

# 8312 BURNET ROAD

8312 BURNET ROAD | AUSTIN, TX 78757



**AVAILABLE FOR LEASE**    956 - 2,132 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

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**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, POBELLY, DSW, Natural Grocers

SPICEWOOD SPRINGS

MESA DR

ANDERSON HIGH SCHOOL

LOOP 1

190,060 VPD

136,890 VPD

169,184 VPD

43,326 VPD

Starbucks, Double Dave's, Galaxy Cafe, Wally's, DEL-AWARE SUB SHOP, Randalls, SUBWAY, TACO CABANA

pluk's, chji's, Tru's, GIVE GARDEN, GARDEN SPOT, Jack in the Box, THUNDER CLOUD SUBS

SITE

STECK AVE

BURNET MIDDLE SCHOOL

HONDA, ELDERADO, DISTRICT, FRESA PLUS, GATTIS, BARTLETT'S, EPOCH COFFEE, DESANO, THUNDER CLOUD SUBS, ALAMO, ZEN, CORONA'S PIZZA, hopdoddy, MADAM MAM'S, ONETACO, Jason's Deli, Jack in the Box, LAIFITNESS, SUBARU, INFINITI

FAR WEST BLVD

MURCHISON MIDDLE SCHOOL

164,811 VPD

W ANDERSON LN

HEB, CVS, WESTLAKE DERMATOLOGY, WHOLY BAGEL, Starbucks

Walmart, Tarka, DOS EATOS TACOS

ANYTIME FITNESS, Summer Moon, SONIC, SUBWAY, TOP NOTCH

FAST SIDE PIES

MESA DR

25,291 VPD



31,193 VPD

32,197 VPD

