

# 2<sup>nd</sup> Generation Restaurant SPACE AVAILABLE

## North Loop Plaza

**5222 Burnet Road @ North Loop Boulevard  
Austin, TX**



**Derek Quinn, Agent (512) 628-5354**

100 E. Anderson Lane, Suite 200  
Austin, Texas 78752

**North Loop Plaza Shopping Center**  
**5222 Burnet Road @ North Loop Boulevard**  
**Austin, TX**

**Property Description**

**LOCATION:**

North Loop Plaza is located at the southwest corner of Burnet Road and North Loop Boulevard in the north central area of Austin, Texas.

**PROPERTY DESCRIPTION:**

64,368 square foot shopping center.

Tenants Include:



*Sue Patrick Fashions*  
*Margolin & Keinarth Family Medical*  
*Craig Piatti Salon*  
*EurAsia Ramen, Poke & Sushi*  
*Bellagio Nails*  
*Wig Avenue*  
*Chi'lantro*  
*Choo Sando*  
*Austin Diner*  
*CVS Pharmacy*

**AVAILABLE SPACE:**

**2,775 SF    2nd Generation Restaurant**

**2022 POPULATION:**

1 mile:	16,703
3 miles:	163,481
5 miles:	350,470

**2022 MEDIAN HH INCOME:**

1 mile:	\$99,642
3 miles:	\$72,509
5 miles:	\$79,385

**TRAFFIC COUNTS (2021):**

Burnet Road & North Loop	22,160 vpd
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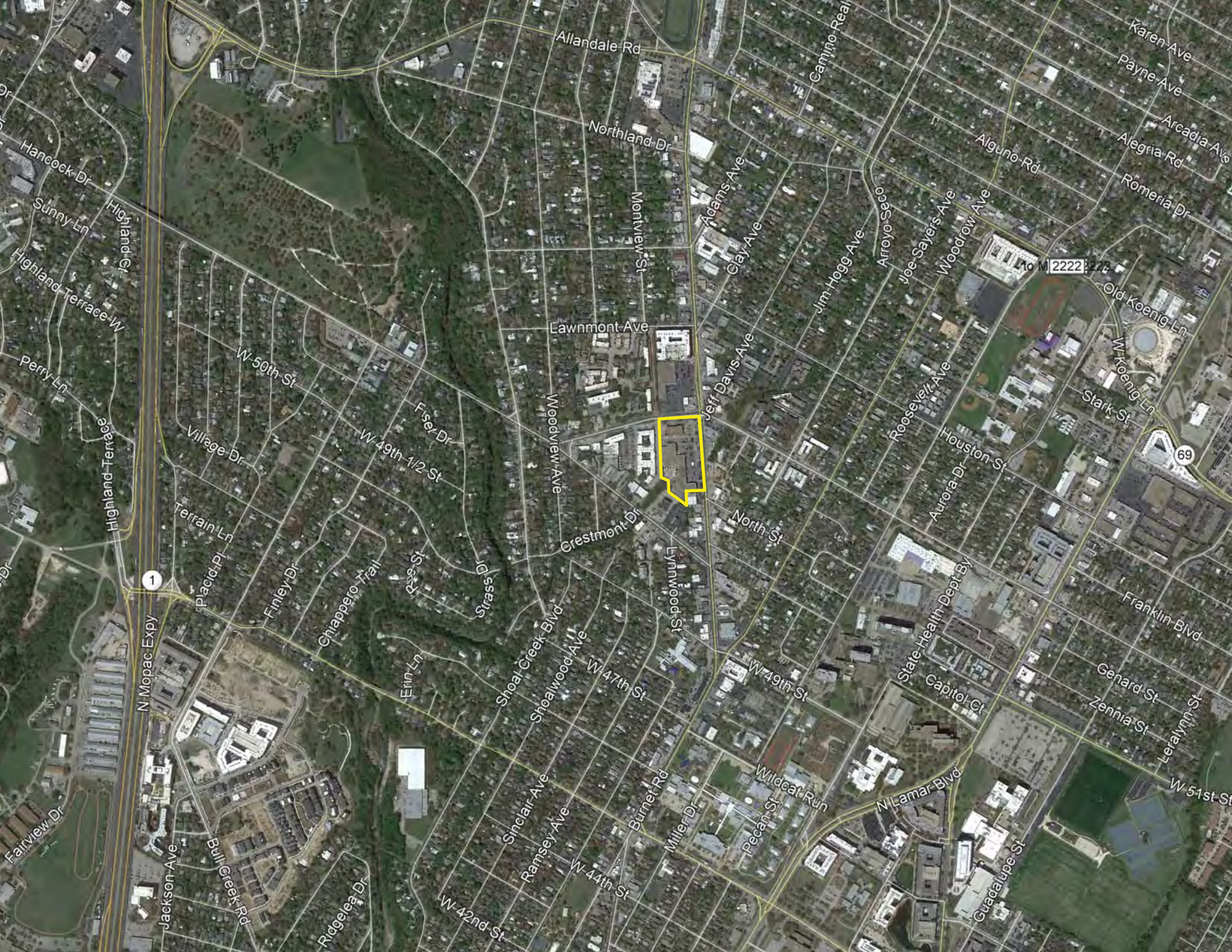
**LEASE TERMS:**

