



GROUND LEASE - NEW HARD CORNER

VOLENTE VILLAGE

SWQ ANDERSON MILL RD & N FM-620
11907 Anderson Mill Rd, Austin, TX 78726



FOR LEASE

AVAILABLE LAND
+/- 5 AC
Can Be Subdivided

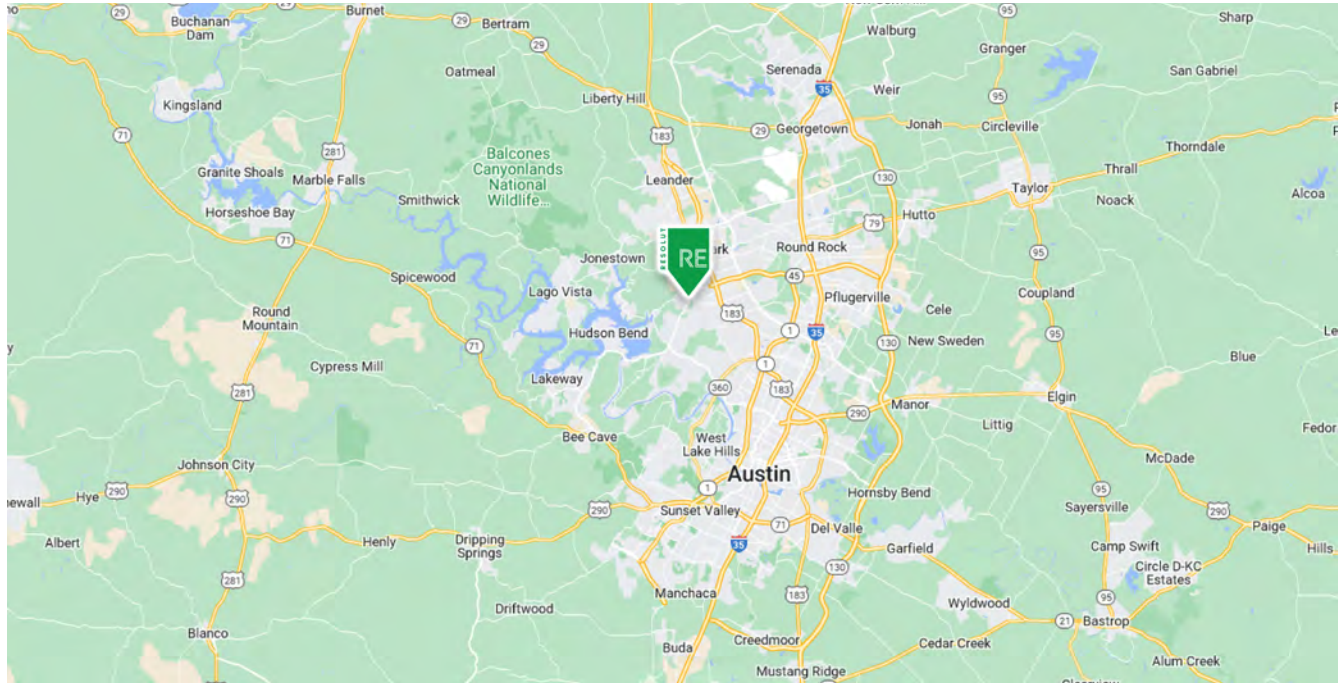
RATE
Call For Pricing
Ground Lease

David Simmonds
david@resolutre.com
512.474.5557

GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726

PROPERTY HIGHLIGHTS

- Prime Location near a major intersection, ensuring high visibility
- Located close to a popular HEB grocery store attracting significant foot traffic
- Can be subdivided
- Zoned commercial for a wide range of uses
- All utilities available
- Future direct frontage on FM 620
- +/-5 acres | 219,952 SF | Parcel ID: 498492
- Travis County | Volente Subdivision
- Ground Lease or Build-to-Suit Opportunity
- Ideal for Flex Development, Storage, Yard Use
- Delivered dirt; utilities to site
- Small map for site context



