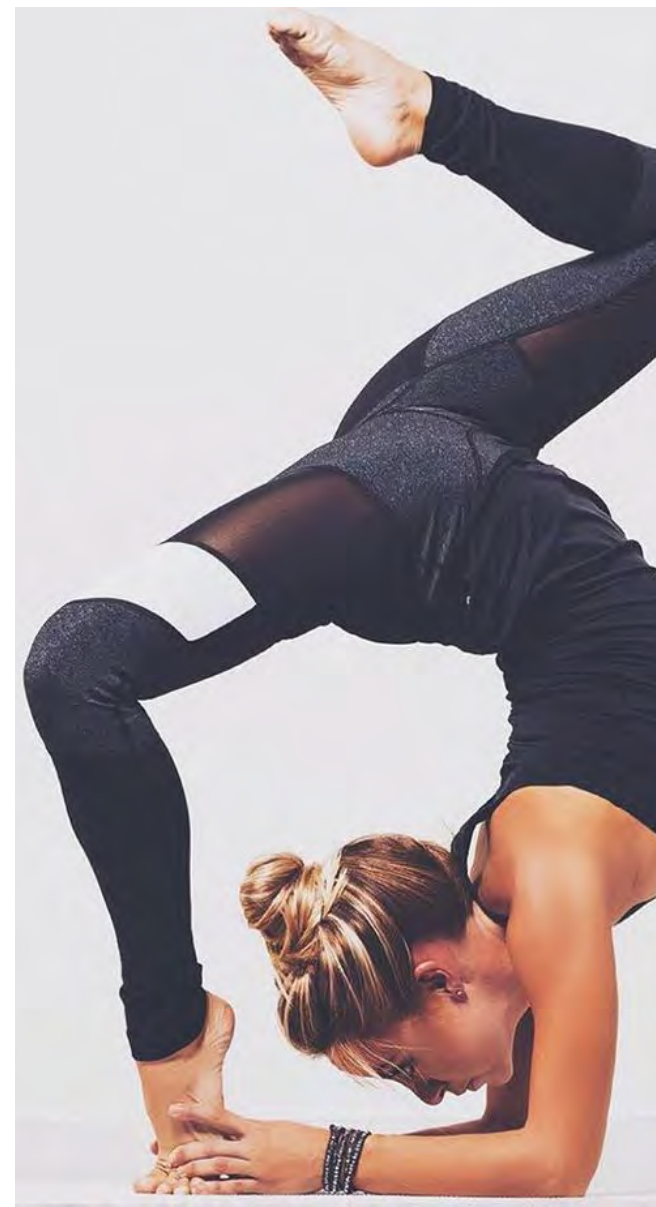
sweetgreen

STORAGE

STORAGE

STORAGE

M.P.O veralls



PROJECT RENDERINGS



• VISIT THE GROVE •

Austin's
GATHERING
Place



ABOUT THE GROVE

THE GROVE is located in the heart of West Austin by the established neighborhoods of Pemberton Heights, Tarrytown, Rosedale, Allandale, Bryker Woods and more. There are strong daytime and residential demographics in a largely underserved retail area. This site is one of the last available urban infill opportunities in West Austin.

THE GROVE spans 75 acres of luxury and sustainable homes, responsible local retailers and all the daily conveniences of a flourishing neighborhood. A 16 acre signature park is featured on the property as well as 20+ acres of green space, upscale homes, specialty retail, gourmet cafes, creative work spaces and versatile corporate offices.

THE CROWD

- Prosperous married couples living in older suburban enclaves
- Well educated, more than 70% of residents hold a bachelor's degree or higher
- Serious shoppers, 2017 total retail expenditure was \$2.1 billion
- Environmentally aware, actively recycle and maintain a "green" lifestyle
- Place importance in fine arts; value education and creativity
- Enjoys an active lifestyle

