



NORTH LOOP PLAZA

5222 Burnet Road
Austin, TX 78756



Property Highlights

- ◆ 64,000+ SF neighborhood retail center
- ◆ Anchored by CVS Pharmacy
- ◆ Prime signalized corner at Burnet Rd and North Loop Blvd
- ◆ H Mart coming soon

Area Retailers





NORTH LOOP BLVD.

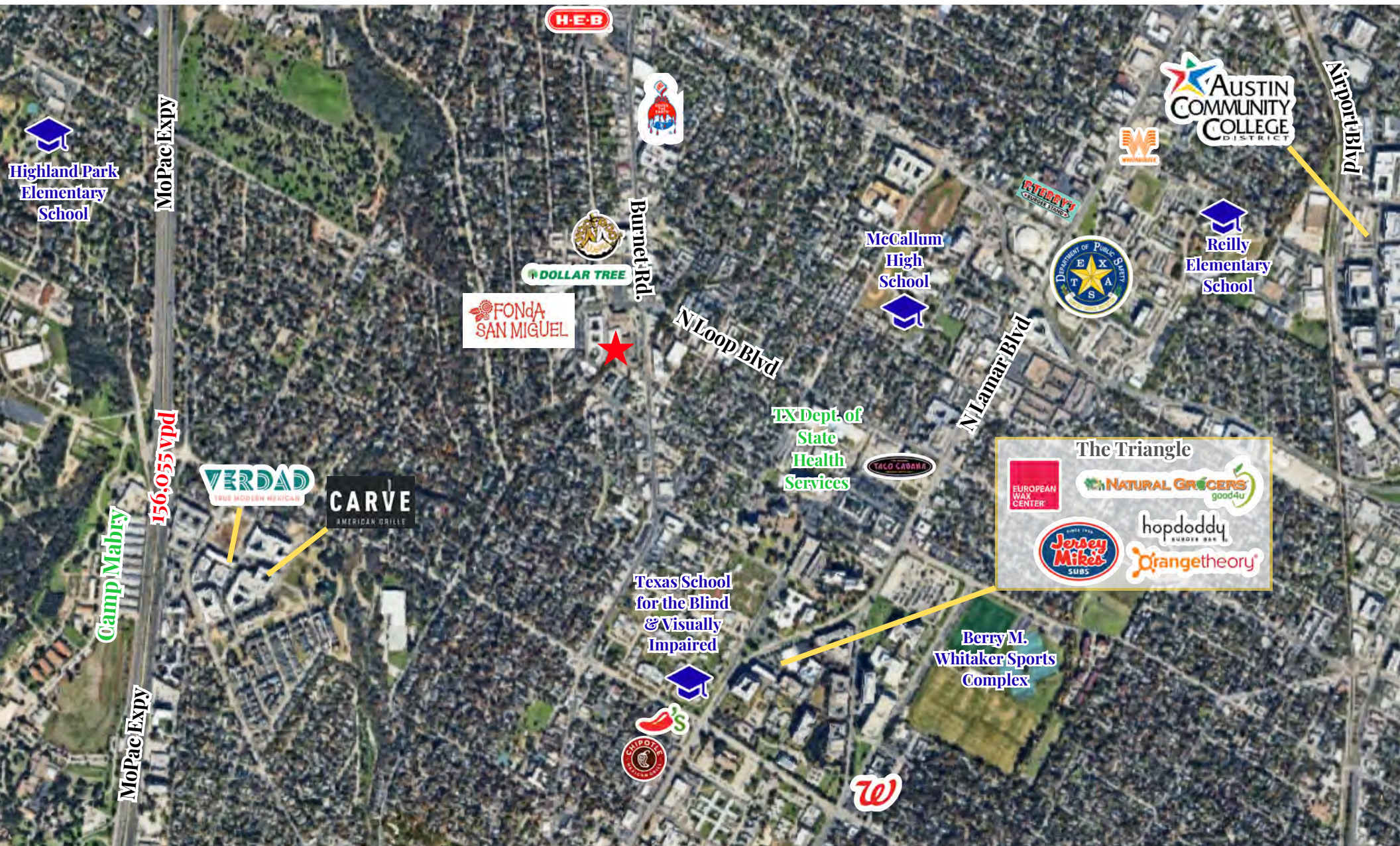


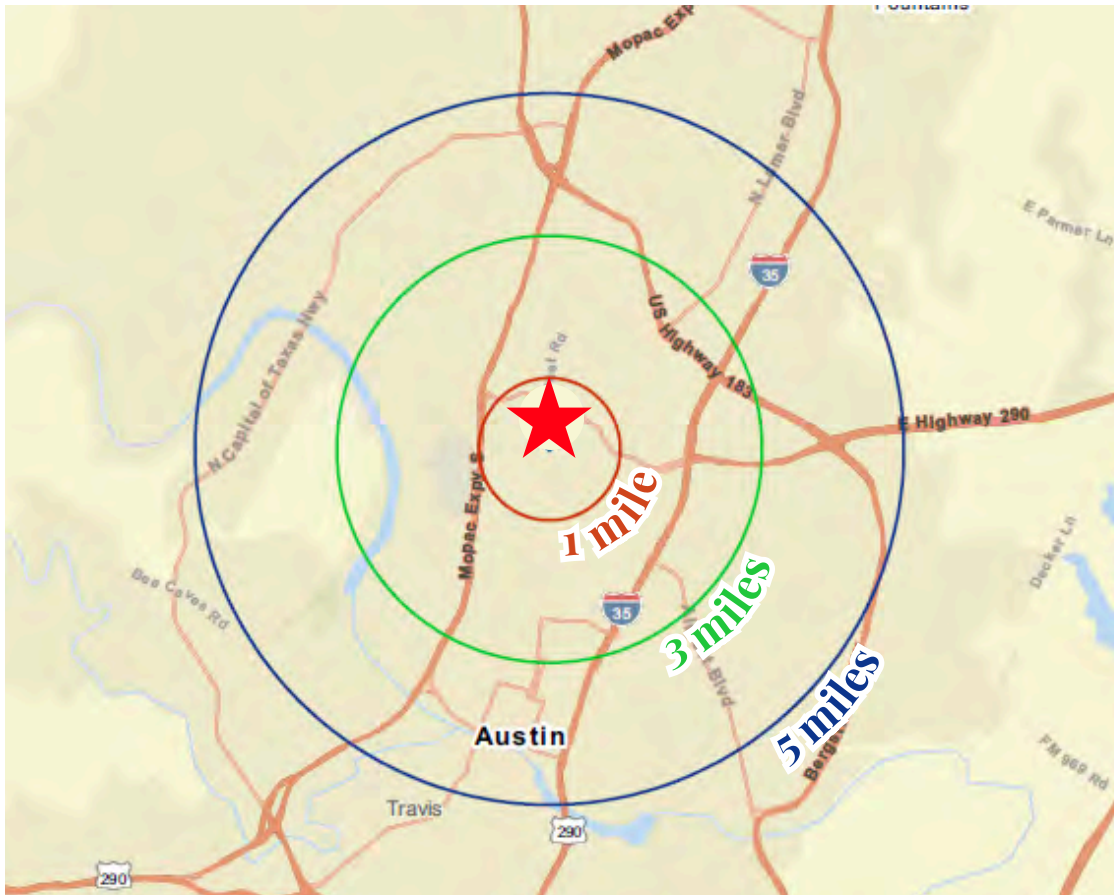
BURNET RD.



SITE PLAN

1:100

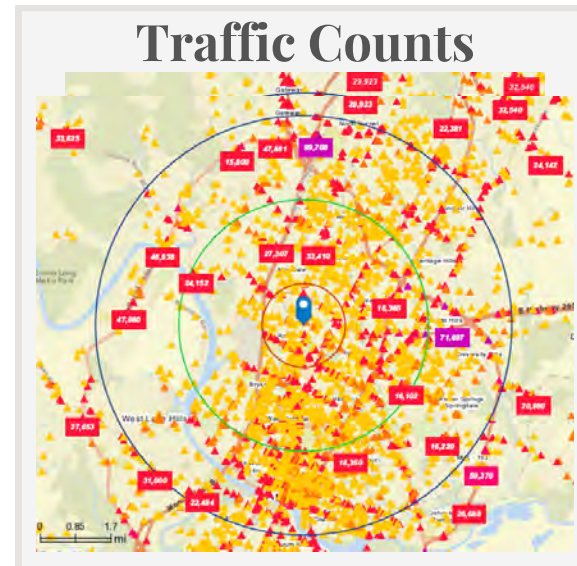




Area Demographics (2025)

