



## AVAILABILITY

- » Suite 3: 1,692 SF
- » Suite 11: 1,508 SF
- » Suite 23B: Lease Working

## LEASE RATES

Call for Details

## TRAFFIC COUNTS (TXDOT)

- Koenig Ln: 55,593 VPD ('23)
- I-35: 167,018 VPD ('23)
- Airport Blvd: 16,381 VPD ('23)

## PROPERTY DETAILS

- » Located along I-35 in Central Austin adjacent to ACC
- » Strong traffic count & density
- » Pylon sign available

## DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,282	160,242	367,160
2029 POPULATION	19,765	162,125	383,662
TOTAL HOUSEHOLDS	8,491	73,538	162,444
AVERAGE HH INCOME	\$106,282	\$123,544	\$134,232

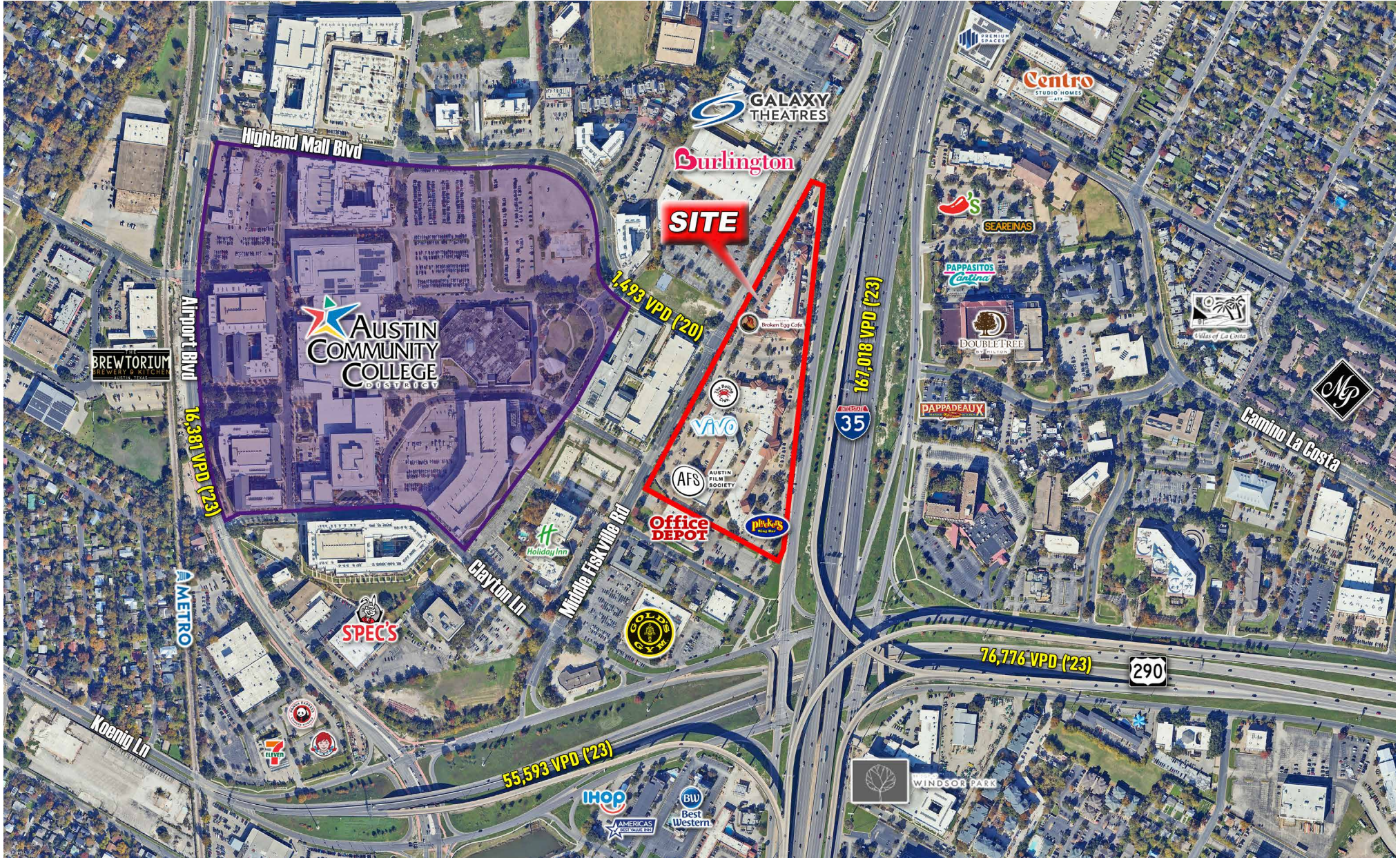
## RETAILERS IN THE LINC



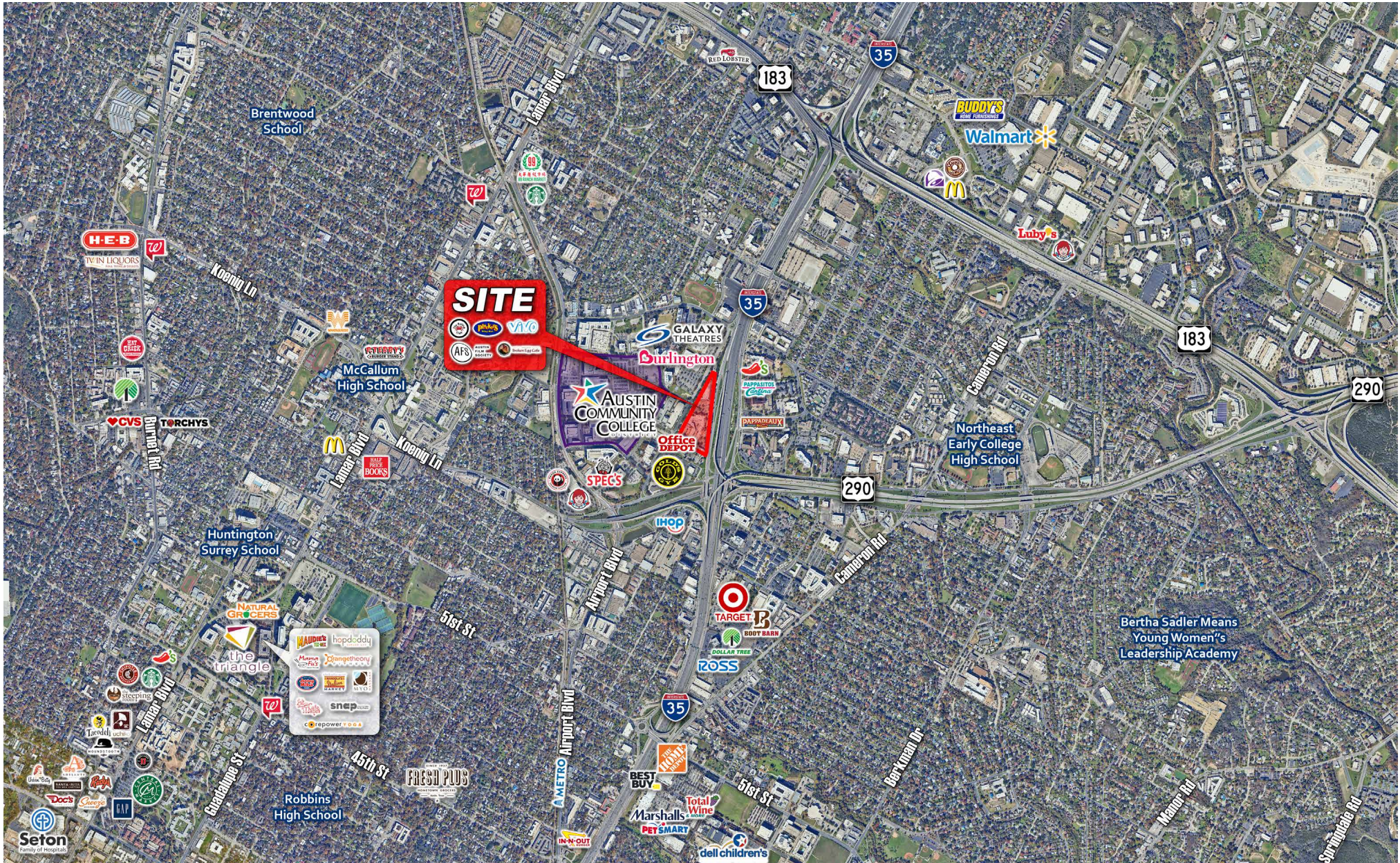