*Information based on ESRI Tapestry report, 1 & 3 mile

COMMUNITY DRIVEN



HEART, MIND & SOUL



RESPONSIBLY LOCAL





edge

SIGNATURE PARK

20+ ACRES OF PREMIER PARKS & GREEN STREETS

ABOUT THE GROVE

140,000 SF - Retail

185,000 SF - Office

1,098 - Multi - Family Units

500+ - Townhomes / Condos

30 - Single Family Lots



THE LOCATION

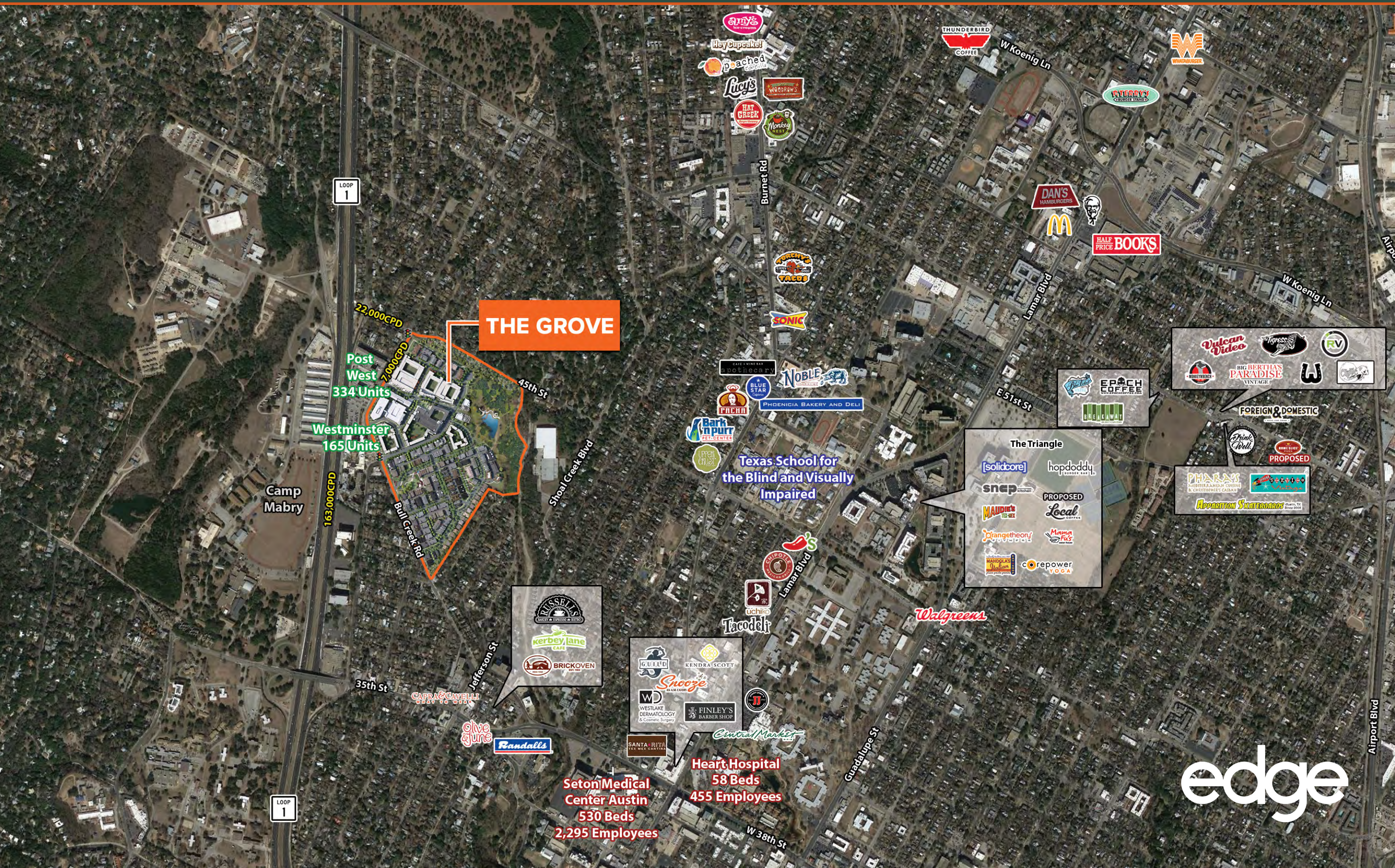
	1 MILE RADIUS	3 MILE RADIUS
TOTAL POPULATION	10,854	142,828
DAYTIME POPULATION	12,634	153,479
TOTAL BUSINESSES	1,121	9,321
MEDIAN AGE	37	32
AVERAGE HH INCOME	\$135,852	\$102,859
BACHELOR DEGREE +	72.8%	68.5%
	<div></div> \$100,000 or more	
	<div></div> \$75,000 to \$100,000	
	<div></div> \$50,000 to \$75,000	



