



StreetFront

COMMERCIAL

FREE-STANDING BUILDING AVAILABLE

7825 BURNET ROAD, AUSTIN, TX 78757



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RETAIL SPACE AVAILABLE | 1



STORE FRONT



DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,620	149,343	335,524
DAYTIME POPULATION	20,680	204,705	473,139
TOTAL HOUSEHOLDS	7,009	68,705	152,232
AVERAGE HH INCOME	\$147,921	\$124,716	\$132,202



AVAILABILITY

» ±6,613 SF Retail Building



LEASE RATES

\$19/SF + NNNs



TRAFFIC COUNTS (TXDOT)

Burnet Rd: 36,477 VPD ('24)

Anderson Ln: 29,272 VPD ('24)



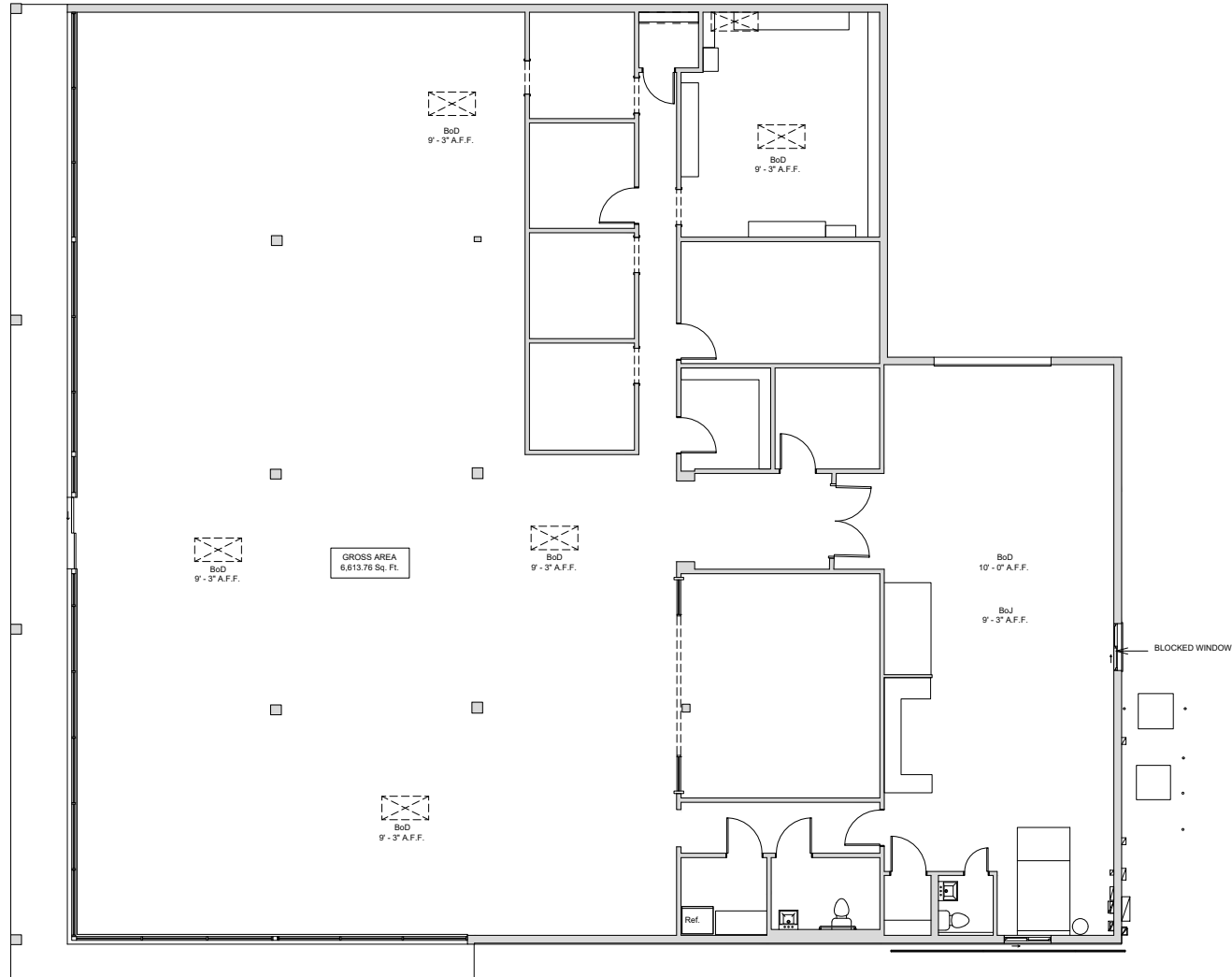
PROPERTY DETAILS

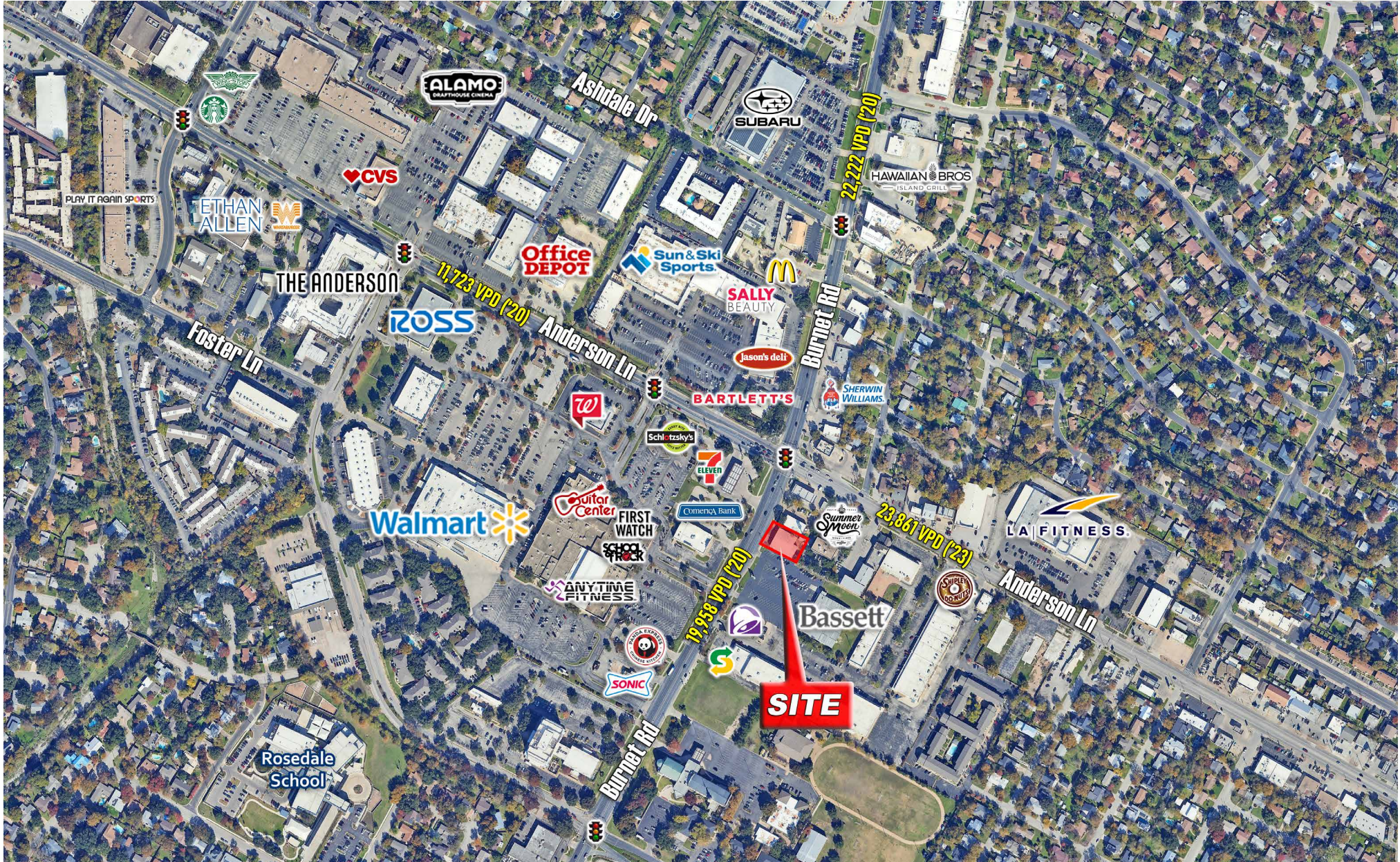
- » Easy access to and from US-183
- » Strong daytime density
- » Approximately 1.5 miles from The Domain and Arboretum/Gateway



