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HEFLIN HOUSE

4708 Heflin Ln, Austin, TX 78721

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Contact For Rates
Available	2,194 SF
SF: Lot Size:	~0.5631 Acres
Zoning:	GR-NP
Market:	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



MUELLER

A CATELLUS DEVELOPMENT

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

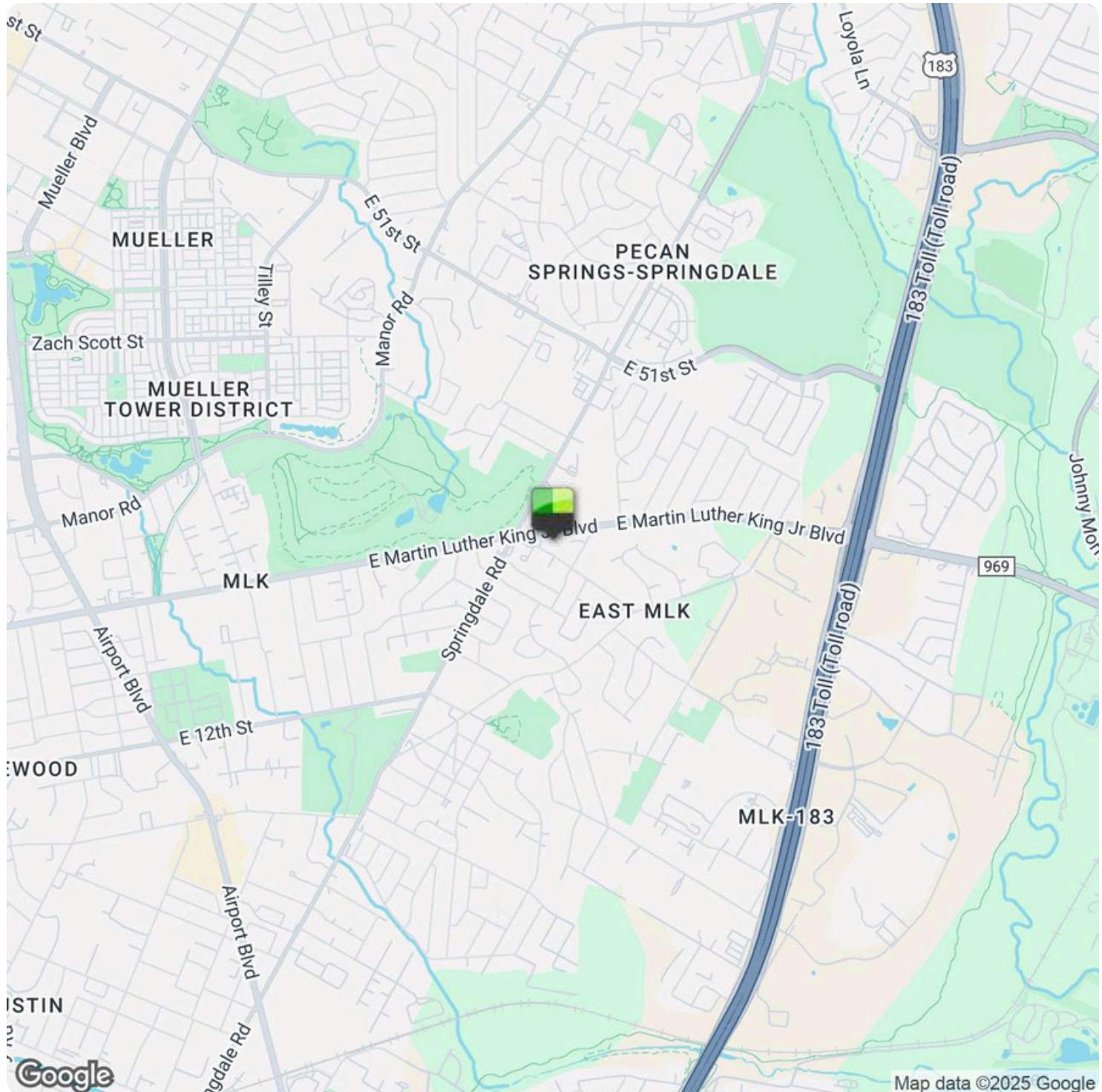
Within a mile of Heflin Ln, you'll find some of Austin's most beloved indie coffee spots, like Palomino Coffee and Bennu