THE GROVE

THE LOCATION

AERIAL



TARGET TENANTS



ENTERTAINMENT



HEALTHY

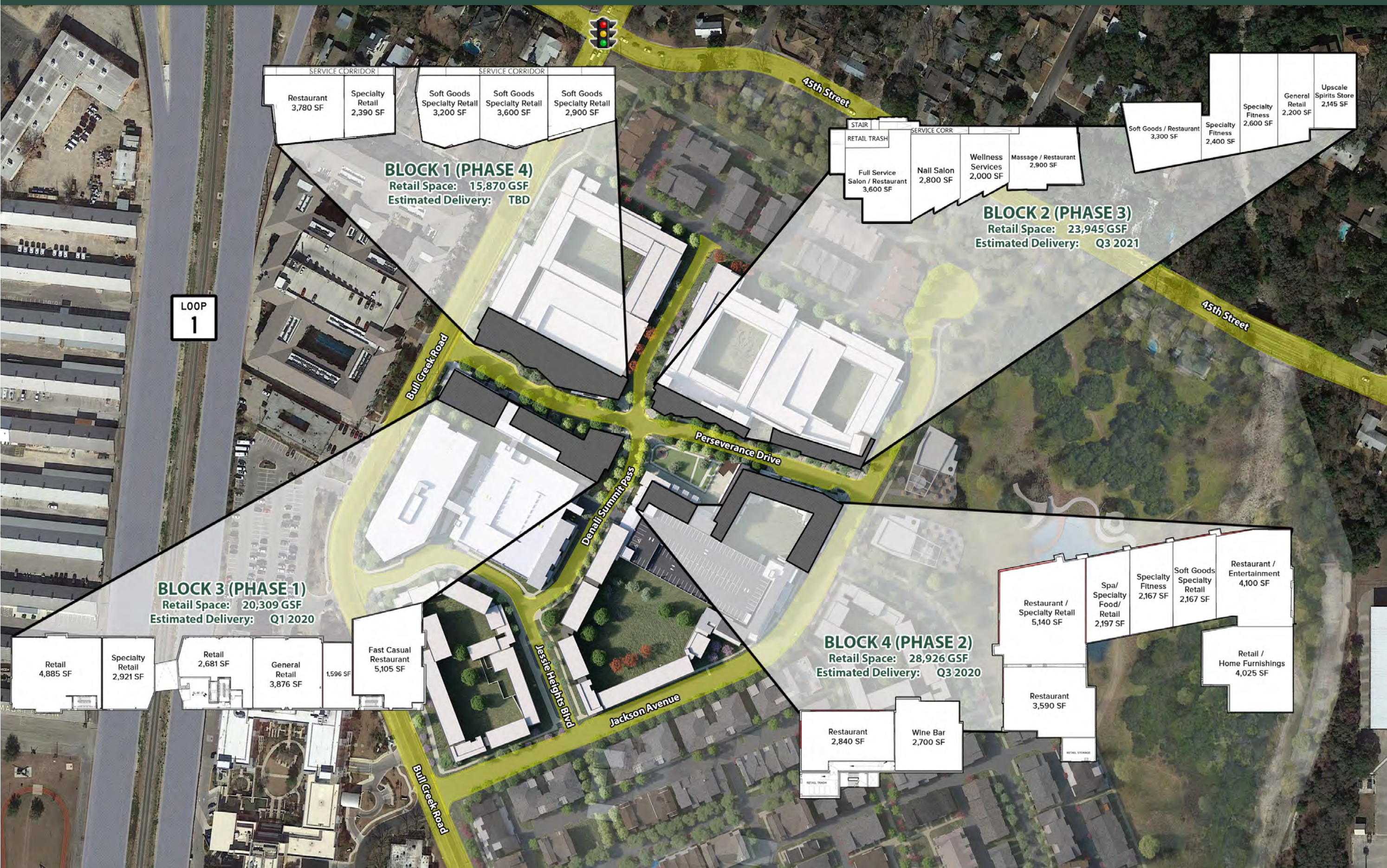


