

Retail & Office Building Available

1101 W Anderson Lane | Austin, TX 78757



JD TORIAN
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TX License No. 472612



For Sale | For Lease

1101 W Anderson Lane
Austin, TX

Property Specifications

SPACE AVAILABLE

5,236 SF

LOT SIZE AVAILABLE

.24 AC

PRICE

Contact Broker

Tucked into the heart of North Central Austin, 1101 W Anderson Lane sits along a lively, high-traffic stretch that locals know and use every day. With planned redevelopments of the area in place this is an excellent opportunity to be part of Austin's next future mega mixed-used development

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About the Property

- Prime retail opportunity along W Anderson Lane, a major east-west thoroughfare in North Central Austin
- Excellent visibility and signage potential with strong daily traffic counts
- Centrally located with convenient access to US-183, Mopac (Loop 1), and Burnet Road
- Surrounded by dense residential neighborhoods with strong household incomes
- Proximity to established retail corridors, restaurants, and neighborhood services
- Strong daytime population supported by nearby office and employment centers
- Easy ingress/egress and ample nearby parking options

Traffic Counts

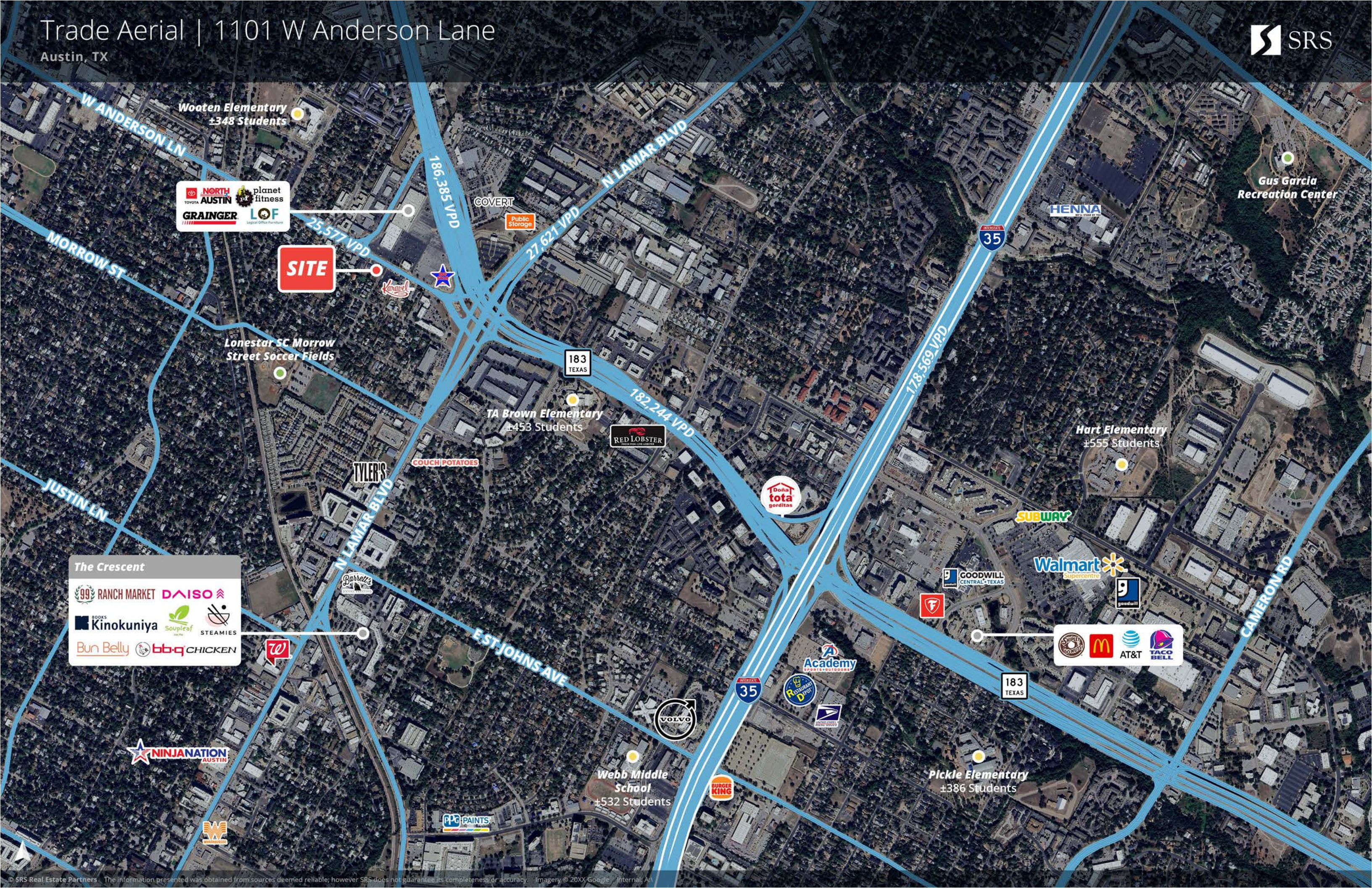
W Anderson Lane	25,577 VPD
North Lamar Blvd	27,621 VPD
Hwy 183	186,385 VPD
Year: 2024 Source: TxDot	

