

Neighborhood Shopping Center

FOR LEASE: 1,320 - 2,720 SF

5001 NUCKOLS CROSSING RD, AUSTIN, TX 78744



CONTACT US —————→

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**5001 NUCKOLS CROSSING RD,
AUSTIN, TX 78744**



ABOUT 5001 NUCKOLS CROSSING ROAD:

Located in an established pocket of South Austin, this retail center is ideally positioned to serve the surrounding dense residential neighborhoods. Anchored by a convenience store that drives consistent daily traffic, the property offers excellent visibility and access for neighborhood-focused retailers. Its strong location within a mature community makes it a strategic choice for businesses looking to embed themselves within a loyal, high-demand customer base.

AVAILABILITY:

- SUITE 115: 1,320 SF
- SUITE 120: 1,400 SF END-CAP

TOTAL SF: 10,365 SF SHOPPING CENTER

EST. COMPLETION: Q2 2026

**ZONING: LR (NEIGHBORHOOD
COMMERCIAL)**

**LEASE RATE: CONTACT BROKER FOR
PRICING**

HIGHLIGHTS:

- C-STORE ANCHOR
- STRONG FOOT TRAFFIC
- HIGH RESIDENTIAL DENSITY
- NEARBY PUBLIC SCHOOLS



CONCEPTUAL PHOTOS

Disclaimer: All renderings shown in this presentation are conceptual, therefore subject to change



