

# Shops at Tech Ridge and Redevelopment of Former Sears Grand Parcel

12901 I-35 North and Parmer Lane

Austin, Texas 78753

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E	Satellite Dialysis	13,000 sf
G1	Freebirds World Burrito	2,600 sf
G2	Jimmy John's	1,800 sf
G3	Vapor Logic	1,750 sf
G4	Niki's Pizza	1,198 sf
G5	Masala Wok	2,500 sf
100	Tips & Toes	1,563 sf
110	Dollar Tree	9,546 sf
115	<b>Available</b>	<b>10,587 sf</b>
120	Avis Budget	2,800 sf
200	Party City	12,000 sf
G300	Floor and Decor	77,958 sf
G301	Furniture Mall of Texas	95,000 sf
400	Melrose Family Fashions	10,000 sf
405	Casa Mia Furniture	4,098 sf
500	Ross Dress for Less	30,114 sf
600	<b>Available</b>	<b>30,086 sf</b>
700	PetSmart	19,252 sf

800	Urban Air	50,000 sf
900	Fitness Connection	55,000 sf
1000	Conn's HomePlus	38,991 sf
1305	Mattress Firm	4,000 sf
1305A	<b>Available</b>	<b>2,500 sf</b>
1315	Jersey Mike's	1,260 sf
1320	Parmer Dental Care	3,453 sf
1330	T-Mobile	2,300 sf
1500	Verizon	2,355 sf
1520	SuperCuts	1,200 sf
1540	Bep Saigon	3,240 sf
1800	Zale's Diamond Store	3,019 sf
1805	James Avery Jewelry	2,600 sf
1820	<b>Available</b>	<b>1,500 sf</b>
1830	Souper Salad	3,800 sf
1845	Manpower	2,800 sf
1850	Way Back Burger	1,633 sf
A.	P. Terry's	1,100 sf
B1.	Aspen Dental	3,500 sf
B2.	Summer Moon Coffee	2,701 sf
C.	<b>Proposed Pad Site (drive-thru)</b>	<b>5,000 sf</b>

**Redevelopment of Former Sears Grand Parcel**

1. Proposed Junior Anchor	(80'-1.5" 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		46,234 sf
10-Screen/Dine-In		

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

