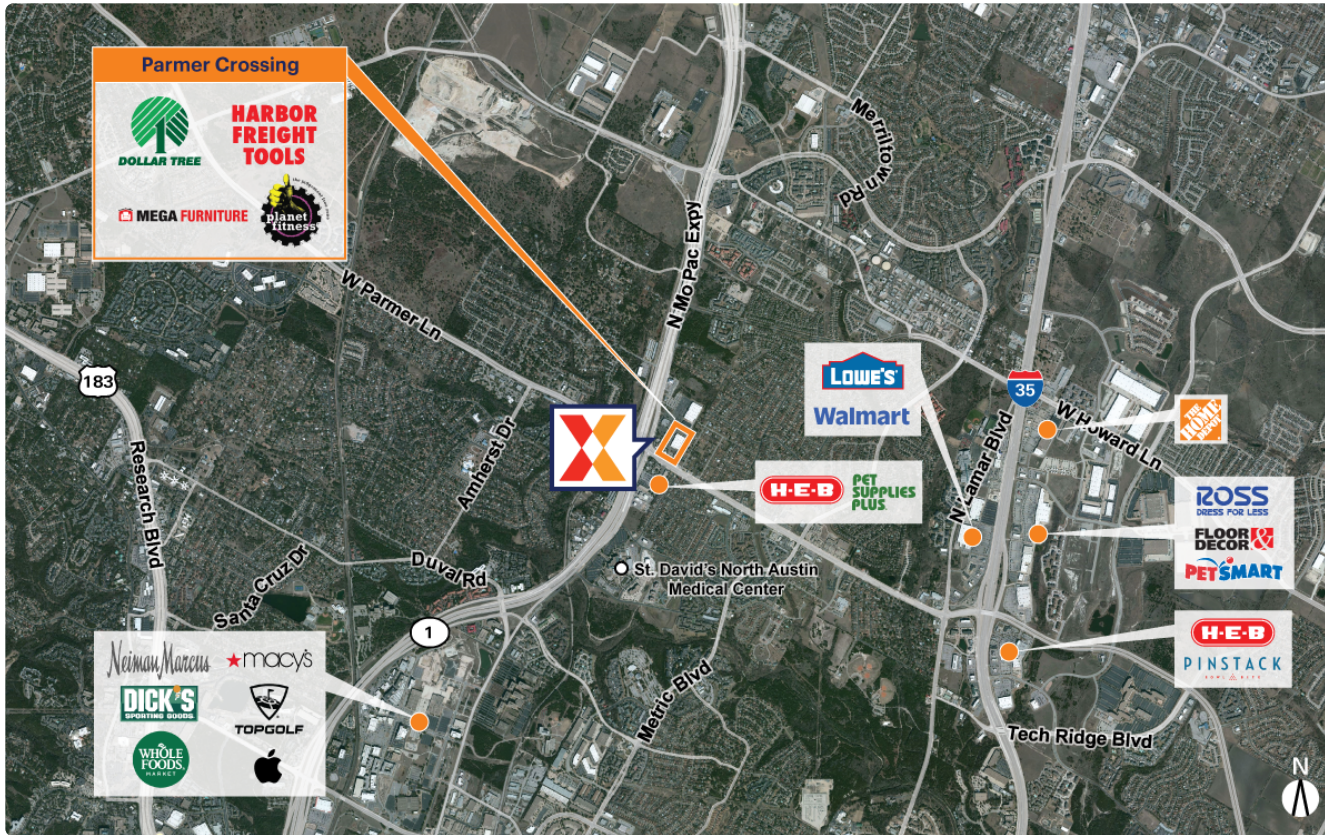


Parmer Crossing

2500 West Parmer Lane | Austin, TX 78727

Travis County | Austin-Round Rock-San Marcos, TX | 170,605 Sq Ft

30.4218, -97.7013



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 14,801 | 105,240 | 313,668 |
| Daytime Pop. | 27,490 | 157,935 | 403,950 |
| Households | 6,778 | 49,949 | 133,882 |
| Income | \$132,166 | \$123,057 | \$122,964 |

Source: Synergos Technologies, Inc. 2024

Surrounded by a dense population of 105K+ residents within a highly educated trade area as 55% are college educated within 3 miles

Strong daytime population of 157K+ within a 3-mile radius

High visibility from 89K+ vehicles daily on MoPac Expy and 52K+ vehicles daily on Palmer Ln (Kalibrate 2022, 2020)