FOODIE DINING

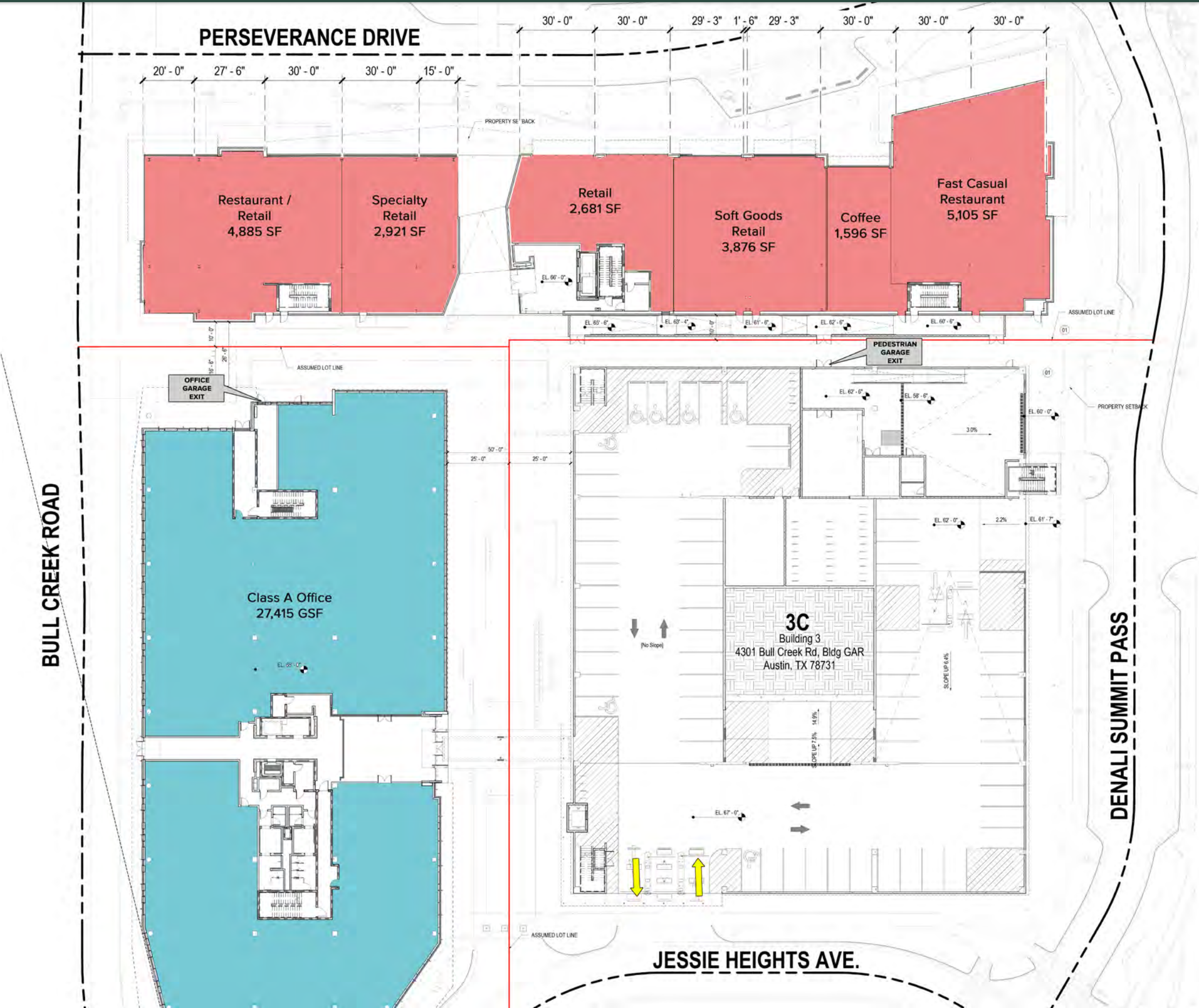


SPECIALTY RETAIL

