



SITE

FOR SUBLEASE

Second Generation Restaurant Space

7710 N FM 620, Bldg 2 | Austin, TX

TWIN LIQUORS FINE WINE & SPIRITS	tropical CAFE SMOOTHIES
THE JOINT chiropractic	Orangetheory FITNESS
EDWARD JONES	ups
SUPERCUTS	Austin's PIZZA
TOMLINSON'S Naturally Healthier Pet Supplies	



Second Generation Restaurant Space

7710 N FM 620, Bldg 2 | Austin, TX



FOR SUBLEASE

4,736± SF

Bldg Available

1.44± AC

Land

January 2032

Sublease Expires

Contact
Broker

Rate

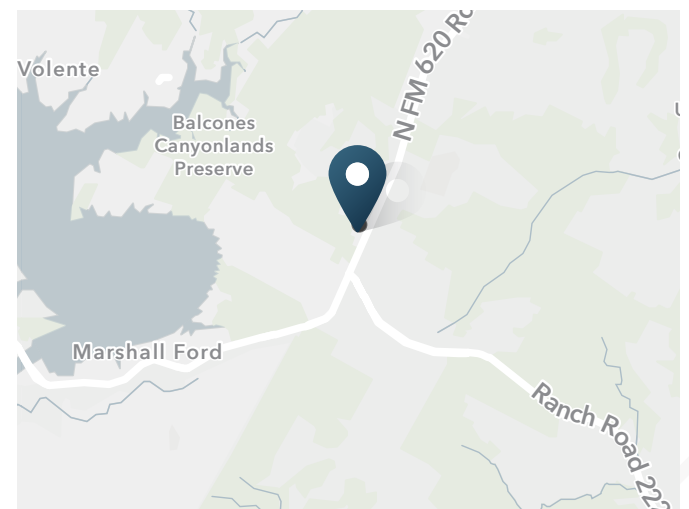
ABOUT THE PROPERTY

- The property is located on the SWC of FM 620 and Vista Parke Dr, Four Points/ Austin TX in Travis County
- Built in 2020

JOIN THESE RETAILERS



verizon





Trails at 620

- Summer Smoothie
- Moviehouse & Eatery
- Flores
- Chicken Express
- Wingman
- Freddy's
- DASTHOUSE
- MATTRESS FIRM
- Freebirds
- SportClips

Wilson Parke Ave

- niks
- F5
- crumbl
- cookies
- THE HOME DEPOT

The Center at Four Points

- Starbucks
- Chick-fil-A
- DISCOUNT TIRE
- IHOP
- verizon
- ROOSTERS
- DQ
- ROOSTERS

SITE

Four Points Shopping Center

- H-E-B
- BBVA
- Bank of America
- TOMLINSON'S
- ups
- Austin's Pizza
- TWIN LIQUORS

2222 Station

- ATI
- La Vie NAIL SPA
- BONJOUR BELLE SALON
- HOWDY DONUT

Quinlan Crossing

- Randall's
- menchie's
- Great Clips
- CHASE
- NaturalPawz
- Firestone





SITE

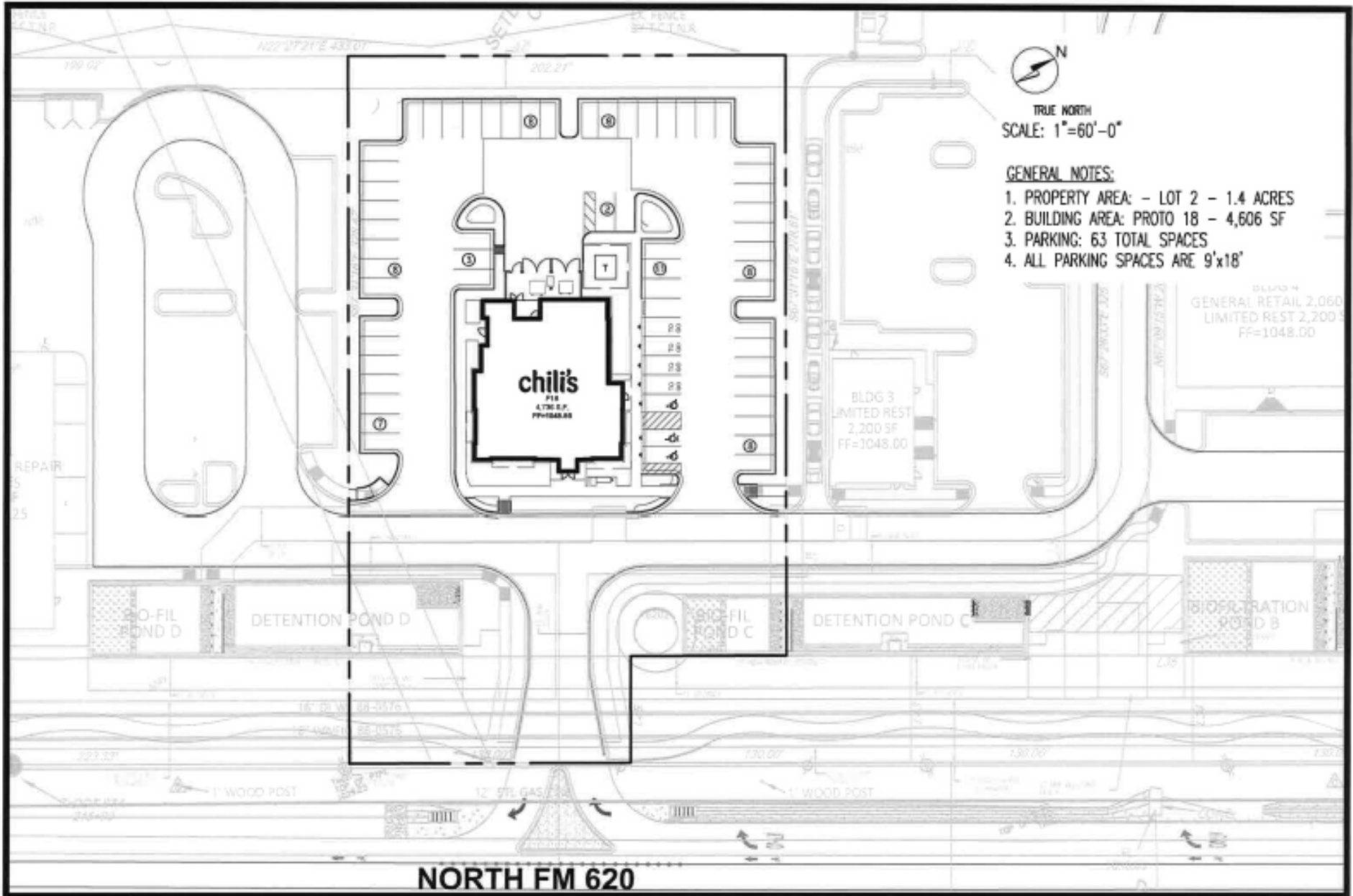
verizon | ROOSTERS
ALC | Door House | bnb