AREA TRAFFIC GENERATORS



David Simmonds
david@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2025



76,312
POPULATION
3-MILE RADIUS



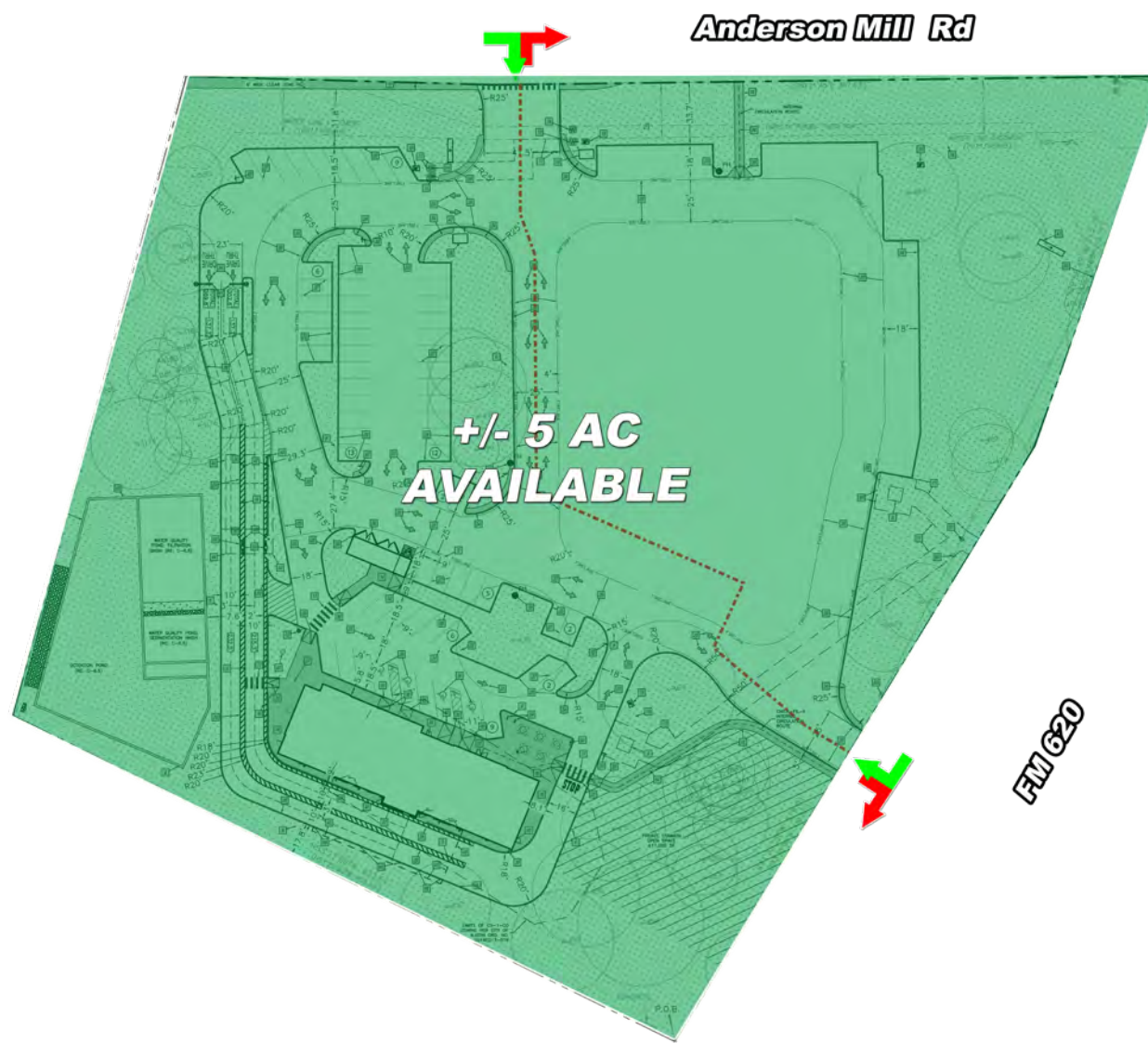
\$168,825
