

8312 BURNET ROAD

8312 BURNET ROAD | AUSTIN, TX 78757



AVAILABLE FOR LEASE 1,064 - 1,176 SF

TRAFFIC COUNTS

ANDERSON LANE 23,745 VPD (2022)
STECK AVE 5,294 VPD (2020)

DEMOGRAPHIC

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	15,998	139,806	311,016
TOTAL HOUSEHOLDS	7,318	64,948	146,109
AVERAGE HH INCOME	\$119,697	\$125,086	\$132,599
DAYTIME POPULATION	16,646	135,738	267,191

JOSEPH KUPERMAN
JOSEPH@RETELLADVISORS.COM
713.202.0641



RETELL ADVISORS

NORTH CENTRAL AUSTIN

LOOP 360

GATEWAY

WHOLE FOODS MARKET, REI, TACO CABANA, Panera, REGAL CINEMAS, OLD NAVY, The Container Store, Crate&Barrel

LIFETIME FITNESS

J.J. PICKLE RESEARCH CAMPUS

BURNET RD



ARBORETUM CROSSING

MATTRESSFIRM, World Market

ARBOR WALK

MIGHTY FINE, Marshalls, Salata, POTBELLY, DSW, Natural Grocers

SPICEWOOD SPRINGS

MESA DR

ANDERSON HIGH SCHOOL

LOOP 1

182,130 VPD

136,890 VPD

169,184 VPD

43,326 VPD

DOUBLEDAVE'S, Galaxy Cafe, Starbucks, Wally's, DEL-AWARE SUB SHOP, Randalls, SUBWAY