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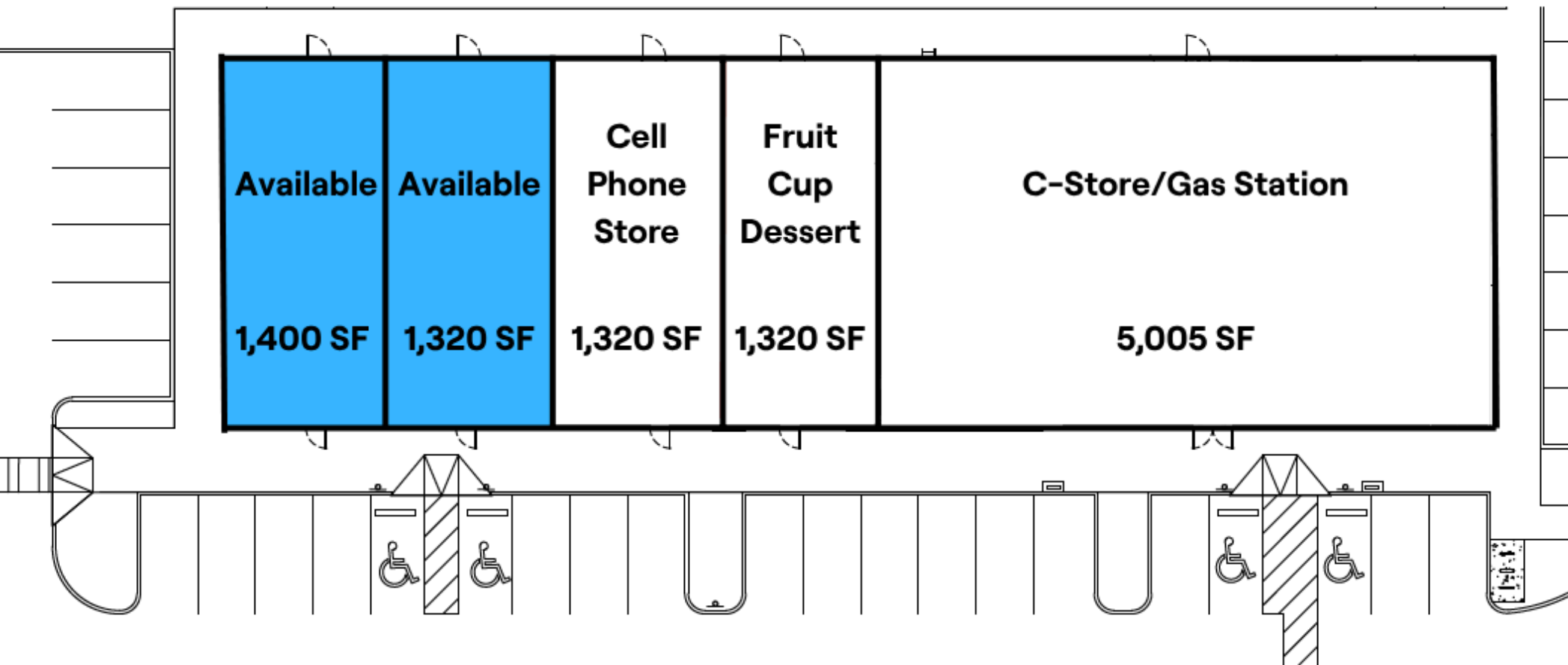
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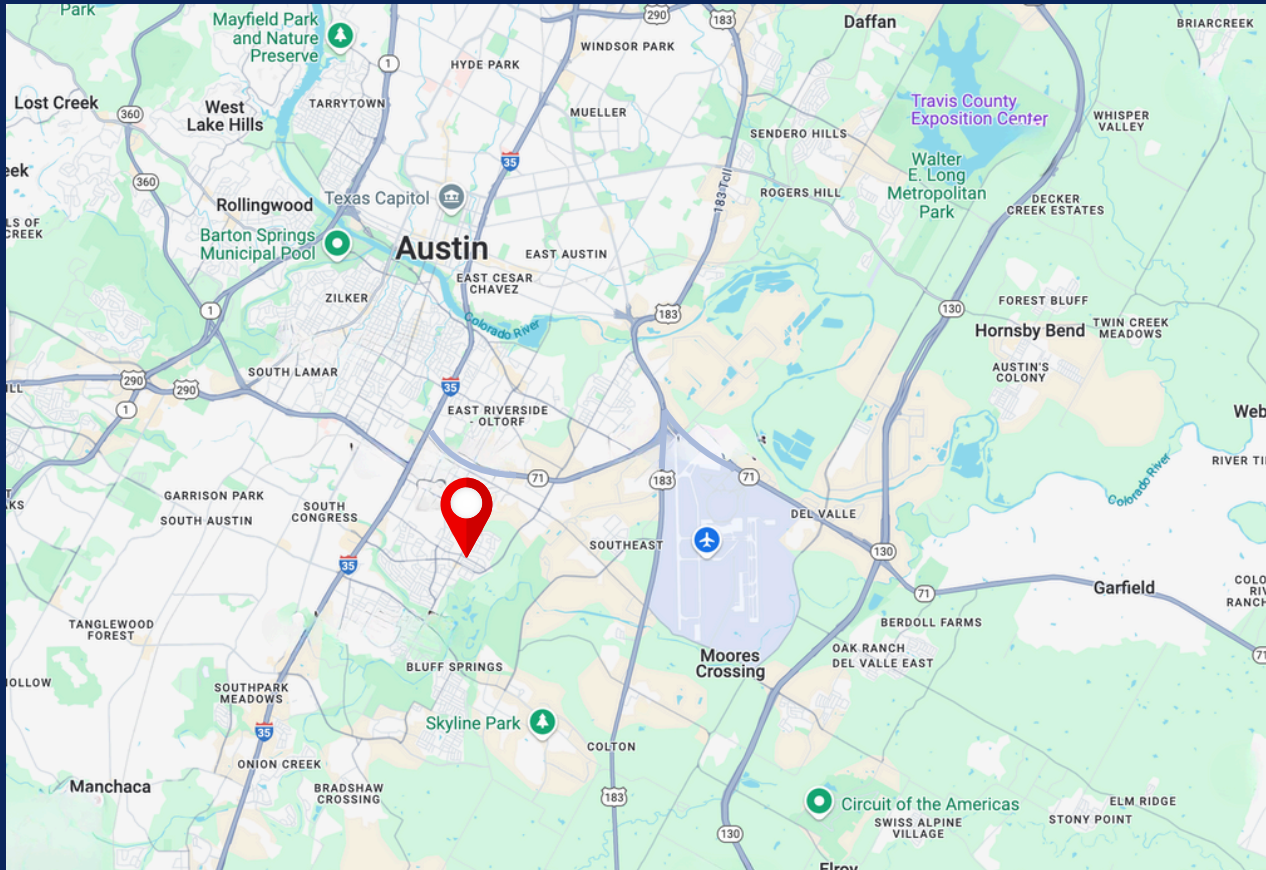
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TRADE AREA