AVG HH INCOME
3-MILE RADIUS



45,480
DAYTIME POPULATION
3-MILE RADIUS



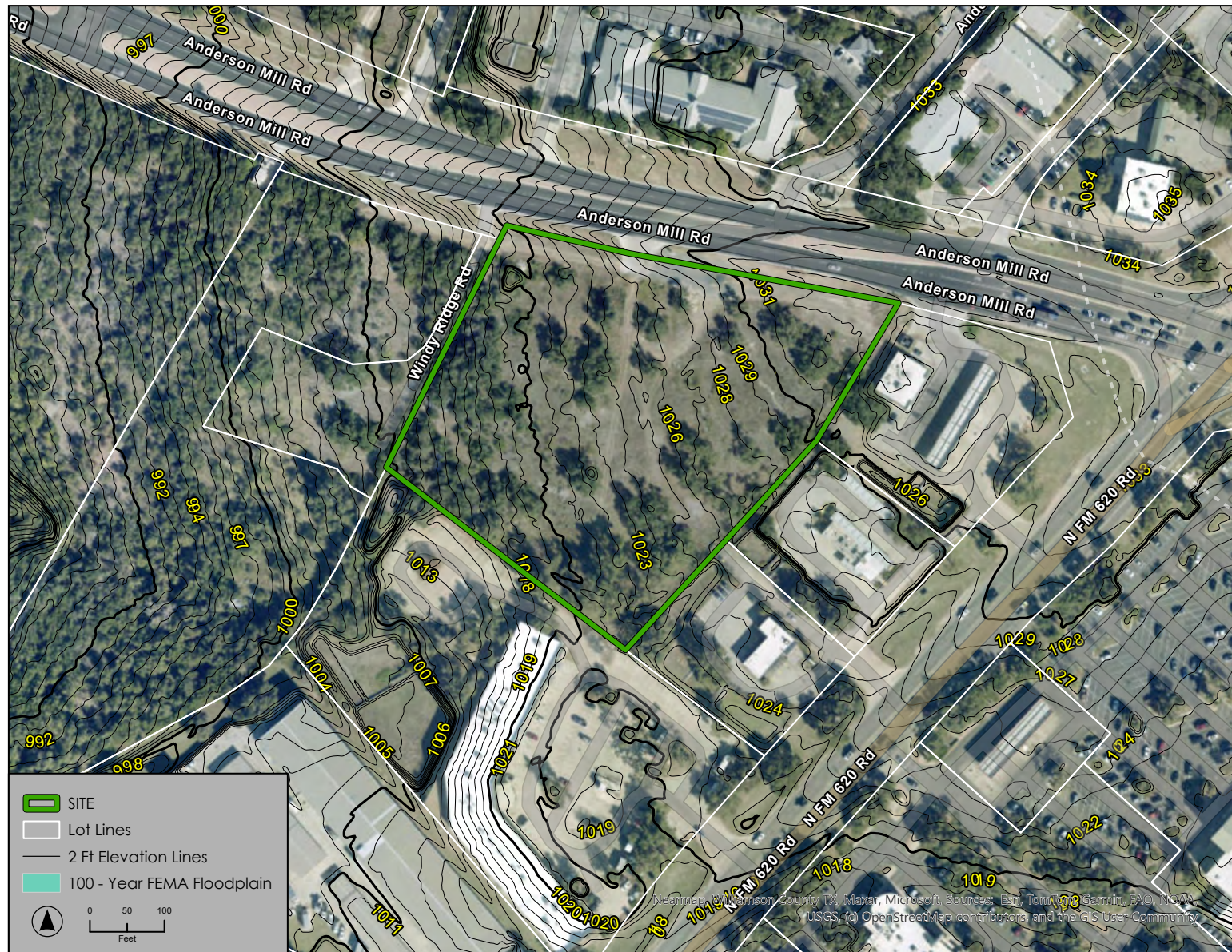
TRAFFIC COUNTS
Anderson Mill Rd: 23,932 VPD
FM-620: 42,987 VPD
(SiteUSA 2025)

GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726

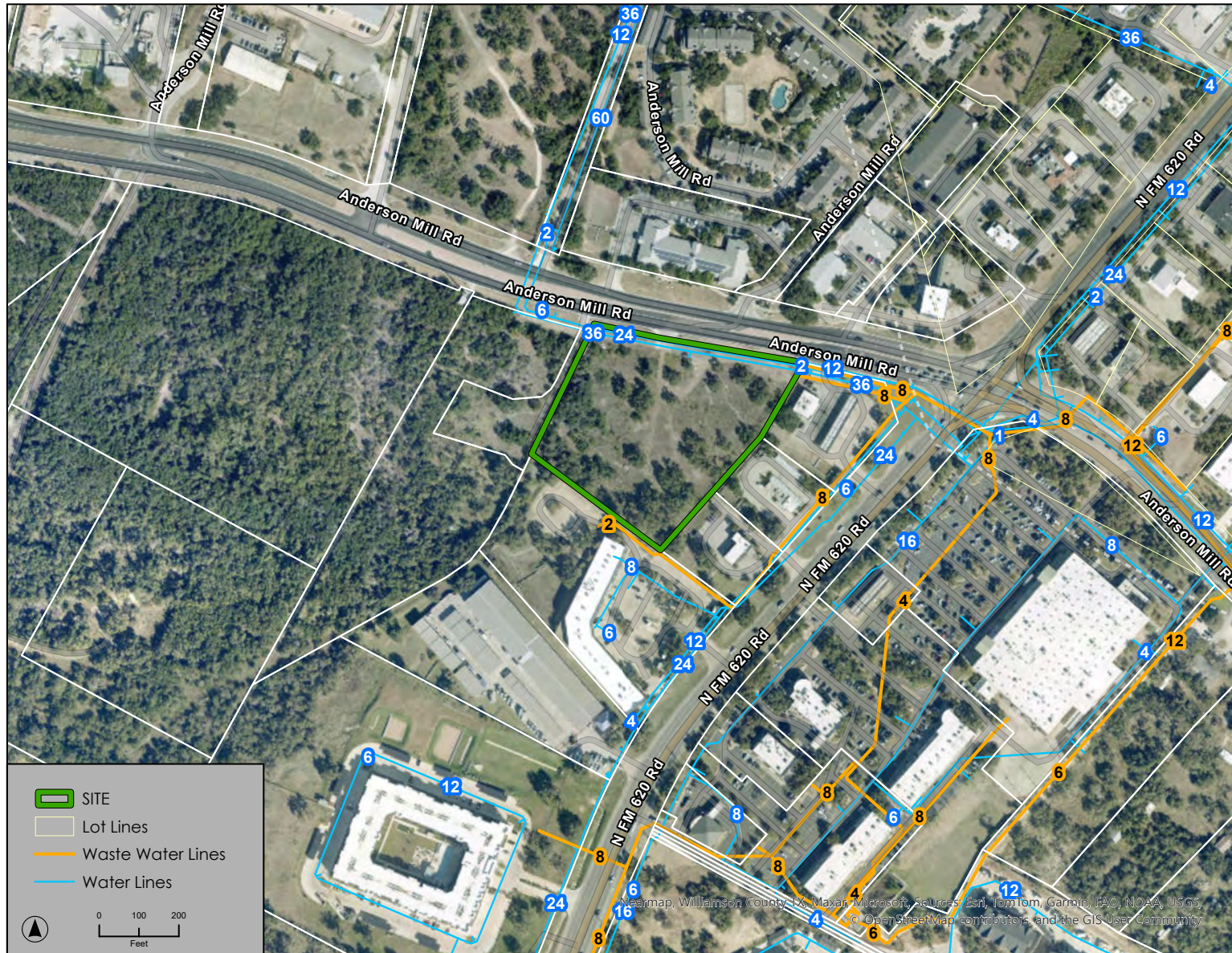
GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



