



SITE

FOR SUBLEASE

2nd Generation Restaurant Space

7710 N FM 620, Bldg 2 | Austin, TX 78726

TWIN LIQUORS
FINE WINE & SPIRITS

THE JOINT
chiropractic

3 SUPERCUTS
Naturally Healthier Pet Supplies

Tomlinson's

tropical CAFE
SMOOTHIES

Orangetheory
FITNESS

Edward Jones

ups

Austin's PIZZA

2nd Generation Restaurant Space

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±4,736 SF
Bldg Available

±1.44 AC
Land

March 31, 2031
Sublease Expires

Contact
Broker
Rate

ABOUT THE PROPERTY

- The property is located on the SWC of FM 620 and Vista Parke Dr, Four Points/ Austin, TX in Travis County
- Highly desirable area with large household incomes
- High-traffic corridor
- Near upscale neighborhoods including Steiner Ranch, River Place, Long Canyon, Westminster Glen, Canyon Creek
- Built in 2020

JOIN THESE RETAILERS

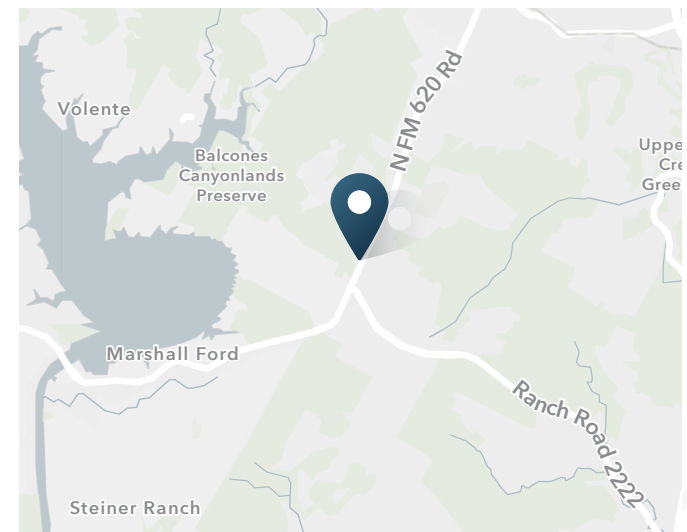


verizon

H-E-B

DISCOUNT
TIRE

Chick-fil-A

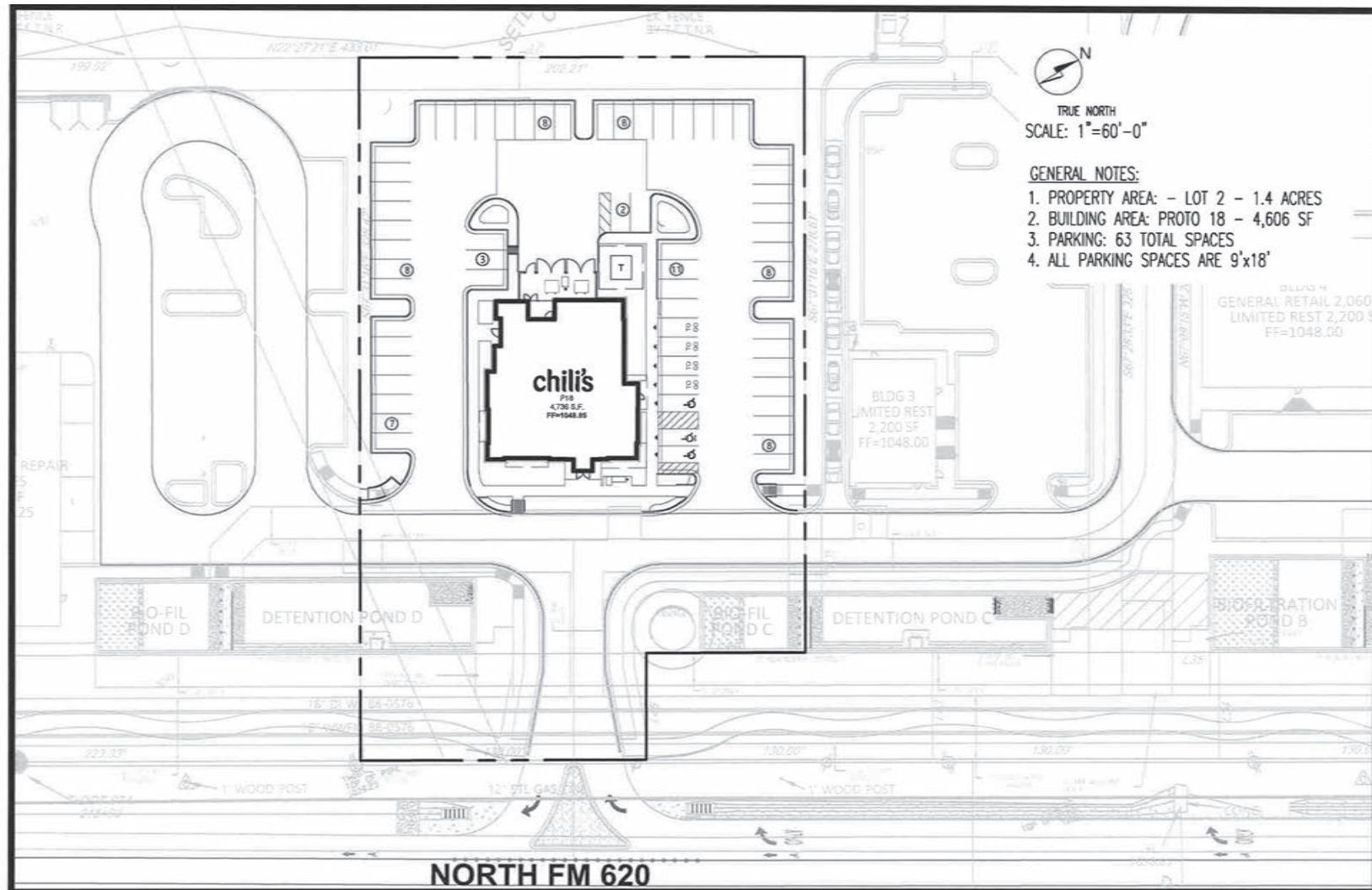






Site Plan - Land

7710 N FM 620, Bldg 2 | Austin, TX 78726



KFM
ENGINEERING & DESIGN
621 N. MAIN STREET, SUITE 415
GRAPEVINE, TEXAS 76051
PHONE: (817) 416-4536
WWW.KFM-LLC.COM



Job No.

Date

12/2019

Sheet No.

SITE 1
SCHEME 2

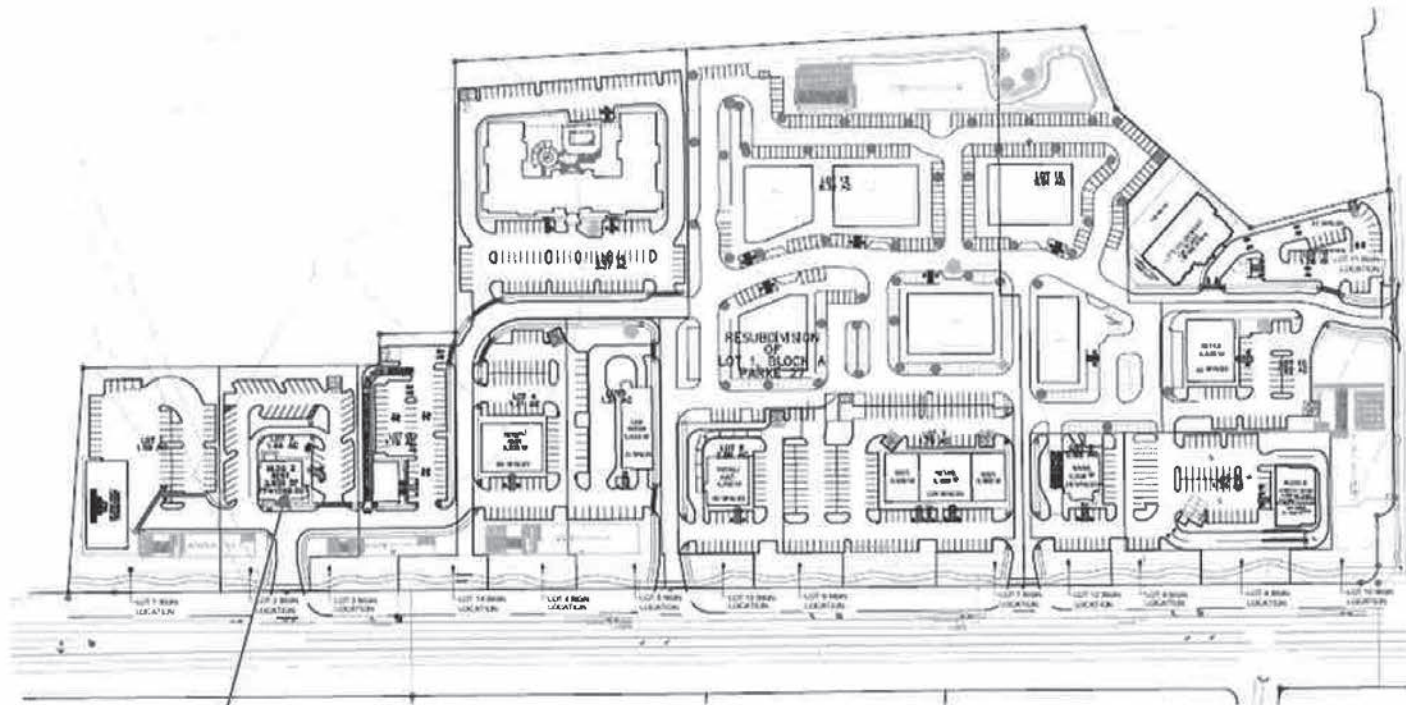
Project

CHILI'S - LAKE TRAVIS

AUSTIN
TEXAS

Site Plan - Center

7710 N FM 620, Bldg 2 | Austin, TX 78726



Lot 2 (Chili's Lot)

DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	4,629	27,473	106,459
2029 Projected Population	4,650	27,906	105,777
Proj. Annual Growth 2024 to 2029	0.09%	0.31%	-0.13%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	5,681	25,879	103,782
Workers	4,171	15,152	57,542
Residents	1,510	10,727	46,240

Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$143,653	\$192,172	\$192,542
2024 Est. Median Household Income	\$99,940	\$139,223	\$143,053

Households & Growth

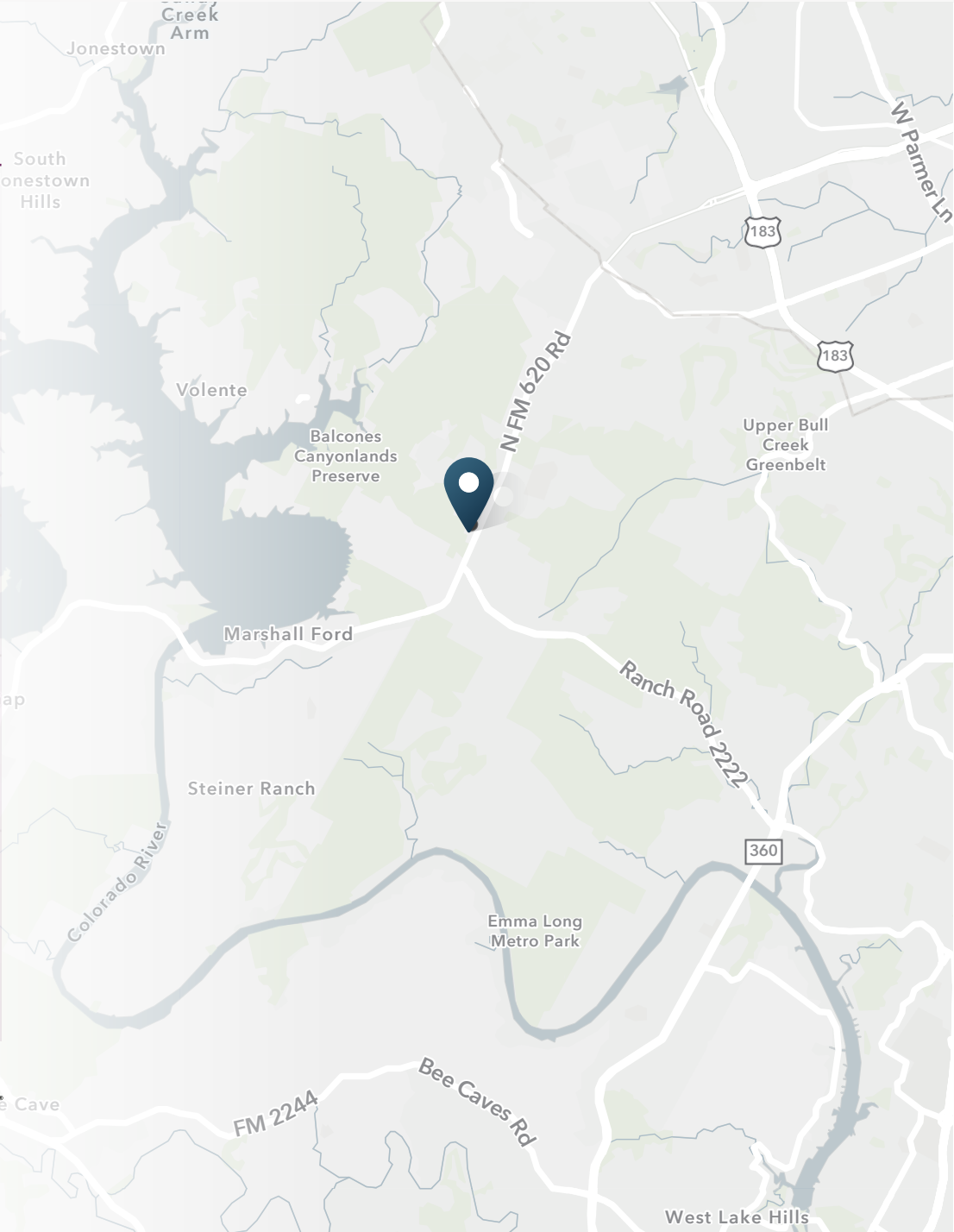
	1 mile	3 miles	5 miles
2024 Estimated Households	2,063	11,681	42,145
2029 Estimated Households	2,131	12,210	42,867
Proj. Annual Growth 2024 to 2029	0.65%	0.89%	0.34%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	57%	60%	62%
2024 Est. Black or African American	10%	6%	4%
2024 Est. Asian or Pacific Islander	10%	16%	16%
2024 Est. American Indian or Native Alaskan	1%	0%	0%
2024 Est. Other Races	21%	17%	17%
2024 Est. Hispanic (Any Race)	24%	17%	16%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Mark Reeder
214.560.3251
mark.reeder@srsre.com

Michael Dabney
512.236.4646
michael.dabney@srsre.com

SRSRE.COM

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