NEARBY RETAILERS

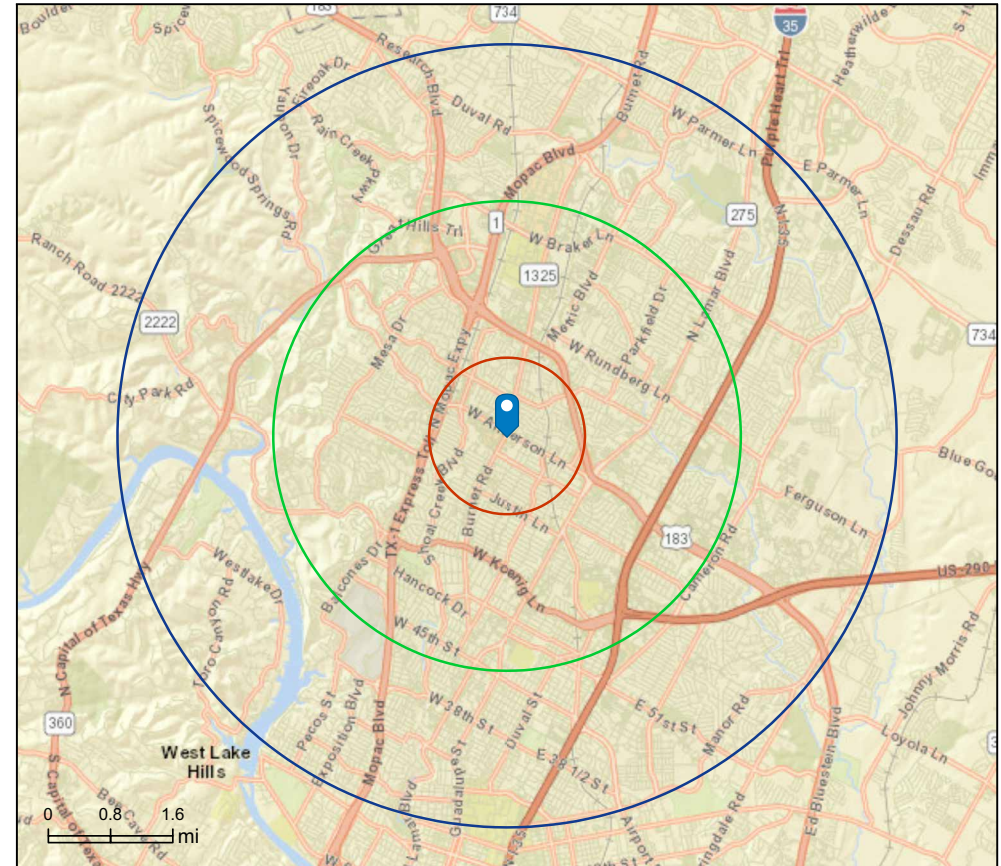








	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,501	131,657	292,089
2020 Total Population	15,138	146,744	328,304
2020 Group Quarters	301	1,297	10,262
2024 Total Population	14,620	149,343	335,524
2024 Group Quarters	309	1,325	10,473
2029 Total Population	14,843	152,054	339,022
2024-2029 Annual Rate	0.30%	0.36%	0.21%
2024 Total Daytime Population	20,680	204,705	473,139
Workers	14,507	144,274	335,416
Residents	6,173	60,431	137,723
Household Summary			
2010 Households	6,493	56,154	125,628
2010 Average Household Size	2.05	2.34	2.26
2020 Total Households	7,139	65,485	145,175
2020 Average Household Size	2.08	2.22	2.19
2024 Households	7,009	68,705	152,232
2024 Average Household Size	2.04	2.15	2.14
2029 Households	7,460	72,742	159,463
2029 Average Household Size	1.95	2.07	2.06
2024-2029 Annual Rate	1.26%	1.15%	0.93%
2010 Families	3,187	28,506	59,774
2010 Average Family Size	2.82	3.16	3.07
2024 Families	3,234	30,488	66,453
2024 Average Family Size	2.98	3.10	3.01
2029 Families	3,342	31,279	67,717
2029 Average Family Size	2.88	3.03	2.95
2024-2029 Annual Rate	0.66%	0.51%	0.38%
Housing Unit Summary			
2000 Housing Units	6,846	59,816	127,267
Owner Occupied Housing Units	50.0%	37.7%	39.3%
Renter Occupied Housing Units	48.7%	59.3%	57.2%
Vacant Housing Units	1.3%	3.0%	3.6%
2010 Housing Units	6,991	62,267	137,915
Owner Occupied Housing Units	49.8%	35.8%	37.1%
Renter Occupied Housing Units	43.0%	54.4%	54.0%
Vacant Housing Units	7.1%	9.8%	8.9%
2020 Housing Units	7,600	71,045	157,362
