

HWY 183 PAD SITE

11600 Research, Austin TX



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RETAIL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

11600 Research, Austin TX



LOCATION

11600 Research, Austin TX
SWQ of Thunder Creek Rd & Research Blvd

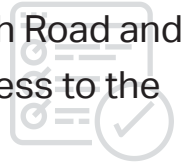


PROPERTY

- » 2nd Generation Restaurant Available for Lease (Formerly Outback Steakhouse)
- » 6,176 SF Building on 2.12 AC Lot

PROPERTY HIGHLIGHTS

- » US-183 frontage & visibility
- » Easy access to both the Research Road and Thunder Creek Rd, with easy access to the Highway
- » Pylon Sign on Site



TRAFFIC COUNTS (TXDOT)

US-183: 181,788 VPD ('25)

Duval Rd: 8,437 VPD ('25)



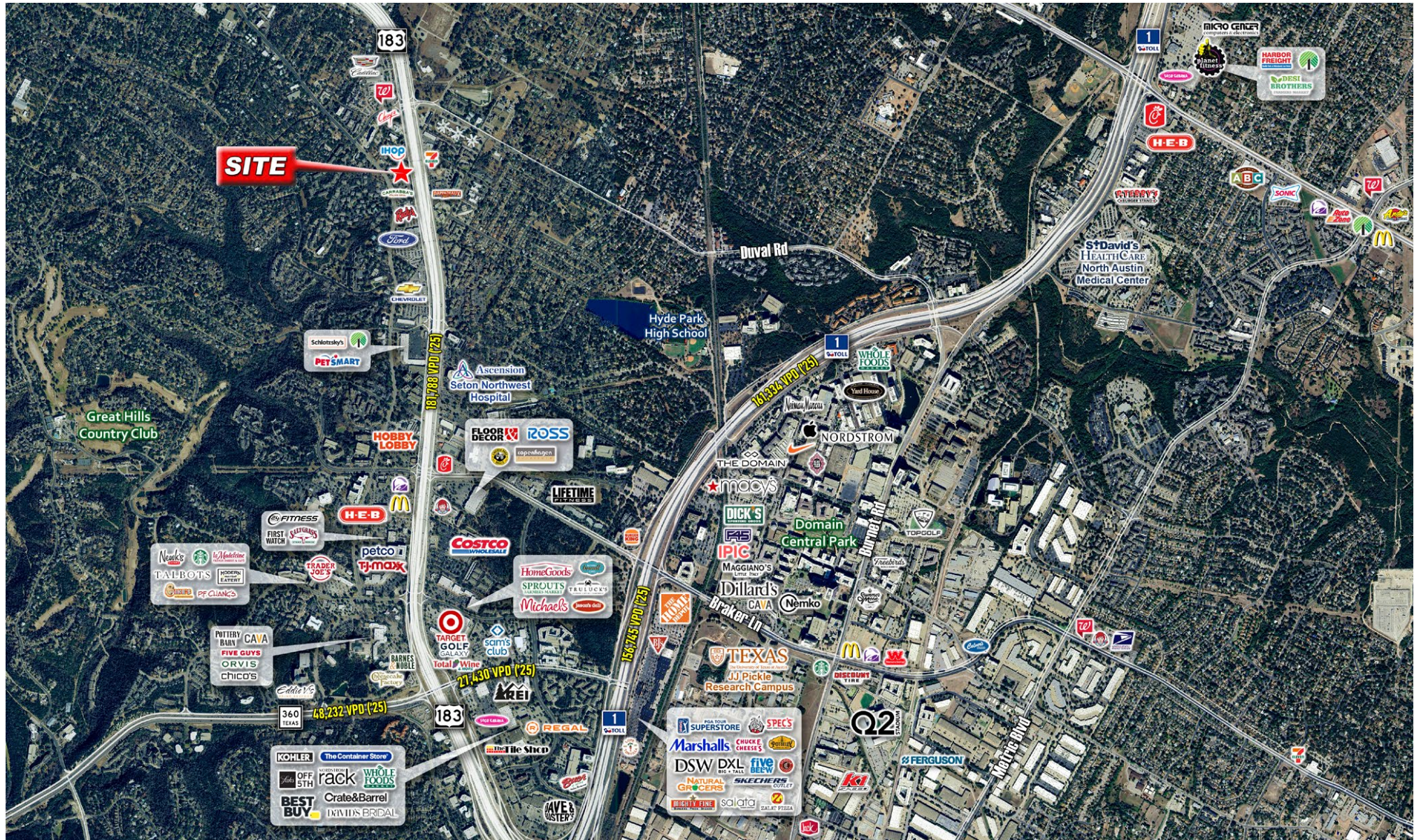
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MARKET AERIAL
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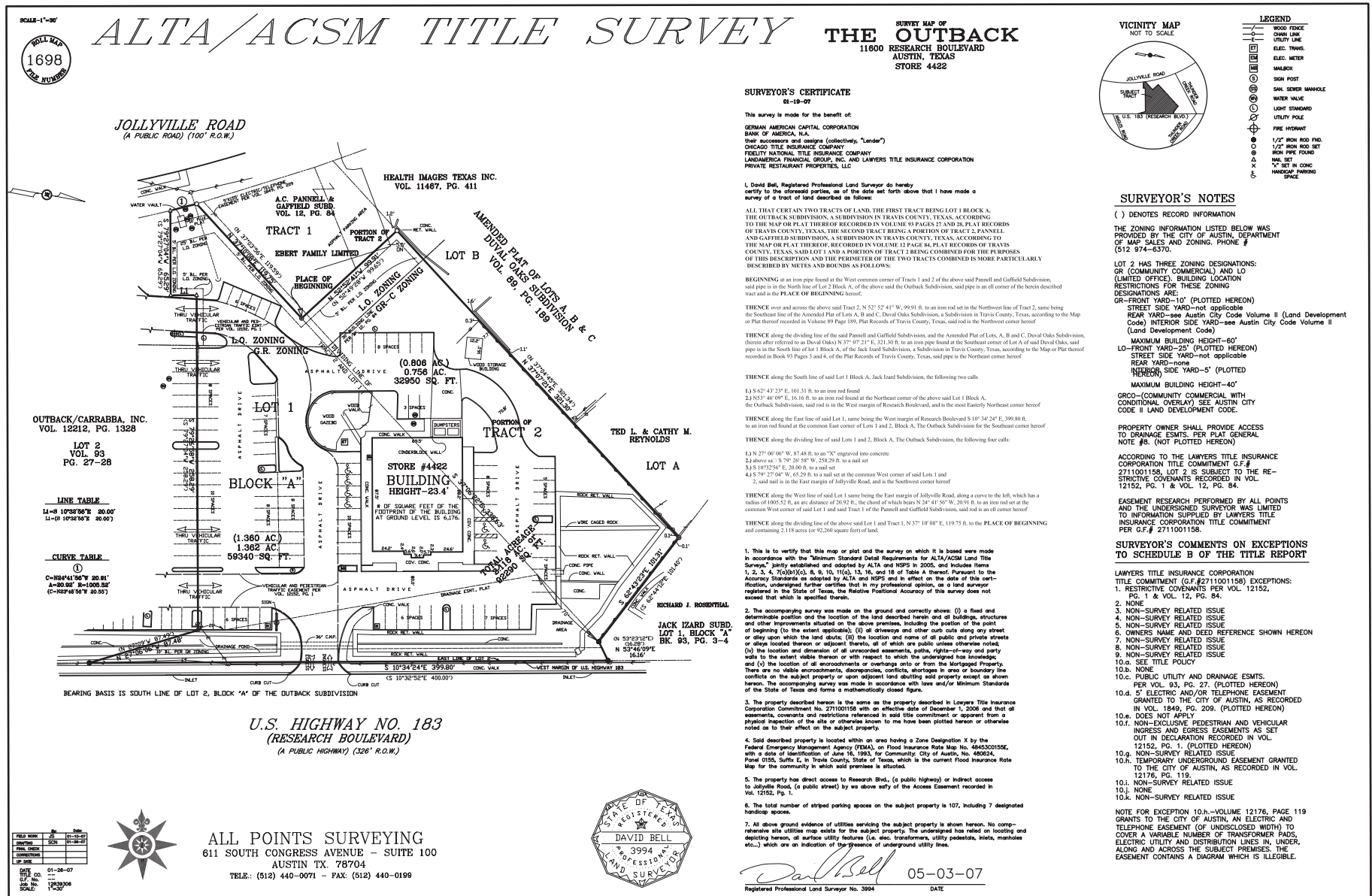
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RETAIL SPACE AVAILABLE