Call for Details

# Austin, TX













Available

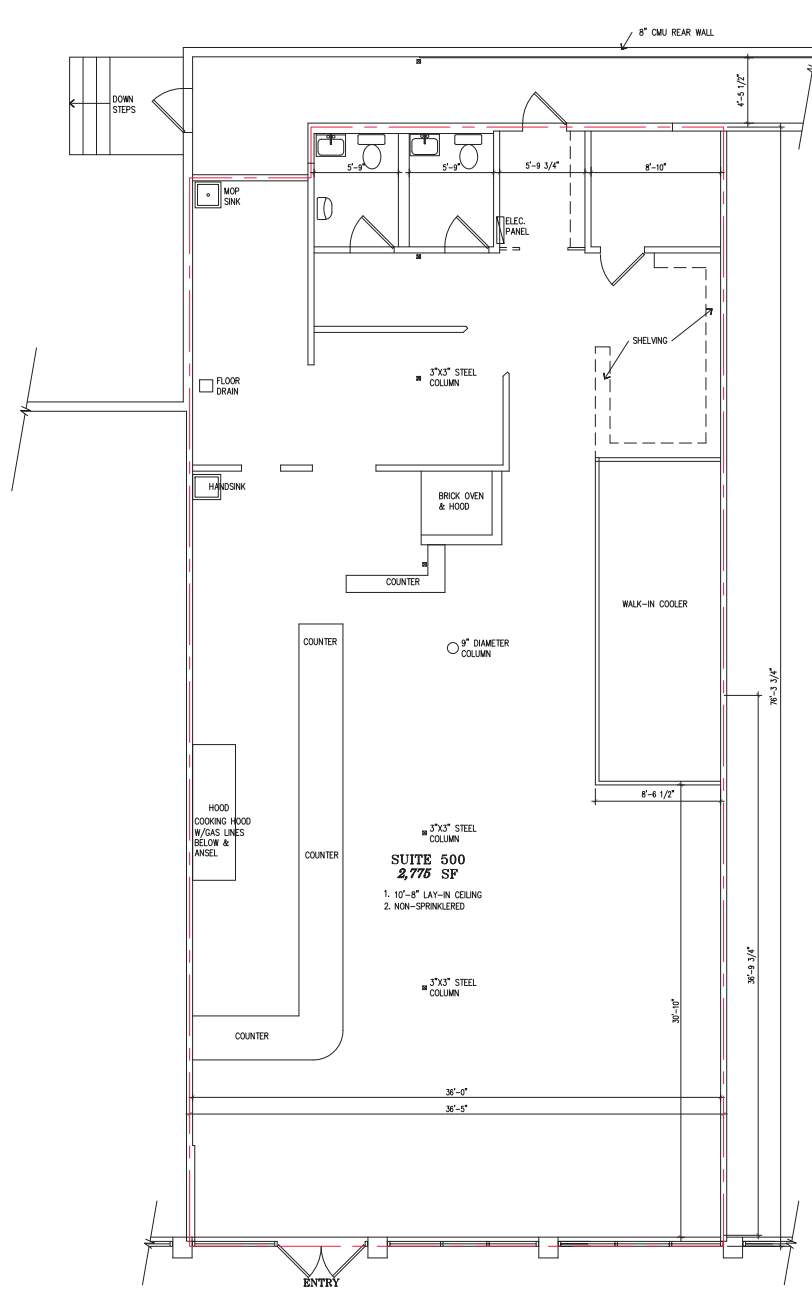
CHI'LANTRO  
KOREAN BBQ INSPIRED

WYLLIE  
South  
Deli  
authentic hot dogs  
cheese steaks & more

Austin  
Diner

BREAKFAST LUNCH DINNER





**GARY SHAW  
ARCHITECTS**

design  
+  
planning

1821 margaret st.  
austin, texas 78704  
off: (512)418-8471  
fax: (512)418-8478

As only a part of the  
design process, this  
document is  
incomplete and may  
not be used for  
regulatory approval,  
permit or  
construction.

**PRELIMINARY**  
7/06/2021

**NORTH LOOP  
SHOPPING  
CENTER**

**SUITE 500**

Austin, Texas

project no.  
144.1404

date  
XXXX

scale:  
1/4"=1'-0"

revisions

**FLOOR PLAN**

sheet no.

**500**





NORTH LOOP BLVD.

BURNET RD.



2,775 SF  
AVAILABLE

*Sue Patrick*



NORTH LOOP BLVD.



BURNET RD.



