



# StreetFront

COMMERCIAL

# BRAKER LANE CROSSING

4607 BRAKER LANE, AUSTIN, TX 78759

**BOX COMING SOON!**







### AVAILABILITY

» 43,000 SF Box - Available Summer 2025



### LEASE RATES

Call for Details



### TRAFFIC COUNTS (TXDOT)

Braker Ln: 36,000 VPD ('24)  
US-183: 174,000 VPD ('24)



### PROPERTY DETAILS

- » Box endcap coming available next year in Austin's most prestigious submarket.
- » Whole Foods, HEB, Costco, Target & Trader Joe's all located at the intersection.
- » Over 200,000 vehicles per day in front of Shopping Center



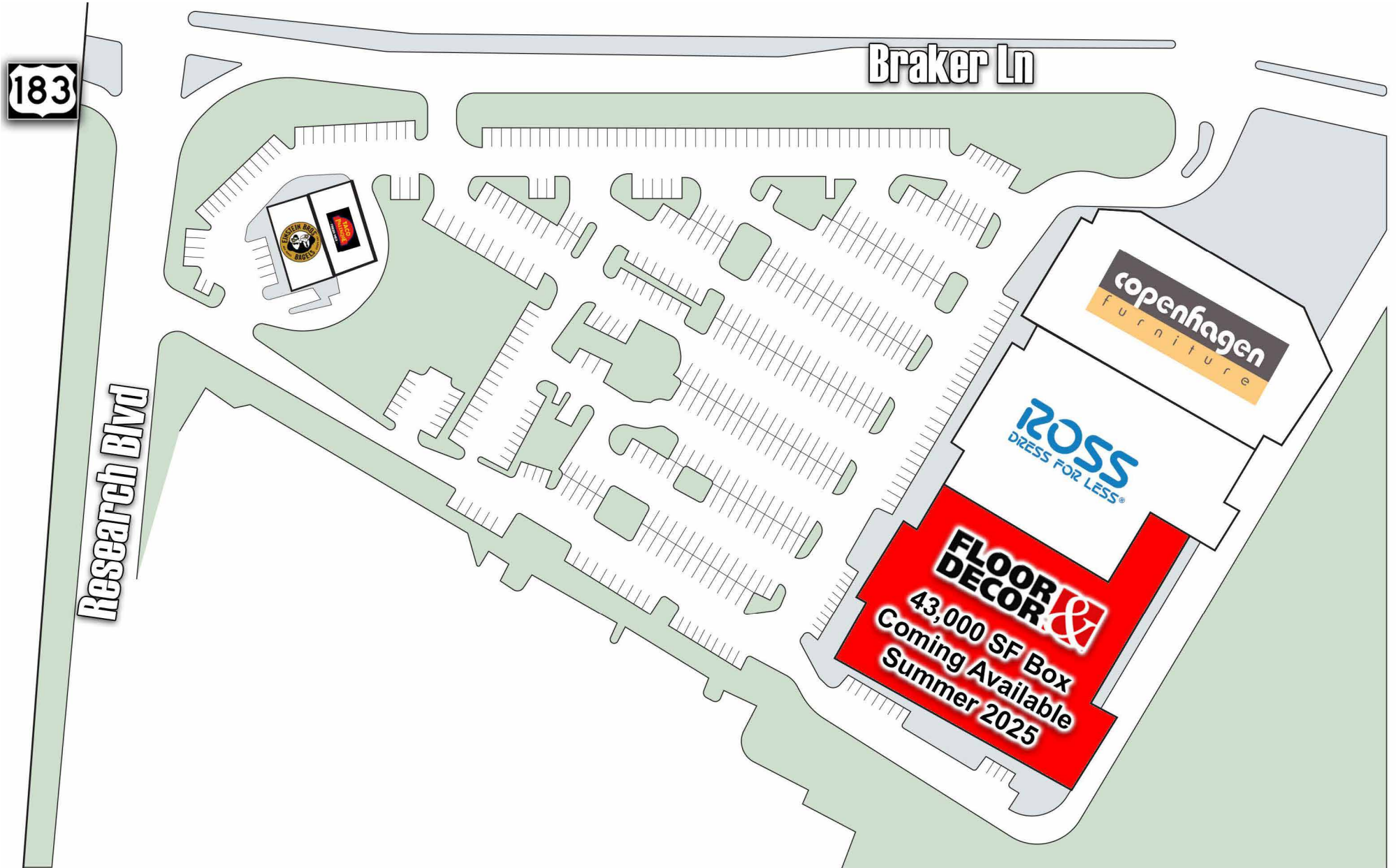
### DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	11,569	105,609	277,271
DAYTIME POPULATION	27,880	168,491	340,033
TOTAL HOUSEHOLDS	6,744	52,440	126,820
AVERAGE HH INCOME	\$136,997	\$135,557	\$133,614