Join These Nearby Retailers



Trade Aerial | 1101 W Anderson Lane

Austin, TX



Wooten Elementary
±348 Students

NORTH AUSTIN
TOYOTA
planet fitness
GRAINGER
LOF
Legal Office Furniture

SITE

Lonestar SC Morrow
Street Soccer Fields

TA Brown Elementary
±453 Students

Hart Elementary
±555 Students

Gus Garcia
Recreation Center

Webb Middle
School
±532 Students

Pickle Elementary
±386 Students

The Crescent
99 RANCH MARKET
DAISO
Kinokuniya
Soupleaf
STEAMIES
Bun Belly
bb.q
CHICKEN

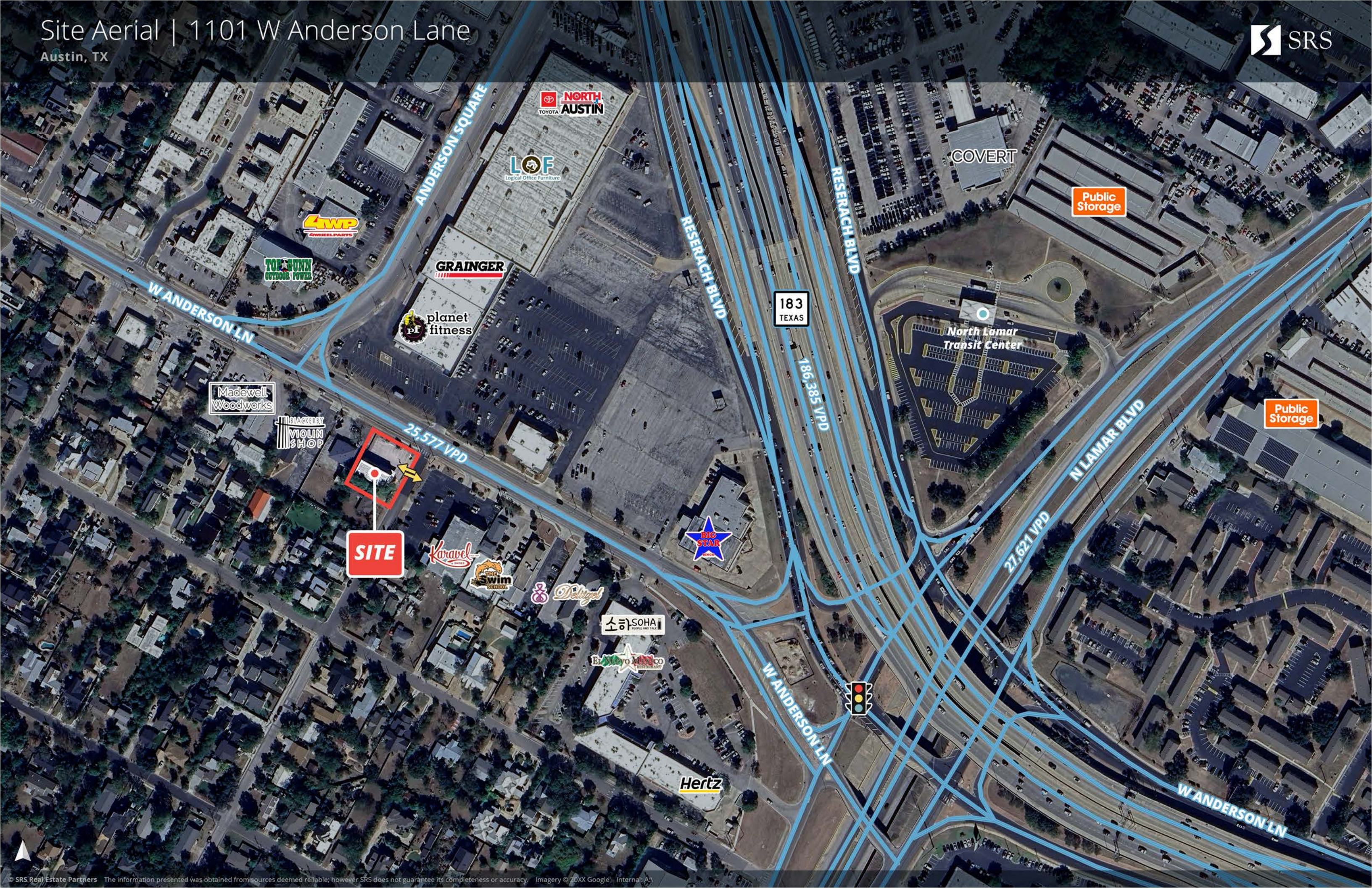
