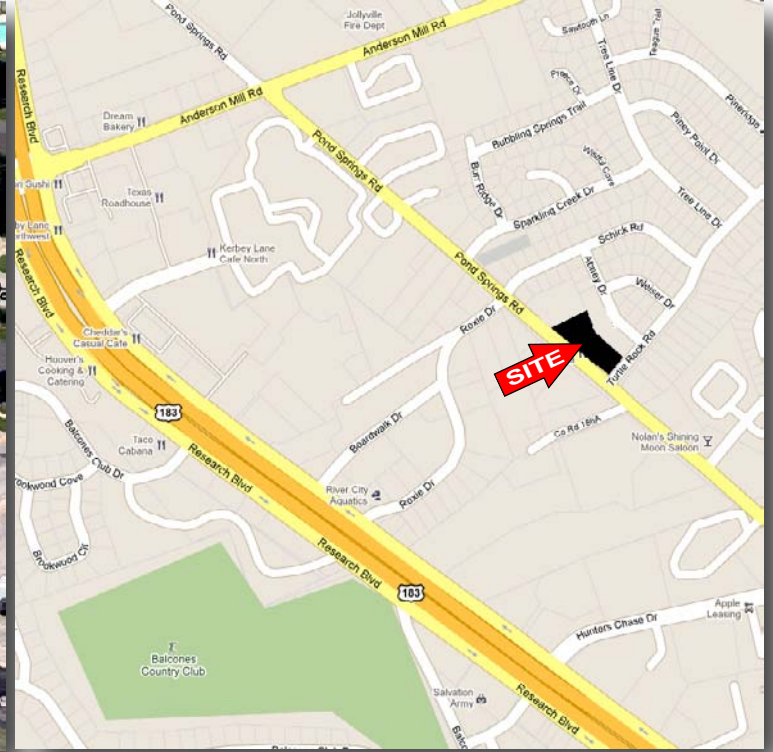


# FOR LEASE - SPRINGBROOK PLAZA SHOPPING CENTER

## 13201 Pond Springs Rd. Austin, Texas 78729



**LOCATION:** North-Central Austin, east of US Hwy 183 North and just north of Hunters Chase Dr.

**APPROXIMATE SIZES:**  
Space 1 - 6,764 SF.  
Space 2 - 2,250 SF.  
Space 3 - 1,600 SF.

**FRONTAGE/ ACCESS:** Approximately 495.85 feet along the East frontage of Pond Springs Road; approximately 150.83 feet along Turtle Rock Road

**UTILITIES:** All utilities are available

**ZONING:** CS-1, GR

**RATES:**  
Space 1 - \$.85/SF. + nnn  
Space 2 - \$1.50/SF. + nnn  
Space 3 - \$1.50/SF. + nnn  
(nnn is approximately \$0.44/SF)

**COMMENTS:** Have three retail spaces for lease: 6,764 SF. formerly Bum's Billiards, 2,250 SF., and 1,600 SF.

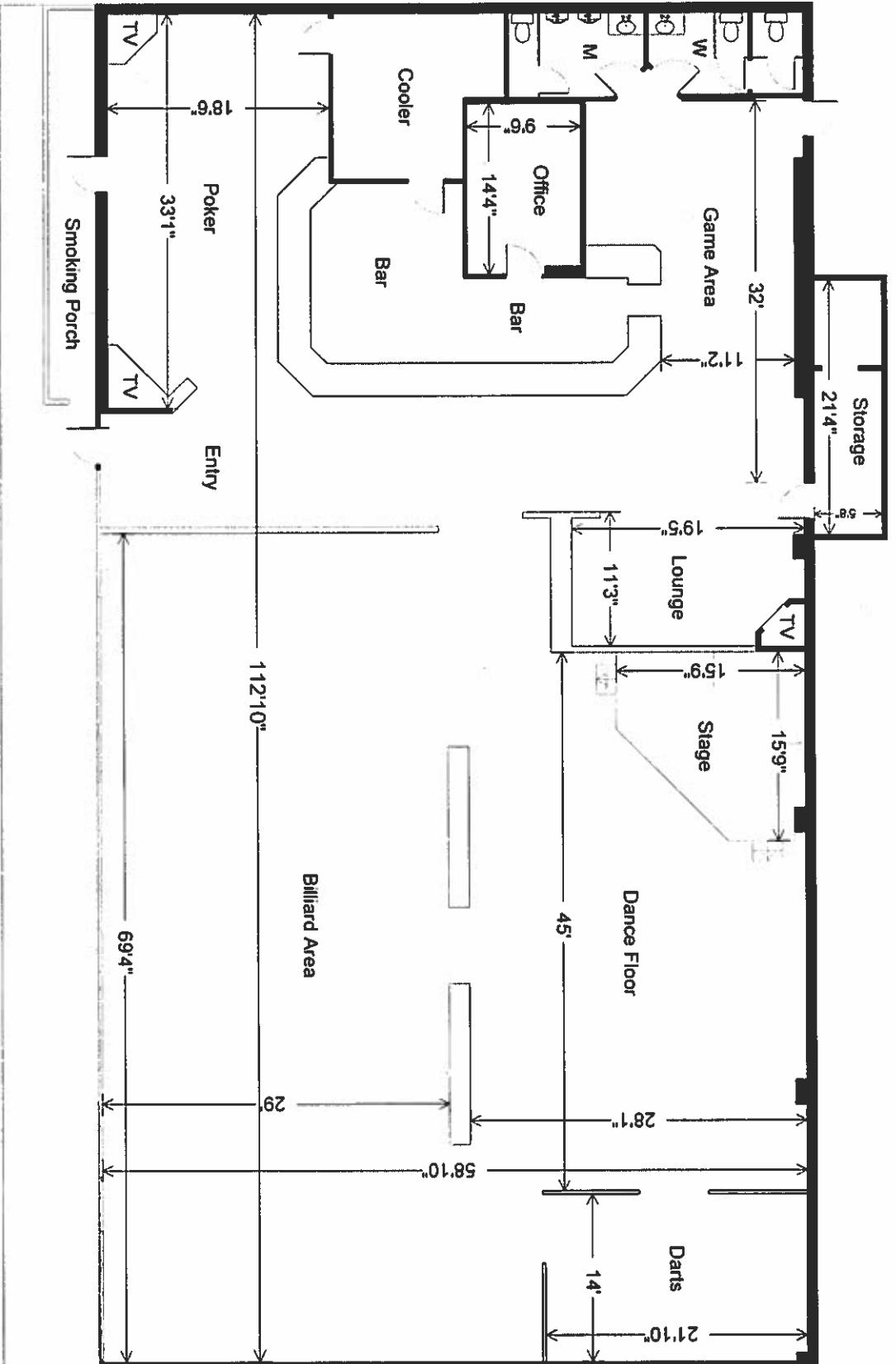
**McALLISTER & ASSOCIATES**  
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
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13201 Pond Springs, #208  
Austin, Texas



Note: This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics makes no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification.

**FLOOR PLAN**  
**GRAPHICS**

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