PROJECT SITE PLAN

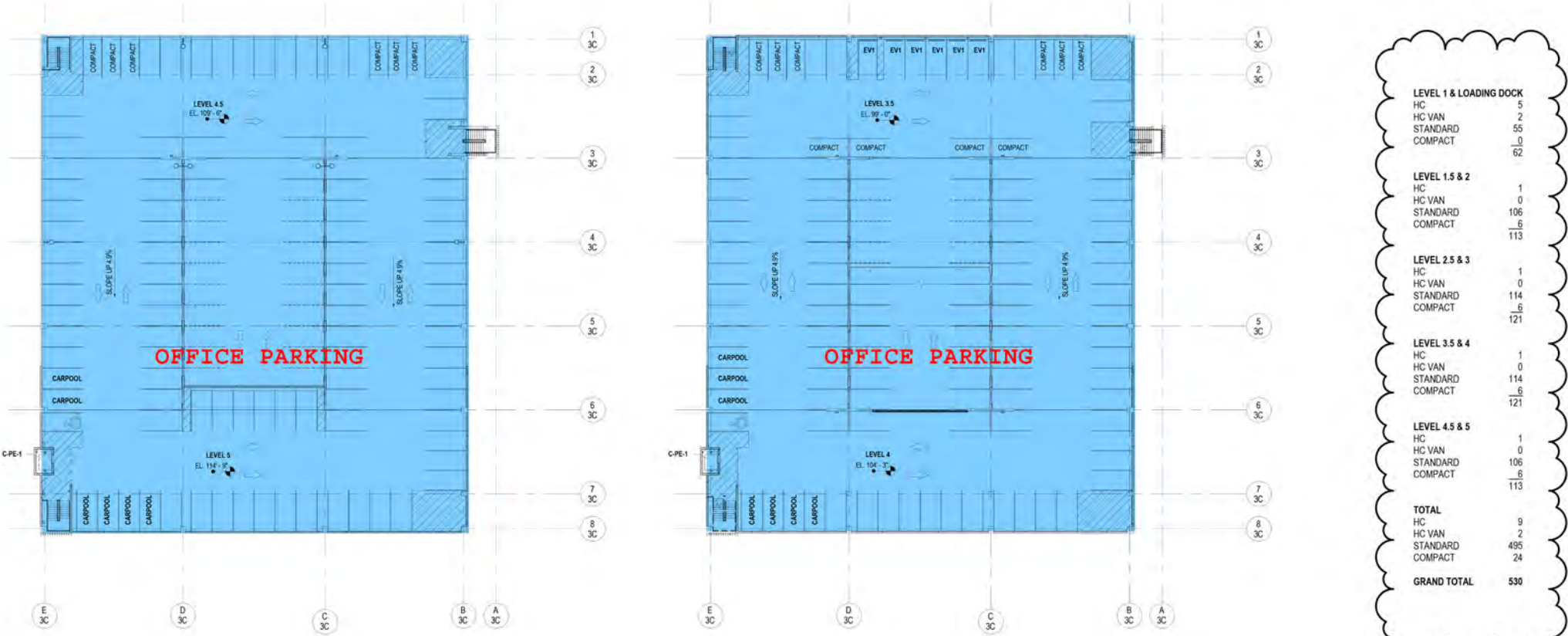
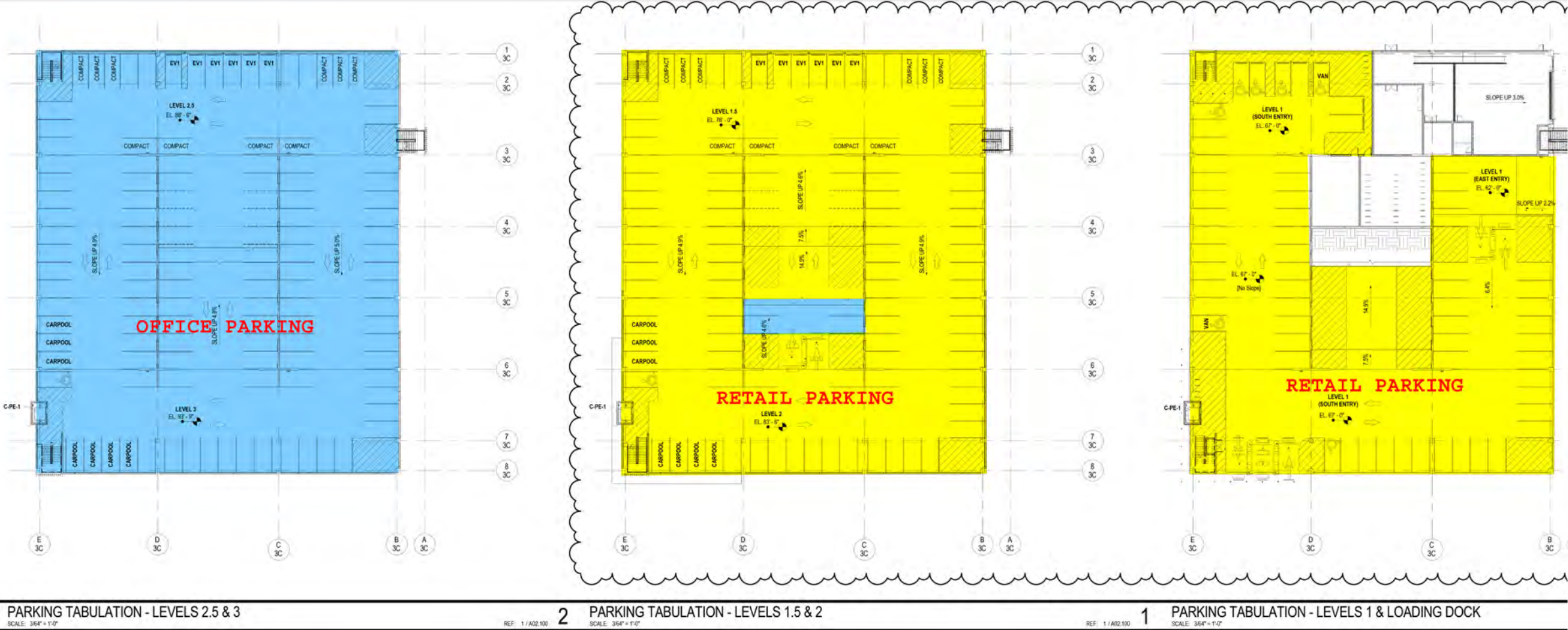