BURNET RD

BUFINA, barley SWINE, FLYRITE, CrossFit

WOODROW AVE

BRENTWOOD ELEMENTARY AND PARK

azultequila, Zuzu, McDonald's, Chiz Zee, Curaleo's, JuiceLand, Randalls

HEB, PHIL'S, TACO PLAZA, Penched, THUNDER CLOUD SUBS

W KOENIG LN

N LAMAR BLVD

CrossFit

FONDA SAN MIGUEL, CVS, epicerie, Austin, CHI LANTRO, FOREVER TACOS, DOLLAR TREE, EL TACORRIDO

MCCALLUM HIGH SCHOOL

TEXAS DEPARTMENT OF PUBLIC SAFETY

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

THE METEOR, HONEST MARY'S, GUSTO, PICNIK, TEXAS SCHOOL FOR THE BLIND, VINTHOUSE, KORMAN

TEXAS DEPT OF HEALTH SERVICES

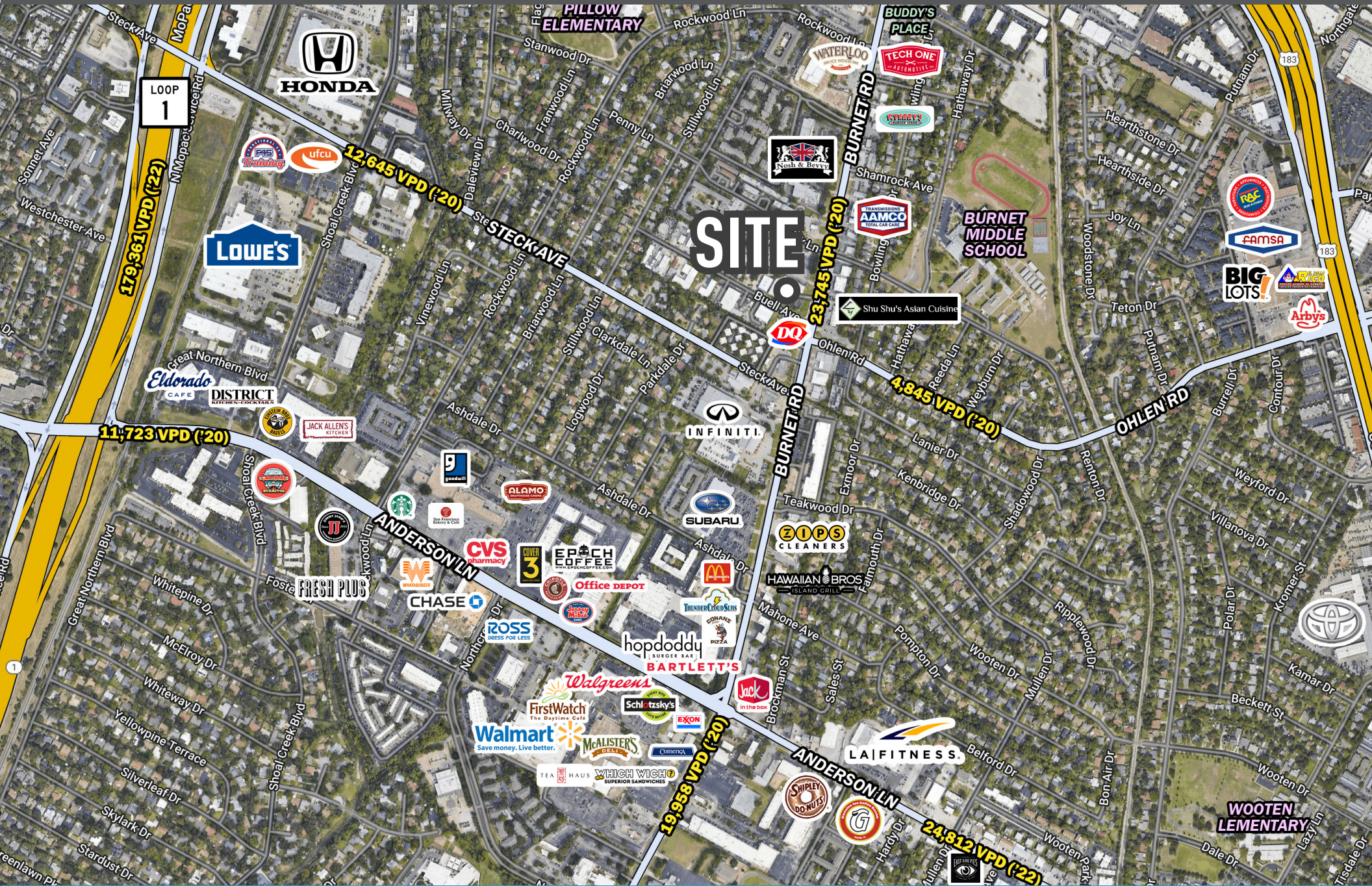
### THE TRIANGLE

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

chji's, Tacodeli, J.J.

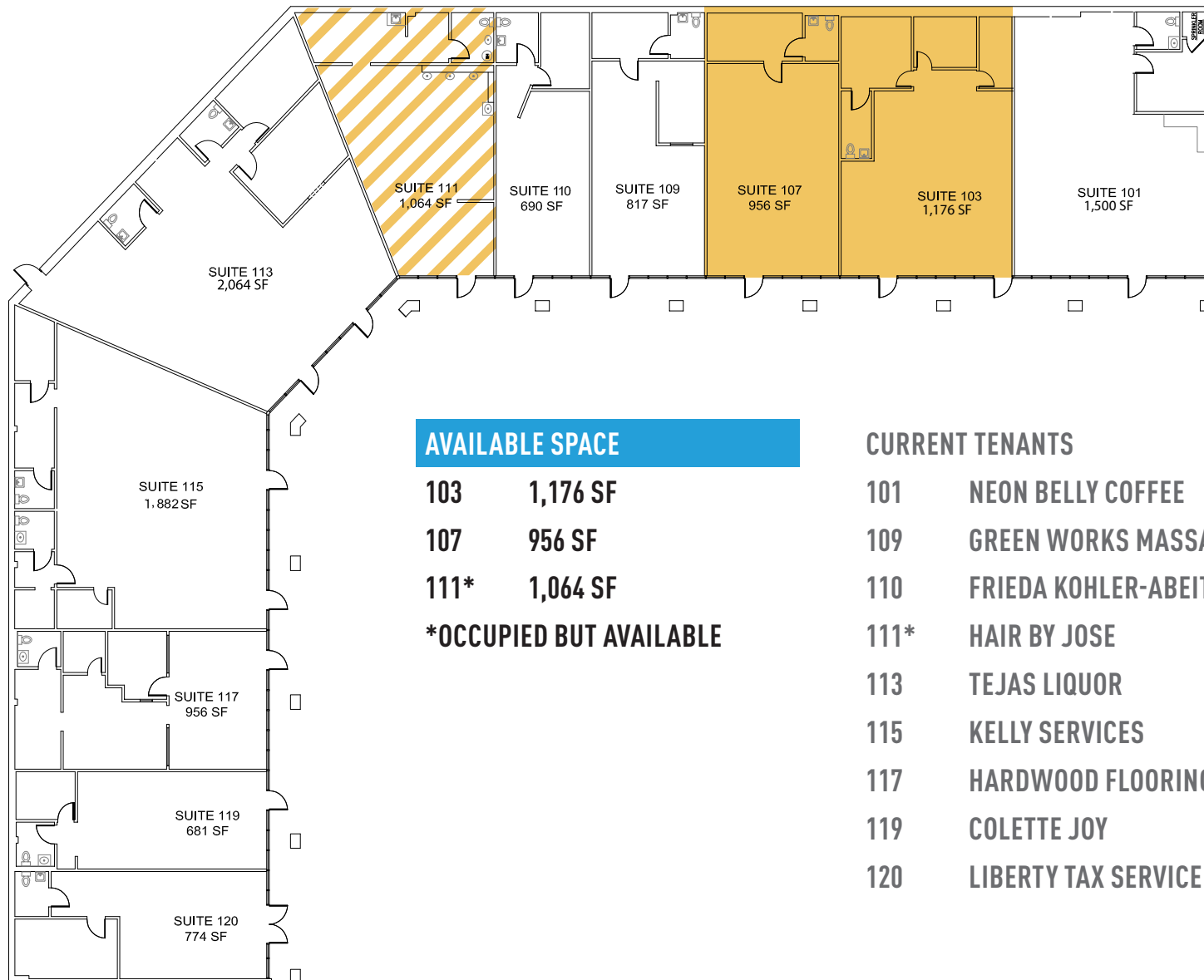
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### AVAILABLE SPACE

- 103** 1,176 SF
- 107** 956 SF
- 111\*** 1,064 SF

**\*OCCUPIED BUT AVAILABLE**

### CURRENT TENANTS

- |      |                      |          |
|------|----------------------|----------|
| 101  | NEON BELLY COFFEE    | 1,500 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date