TENANTS					
1	Easy Tiger	16,362 SF	17	Vivo Restaurant	3,223 SF
2A	SorniSomi	2,845 SF	18	The Boiling Crab	2,865 SF
2B	FedEx Office	2,560 SF	19	Los Campeones	20,923 SF
<b>3</b>	<b>AVAILABLE</b>	<b>1,692 SF</b>	20A	Tech Office	1,432 SF
4	Happy Lemon	1,802 SF	20	Mochinut	1,432 SF
5A	Gen BBQ	6,000 SF	21	MRI Centers of Texas	2,049 SF
5B	Kan Sushi	2,356 SF	22	Artipasta	1,482 SF
6	Lima Criolla Restaurant	1,892 SF	23	Huntington Learning Center	1,476 SF
7	Lima Criolla Restaurant	1,857 SF	<b>23B</b>	<b>LEASE WORKING</b>	<b>1,850 SF</b>
CS-1	Stout House	2,250 SF	24	Aisle 5	1,263 SF
8A	Another Broken Egg	3,992 SF	25	Healing Tooth	2,967 SF
9	Slick Styles & Cuts	1,601 SF	26	Wellmed	10,080 SF
10	Sierra Club	4,082 SF	27	Wig & Beauty Shop	10,200 SF
<b>11</b>	<b>AVAILABLE</b>	<b>2,817 SF</b>	28	Zero Latency	4,690 SF
12	Aura IV Tattoo	8,450 SF	30	Big Blue Swim School	10,124 SF
13	KidsActing	1,508 SF	31	Pluckers Wing Bar	8,200 SF
14	GoDog	8,995 SF	32	Austin Film Society	17,878 SF
15	My Salon Suites	2,143 SF			
16	My Salon Suites	4,193 SF			













# StreetFront

COMMERCIAL

## PROPERTY PHOTOS

6406 N. I-35 FRONTAGE RD, AUSTIN, TEXAS 78752



**BRETT MAZE**

Maze@StreetFrontCommercial.com | 512.500.2592

**BRITT MORRISON**

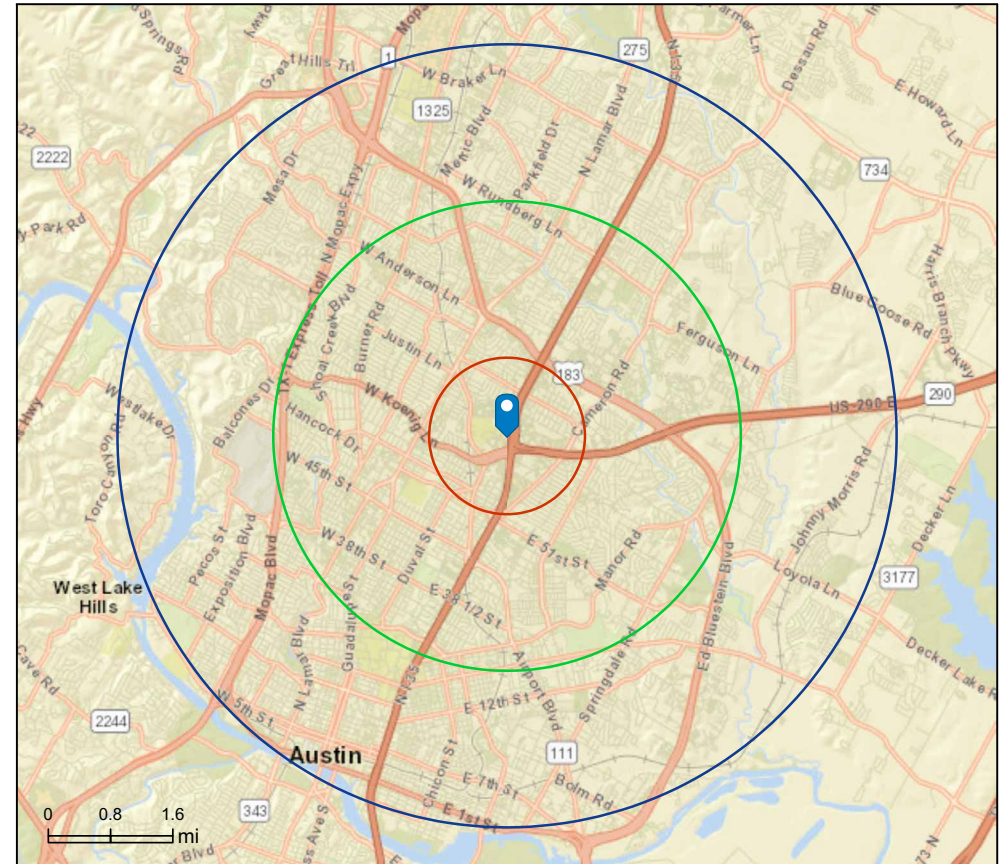
Morrison@StreetFrontCommercial.com | 512.500.2592