SITE PLAN

1:100



North Loop  
Plaza



**MART®**

5222

TENANT'S PYLON  
SIGN PANEL



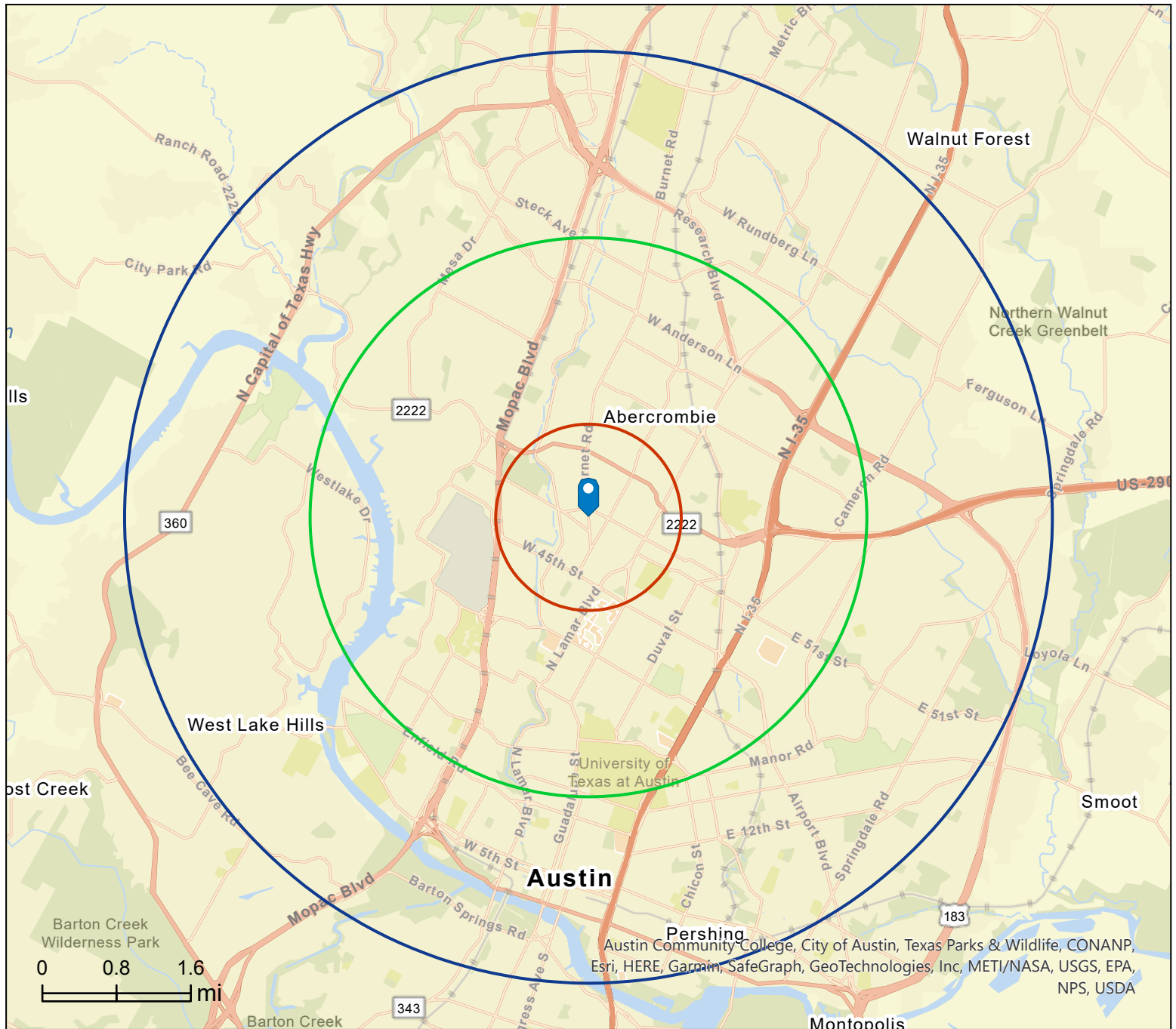




## Site Details Map

North Loop  
5222 Burnet Rd, Austin, Texas, 78756  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.32433  
Longitude: -97.73955



### This site is located in:

**City:** ---  
**County:** Travis County  
**State:** Texas  
**ZIP Code:** 78756  
**Census Tract:** 48453000206  
**Census Block Group:** 484530002063  
**CBSA:** Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area