BLOCK 3



GENERAL NOTES

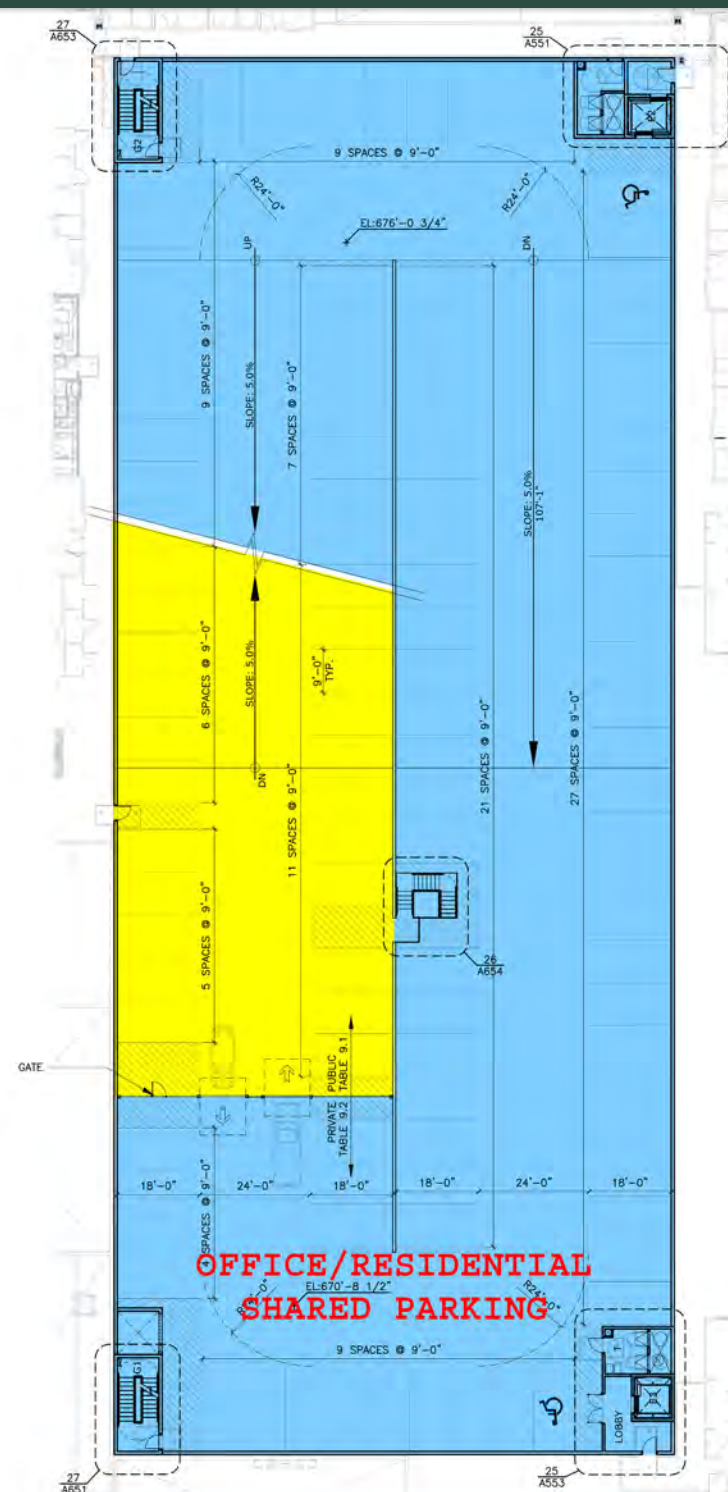
BLOCK 3 PARKING PLAN



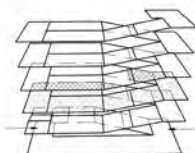
BLOCK 4



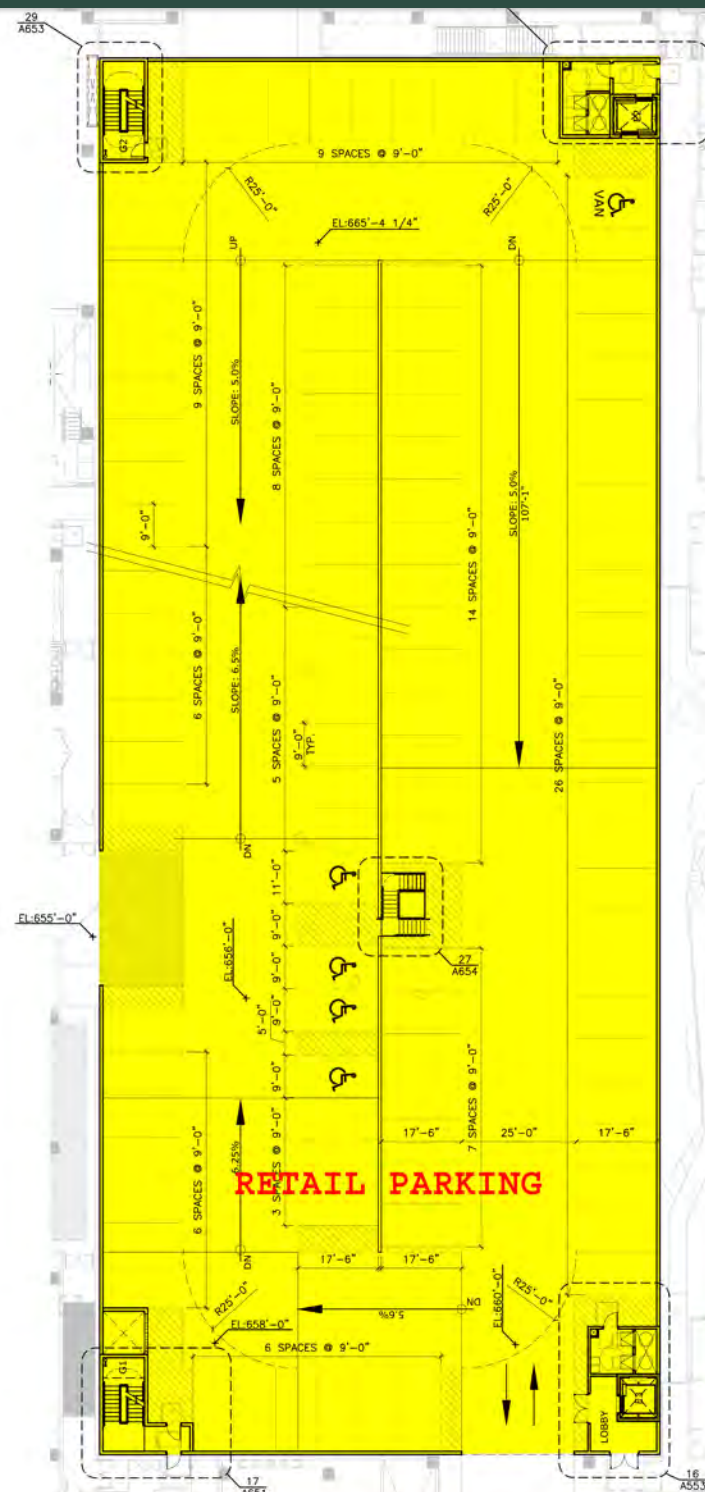
BLOCK 4 PARKING PLAN



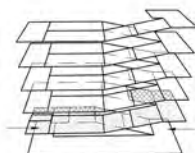
Retail Spaces:
22 of 196 retail spaces
Residential Spaces:
89 of 427 residential spaces
623 total spaces