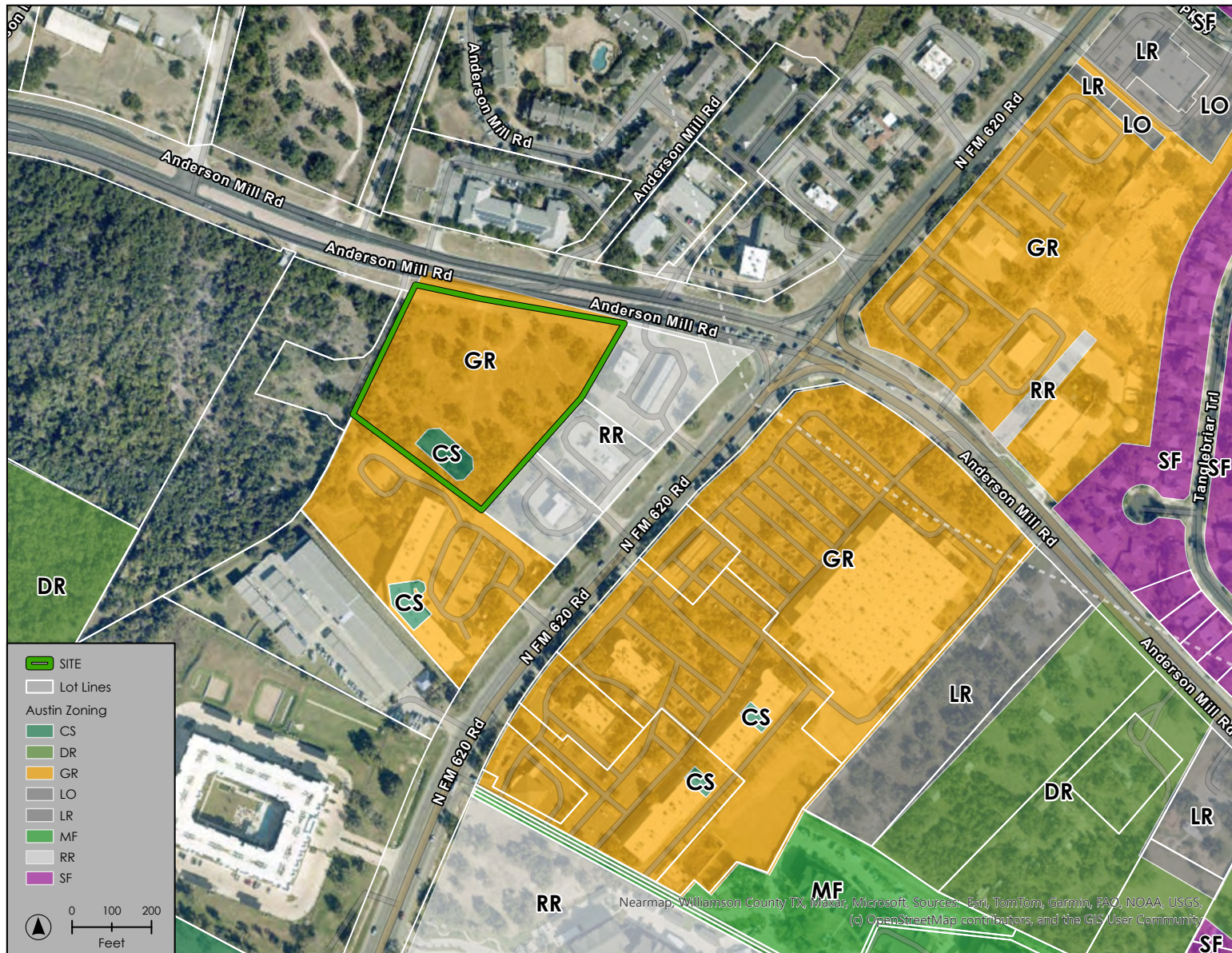
GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



