

SHOPS AT TECH RIDGE & REDEVELOPMENT OF FORMER SEARS GRAND

12901 I-35 North & Parmer Lane | Austin, TX 78753

E	CVS Kidney Care	13,000 sf	800	Fresh International Market	49,130 sf
G1	Freebirds World Burrito	2,600 sf	900	Fitness Connection	55,000 sf
G2	Jimmy John's	1,800 sf	1000	Conn's HomePlus	38,991 sf
G3	Vapor Logic	1,750 sf	1305	Mattress Firm	4,000 sf
G4	Niki's Pizza	1,198 sf	1305A	My Eyelab	2,380 sf
G5	Masala Wok	2,500 sf	1315	Jersey Mike's	1,260 sf
100	Tips & Toes	1,563 sf	1320	Parmer Dental Care	3,453 sf
110	Dollar Tree	9,546 sf	1330	Available	(35.75' x 70')
115	Available	(105.87' x 100')	1500	Verizon	2,355 sf
120	Avis Budget	2,800 sf	1520	SuperCuts	1,200 sf
200	Party City	12,000 sf	1540	Bep Saigon	3,240 sf
G300	Floor and Decor	77,958 sf	1800	Zale's Diamond Store	3,019 sf
G301	Furniture Mall of Texas	95,000 sf	1805	James Avery Jewelry	2,600 sf
400	Melrose Family Fashions	10,000 sf	1820	Available	(21.5' x 69.8')
405	Casa Mia Furniture	4,098 sf	1830	Available	(54.5' x 69.8')
500	Ross Dress for Less	30,114 sf	1845	Manpower	2,800 sf
600	Available	(150' x 195' irr.)	1850	Way Back Burger	1,633 sf
700	PetSmart	19,252 sf			
			A.	P. Terry's	1,100 sf
			B1.	Aspen Dental	3,500 sf
			B2.	Summer Moon Coffee	2,701 sf
			C.	Proposed Pad Site (drive-thru)	3,225 sf

Redevelopment of Former Sears Grand Parcel

1. **Proposed Junior Anchor** (80' x 323.7' irr.) 39,677 sf
2. **Proposed Restaurant** (62.6' x 110.6' irr.) 6,705 sf
3. **Proposed Retail** (105.3' x 259') 27,873 sf
4. **Proposed Retail** (105.3' x 259') 27,200 sf
5. **Discovery Ventura at Austin (Live Music/Restaurant)** 7,700 sf
6. **AMC Theatres 10-Screen/Dine-In** 46,234 sf

Alternate Single Box Concept Proposed Retail (352' x 324' irr.)