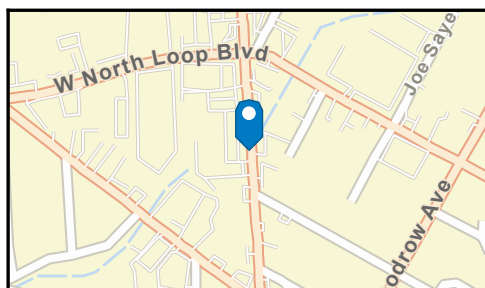
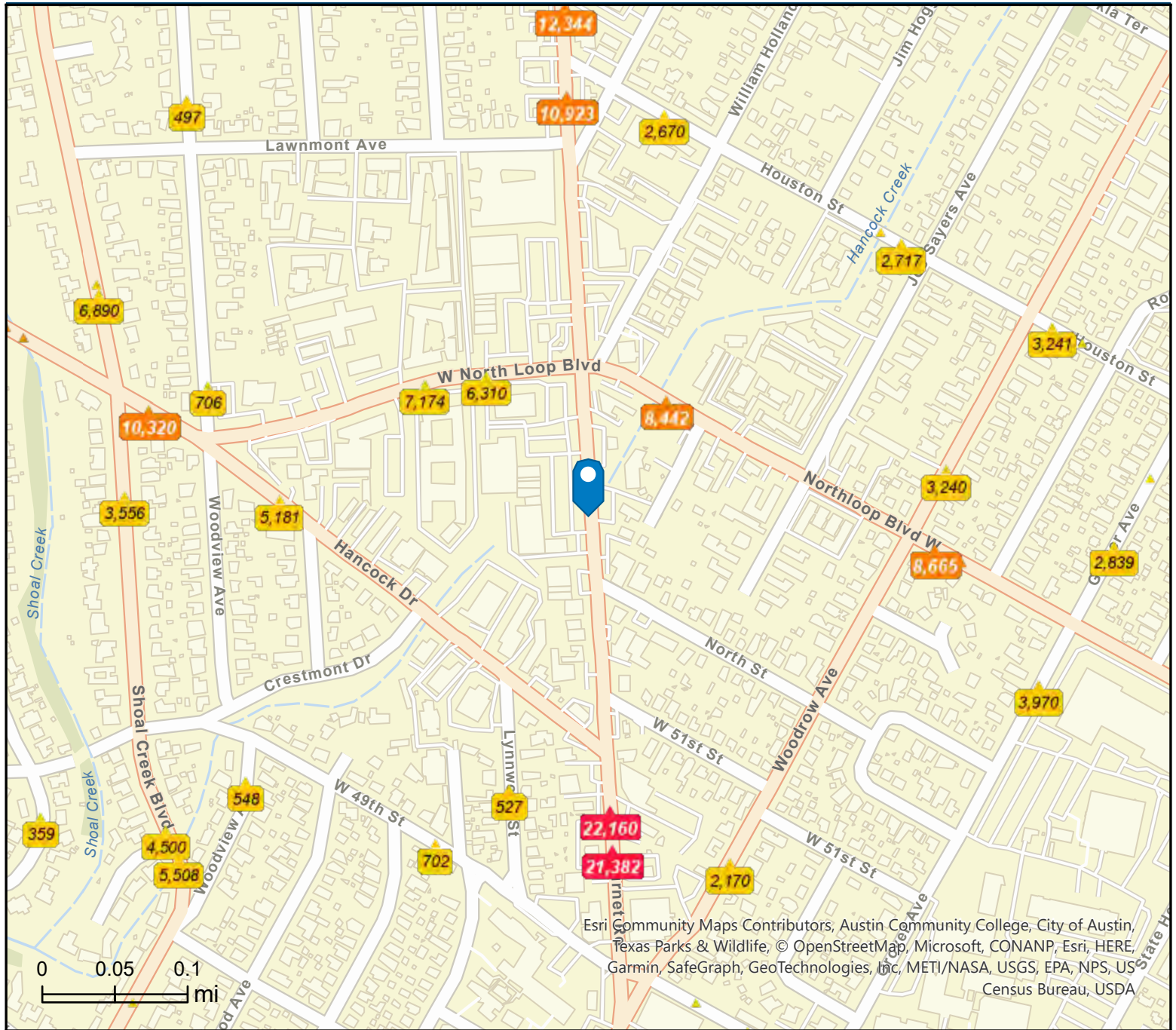
February 14, 2023



## Traffic Count Map - Close Up

North Loop  
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Latitude: 30.32433  
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**Average Daily Traffic Volume**

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

February 14, 2023





## Executive Summary

North Loop  
5222 Burnet Rd, Austin, Texas, 78756  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,152	140,538	298,624
2020 Population	16,109	159,398	340,023
2022 Population	16,703	163,481	350,470
2027 Population	17,283	168,469	365,911
2010-2020 Annual Rate	2.05%	1.27%	1.31%
2020-2022 Annual Rate	1.62%	1.13%	1.35%
2022-2027 Annual Rate	0.69%	0.60%	0.87%
2022 Male Population	50.7%	51.3%	51.3%
2022 Female Population	49.3%	48.7%	48.7%
2022 Median Age	34.4	29.1	32.3

In the identified area, the current year population is 350,470. In 2020, the Census count in the area was 340,023. The rate of change since 2020 was 1.35% annually. The five-year projection for the population in the area is 365,911 representing a change of 0.87% annually from 2022 to 2027. Currently, the population is 51.3% male and 48.7% female.

### Median Age

The median age in this area is 32.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	74.6%	63.4%	58.2%
2022 Black Alone	2.7%	4.3%	6.8%
2022 American Indian/Alaska Native Alone	0.4%	0.7%	0.9%
2022 Asian Alone	6.3%	10.0%	7.5%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	3.3%	8.1%	11.5%
2022 Two or More Races	12.7%	13.4%	15.1%
2022 Hispanic Origin (Any Race)	15.3%	23.8%	29.9%

Persons of Hispanic origin represent 29.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	111	100	104
2010 Households	6,937	60,398	125,090
2020 Households	8,398	70,342	150,374
2022 Households	8,829	72,870	156,618
2027 Households	9,196	75,835	165,992
2010-2020 Annual Rate	1.93%	1.54%	1.86%
2020-2022 Annual Rate	2.25%	1.58%	1.82%
2022-2027 Annual Rate	0.82%	0.80%	1.17%
2022 Average Household Size	1.89	2.08	2.13