GARDEN SPOT Cafe & Catering

THE HONEY BAKED Honey

plink's

chili's

Truckee's

Give a Garden

WATERLOO

PTERRY'S

BURNET MIDDLE SCHOOL

SITE

STECK AVE

HONDA

Eldorado

DISTRICT

FRESH PLUS

Gallit's

Walmart

TARKA

DOS EATOS

Wendy's

ANYTIME FITNESS

SONIC

SUBWAY

TOP NOTCH

Ichiban

Tacodeli

JuiceLand

TUMBLE 22

Hot Chicken

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

FAR WEST BLVD

MURCHISON MIDDLE SCHOOL

HEB, CVS, WESTLAKE DERMATOLOGY, WHOLY BAGEL

First Watch

25,291 VPD

31,193 VPD

32,197 VPD

LOOP 1

165,105 VPD

THE GROVE MIXED-USE DEVELOPMENT

75 ACRES TOTAL

140,000 SF RETAIL

185,000 SF OFFICE

1,100 MF UNITS

500+ TOWNHOMES

CARVE VERDAD

Ling Wu

LOVE

BURNET RD

BUFINA

barley SWINE

FLYRITE

CrossFit

LAMAR MIDDLE SCHOOL

CrossFit

HEB

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

WOODROW AVE

BRENTWOOD ELEMENTARY AND PARK

BUFINA

barley SWINE

FLYRITE

CrossFit

LAMAR MIDDLE SCHOOL

CrossFit

HEB

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

W KOENIG LN

HEB

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

PHIL'S

N LAMAR BLVD

TEXAS DEPARTMENT OF PUBLIC SAFETY

MCCALLUM HIGH SCHOOL

TEXAS DEPT OF HEALTH SERVICES

TEXAS SCHOOL FOR THE BLIND

PICNIK

VINTHOUSE

THE METEOR

HONEST MARY'S

USTO

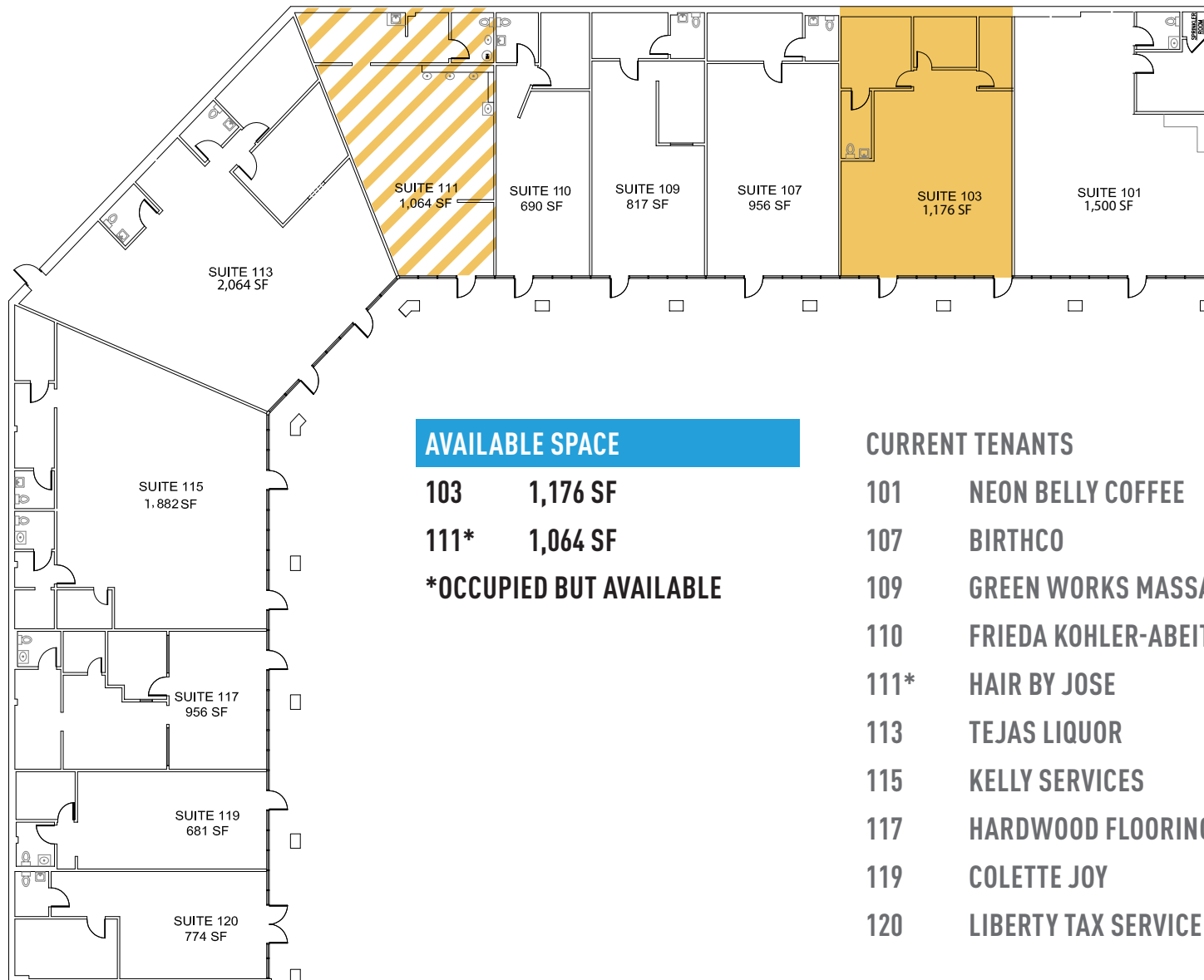
LOVE

THE TRIANGLE

hopdoddy BURGER BAR, NATURAL GROCERS, MANDOLA'S Italian MARKET, Merit, corepower YOGA, MezzaMe, THE BRASS TAP, jenib's, Orangetheory FITNESS

8312 BURNET ROAD

8312 BURNET ROAD | AUSTIN, TX 78757



AVAILABLE SPACE

- 103** 1,176 SF
 - 111*** 1,064 SF
- *OCCUPIED BUT AVAILABLE**

CURRENT TENANTS

101	NEON BELLY COFFEE	1,500 SF
107	BIRTHCO	956 SF
109	GREEN WORKS MASSAGE	817 SF
110	FRIEDA KOHLER-ABEITA	890 SF
111*	HAIR BY JOSE	1,064 SF
113	TEJAS LIQUOR	2,064 SF
115	KELLY SERVICES	1,882 SF
117	HARDWOOD FLOORING	956 SF
119	COLETTE JOY	675 SF
120	LIBERTY TAX SERVICE	774 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.

11-2-2015



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.

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.

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.

Retell Advisors, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9007454 License No.	retelladvisors.com Email	5122281765 Phone
Dean Vandergriff Designated Broker of Firm	505423 License No.	dean@retelladvisors.com Email	5124155154 Phone
Dean Vandergriff Licensed Supervisor of Sales Agent/ Associate	505423 License No.	dean@retelladvisors.com Email	5124155154 Phone
Joseph Kuperman Sales Agent/Associate's Name	718351 License No.	joseph@retelladvisors.com Email	7132020641 Phone

Buyer/Tenant/Seller/Landlord Initials

Date