



FOR LEASE

Bull Creek Market

6203 N Capital of TX HWY | Austin, TX



Bull Creek Market

Austin, TX



FOR LEASE

1,684 SF

Available

\$12.77

NNN

Contact
Broker

Rate

ABOUT THE PROPERTY

- Excellent visibility and access from 2222 and North Capitol of Texas Highway (Loop 360)
- The upscale retail center serves numerous significant upper- end residential communities
- Heavy daytime and nighttime traffic counts

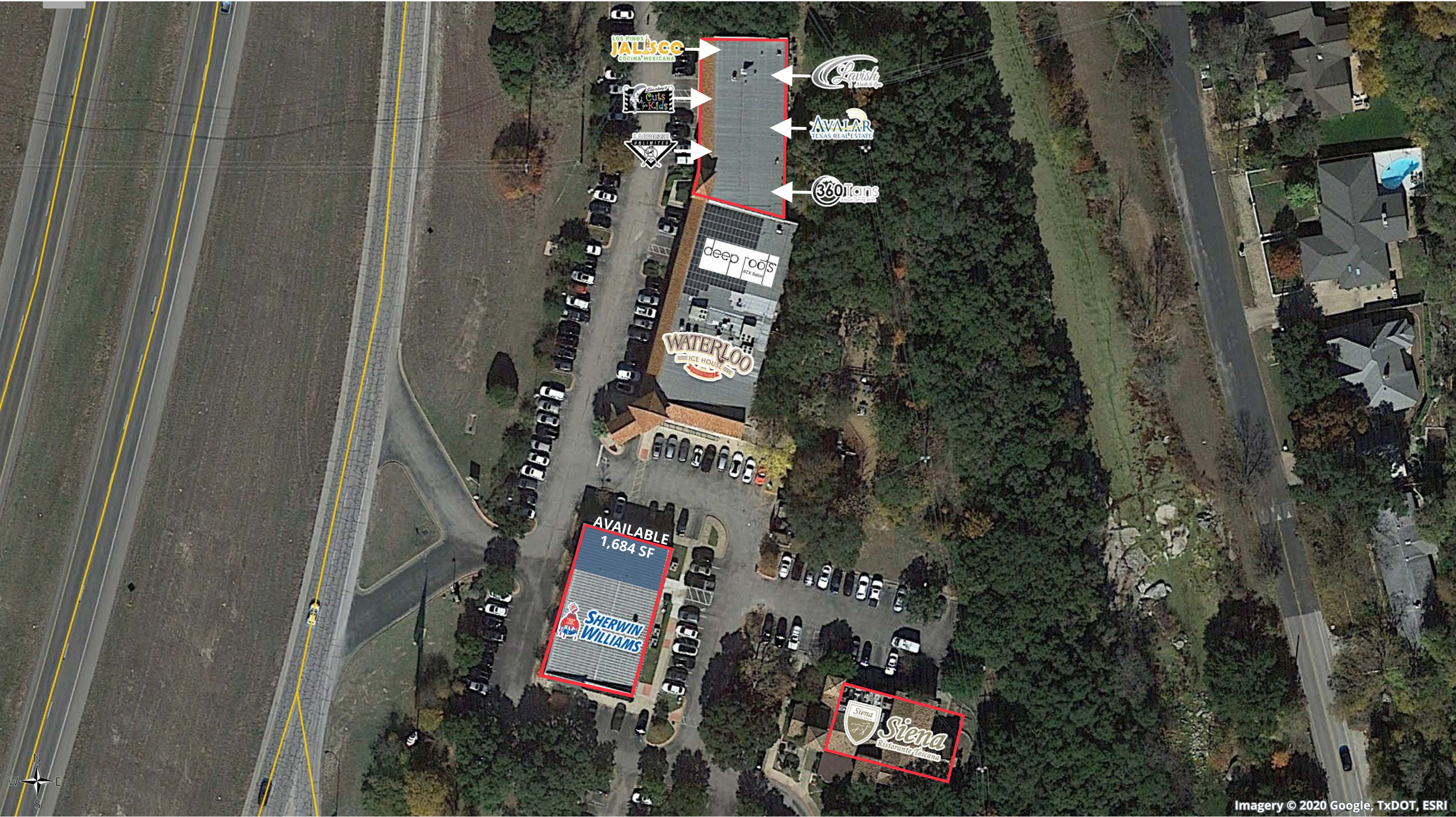
JOIN THESE RETAILERS



TRAFFIC COUNTS

Hwy 360
N Capital of Texas Hwy
2222

56,793 VPD
8,760 VPD
42,827 VPD



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Callout box containing logos for:

- Lavish
- AVALAR TEXAS REAL ESTATE
- Siena
- Cuts for Kids
- 360 Tans
- deep roots
- LACROSSE UNLIMITED
- ART REALM TATTOO & GALLERY
- WATERLOO

Callout box containing logos for:

- TJ-MAXX
- PETCO
- Lakeshore
- ANN TAYLOR
- PF CHANG'S
- REGAL
- pottery barn kids
- SEPHORA
- Trader Joe's
- Starbucks
- la Madeleine

Callout box titled "Gateway Shopping Centers" containing logos for:

- WHOLE FOODS
- rack
- The Container Store
- J. CREW
- Crate & Barrel
- DAVID'S BRIDAL
- FACTORY MATTRESS
- OLD NAVY
- REGAL