Conveniently accessible and served by the last northbound toll-free exit on MoPac Expy

Close proximity to St David's North Austin Medical Center with 465 beds (SDNAMC 2026) plus nearby Samsung Austin Semiconductor which employs 4,500 people (Samsung 2026)

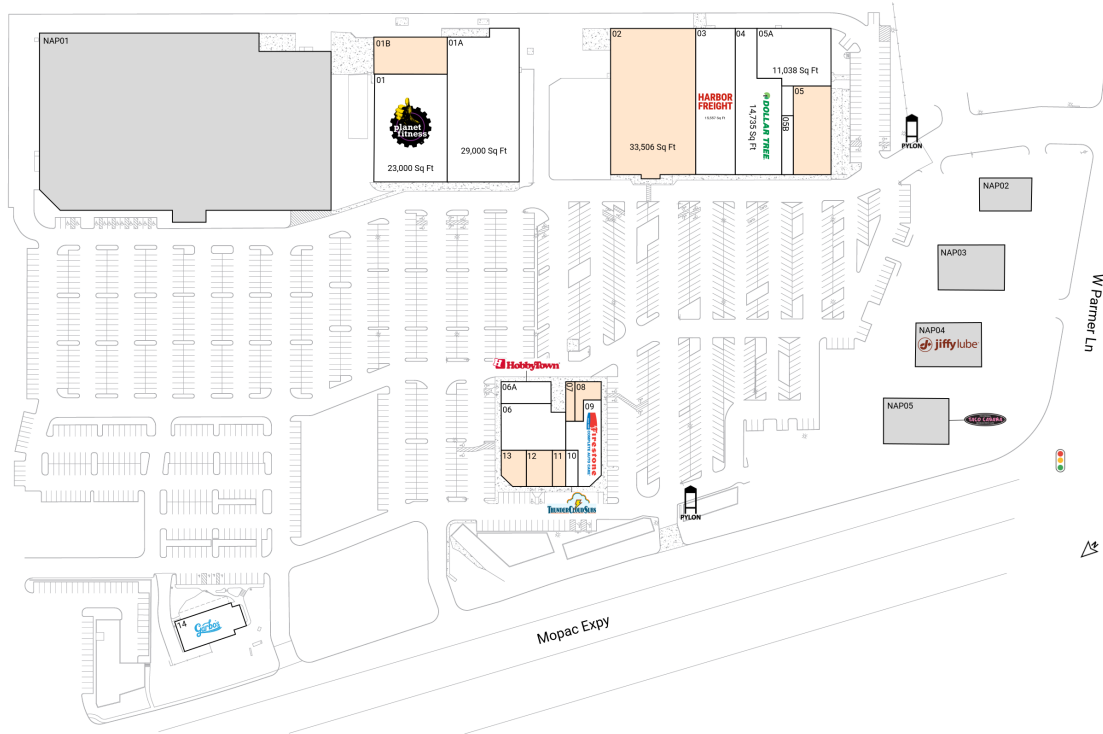


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Available Spaces

| | | | | | |
|-----|--------------|------|----|-------------|------|
| 01B | 1,200 Sq Ft | | 08 | 1,697 Sq Ft | 360° |
| 02 | 33,506 Sq Ft | 360° | 11 | 1,303 Sq Ft | 360° |
| 05 | 8,978 Sq Ft | 360° | 12 | 2,604 Sq Ft | 360° |
| 07 | 995 Sq Ft | 360° | 13 | 2,312 Sq Ft | |

Current Tenants

Space size listed in square feet

| | | |
|-------|------------------------------|--------|
| 01 | Planet Fitness | 23,000 |
| 01A | Mega Furniture | 29,000 |
| 03 | Harbor Freight Tools | 15,557 |
| 04 | Dollar Tree | 14,735 |
| 05A | Desi Brothers | 11,038 |
| 05B | DB Liquor | 1,260 |
| 06 | Sushi Junai 2 | 6,000 |
| 06A | HobbyTown USA | 4,000 |
| 09 | Firestone Complete Auto Care | 6,424 |
| 10 | Thundercloud Subs | 1,303 |
| 14 | Garbo's Lobster | 5,693 |
| NAP01 | Fire Station | 0 |
| NAP02 | BuyBacks Entertainment | 0 |
| NAP03 | Compass Bank | 0 |
| NAP04 | Jiffy Lube | 0 |
| NAP05 | Taco Cabana | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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