The household count in this area has changed from 150,374 in 2020 to 156,618 in the current year, a change of 1.82% annually. The five-year projection of households is 165,992, a change of 1.17% annually from the current year total. Average household size is currently 2.13, compared to 2.14 in the year 2020. The number of families in the current year is 65,494 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

February 14, 2023





## Executive Summary

North Loop  
5222 Burnet Rd, Austin, Texas, 78756  
Rings: 1, 3, 5 mile radii

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Latitude: 30.32433  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	27.7%	39.1%	33.8%
<b>Median Household Income</b>			
2022 Median Household Income	\$99,642	\$72,509	\$79,385
2027 Median Household Income	\$110,669	\$85,437	\$93,803
2022-2027 Annual Rate	2.12%	3.34%	3.39%
<b>Average Household Income</b>			
2022 Average Household Income	\$133,854	\$116,777	\$124,756
2027 Average Household Income	\$152,804	\$131,746	\$140,068
2022-2027 Annual Rate	2.68%	2.44%	2.34%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$71,094	\$52,565	\$56,093
2027 Per Capita Income	\$81,706	\$59,801	\$63,831
2022-2027 Annual Rate	2.82%	2.61%	2.62%

### Households by Income

Current median household income is \$79,385 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$93,803 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$124,756 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$140,068 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$56,093 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$63,831 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	79	56	65
2010 Total Housing Units	7,617	66,477	139,182
2010 Owner Occupied Housing Units	2,924	22,946	51,624
2010 Renter Occupied Housing Units	4,013	37,449	73,474
2010 Vacant Housing Units	680	6,079	14,092
2020 Total Housing Units	9,116	77,029	165,608
2020 Vacant Housing Units	718	6,687	15,234
2022 Total Housing Units	9,969	80,316	173,861
2022 Owner Occupied Housing Units	3,503	27,083	62,632
2022 Renter Occupied Housing Units	5,325	45,787	93,985
2022 Vacant Housing Units	1,140	7,446	17,243
2027 Total Housing Units	10,617	85,570	188,358
2027 Owner Occupied Housing Units	3,618	27,951	65,210
2027 Renter Occupied Housing Units	5,578	47,883	100,783
2027 Vacant Housing Units	1,421	9,735	22,366

Currently, 36.0% of the 173,861 housing units in the area are owner occupied; 54.1%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 165,608 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.18%. Median home value in the area is \$508,446, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by -0.10% annually to \$505,903.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

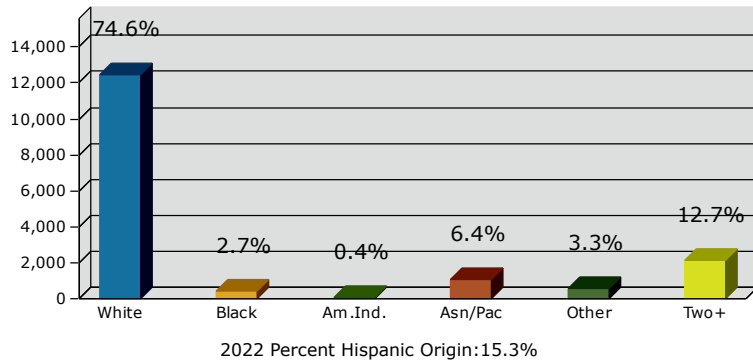
February 14, 2023



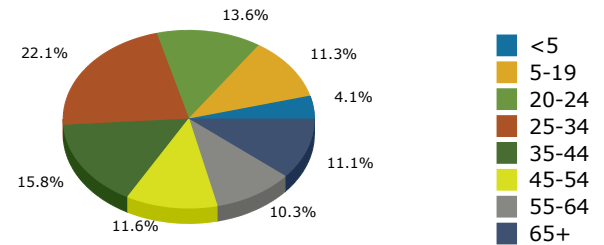
North Loop  
5222 Burnet Rd, Austin, Texas, 78756  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 30.32433  
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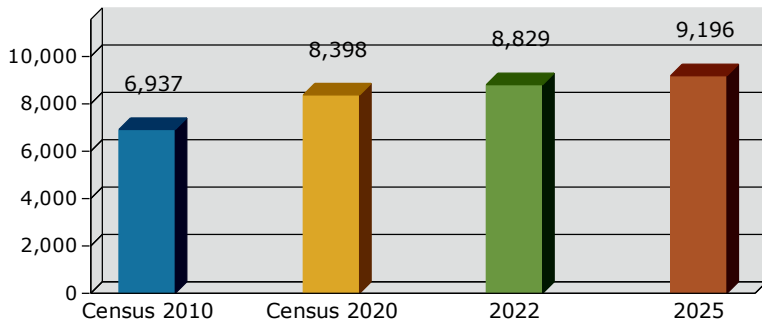
2022 Population by Race