### NEARBY RETAILERS





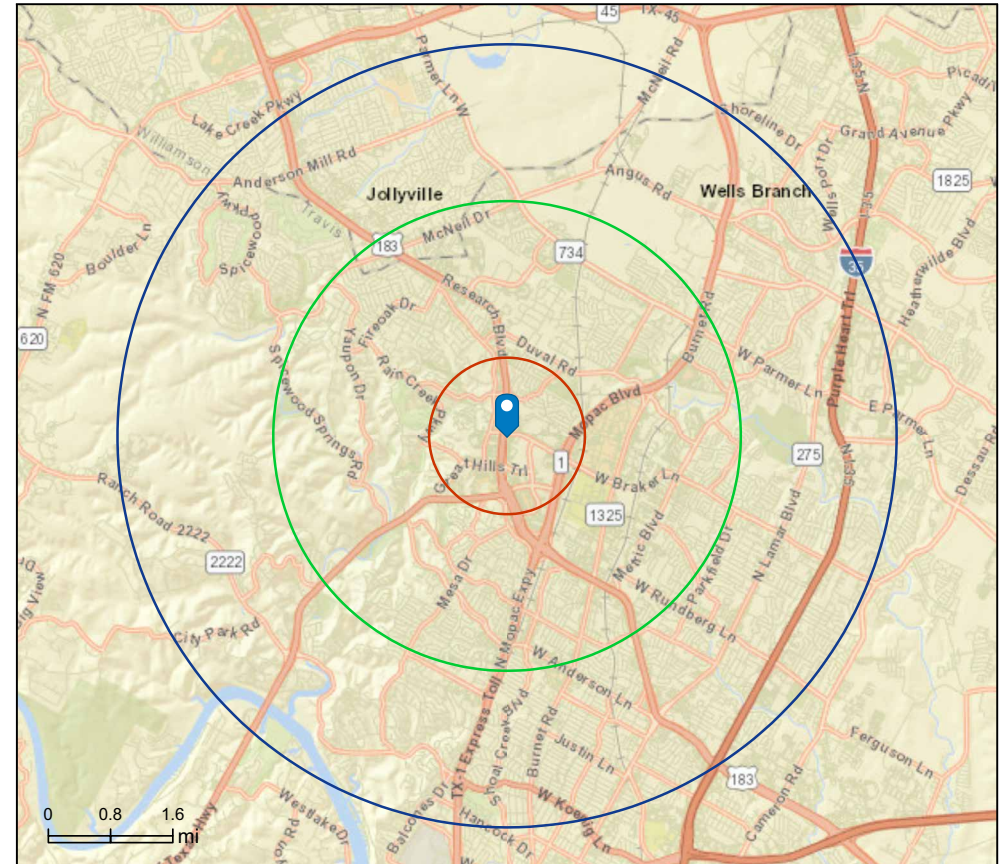








	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	10,637	94,190	248,682
2020 Total Population	11,650	106,473	277,361
2020 Group Quarters	109	1,295	2,546
2024 Total Population	11,569	105,609	277,271
2024 Group Quarters	108	1,325	2,598
2029 Total Population	12,163	109,821	280,554
2024-2029 Annual Rate	1.01%	0.79%	0.24%
2024 Total Daytime Population	27,880	168,491	340,033
Workers	24,287	127,572	230,341
Residents	3,593	40,919	109,692
<b>Household Summary</b>			
2010 Households	6,269	45,641	110,134
2010 Average Household Size	1.69	2.05	2.25
2020 Total Households	6,637	51,682	124,308
2020 Average Household Size	1.74	2.04	2.21
2024 Households	6,744	52,440	126,820
2024 Average Household Size	1.70	1.99	2.17
2029 Households	7,226	56,428	132,504
2029 Average Household Size	1.67	1.92	2.10
2024-2029 Annual Rate	1.39%	1.48%	0.88%
2010 Families	2,325	21,553	57,696
2010 Average Family Size	2.53	2.86	3.02
2024 Families	2,385	23,016	61,323
2024 Average Family Size	2.68	2.91	3.05
2029 Families	2,521	23,896	62,197
2029 Average Family Size	2.66	2.85	2.99
2024-2029 Annual Rate	1.12%	0.75%	0.28%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,668	45,522	106,716
Owner Occupied Housing Units	23.8%	39.9%	43.8%
Renter Occupied Housing Units	68.2%	56.4%	52.9%
Vacant Housing Units	8.0%	3.7%	3.3%
2010 Housing Units	6,742	49,200	119,428
Owner Occupied Housing Units	23.2%	37.4%	39.9%
Renter Occupied Housing Units	69.8%	55.4%	52.3%
Vacant Housing Units	7.0%	7.2%	7.8%
2020 Housing Units	7,342	55,553	133,438
Owner Occupied Housing Units	20.5%	32.5%	35.9%
Renter Occupied Housing Units	69.9%	60.5%	57.3%
