

5025 BURNET ROAD

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AVAILABLE SPACE

TBD

TRAFFIC COUNTS

BURNET ROAD	10,675 VPD (2020)
W 45TH ST	13,857 VPD (2020)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	16,057	152,648	350,263
TOTAL HOUSEHOLDS	8,923	72,096	160,081
AVERAGE HH INCOME	\$146,524	\$138,439	\$146,339
DAYTIME POPULATION	16,287	154,455	391,255

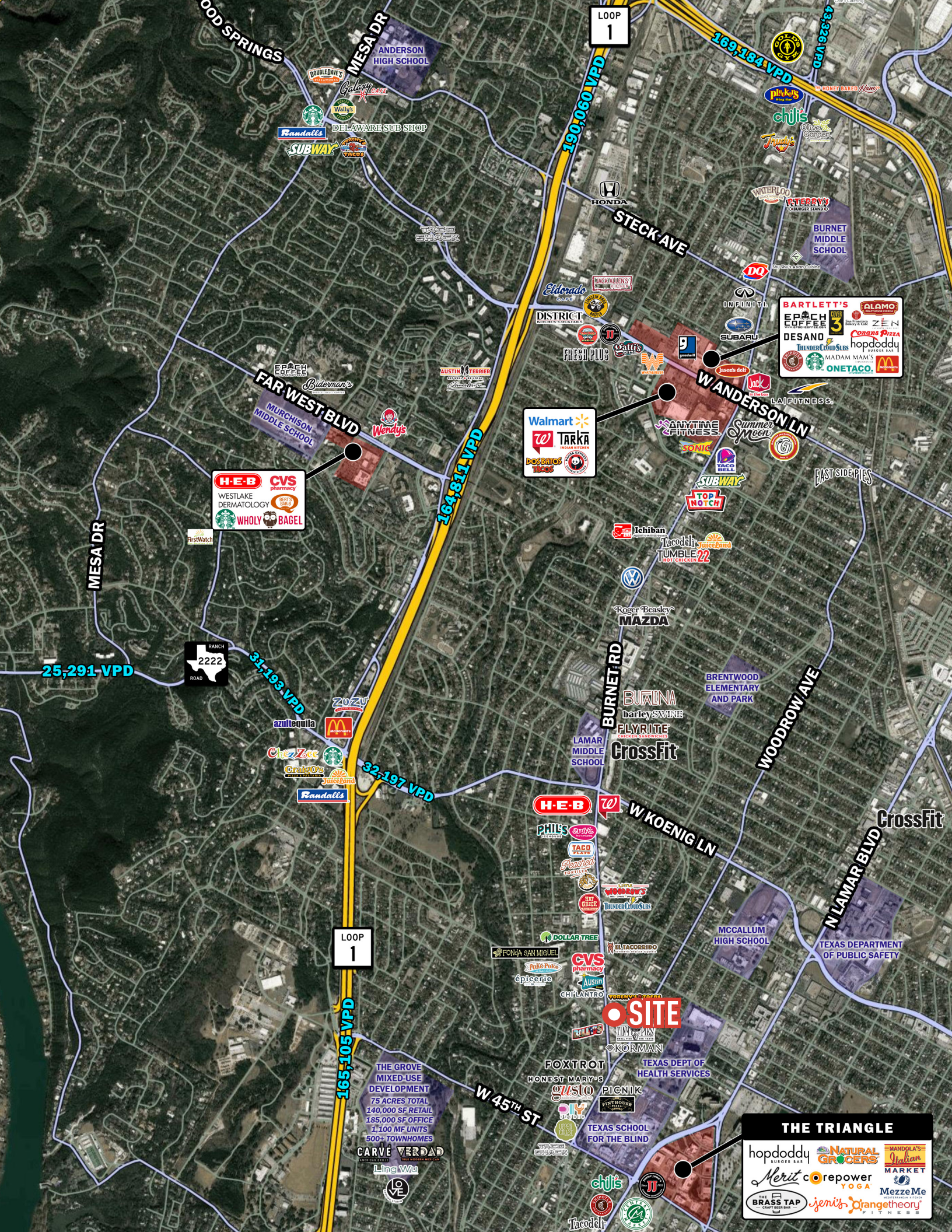
HIGHLIGHTS

- GREAT VISIBILITY TO BURNET ROAD
- RETAIL AND OFFICE SPACE AVAILABLE
- LOCATED AT THE HARD CORNER OF BURNET AND HANCOCK

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OOD SPRINGS

MESA DR

LOOP 1

169,184 VPD

43,326 VPD

ANDERSON HIGH SCHOOL

Galaxy Juice
Wally's
DEL-AWARE SUB SHOP
SUBWAY
TACO BELL

STECK AVE

HONDA
Eldorado
DISTRICT
FRESH PLUS
Gallie's
BARTLETT'S
ALAMO
EPCH COFFEE
DESANO
hopdoddy
MADAM MAM'S
ONETACO
McDonald's
chili's
Fruity's
WATERLOO
FERRY'S
BURNET MIDDLE SCHOOL
DQ
INFINITI
SUBARU
LAIFITNESS
Jason's Deli
Jack-in-the-Box
ANYTIME FITNESS
Summer Moon
SONIC
TACO BELL
SUBWAY
TOP NOTCH

FAR WEST BLVD
MURCHISON MIDDLE SCHOOL
Biderman's
Wendy's

H-E-B
CVS pharmacy
WESTLAKE DERMATOLOGY
STARBUCKS
WHOLY BAGEL

Walmart
TARKA
DOYBROS

W ANDERSON LN

MESA DR

25,291 VPD

RANCH 2222 ROAD

31,193 VPD

ZOZY

azultequila
McDonald's
Chiz Zee
Starbucks
Grain On's
Juice Band
Randall's

32,197 VPD

BURNET RD

BUANA barley SWINE
FLYRITE
Crossfit

BRENTWOOD ELEMENTARY AND PARK

WOODROW AVE

H-E-B
Walmart

W KOENIG LN

Crossfit

PHILLY'S
TACO BELL
Rendell's
Wendy's
THUNDER CLOUD SUBS
DOLLAR TREE
FONDA SAN MIGUEL
FOKIE POKIE
épicerie
AUSIM
CHI LANTRO

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
Line Wu
LOVE

W 45TH ST

FOXTROT
HONST MARY'S
GUSTO
PICNIK
TEXAS SCHOOL FOR THE BLIND
TEXAS DEPT OF HEALTH SERVICES
KORMAN
TACO BELL
SUBWAY
chili's
Taco Del Mar

THE TRIANGLE

hopdoddy
NATURAL GROCERS
EMANDOLASSI'S MARKET
Merit
corepower YOGA
MezzeMe
BRASS TAP
jenny's
Orangetheory FITNESS



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date