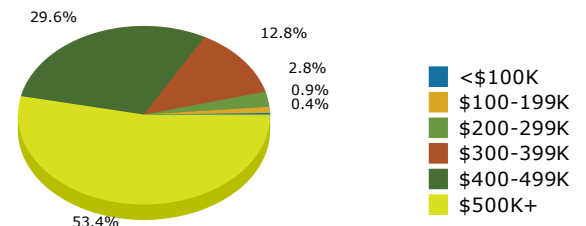
2022 Population by Age



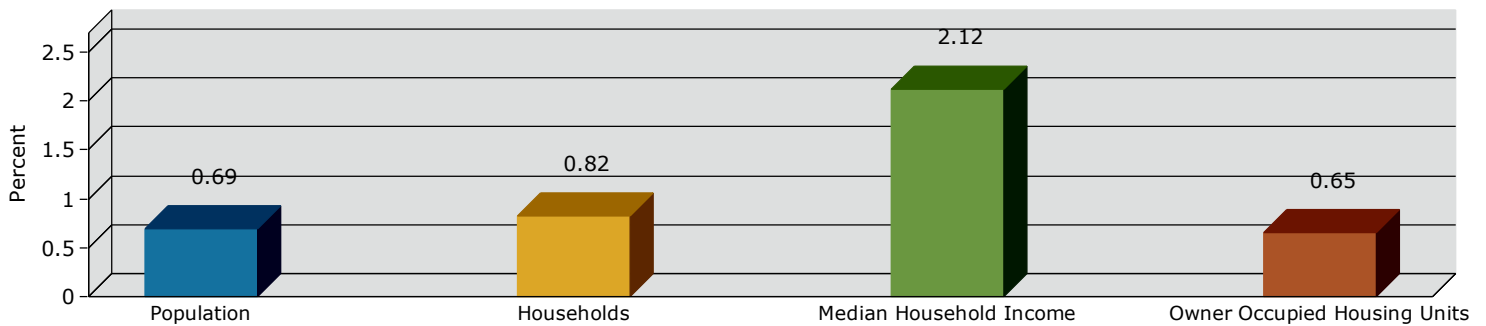
Households



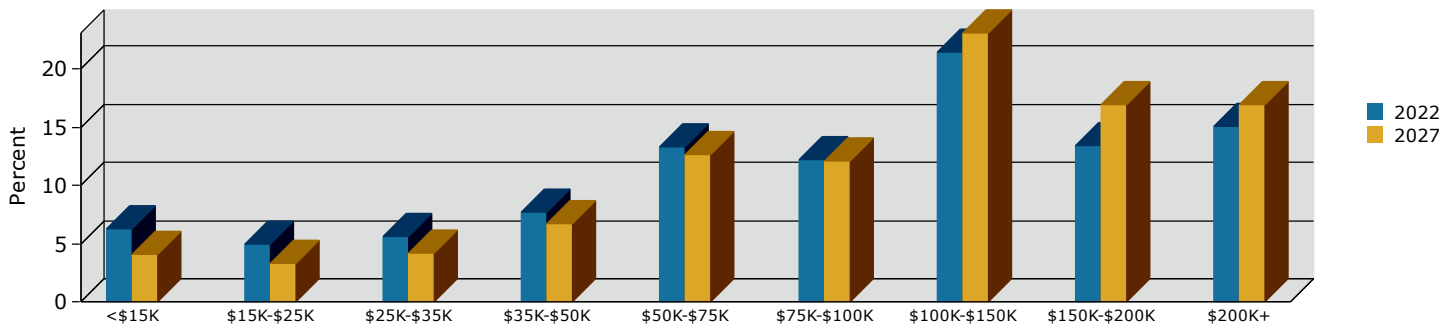
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



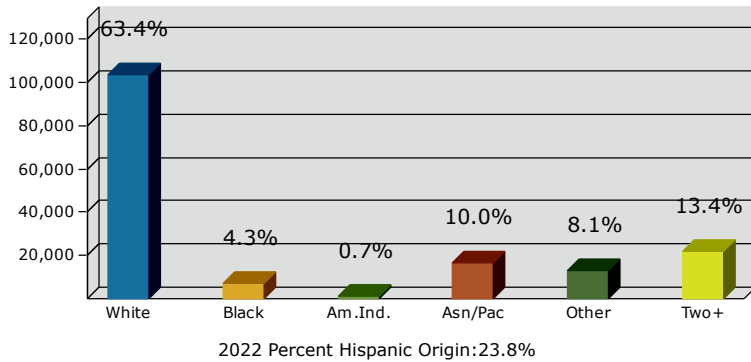
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



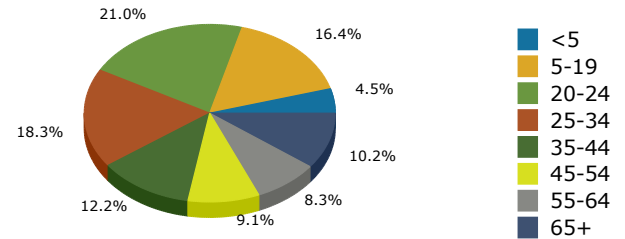
North Loop  
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Ring: 3 mile radius