Vacant Housing Units	9.0%	7.0%	6.8%
2024 Housing Units	7,434	56,540	136,172
Owner Occupied Housing Units	21.6%	32.9%	36.2%
Renter Occupied Housing Units	69.2%	59.8%	56.9%
Vacant Housing Units	9.3%	7.3%	6.9%
2029 Housing Units	7,966	61,391	143,841
Owner Occupied Housing Units	20.9%	30.6%	34.8%
Renter Occupied Housing Units	69.8%	61.3%	57.4%
Vacant Housing Units	9.3%	8.1%	7.9%
<b>2024 Households by Income</b>			
Household Income Base	6,744	52,440	126,820
<\$15,000	4.5%	6.7%	6.3%
\$15,000 - \$24,999	2.1%	3.2%	3.4%
\$25,000 - \$34,999	4.8%	4.4%	4.4%
\$35,000 - \$49,999	10.0%	8.1%	9.6%
\$50,000 - \$74,999	23.2%	20.5%	20.1%
\$75,000 - \$99,999	13.6%	12.6%	12.6%
\$100,000 - \$149,999	13.0%	15.7%	15.0%
\$150,000 - \$199,999	10.0%	11.1%	10.8%
\$200,000+	18.8%	17.7%	17.3%
Average Household Income	\$136,997	\$135,557	\$133,614



<b>2024 Population 25+ by Educational Attainment</b>			
Total	9,227	79,505	201,087
Less than 9th Grade	0.7%	2.8%	3.8%
9th - 12th Grade, No Diploma	0.7%	2.3%	2.7%
High School Graduate	7.4%	8.3%	10.3%
GED/Alternative Credential	2.0%	1.8%	2.2%
Some College, No Degree	14.7%	12.0%	13.5%
Associate Degree	6.0%	5.3%	5.8%
Bachelor's Degree	42.1%	38.2%	37.2%
Graduate/Professional Degree	26.4%	29.3%	24.5%
<b>2024 Population 15+ by Marital Status</b>			
Total	10,376	90,660	232,409
Never Married	47.1%	40.2%	39.9%
Married	41.1%	46.4%	47.0%
Widowed	4.9%	3.8%	3.8%
Divorced	6.9%	9.6%	9.4%





# 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.*



**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.

**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.

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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