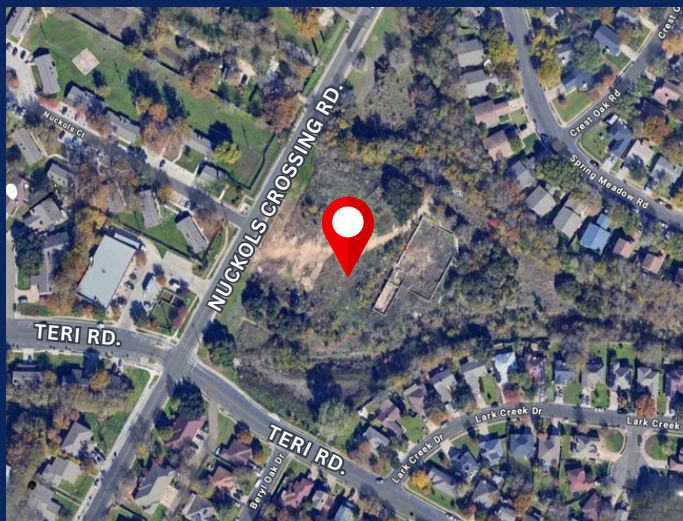


TRAFFIC INFORMATION

- 10,000 vehicles per day near site
- E Stassney LN: 11,964 vehicles per day

LOCATION PROXIMITY

- 7 mi to Downtown Austin via I-35 N
- 20 mi to Austin-Bergstrom International Airport via TX-71 E
- 35 mi to San Marcos via I-35 S
- 75 mi to San Antonio via I-35 S



NEARBY BUSINESSES

- Dollar General
- Sonic Drive-In
- Church's Texas Chicken
- Dominos Pizza
- Family Dollar
- Oreilly Auto Parts
- Chevron
- Mendez Middle School
- Widen Elementary School
- Rodriguez Elementary School
- Dove Springs Recreation Center
- Jimmy Clay Golf Course
- Urban Air Trampoline and Adventure Park

RETAILER MAP



AUSTIN, TEXAS OVERVIEW



AUSTIN CITY LIMITS MUSIC FESTIVAL



UNIVERSITY OF TEXAS AUSTIN



TEXAS STATE CAPITOL



BARTON SPRINGS

POPULATION

Austin is the capital of Texas and the 10th most populous city in the United States, with a population of over 975,000. It consistently ranks as one of the fastest-growing large cities in the country, driven by its booming economy, quality of life, and cultural appeal.

INDUSTRY

Austin is a major hub for technology, innovation, and entrepreneurship. Nicknamed "Silicon Hills," the city is home to tech giants like Dell, Apple, Tesla, and Oracle. It also has strong sectors in education, government, healthcare, and music, with over 75,000 tech jobs fueling the local economy.

CITY ATTRACTIONS

Austin is known as the "Live Music Capital of the World," hosting over 250 live music venues and major events like South by Southwest (SXSW) and Austin City Limits. It's also celebrated for its outdoor lifestyle, with attractions like Lady Bird Lake, Barton Springs, and miles of hiking and biking trails. The city blends natural beauty, cultural richness, and modern urban living.

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Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



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.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	info@corecommercialsa.com	210-201-0061
Amanda Concha Designated Broker of Firm	578245	Amanda@corecommercialsa.com	210-201-0061
Moises Hernandez Senior Associate	783405	Moises@corecommercialsa.com	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	Gabby@corecommercialsa.com	210-396-0587
Buddy Fisher Associate	824535	Buddy@corecommercialsa.com	210-454-7424
Ginger Toy Director of Administration/Associate	735223	Ginger@corecommercialsa.com	210-201-0061
An Tran Associate	817323	Antran@corecommercialsa.com	210-975-2566
Fernando Agurcia Associate	719215	Fernando@corecommercialsa.com	305-799-4592

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at www.trec.texas.gov	