**THE LINC IN AUSTIN, TX | 5**





	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	15,519	135,937	304,349
2020 Total Population	16,417	153,656	348,327
2020 Group Quarters	341	4,019	17,396
2024 Total Population	18,282	160,252	367,160
2024 Group Quarters	347	4,111	17,860
2029 Total Population	19,765	162,125	383,662
2024-2029 Annual Rate	1.57%	0.23%	0.88%
2024 Total Daytime Population	25,500	207,508	581,824
Workers	18,909	144,902	428,667
Residents	6,591	62,606	153,157
<b>Household Summary</b>			
2010 Households	6,205	57,750	122,964
2010 Average Household Size	2.49	2.32	2.34
2020 Total Households	7,339	68,324	148,960
2020 Average Household Size	2.19	2.19	2.22
2024 Households	8,491	73,538	162,444
2024 Average Household Size	2.11	2.12	2.15
2029 Households	9,614	77,074	176,356
2029 Average Household Size	2.02	2.05	2.07
2024-2029 Annual Rate	2.52%	0.94%	1.66%
2010 Families	2,878	26,398	58,722
2010 Average Family Size	3.44	3.20	3.20
2024 Families	3,031	30,278	68,983
2024 Average Family Size	3.13	3.07	3.04
2029 Families	3,294	30,961	73,050
2029 Average Family Size	3.03	3.00	2.97
2024-2029 Annual Rate	1.68%	0.45%	1.15%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,588	60,458	122,093
Owner Occupied Housing Units	25.5%	34.2%	39.9%
Renter Occupied Housing Units	72.9%	62.4%	56.3%
Vacant Housing Units	1.6%	3.4%	3.8%
2010 Housing Units	7,069	64,573	136,407
Owner Occupied Housing Units	23.1%	32.3%	37.5%
Renter Occupied Housing Units	64.7%	57.1%	52.7%
Vacant Housing Units	12.2%	10.6%	9.9%
2020 Housing Units	8,144	74,559	163,526
Owner Occupied Housing Units	22.8%	31.5%	35.1%
Renter Occupied Housing Units	67.3%	60.2%	56.0%
Vacant Housing Units	11.0%	8.3%	8.9%
2024 Housing Units	9,979	81,354	180,566
Owner Occupied Housing Units	20.1%	31.6%	34.9%
Renter Occupied Housing Units	65.0%	58.8%	55.0%
Vacant Housing Units	14.9%	9.6%	10.0%
2029 Housing Units	11,089	85,762	195,892
Owner Occupied Housing Units	19.1%	30.6%	33.0%
Renter Occupied Housing Units	67.6%	59.3%	57.0%
Vacant Housing Units	13.3%	10.1%	10.0%
<b>2024 Households by Income</b>			
Household Income Base	8,491	73,538	162,444
<\$15,000	12.2%	9.7%	9.7%
\$15,000 - \$24,999	4.0%	4.8%	4.6%
\$25,000 - \$34,999	4.2%	6.2%	5.4%
\$35,000 - \$49,999	11.8%	10.1%	8.9%
\$50,000 - \$74,999	19.3%	16.9%	15.9%
\$75,000 - \$99,999	15.1%	12.6%	11.4%
\$100,000 - \$149,999	11.9%	14.3%	13.4%
\$150,000 - \$199,999	11.1%	9.7%	10.2%
\$200,000+	10.6%	15.8%	19.1%
Average Household Income	\$106,282	\$123,544	\$134,232



<b>2024 Population 25+ by Educational Attainment</b>			
Total	13,375	113,771	248,324
Less than 9th Grade	8.2%	5.8%	5.0%
9th - 12th Grade, No Diploma	3.1%	3.4%	3.6%
High School Graduate	15.5%	11.6%	11.0%
GED/Alternative Credential	3.5%	2.6%	2.7%
Some College, No Degree	16.4%	13.3%	12.4%
Associate Degree	2.8%	4.6%	4.5%
Bachelor's Degree	31.2%	35.5%	36.5%
Graduate/Professional Degree	19.1%	23.2%	24.3%
<b>2024 Population 15+ by Marital Status</b>			
Total	15,859	136,154	314,193
Never Married	50.8%	49.5%	50.0%
Married	36.2%	37.9%	37.7%
Widowed	3.2%	3.5%	3.4%
Divorced	9.9%	9.1%	8.9%





# 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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