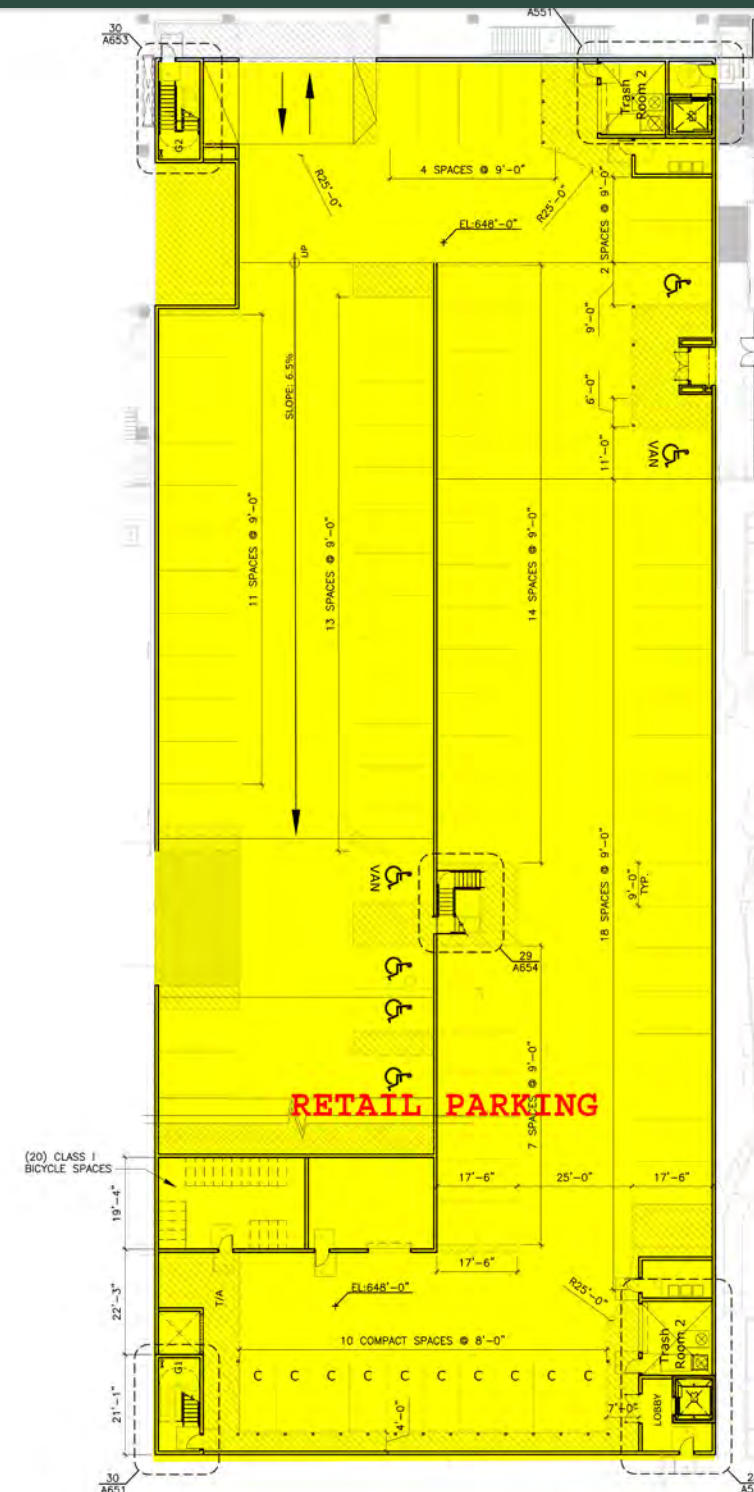
25 Garage Plan - Second Floor
Scale: 1/16" = 1'-0"



Retail Spaces:
87 of 196 retail spaces
623 total spaces



27 Garage Plan - First Floor
Scale: 1/16" = 1'-0"



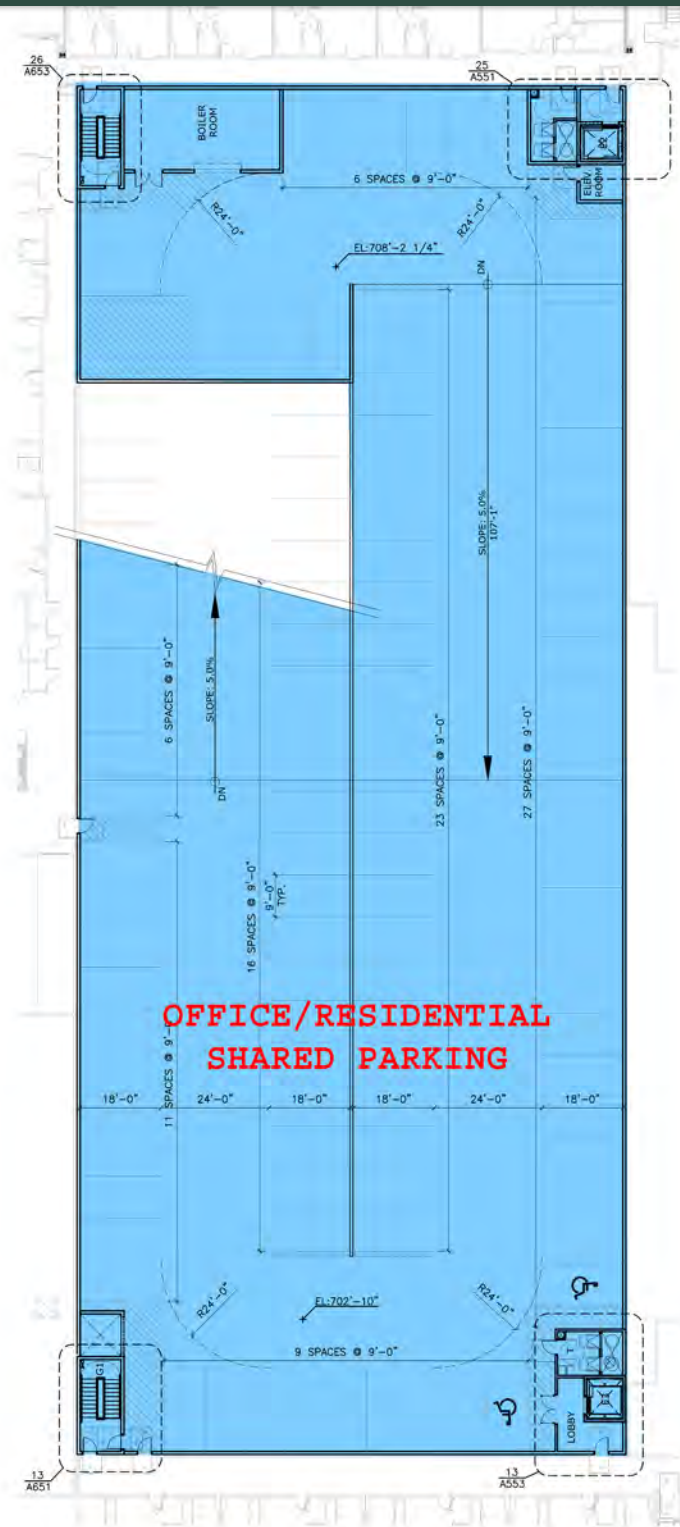
Retail Spaces:
87 of 196 retail spaces
623 total spaces
20 Class I Bicycle Spaces