NINJANATION
AUSTIN



PPG PAINTS

Site Aerial | 1101 W Anderson Lane

Austin, TX



SITE

NORTH AUSTIN
TOYOTA

LOF
Logical Office Furniture

4TWP
TIRE PARTS

TOP GUNNY
OUTDOOR POWER

GRAINGER

planet fitness

Madewell Woodworks

TRACKEY VIOLIN SHOP

25,577 VPD

183 TEXAS

186,385 VPD

COVERT

Public Storage

North Lamar Transit Center

Public Storage

N LAMAR BLVD

27,621 VPD

Karavel

THE SWIM SCHOOL

Delizel

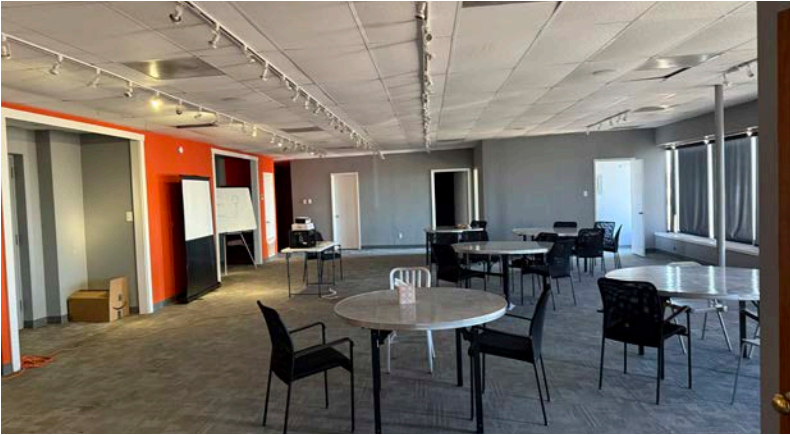
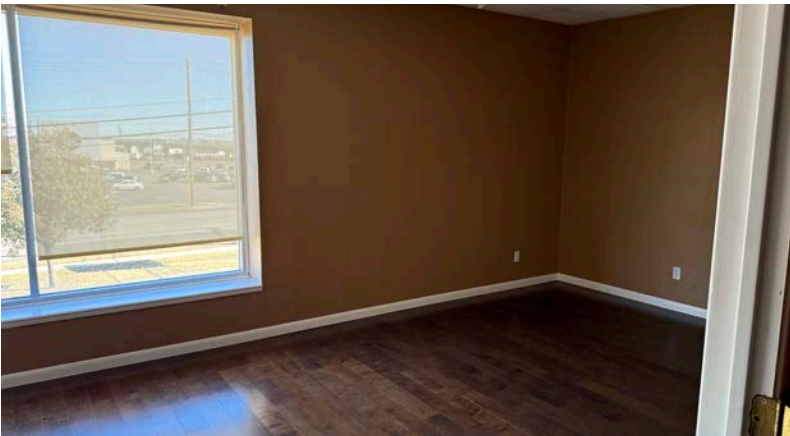
소하 SOHA
PEOPLE AND TALE

