



StreetFront
COMMERCIAL

FREE-STANDING RESTAURANT WITH DRIVE-THRU
9825 BURNET RD, AUSTIN, TX 78758





AVAILABILITY

- » Existing Restaurant + Drive-Thru
- » 4,160 SF Building
- » 0.75 Acres of Land
- » Available Q1 of 2026

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

Burnet Rd: 37,000 VPD
Rutland Dr: 12,500 VPD

PROPERTY DETAILS

- » Free-standing restaurant with drive-thru on Brunet Rd., just south of Q2 Stadium and The Doman.
- » Located at a lighted intersection with a pylon sign.
- » Easy access to US-183, Mopac, and I-35.

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2025 POPULATION	12,983	138,021	321,850
DAYTIME POPULATION	28,231	195,179	415,643
TOTAL HOUSEHOLDS	6,890	66,644	150,014
AVERAGE HH INCOME	\$99,265	\$116,832	\$125,891

AREA ATTRACTIONS





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MARKET AERIAL

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