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# HEFLIN HOUSE

4708 Heflin Ln, Austin, TX 78721

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	Contact For Rates
<b>Available</b>	2,194 SF
<b>SF: Lot Size:</b>	~0.5631 Acres
<b>Zoning:</b>	GR-NP
<b>Market:</b>	East Austin

### PROPERTY OVERVIEW

Located in a high-demand pocket of East Austin, this commercially-zoned property offers a great opportunity for a variety of users—including food and beverage, retail, private club, or office concepts. The building, formerly a residence, has been updated and is well-suited for adaptive reuse. Just minutes from Mueller and Morris Williams Golf Course, the property benefits from strong neighborhood traffic, walkability, and proximity to a growing mix of local businesses and amenities.

### PROPERTY HIGHLIGHTS

- ±2,194sf building on 0.5631 of an acre, large upstairs loft space estimated at 1,500sf. Tenant to confirm.
- Zoned GR (General Commercial) – suitable for a variety of commercial uses
- Private on-site parking and secured outdoor space
- Convenient access on either side of the property to Airport Blvd, US-183, and Downtown Austin
- Surrounded by breweries, cafes, and creative businesses

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## EXTERIOR PHOTOS



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## SURROUNDING AMENITIES



140 Acre Mixed Use Development

6 Minute Drive From 4708 Heflin

4,600 Residential Homes

650,000 sf of Retail Space

Bars, Restaurants, Alamo Drafthouse

4.2 Million Square feet of non-residential development



## East Austin

### Art

East Austin is home to the highest concentration of artists and murals in the city, with dozens of studios participating in the annual East Austin Studio Tour

### Craft Beer

East Austin boasts more breweries per square mile than almost any other part of town - including Lazarus, Zilker Brewing, and Friends & Allies

### Coffee

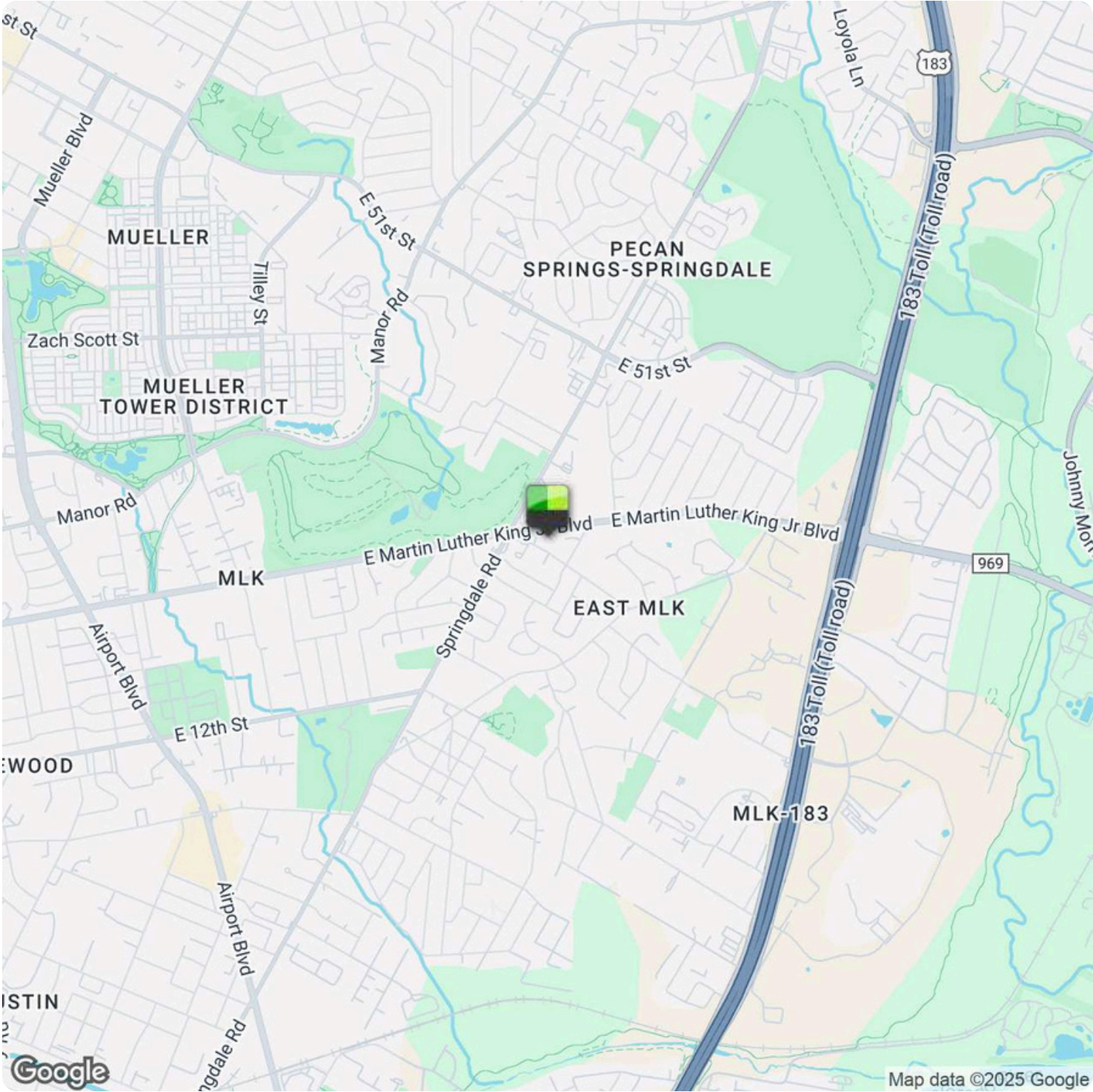
Within a mile of Heflin Ln, you'll find some of Austin's most beloved indie coffe spots, like Palomino Coffee and Benu