FAS | crumbl COOKIES

TWIN LIQUORS | tropical CAFE
THE JOINT | Orangetheory FITNESS
chiropractic | Edward Jones
SUPERCUTS | UPS | Austin's PIZZA
TOMLINSON'S

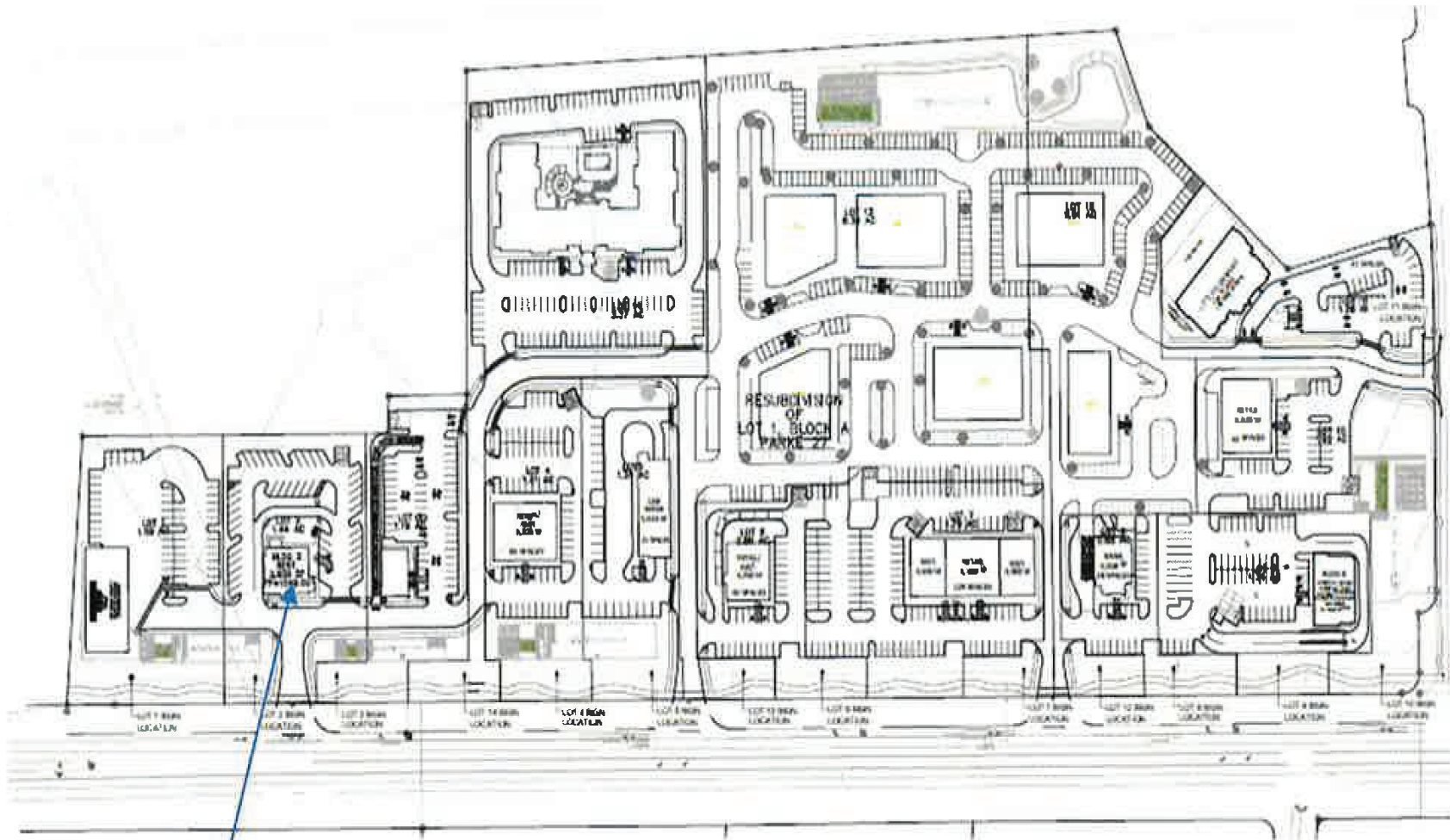
Site Plan of Land

7710 N FM 620, Bldg 2 | Austin, TX



Site Plan of Center

7710 N FM 620, Bldg 2 | Austin, TX



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