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	1 mile	3 miles	5 miles
Population	17,672	163,251	355,525
Households	9,653	75,121	165,658
Avg. Household Income	\$153,300	\$133,045	\$144,239



Executive Summary

North Loop
5222 Burnet Rd, Austin, Texas, 78756
Rings: 1, 3, 5 mile radii




Population	1 mile	3 miles	5 miles
2010 Population	13,152	139,877	299,502
2020 Population	16,109	158,771	341,968
2025 Population	17,672	163,251	355,525
2030 Population	18,475	167,722	370,352
2010-2020 Annual Rate	2.05%	1.28%	1.33%
2020-2025 Annual Rate	1.78%	0.53%	0.74%
2025-2030 Annual Rate	0.89%	0.54%	0.82%

Age	1 mile	3 miles	5 miles
2025 Median Age	35.3	30.5	33.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	75.4%	62.4%	57.6%
Black Alone	2.3%	4.4%	7.1%
American Indian Alone	0.3%	0.8%	0.9%
Asian Alone	6.6%	11.3%	8.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.0%	8.0%	11.2%
Two or More Races	12.4%	13.2%	14.7%
Hispanic Origin	14.2%	23.5%	29.0%
Diversity Index	55.4	72.6	77.8

Households	1 mile	3 miles	5 miles
2010 Total Households	6,937	60,077	125,662
2020 Total Households	8,398	69,976	151,683
2025 Total Households	9,653	75,121	165,658
2030 Total Households	10,355	79,194	178,033
2010-2020 Annual Rate	1.93%	1.54%	1.90%
2020-2025 Annual Rate	2.69%	1.36%	1.69%
2025-2030 Annual Rate	1.41%	1.06%	1.45%
2025 Average Household Size	1.83	2.01	2.04
Wealth Index	116	101	107

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	48.3%	60.2%	50.8%
Median Household Income			
2025 Median Household Income	\$103,440	\$81,836	\$92,849
2030 Median Household Income	\$111,502	\$91,088	\$103,926
2025-2030 Annual Rate	1.51%	2.17%	2.28%
Average Household Income			
2025 Average Household Income	\$153,300	\$133,045	\$144,239
2030 Average Household Income	\$164,988	\$143,151	\$154,887
Per Capita Income			
2025 Per Capita Income	\$84,261	\$61,600	\$67,244
2030 Per Capita Income	\$93,009	\$67,950	\$74,467
2025-2030 Annual Rate	2.00%	1.98%	2.06%
Income Equality			
2025 Gini Index	47.9	52.7	50.3
Socioeconomic Status			
2025 Socioeconomic Status Index	62.4	52.2	50.5
Housing Unit Summary			
Housing Affordability Index	46	37	43
2010 Total Housing Units	7,617	66,143	139,831
2010 Owner Occupied Hus (%)	42.1%	37.8%	41.3%
2010 Renter Occupied Hus (%)	57.9%	62.2%	58.8%
2010 Vacant Housing Units (%)	8.9%	9.2%	10.1%
2020 Housing Units	9,116	76,655	167,046
2020 Owner Occupied HUs (%)	37.2%	34.7%	37.8%
2020 Renter Occupied HUs (%)	62.8%	65.3%	62.2%
Vacant Housing Units	7.5%	8.7%	9.1%
2025 Housing Units	10,560	83,139	185,340
Owner Occupied Housing Units	36.3%	33.9%	37.4%
Renter Occupied Housing Units	63.7%	66.1%	62.6%
Vacant Housing Units	8.6%	9.6%	10.6%
2030 Total Housing Units	11,314	88,178	199,481
2030 Owner Occupied Housing Units	3,677	26,389	64,079
2030 Renter Occupied Housing Units	6,678	52,805	113,955
2030 Vacant Housing Units	959	8,984	21,448

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

AGENCY DISCLOSURE RULES



Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.