

# West Creek Shopping Center

4404 W William Cannon Dr | Austin, TX 78749



**FOR LEASE**

1,360 SF  
Suite 14 Available

Contact Broker  
Rate

## ABOUT THE PROPERTY

- Located in prime southwest Austin near the northwest corner of S. MoPac Expy. and West William Cannon Dr.
- Well-established retail shopping hub
- Dense and affluent trade area with excellent demographics
- Convenient access at a signalized intersection
- Ample surface parking

## JOIN THESE RETAILERS



Great Clips®



## TRAFFIC COUNTS

W William Cannon  
Mopac Expwy

20,187 VPD  
83,349 VPD



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West Creek SC

Yanagi Japanese Restaurant & Sushi Bar

Great Clips

CYPRESS GRILL TASTE NEW ORLEANS

Jersey Mike's SUBS

ROCK'S KING OF SUPPLEMENTS DISCOUNT VITAMINS MORE A

scenthound.

d'LITES Ice Cream & Marketplace

Edward Jones

PALM BEACH TAN

PERSPIRE SAUNA STUDIO

**SITE**  
West Creek Shopping Center

**HOBBY LOBBY**

TRUIST

FLYER'S

JIMMY JOHN'S

NEW YORK PIZZERIA

TWIN LIQUORS

Reid's

american family care URGENT CARE

CHASE

JARED The Galleria Of Jewelry

CLEMENT'S

WELLS FARGO

REGIONS

Kerbey Lane CAFE

PANDA EXPRESS

TORCHES TACOS

AUSTIN FINE FLOORS

pure barre

restore

FIREHOUSE SUBS

DOUBLEDAVE'S PIZZAWORKS

HEALTHY P.E.T.

Marshall's

WHOLE FOODS MARKET

HAVERTYS

lil'doddy BURGERS • BEER

Flores

CRUNCH

83,349 VPD

20,187 VPD

W William Cannon Dr

Brush Country Rd

Frontage Rd

S Mopac Expy

S Mopac Service Rd

1 TEXAS





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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2023 Estimated Population	21,990	107,786	275,649
2028 Projected Population	21,881	115,576	292,854
Projected Annual Growth Rate 2023 to 2028	-0.10%	1.41%	1.22%

### Daytime Population

2023 Daytime Population	13,300	94,811	243,866
Workers	2,426	48,422	132,932
Residents	10,874	46,389	110,934

### Income

2023 Est. Average Household Income	\$74,491	\$88,157	\$102,609
2023 Est. Median Household Income	\$55,628	\$65,678	\$74,314

### Households & Growth

2023 Estimated Households	6,924	42,793	121,151
2028 Estimated Households	7,037	46,695	130,828
Projected Annual Growth Rate 2023 to 2028	0.32%	1.76%	1.55%

### Race & Ethnicity

2023 Est. White	28%	42%	50%
2023 Est. Black or African American	7%	7%	7%
2023 Est. Asian or Pacific Islander	1%	3%	4%
2023 Est. American Indian or Native Alaskan	2%	2%	1%
2023 Est. Other Races	34%	22%	17%
2023 Est. Hispanic	78%	58%	45%

US-290 W

US-290 E

US-290 W

W US-290

Mopac Blvd

Williamson  
Creek West  
Greenbelt

W William Cannon Dr

Shops at Arbor  
Trails

Mopac Blvd

W William Cannon Dr

Convict Hill Rd

Esri Comm  
Esri, HE

> **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
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
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 or 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.

Wes Babb	349786	wes.babb@srsre.com	512.236.4660	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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