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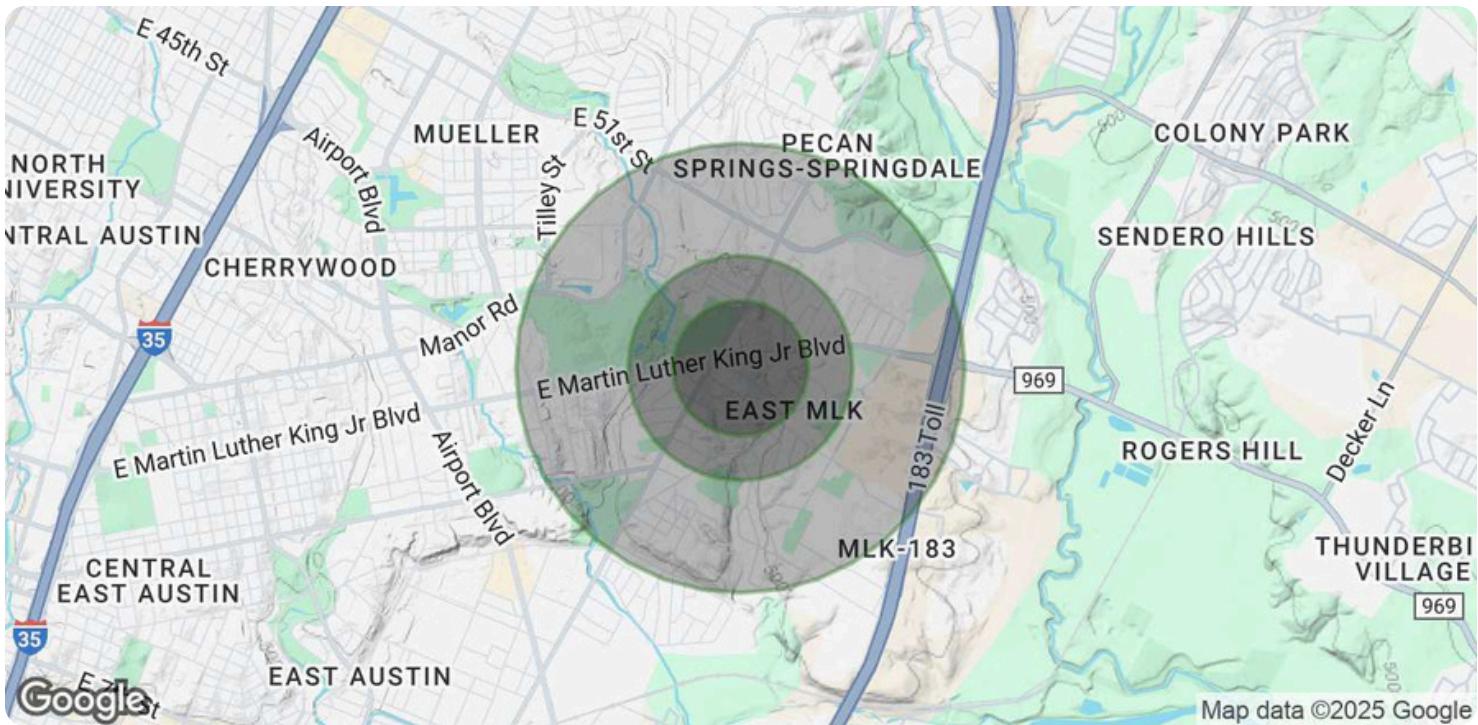
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	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

Demographics data derived from AlphaMap