

Bratton Square Neighborhood Center

14735 Bratton Ln, Austin, Texas 78728



Highlights

- 26,295 SF neighborhood center with steady foot traffic
- Great opportunity for neighborhood, local restaurateur looking for a stabilized location
- Ample parking
- Great visibility and convenient ingress/egress with three (3) curb cuts
- Great location with easy access from major thoroughfares including MoPac Expressway (Loop 1), and IH 35
- Abundant daytime population with strong area residential and business demographics
- Current tenants include Speedy Stop, ATX Eats, Malone's Coffee, and Four Season's Restaurant
- Minimal area competition

Availability

- 2,500 SF 2nd Generation Reconditioned Restaurant Space with Patio
 - 12' Vent Hood System
 - 500 Gallon Brand New Grease Trap
 - New HVAC Systems



Demographics

	1 Mile	3 Miles	5 miles
2024 Population	16,888	97,259	289,392
Avg. Income	\$103,551	\$104,675	\$115,857
Daytime Pop.	16,303	118,376	324,970

for additional information:

Monica Moore

512.431.6745 | Monica@MooreCommercialRealty.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

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Suite	Tenant	SF
101	Speedy Stop	3,657
107	Tropical Paradise Ice Cream	951
110	Bratton Nails	1,545
115	Martial Arts	1,542
120	Potter's House	1,555
125	Foursquare Church	5,614
205	ATX Eats	3,402
207	Relax Spa	1,142
210	Malone's Coffee	2,669
255	Four Seasons Chinese	2,249
270	Hands On Flooring	1,024
310	RESTAURANT AVAILABLE	2,500
TOTAL GLA		26,295

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for additional information:

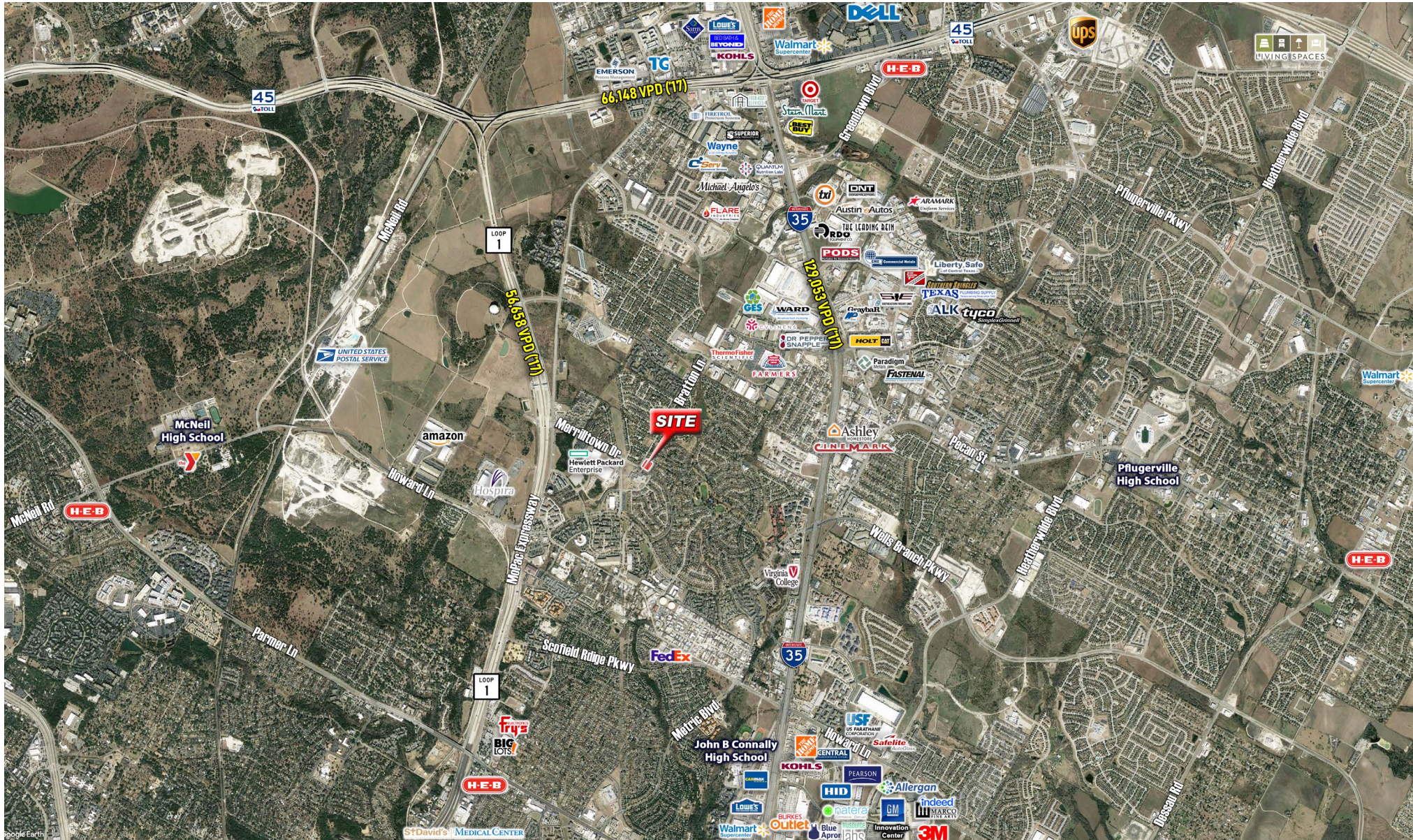
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Information About Brokerage Services

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.

Moore Commercial Realty	435990	monica@moorecommercialrealty.com	512.431.6745
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Monica Moore	435990	monica@moorecommercialrealty.com	512.431.6745
Designated Broker of Firm	License No.	Email	Phone
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

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