Prepared by Esri  
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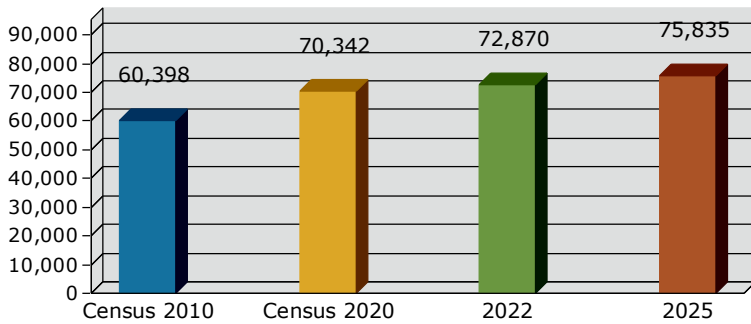
### 2022 Population by Race



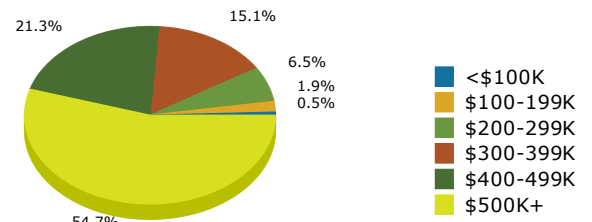
### 2022 Population by Age



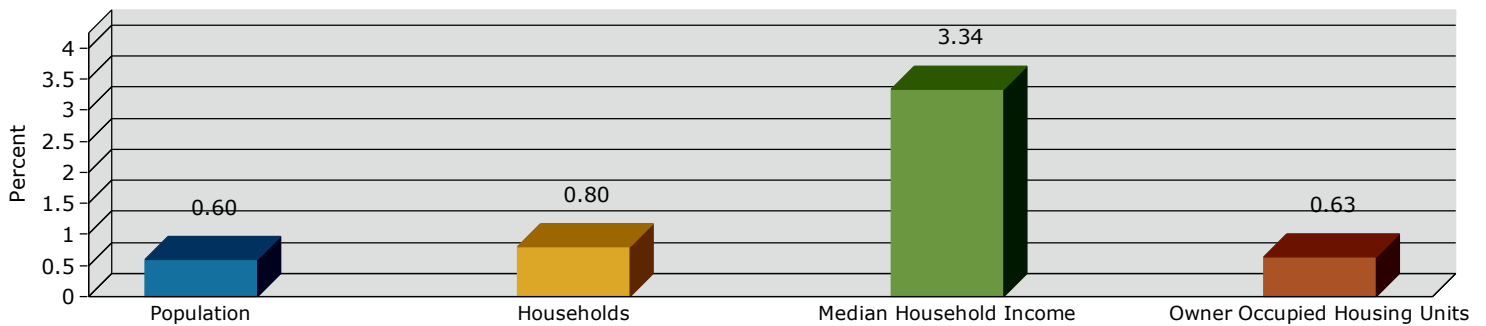
### Households



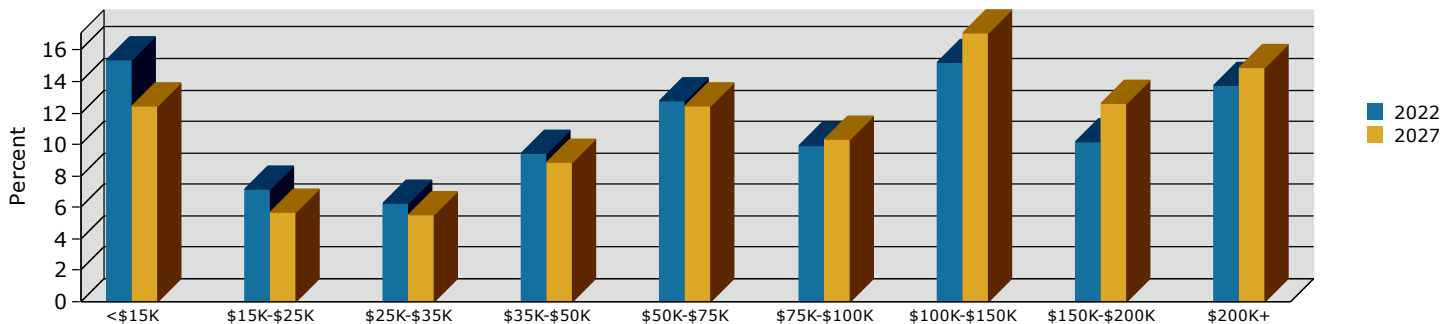
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



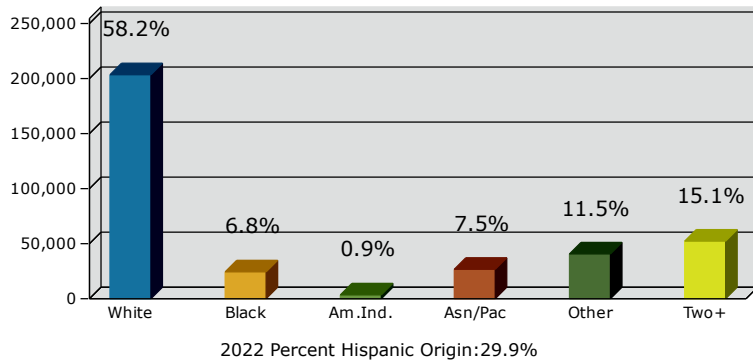
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