Callout box titled "The Shops at Arbor Walk" containing logos for:

- DSW
- Marshall's
- CHUCK E. CHEESE'S
- DXL
- five
- BEW
- carter's
- NATURAL GROCERS
- SKECHERS

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	6,065	50,828	178,464
2028 Projected Population	5,765	48,918	178,912
Projected Annual Growth Rate 2023 to 2028	-1.01%	-0.76%	0.05%

Daytime Population

2023 Daytime Population	5,322	68,987	261,635
Workers	3,053	46,940	186,550
Residents	2,269	22,047	75,085

Income

2023 Est. Average Household Income	\$220,911	\$181,741	\$158,887
2023 Est. Median Household Income	\$140,190	\$107,060	\$100,891

Households & Growth

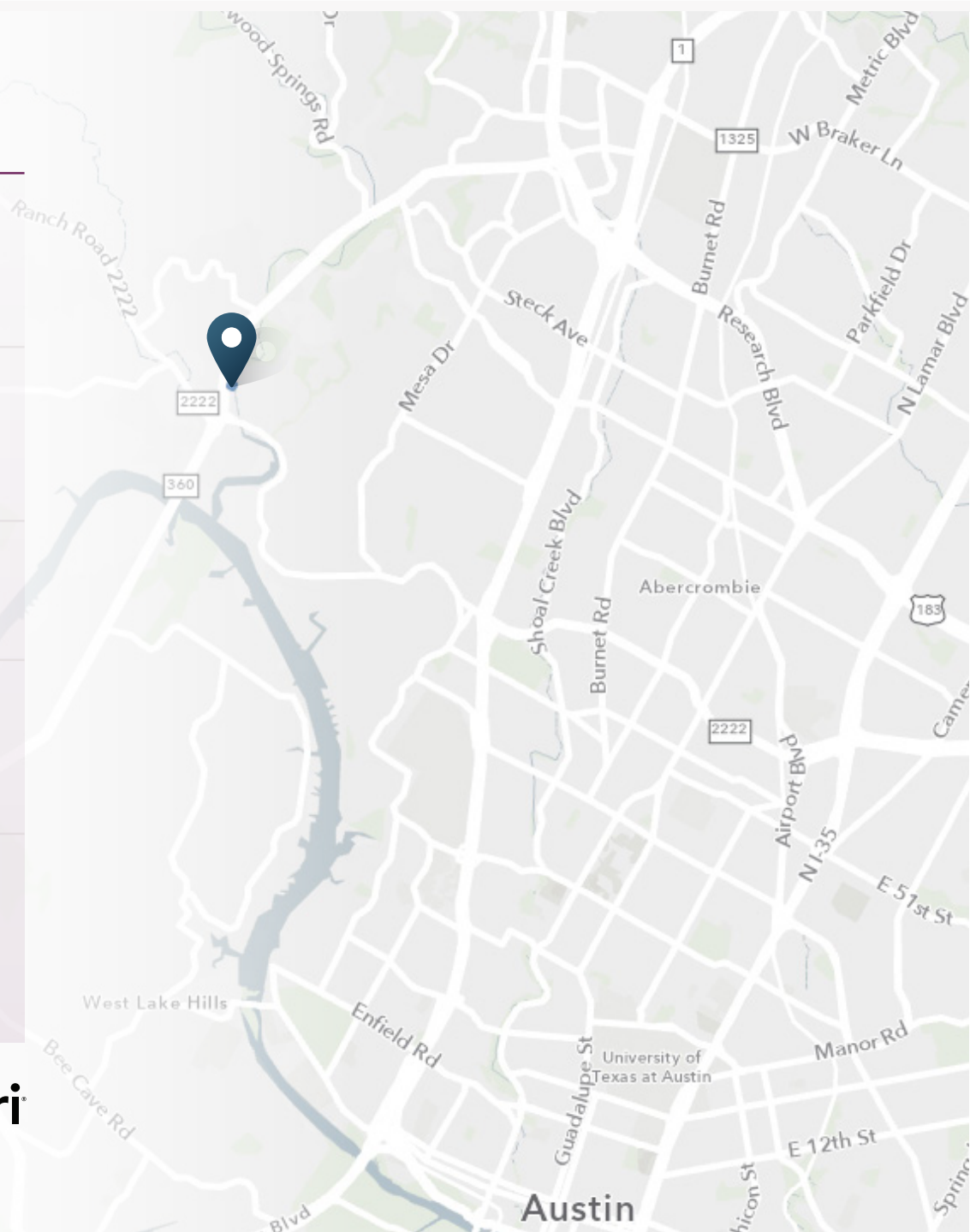
2023 Estimated Households	3,004	23,576	82,759
2028 Estimated Households	2,898	23,026	84,613
Projected Annual Growth Rate 2023 to 2028	-0.72%	-0.47%	0.44%

Race & Ethnicity

2023 Est. White	76%	73%	66%
2023 Est. Black or African American	2%	2%	4%
2023 Est. Asian or Pacific Islander	8%	10%	11%
2023 Est. American Indian or Native Alaskan	0%	0%	1%
2023 Est. Other Races	2%	3%	6%
2023 Est. Hispanic	12%	13%	20%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4646
Designated Broker of Firm	License No.	Email	Phone

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.

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