SITE SURVEY

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CASWELL
COMMERCIAL

11600 Research, Austin TX



RETAIL SPACE AVAILABLE

DEMOGRAPHIC SNAPSHOT

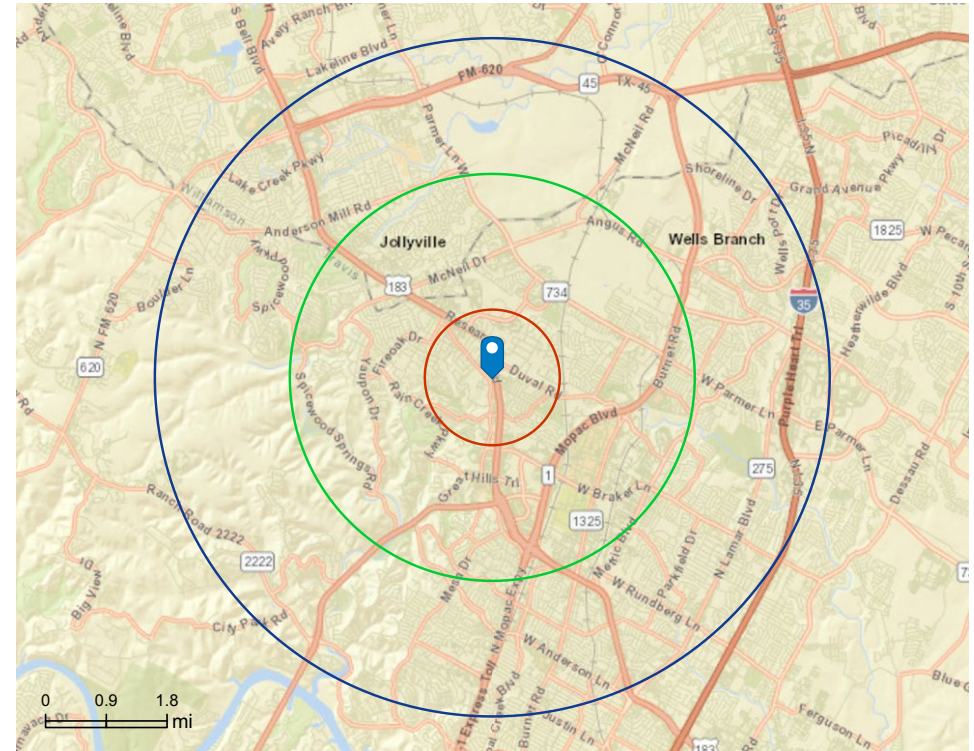
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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	12,305	83,779	233,319
2020 Total Population	12,932	97,128	268,060
2020 Group Quarters	293	994	2,317
2026 Total Population	12,608	99,593	272,744
2026 Group Quarters	311	1,060	2,432
2031 Total Population	12,595	103,561	284,268
2026-2031 Annual Rate	-0.02%	0.78%	0.83%
2026 Total Daytime Population	21,136	148,788	333,199
Workers	16,366	110,581	224,144
Residents	4,770	38,207	109,055

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	6,491	40,379	104,434
2010 Average Household Size	1.87	2.06	2.23
2020 Total Households	6,456	46,665	120,878
2020 Average Household Size	1.96	2.06	2.20
2026 Total Households	6,629	50,461	129,640
2026 Average Household Size	1.86	1.95	2.09
2031 Total Households	6,759	53,996	138,964
2031 Average Household Size	1.82	1.90	2.03
2026-2031 Annual Rate	0.39%	1.36%	1.40%
2026 Families	2,895	22,420	62,867
2026 Average Family Size	2.67	2.85	2.95
2031 Families	2,866	23,124	65,493
2031 Average Family Size	2.65	2.81	2.91
2026-2031 Growth Rate	-0.20%	0.62%	0.82%

Median Household Income	1 mile	3 miles	5 miles
2026	\$107,141	\$100,966	\$94,396
2031	\$133,600	\$114,879	\$108,050

Median Age	1 mile	3 miles	5 miles
2010	35.9	34.3	33.4
2020	37.8	34.8	34.6
2026	39.7	36.0	35.9
2031	41.3	37.0	36.9



2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	9,469	73,963	195,918
Less than 9th Grade	1.1%	0.9%	2.9%
9th - 12th Grade, No Diploma	1.4%	1.4%	2.0%
High School Graduate	6.4%	7.5%	10.6%
GED/Alternative Credential	2.3%	1.6%	1.9%
Some College, No Degree	12.8%	12.2%	13.3%
Associate Degree	5.3%	6.0%	6.0%
Bachelor's Degree	43.5%	41.8%	38.1%
Graduate/Professional Degree	27.1%	28.7%	25.2%



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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

IABS 1-2