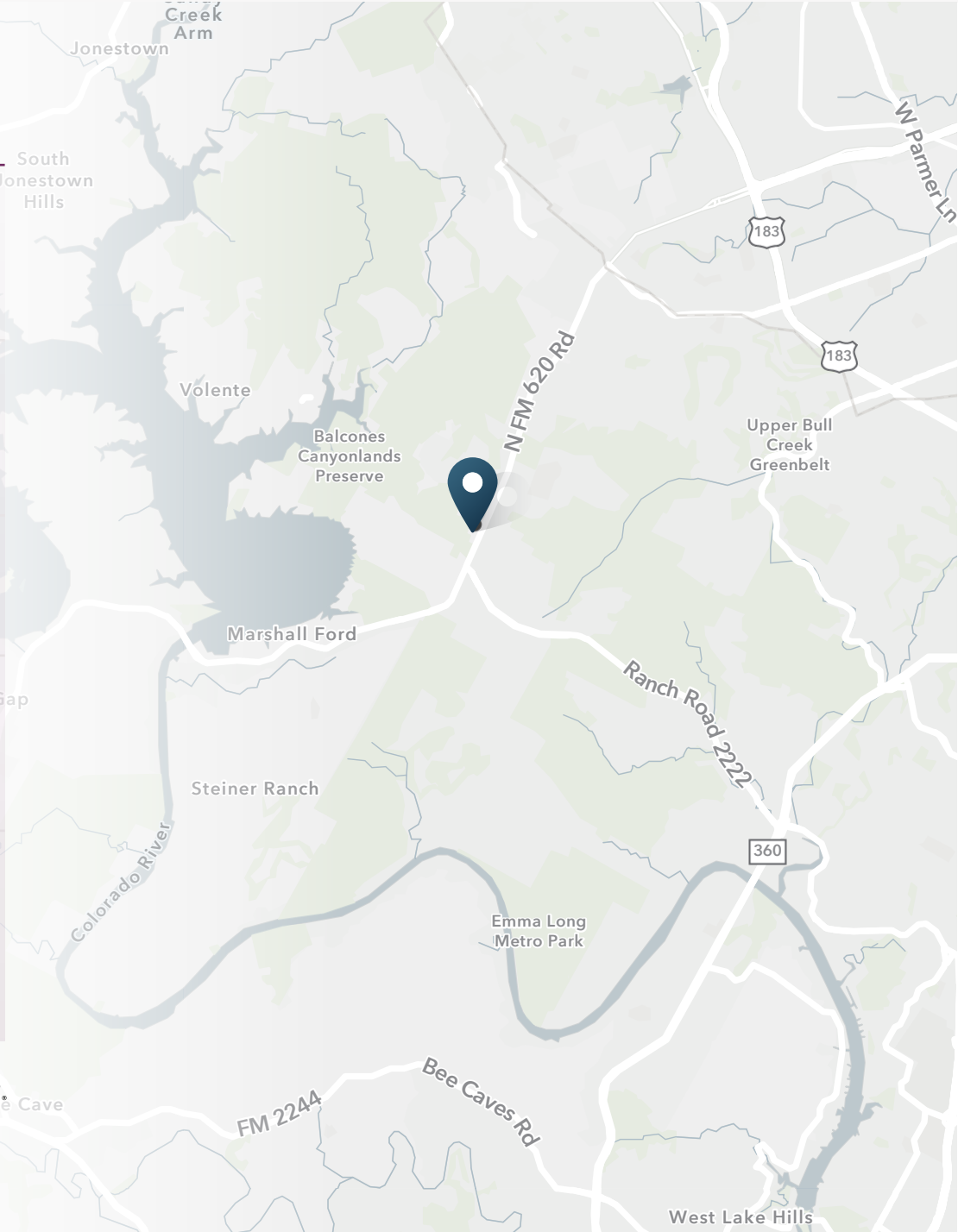
	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$143,653	\$192,172	\$192,542
2024 Est. Median Household Income	\$99,940	\$139,223	\$143,053

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.



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.

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.

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