El Arroyo Mexico RESTAURANT

Hertz

W ANDERSON LN

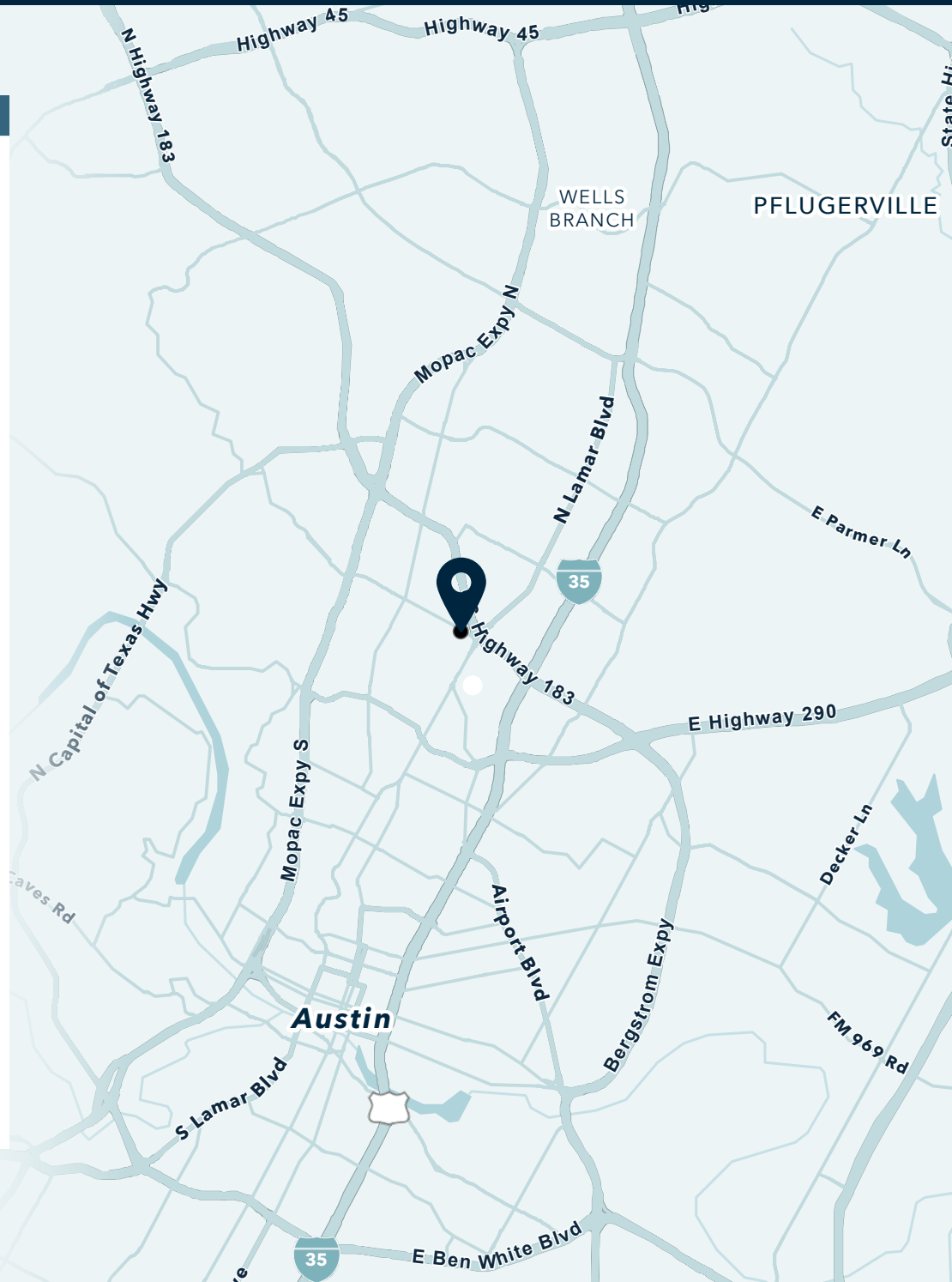
W ANDERSON LN





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	20,294	156,410	356,312
2030 Projected Population	20,862	161,199	373,249
Proj. Annual Growth 2025 to 2030	0.55%	0.61%	0.93%
Daytime Population			
2025 Daytime Population	20,756	218,086	472,698
Workers	13,398	156,907	330,394
Residents	7,358	61,179	142,304
Income			
2025 Est. Average Household Income	\$122,404	\$115,692	\$126,050
2025 Est. Median Household Income	\$84,553	\$75,648	\$82,596
Households & Growth			
2025 Estimated Households	9,278	71,089	162,795
2030 Estimated Households	9,785	75,332	175,259
Proj. Annual Growth 2025 to 2030	1.07%	1.17%	1.49%
Race & Ethnicity			
2025 Est. White	50%	49%	54%
2025 Est. Black or African American	7%	7%	8%
2025 Est. Asian or Pacific Islander	7%	6%	10%
2025 Est. American Indian or Native Alaskan	2%	1%	1%
2025 Est. Other Races	35%	37%	27%
2025 Est. Hispanic (Any Race)	39%	42%	31%