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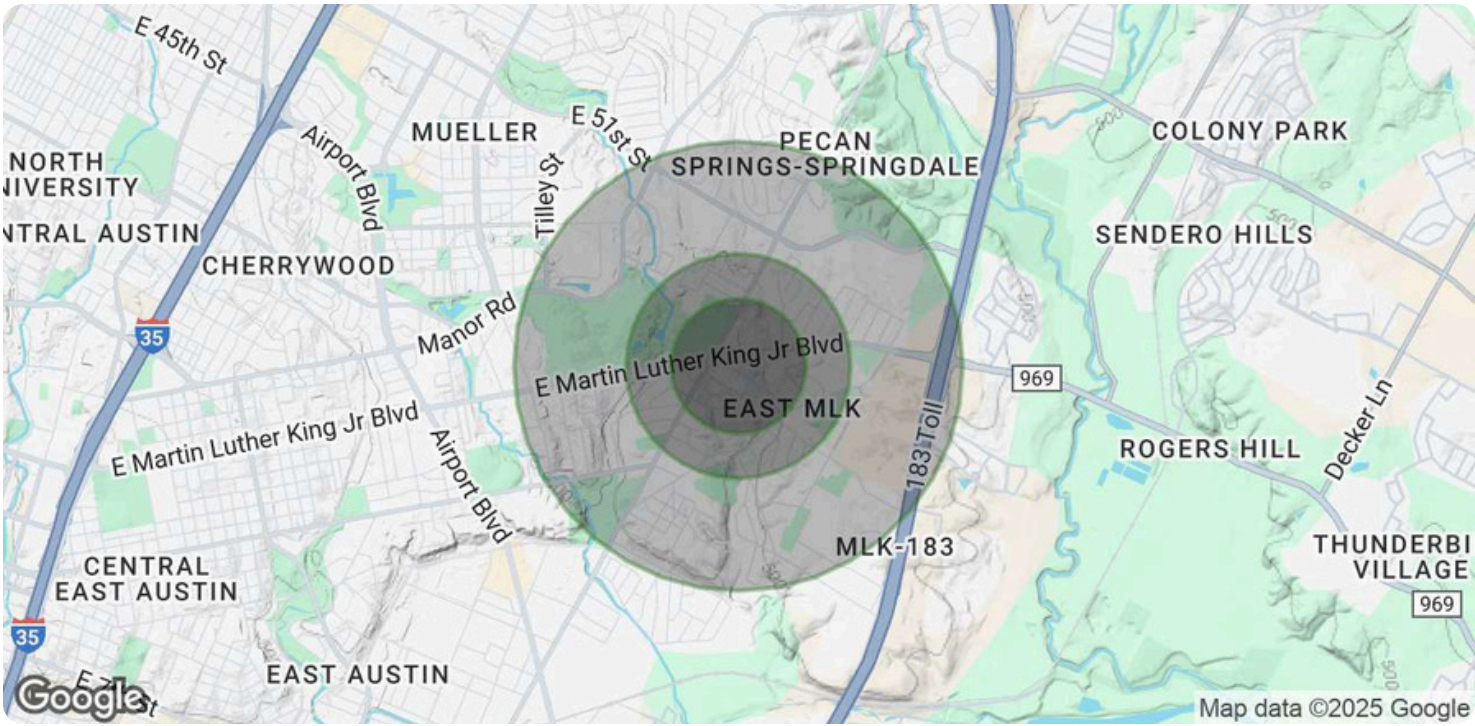
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TotalPopulation	1,051	2,596	9,902
Average Age	43	41	37
Average Age (Male)	41	39	36
Average Age (Female)	45	42	39

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households # of Persons	515	1,206	4,157
per HH Average HH Income	2	2.2	2.4
Average House Value	\$93,646	\$95,616	\$105,896
	\$568,096	\$561,698	\$554,213

Demographicdata derived from AlphaMap