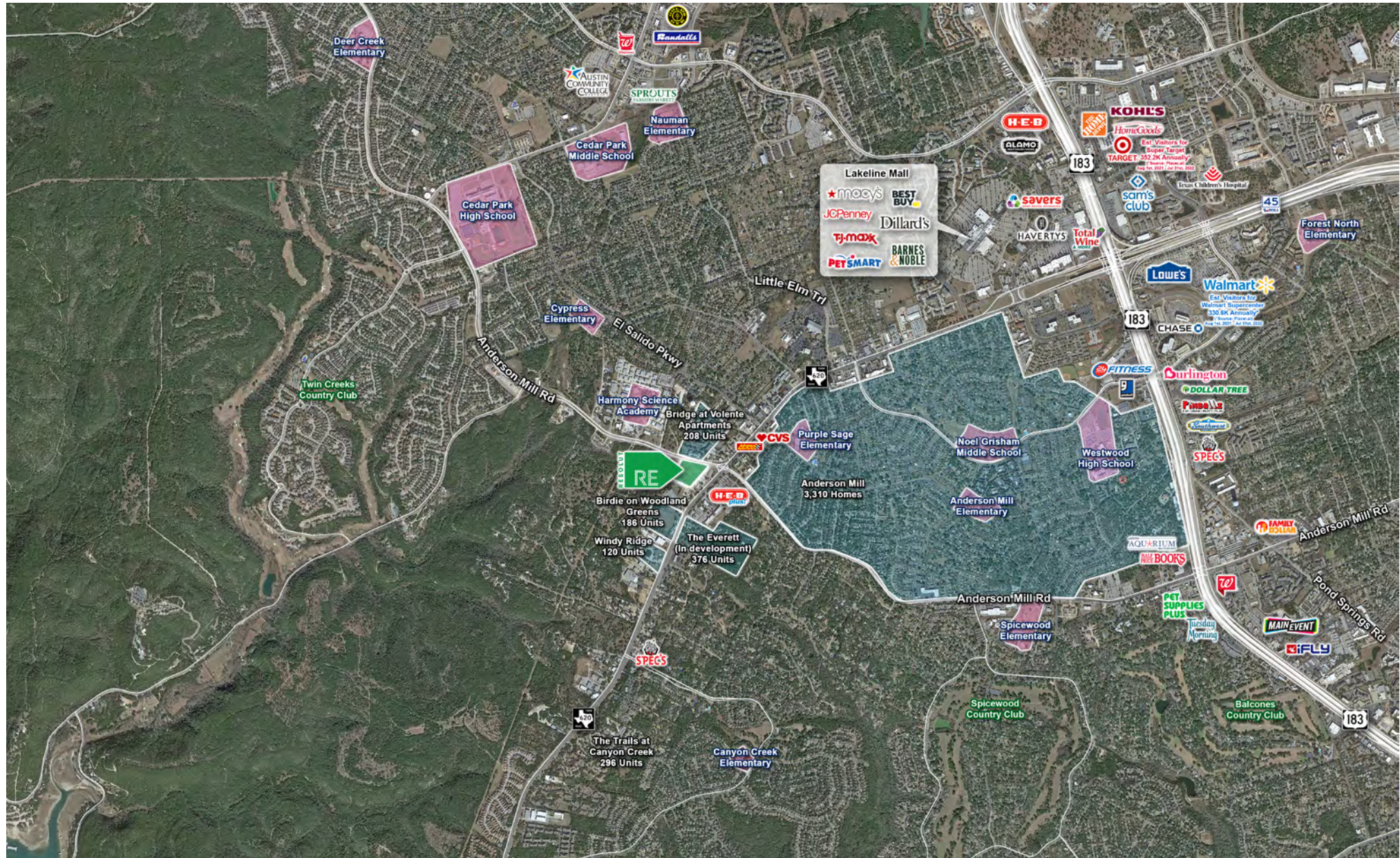
GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726

