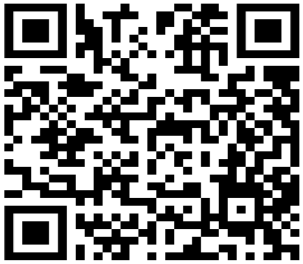


# FOR LEASE

## 1,600 SF Retail Unit on the Ground Floor

9063 Research Blvd,  
Austin, TX 78758



SCAN OR CLICK  
FOR MORE INFO



LOOP  
1

Research Blvd  
27,974 VPD

1,600 SF Available

183

Burnet Rd  
44,627 VPD

**Emmett Sweeney**  
Associate

**Scott Lindauer**  
Senior Associate

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# Executive Summary

9063 Research Blvd is a two-story, 16,400 SF retail/office building located off Hwy 183 near Burnet Road, adjacent to the Exxon gas station at the corner of Research Blvd and Burnet Road.

Suite 102 is a highly visible ground-floor retail space, ideal for a variety of businesses. Formerly a barber shop, the unit features two open retail areas, offering flexibility for multiple layouts or concepts. A kitchen and bathroom are located at the back of the suite, adding convenience for staff or operational needs. With its prime location and adaptable setup it is ideal for any retail business.

The property provides quick and easy access to Hwy 183, Mopac, Burnet Road, and more. Current tenants include Vasquez Mexican Restaurant, a Hair Salon and Barber Shop, a Child Development Center, and an Indian/Nepalese Retail Store. Nearby amenities include Jim's Restaurant, Gold's Gym, Pluckers, Chili's, Highland Lanes. The property provides quick access to N Capital Texas Hwy which includes Whole Foods, Best Buy, Target, Sam's Club, and many more.

9063 Research Blvd is an excellent location for any tenant wishing to be located in North Central Austin in an economic space with easy access to major roadways and other nearby amenities

## Highlights

- Easy Access to Hwy 183, Mopac and Burnet Rd
- Includes Open Space, a Kitchen and Restroom
- Ideally Located
- Ample Parking

**Scott Lindauer**  
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**Emmett Sweeney**  
Associate

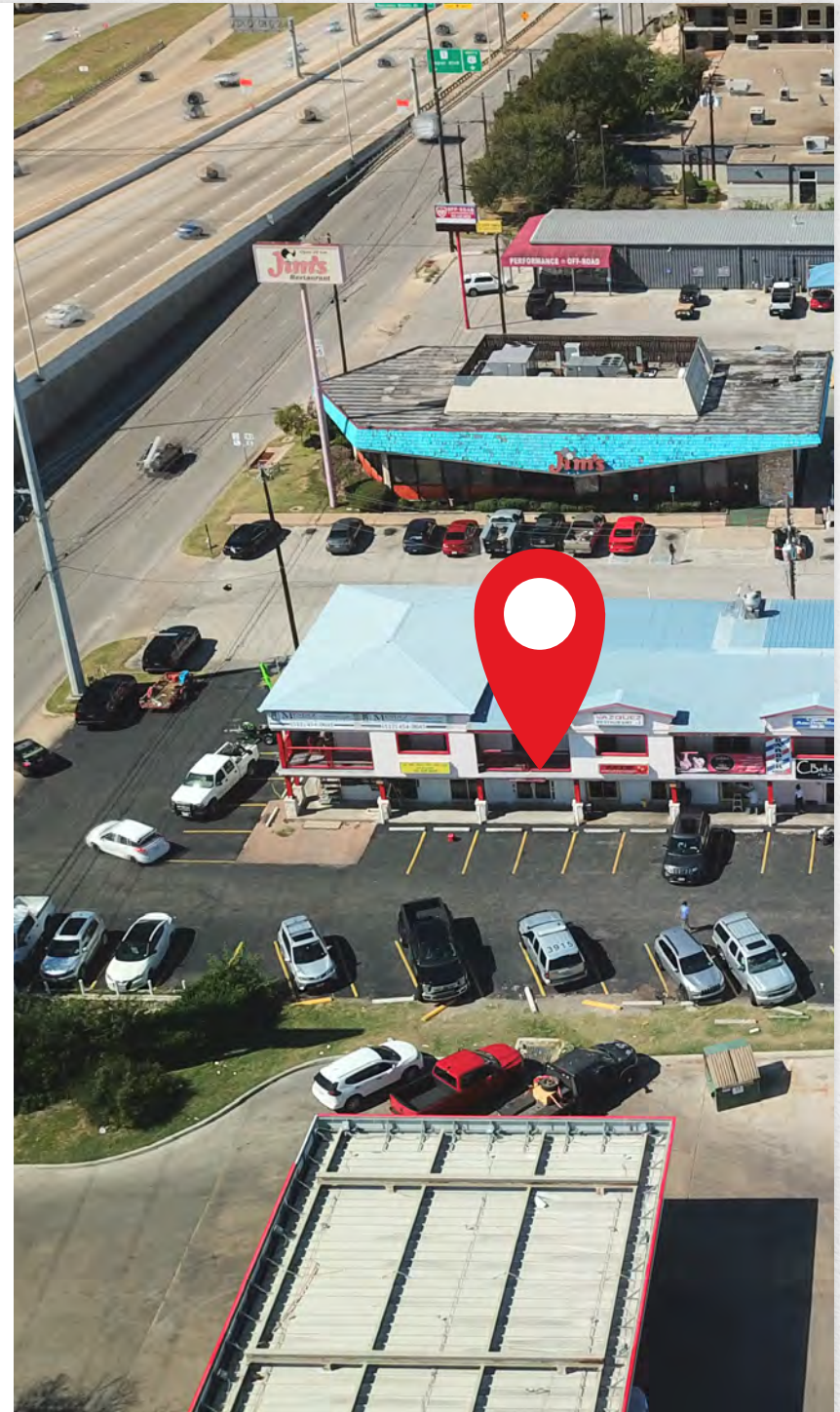
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**FOR LEASE:** 9063 Resarch Blvd, Austin, TX 78758



