



REAL ESTATE ADVISORS

Transform complexity into opportunity

www.LTCommercialGroup.com

(512) 490-6666



UNIT 102

8400 Brodie Ln
Austin, TX 78745

FOR LEASE
Call for Pricing!



ANDREW CHITTAMAI, CCIM

(214) 477-7349

Andrew@ltcommercialgroup.com

The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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LOCATION

UNIT 102
8400 BRODIE LN
AUSTIN, TX 78745



TRAFFIC COUNTS

16,400 VPD 69,448 VPD
BRODIE LANE LOOP 1



SIZE

1,636 SF



RATE

CALL FOR PRICING!



2025 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	13,821
3 MILES	98,367
5 MILES	246,964



HOUSEHOLD

1 MILE	6,403
3 MILES	42,874
5 MILES	110,334



AVG HH
INCOME

1 MILE	\$135,790
3 MILES	\$155,199
5 MILES	\$145,888

PROPERTY HIGHLIGHTS

- **Established Retail & Service Center**
Co-tenants include VCA Pet Hospital, Rick's Cleaners, Pizza Hut, Cabinet Central, and Pro Eyebrow Threading Salon.
- **Second-Generation Flex/Office Suite:**
Storefront-style entrance with glass facade; ideal for professional office, creative studio, showroom, or light service use.
- **Prime South Austin Flex Space:**
Strategically positioned at the SWC of Brodie Lane and Alexandria Drive, a busy, lighted intersection offering high visibility and convenient access.
- **Ample Surface Parking and Pylon Sign Available:**
Easily accessible parking directly in front of the suite. Prominent signage along Brodie Lane provides high exposure to strong daily traffic counts.

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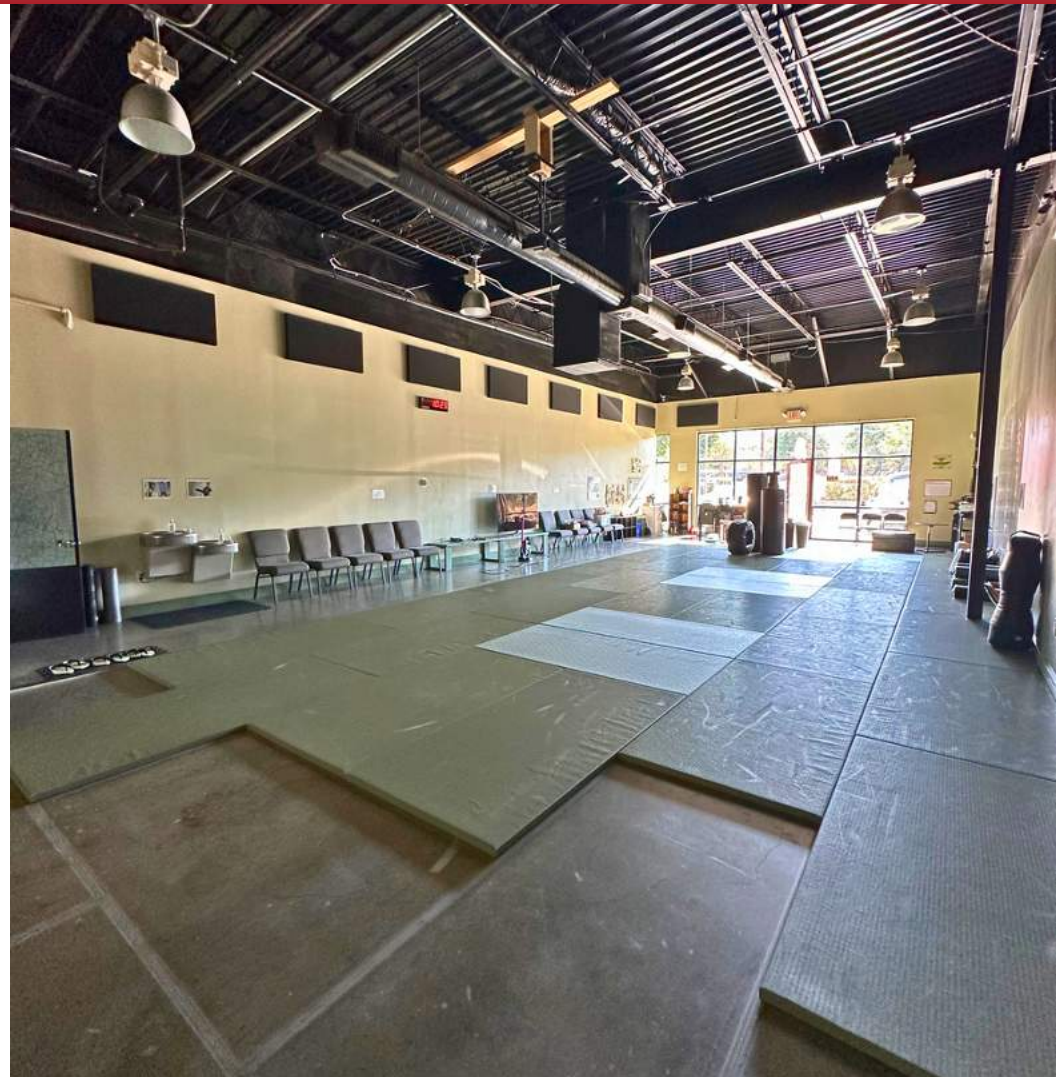


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SUITE 305 & 310
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DALLAS, TX 75243



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INVEST. LEVERAGE. TRUST
REAL ESTATE



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

LT Commercial Group, LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Chittamai	799029	andrew@ltcommercialgroup.com	214-477-7349
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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