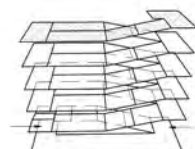
29 Garage Plan - Ground Floor
Scale: 1/16" = 1'-0"



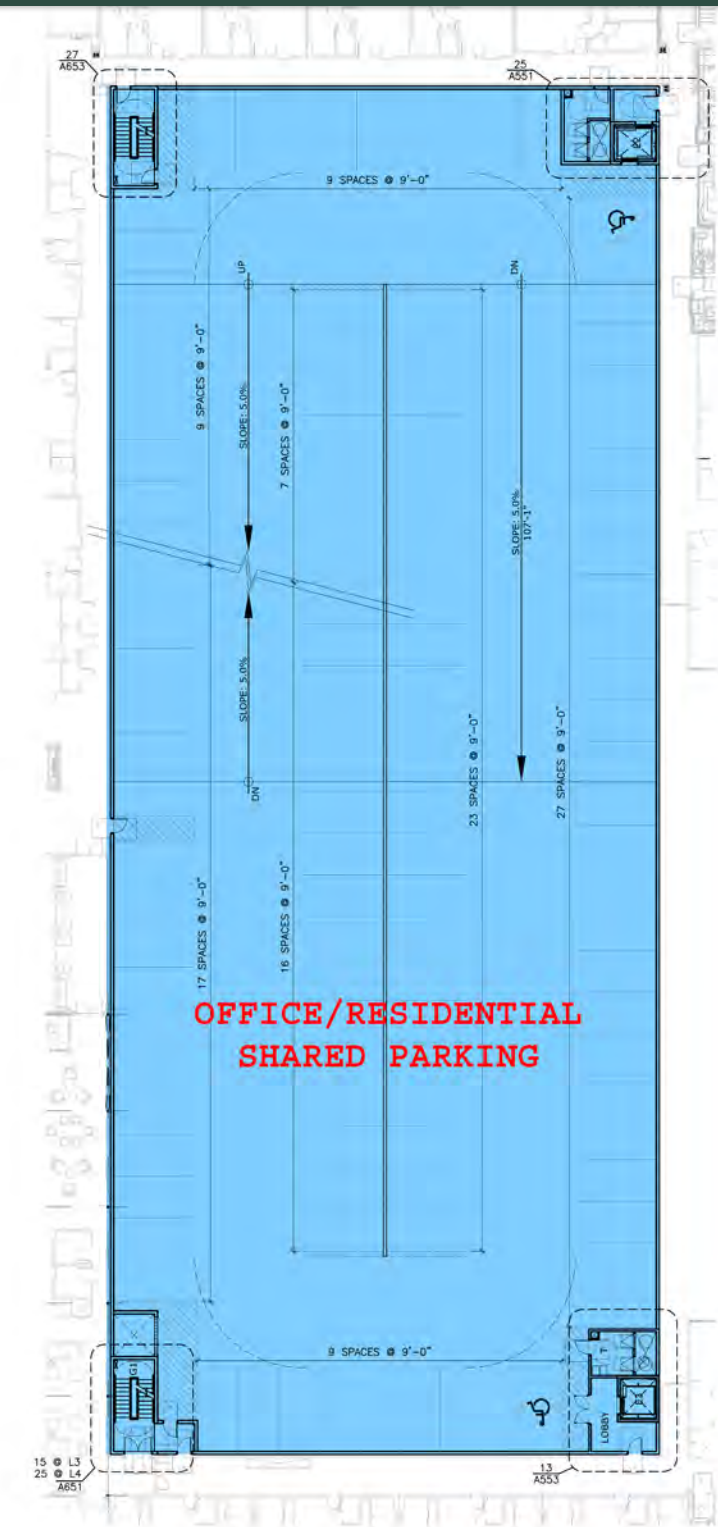
BLOCK 4 PARKING PLAN



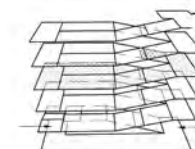
Residential Spaces:
104 of 427 residential spaces
623 total spaces



27 Garage Plan - 5th Floor
Scale: 1/16" = 1'-0"



Retail Spaces:
22 of 196 retail spaces
Residential Spaces:
89 of 427 residential spaces
623 total spaces



29 Garage Plan - 3rd-4th Floor
Scale: 1/16" = 1'-0"





Retail Brokerage Services Provided By:

CHARLIE QUISENBERRY
512.660.5058
cquisenberry@edge-re.com

MACIE MORRIS
512.391.6256
mmorris@edge-re.com

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