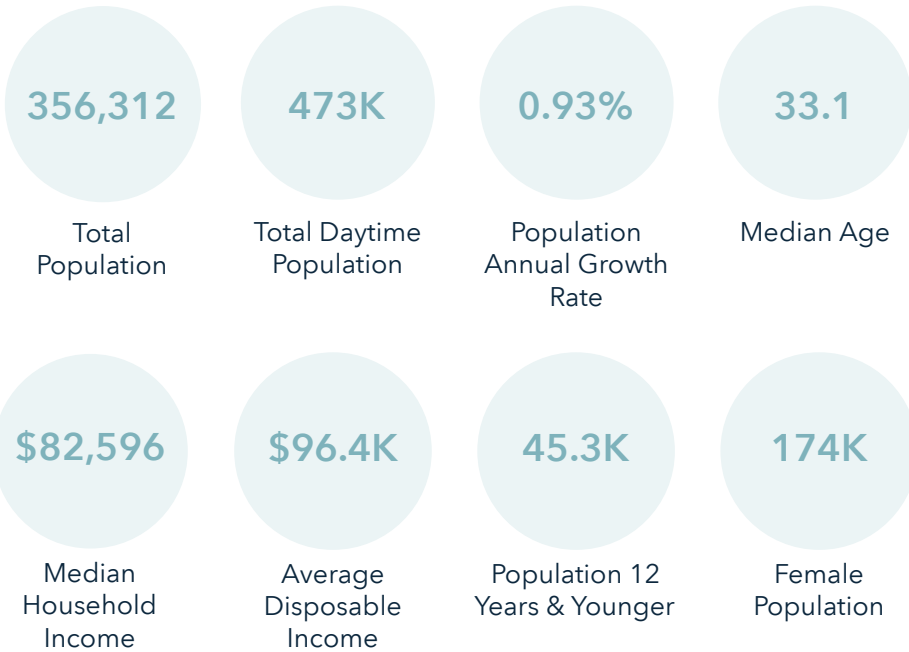


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

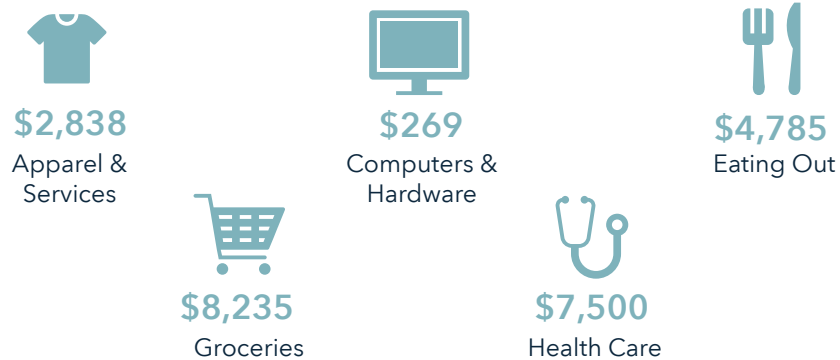


Ring of 5 Miles

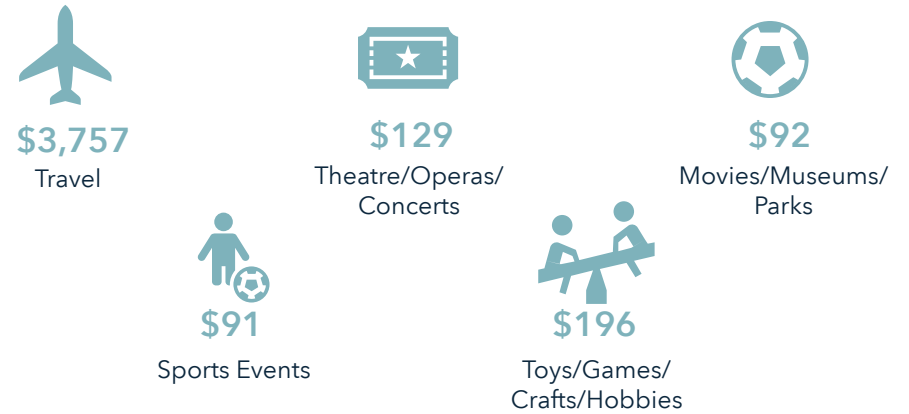
Key Facts



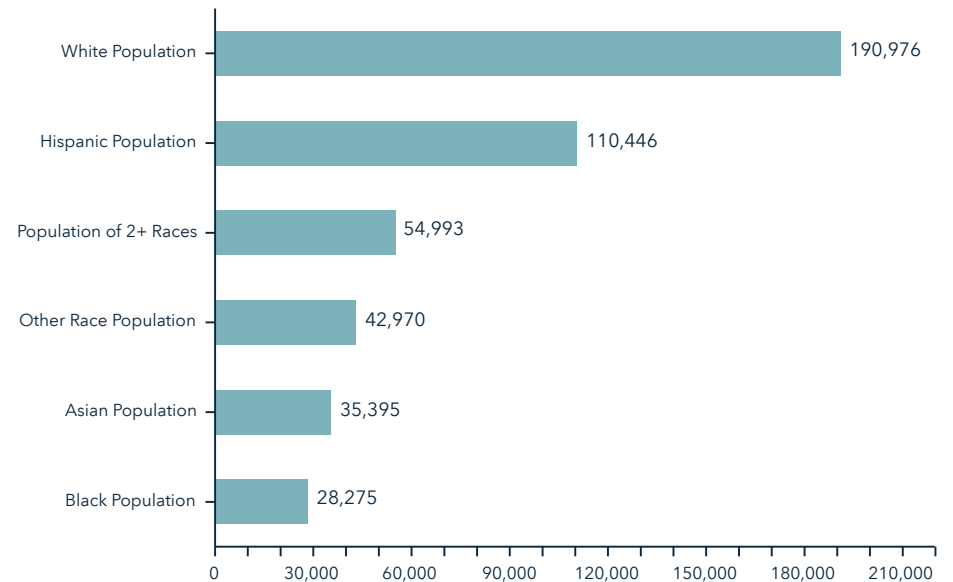
Annual Household Spending



Annual Lifestyle Spending



Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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.

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<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781	
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JD Torian	472612	jd.torian@srsre.com	512.236.4600	
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>	
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>



SRS REAL ESTATE PARTNERS

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