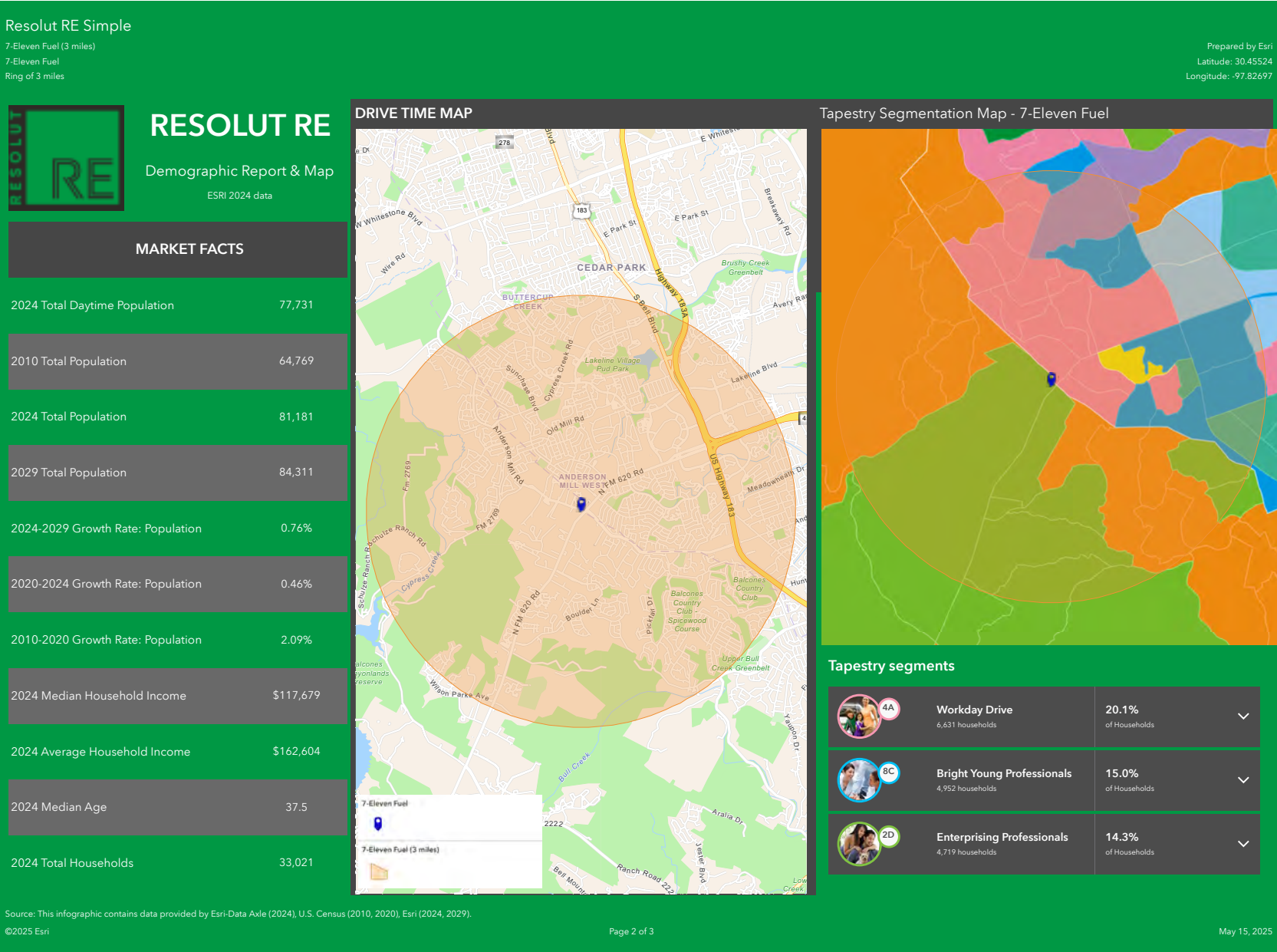


GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



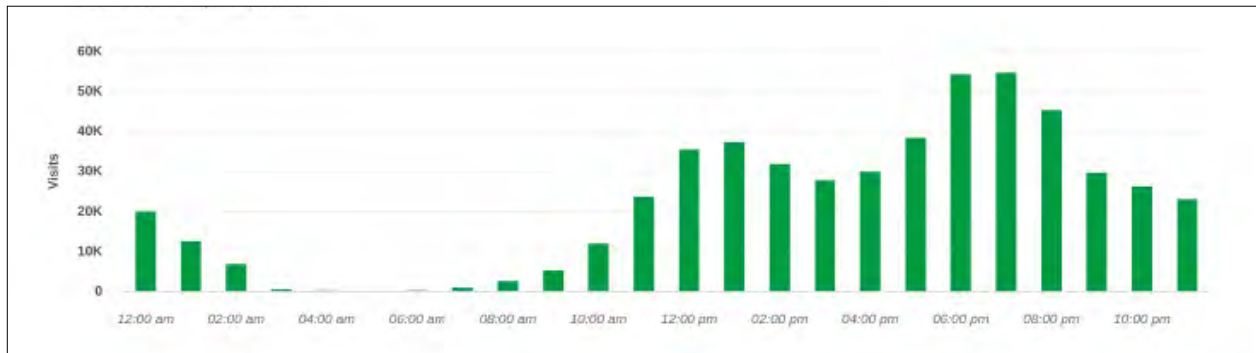
GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726