Owner Occupied Housing Units	48.1%	32.3%	34.6%
Renter Occupied Housing Units	45.9%	59.8%	57.7%
Vacant Housing Units	7.0%	7.9%	7.7%
2024 Housing Units	7,440	75,367	165,870
Owner Occupied Housing Units	49.9%	31.8%	34.9%
Renter Occupied Housing Units	44.3%	59.3%	56.9%
Vacant Housing Units	5.8%	8.8%	8.2%
2029 Housing Units	8,048	80,414	175,109
Owner Occupied Housing Units	45.9%	30.1%	33.5%
Renter Occupied Housing Units	46.8%	60.3%	57.6%
Vacant Housing Units	7.3%	9.5%	8.9%
2024 Households by Income			
Household Income Base	7,009	68,705	152,232
<\$15,000	6.9%	9.0%	10.3%
\$15,000 - \$24,999	4.2%	4.4%	4.2%
\$25,000 - \$34,999	5.9%	5.8%	5.2%
\$35,000 - \$49,999	8.4%	10.4%	9.2%
\$50,000 - \$74,999	15.8%	18.8%	17.4%
\$75,000 - \$99,999	11.1%	12.8%	11.8%
\$100,000 - \$149,999	12.4%	13.3%	13.8%
\$150,000 - \$199,999	13.9%	9.5%	9.9%
\$200,000+	21.4%	15.9%	18.1%
Average Household Income	\$147,921	\$124,716	\$132,202



2024 Population 25+ by Educational Attainment			
Total	10,800	106,211	229,963
Less than 9th Grade	3.6%	6.4%	4.6%
9th - 12th Grade, No Diploma	1.9%	3.9%	2.8%
High School Graduate	11.8%	12.0%	10.3%
GED/Alternative Credential	2.0%	2.4%	2.3%
Some College, No Degree	13.9%	12.1%	12.7%
Associate Degree	4.9%	4.9%	4.9%
Bachelor's Degree	37.6%	34.7%	37.0%
Graduate/Professional Degree	24.4%	23.7%	25.3%
2024 Population 15+ by Marital Status			
Total	12,112	124,809	286,215
Never Married	38.6%	44.2%	47.5%
Married	44.4%	42.2%	40.3%
Widowed	5.8%	3.8%	3.5%
Divorced	11.2%	9.8%	8.6%



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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date