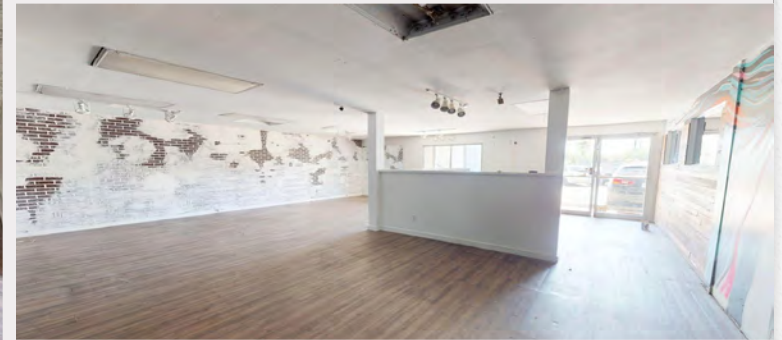
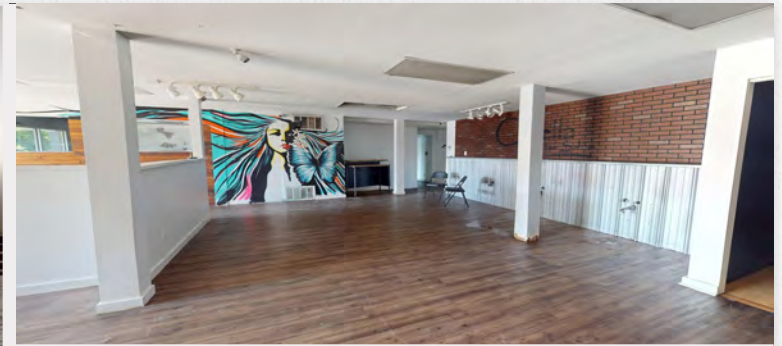
# Listing Details

|                       |                  |
|-----------------------|------------------|
| Lease Rate:           | \$23/SF          |
| NNN:                  | \$5/SF           |
| Property Type:        | Retail<br>Barber |
| Total Building SF:    | 16,400 SF        |
| Available SF:         | 1,600 SF         |
| Zoning:               | NBG-NP           |
| Parking:              | 1.87/1,000 SF    |
| Year Built/Renovated: | 1972/2018        |
| Class:                | B                |



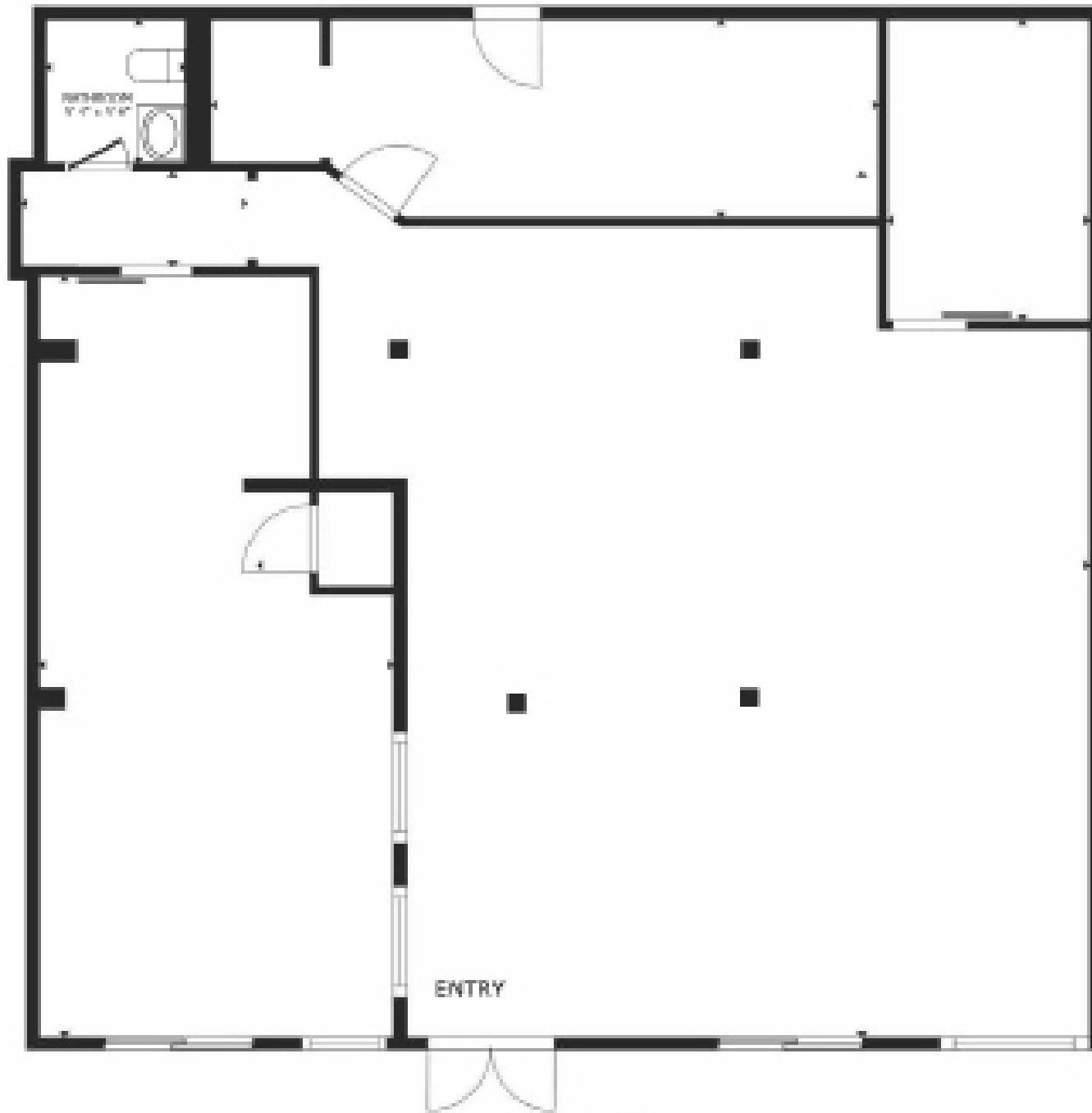
**FOR LEASE:** 9063 Research Blvd, Austin, TX 78758





PHOTOS  
FOR LEASE: 9063 Resarch Blvd, Austin, TX 78758

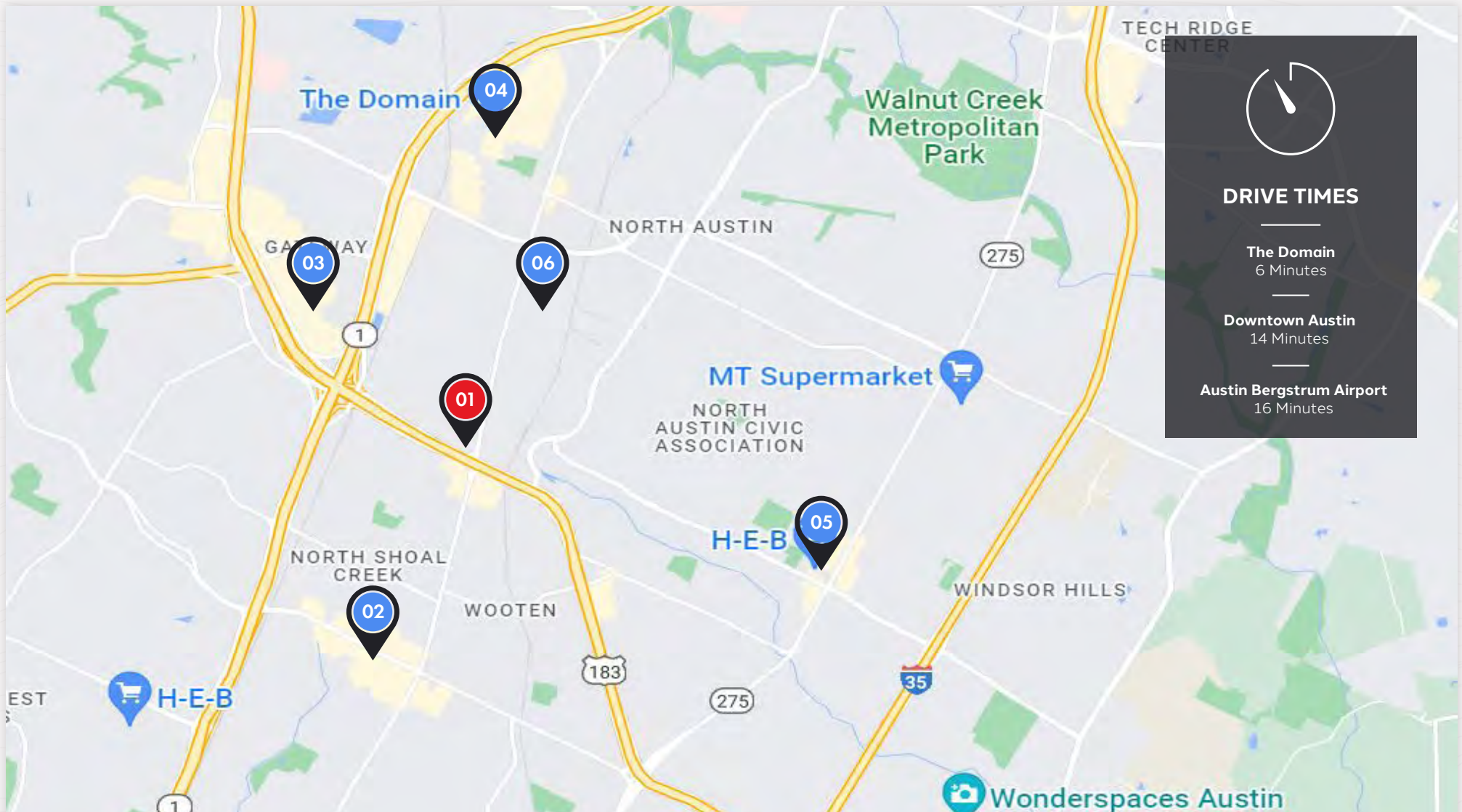




## Floor Plan

FOR LEASE: 9063 Research Blvd, Austin, TX 78758





**01**

9063 Research Blvd

**02**

Walmart, CVS, Walgreens, Chipotle, Starbucks, Whataburger

**03**

Whole Foods, Target, Best Buy, Trader Joe's, HEB, Costco, Sam's Club

**04**

The Domain, Apple Store, H&M, Whole Foods, Nordstrom, Home Depot

**05**

HEB, Walgreens, McDonald's, Taco Bell, Whataburger, O'reilly Auto Parts

**06**

Q2 Stadium, K1 Speed, Topgolf, Starbucks, Turnstile Coffee Beer Burgers

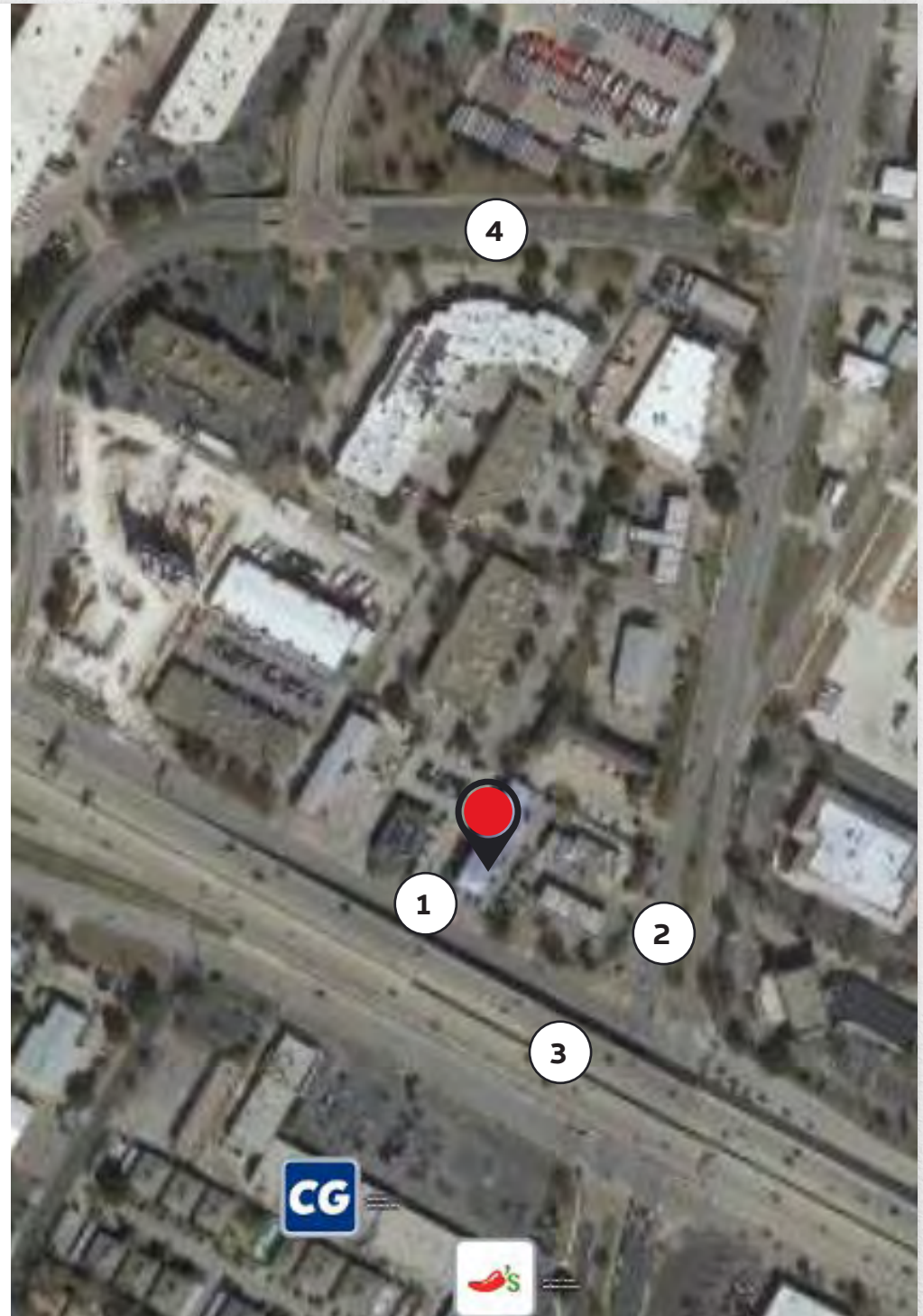
## LOCATION OVERVIEW

**FOR LEASE:** 9063 Resarch Blvd, Austin, TX 78758



# Traffic Counts

| Street Name               | Vehicles Per Day |
|---------------------------|------------------|
| 1   Research Blvd         | 27,974 VPD       |
| 2   Burnet Road           | 44,626 VPD       |
| 3   Hwy 183               | 119,179 VPD      |
| 4   Waterford Centre Blvd | 2,443 VPD        |



**FOR LEASE:** 9063 Resarch Blvd, Austin, TX 78758



# Market Overview

# Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## **Economy**

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## **Real Estate**

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.



# Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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' 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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| Licensed Broker / Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email            | Phone        |

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| Sales Agent/Associate's Name | License No. | Email | Phone |
|------------------------------|-------------|-------|-------|