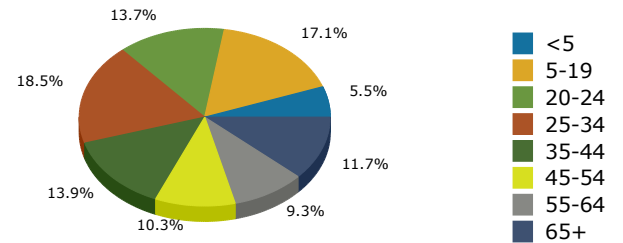
North Loop  
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Ring: 5 mile radius

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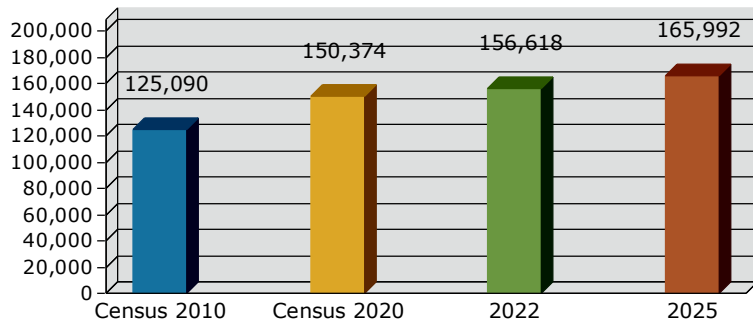
2022 Population by Race



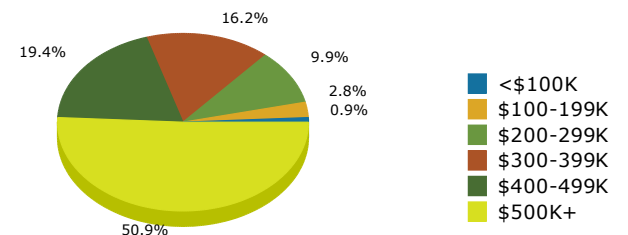
2022 Population by Age



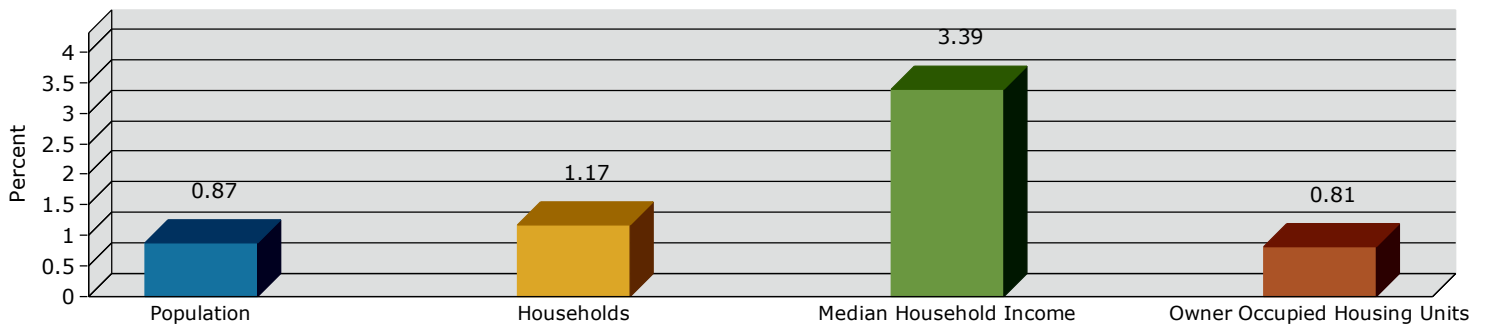
Households



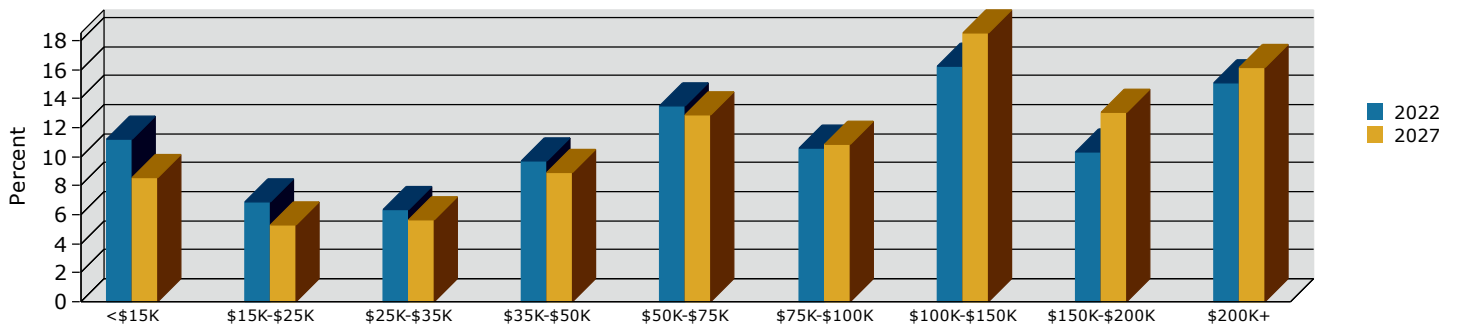
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## **AGENCY DISCLOSURE RULES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.