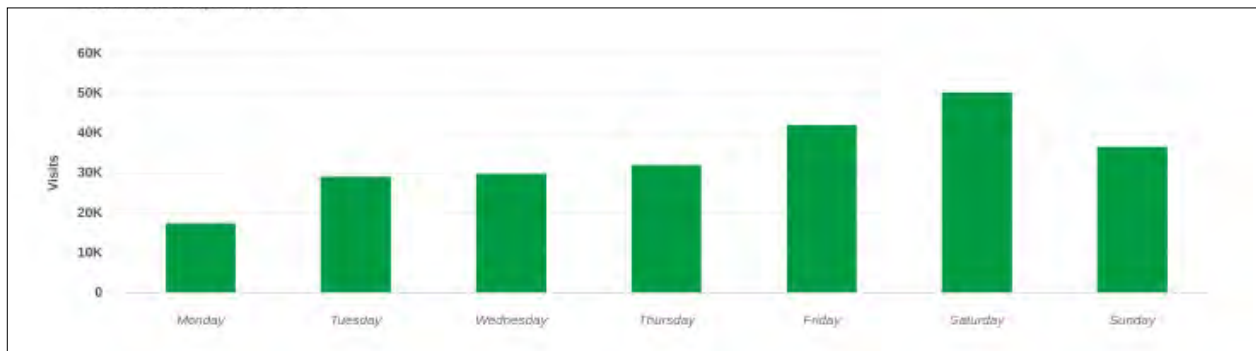


Nearly 60,000 cars per hour pass in front of the subject property

HOURLY VISITS



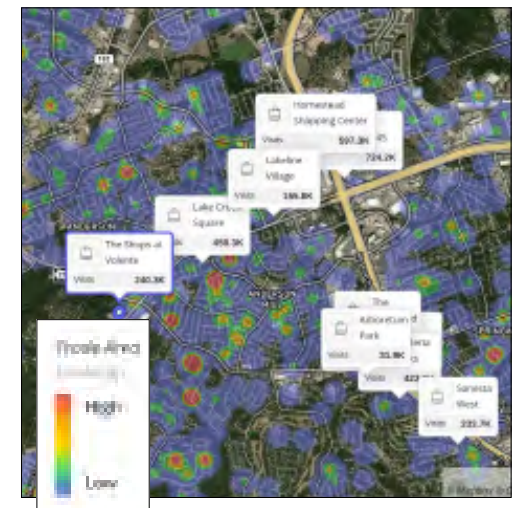
DAILY VISITS



CUSTOMER JOURNEY ROUTES



TRADE AREA - HOME LOCATION

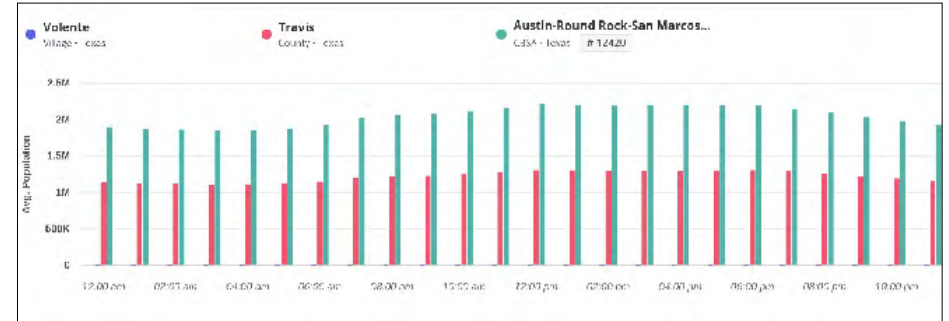


GROUND LEASE - NEW HARD CORNER VOLENTE VILLAGE | 11907 Anderson Mill Rd, Austin, TX 78726

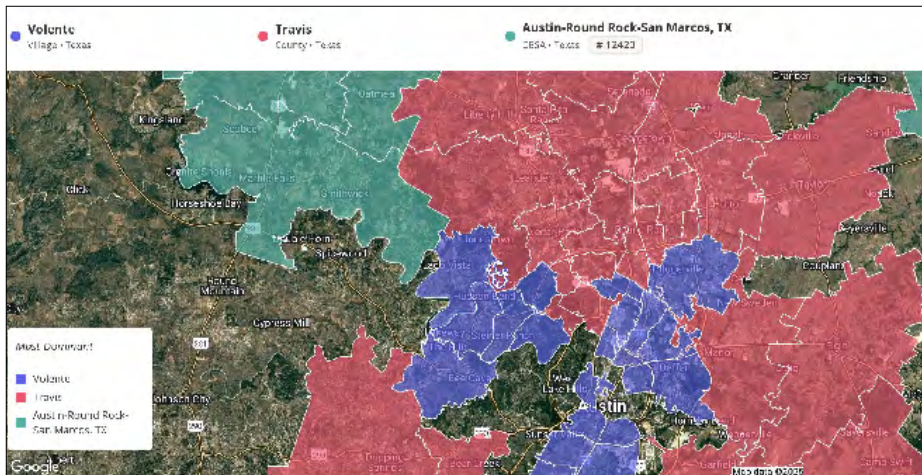
MARKET POPULATION METRICS

Market Population Metrics			
	Volente Village - Texas	Travis County - Texas	Austin-Round Rock-San Marcos, TX MSA - Texas
Metropolitan Area			
Resident Population (Census 2023)	729 (+21.9% vs. 2022)	1.3M (+1.4% vs. 2022)	2.4M (+2.7% vs. 2022)
Employees	138 (-5.5% YOY)	672.1K (-2.8% YOY)	1.1M (-3.5% YOY)
Out-of-Market Visitors	149.2K (+11.6% YOY)	15.6M (+9.6% YOY)	23.9M (+2.9% YOY)
Jaytime Population (STL: Workplace 2024)	822	1.8M	2.8M

HOURLY ACTIVITY



NON-RESIDENT ORIGINS



DAILY ACTIVITY



AUSTIN MAJOR EMPLOYERS





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone