



SHOPS AT WELLS BRANCH

SEC OF WELLS BRANCH PKWY & MOPAC EXPWY

13717 Burnet Rd, Austin, TX 78727



AVAILABLE
2,355 SF

**FOR
LEASE**

AVAILABLE SPACE
Suite 325: 2,355 SF

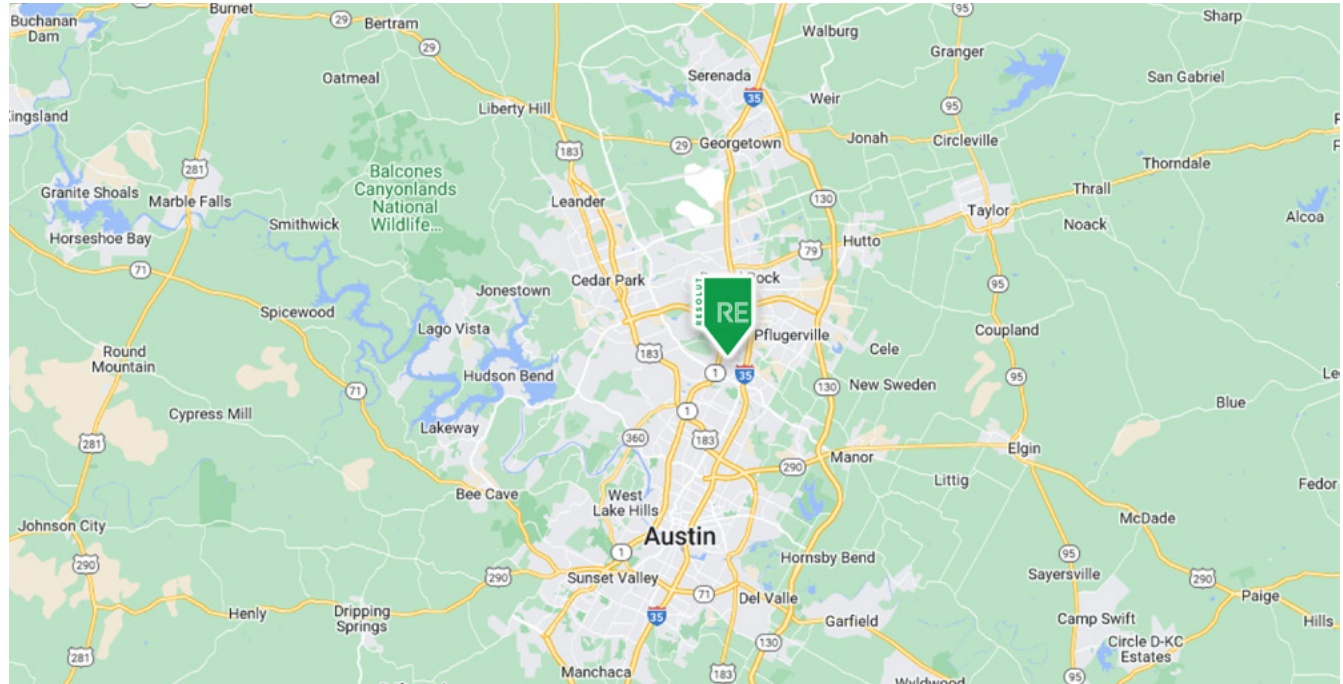
RATE
\$18.00 PSF NNN
NNNs* \$9.45
* Estimate provided by Landlord and
subject to change

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PROPERTY HIGHLIGHTS

- Great visibility and accessibility from Burnet, Wells Branch and Howard five ingress/egress points
- Ample parking and pylon sign space available
- High density Wells Branch and Scofield neighborhoods



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



92,710
POPULATION
3-MILE RADIUS



\$124,856
AVG HH INCOME
3-MILE RADIUS



54,578
DAYTIME POPULATION
3-MILE RADIUS



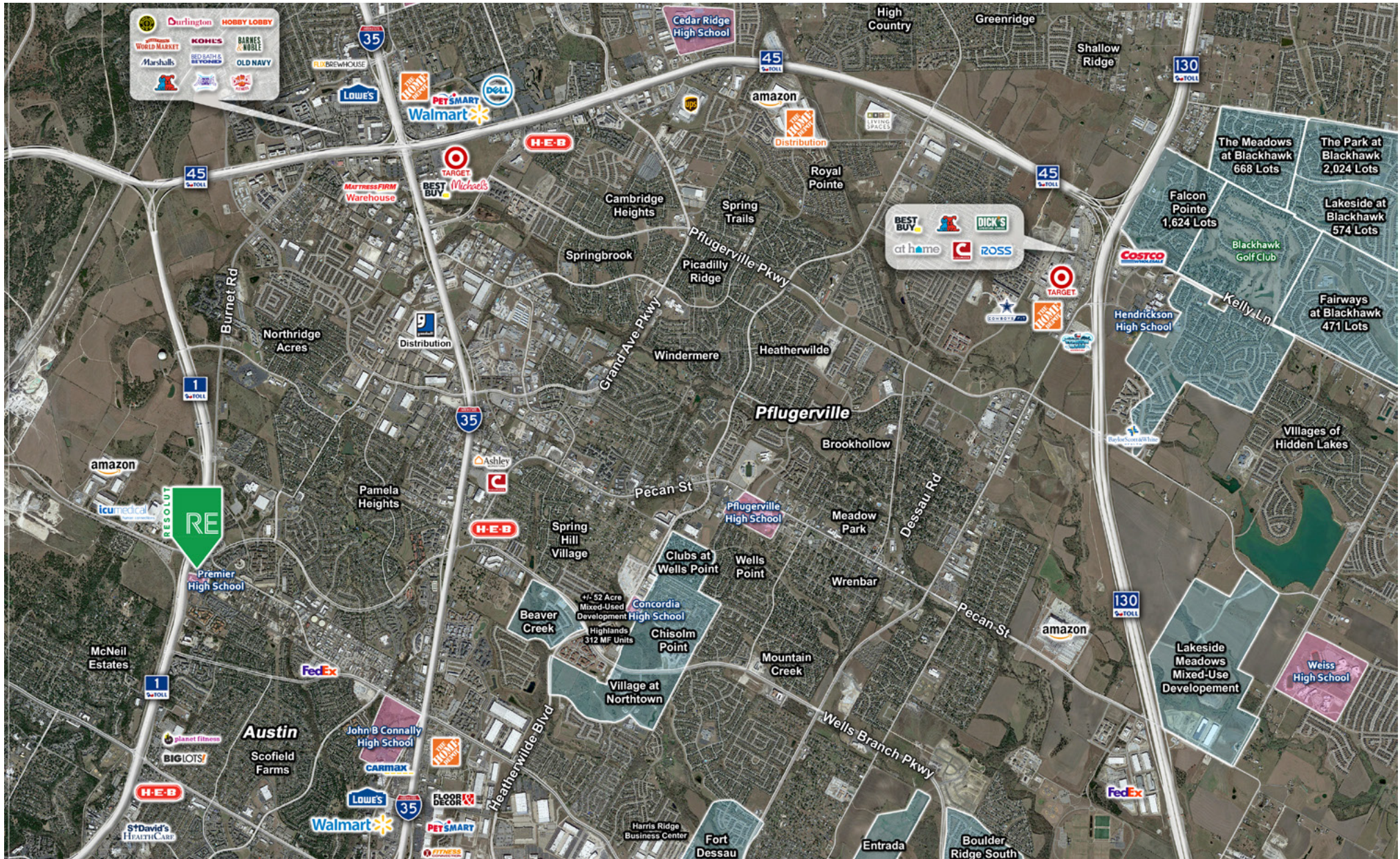
TRAFFIC COUNTS
Mopac Service Rd/Burnet Rd:
20,373 VPD (TXDot 2024)
Wells Branch Pkwy:
25,298 VPD (Costar 2025)

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1	225	Pizza Hut	3,500 SF
2/3	230/240	ATX Sim	4,167 SF
4	245	Revolt Fitness	2,442 SF
5	250	Athen's Cafe	1,750 SF
6	300	Rolling Rooster	2,803 SF
7	325	AVAILABLE	2,355 SF
8	350A	Showroom Windows & Doors	3,173 SF
9	350B	Pool Hall	2,865 SF
10	425	Bedeck Barber Salon	1,382 SF
11	450	Dragon Garden	2,373 SF
		Austin Disaster Relief Network	20,544 SF
		Hope Family Thrift Store	17,000 SF
		Premier High School	
12	500	Promart Beauty	8,058 SF
13	625	Chicoine Chiro	1,750 SF
14	650	City Hair	980 SF
15	675	Vape Shop	780 SF
16	700	Advance Smile	2,310 SF
17	725	Disc Nation	980 SF
18	750	Massage	1,317 SF
19	775	Game Kastle	2,580 SF
20	800	Game Kastle	2,100 SF
21	825	Meker Beautique	860 SF
22	850	Tattoo Shop	1,020 SF
23	875	Wells Branch Liquor	1,060 SF
24	890	Health Market Ins	2,010 SF
25	900A	ESS	2,000 F
26	900B	Subway	2,000 SF







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov