



SUITE 104
912 SQFT

FOR LEASE · RETAIL

The Jade Center

LEASE AREA

912 Square Feet

SPACE TYPE

**Turnkey Retail
Space**

LOCATION

Jonestown, TX

FM 1431 · JONESTOWN, TEXAS

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CONTACT

Samara Inauen

samara@goldtier.net

496.585.9956

SHOWINGS

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Prime Jonestown Retail Space



OFFERING PRICE

\$2,204/Month

PER SQFT

**\$19/SF + \$10/SF
NNN**

Address: 18601 FM 1431, JONESTOWN, TEXAS 78645

Pricing: \$19/SF + \$10/SF NNN (\$2,204/MONTH)

Square Footage: 912 SQFT

Date Available: AVAILABLE NOVEMBER 1, 2026

Condition: SECOND GENERATION RETAIL

Parking: 33 SPACES (5.08:1,000 SQFT)

Signage: BUILDING AND MONUMENT AVAILABLE

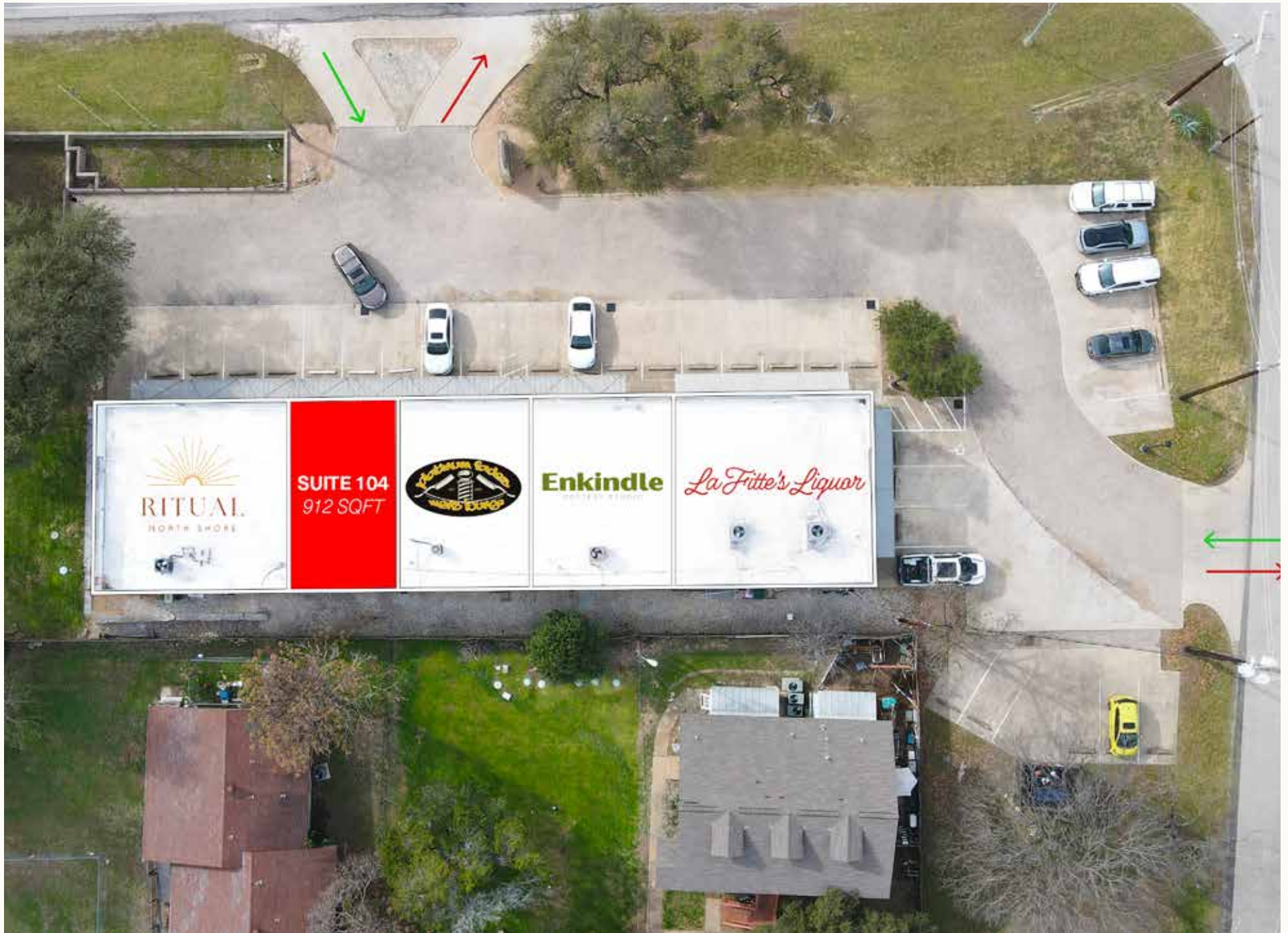
Building Tenants:

- » RITUAL NORTH SHORE YOGA
- » ENKINDLE POTTERY STUDIO
- » PLATINUM FADES BARBER SHOP
- » LAFITTE'S LIQUOR AND FINE WINE

Remarks:

- » EXCELLENT VISIBILITY FROM FM 1431
- » MULTIPLE INGRESS/EGRESS POINTS
- » LOCAL OWNERSHIP AND MANAGEMENT
- » STRONG TRAFFIC COUNTS











Jonestown, Texas

Nestled in the Texas Hill Country on the north shore of Lake Travis, Jonestown offers a rare blend of lakeside living and Hill Country beauty—just 25 miles northwest of downtown Austin. Residents wake up to rolling hills and sparkling water views, with boating, fishing, and swimming right in their backyard at Jones Brothers Park and the coves of Lake Travis. Outdoor lovers will appreciate nearby gems like the Balcones Canyonlands National Wildlife Refuge, with miles of trails winding through scenic canyons and wildflower-covered hillsides. Despite its peaceful, small-town feel, Jonestown keeps you connected—with the shopping, dining, and employment hubs of Cedar Park and Leander just minutes away, and easy access to Austin’s booming tech corridor via 183A.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,131	10,056	56,049
HOUSEHOLDS	912	3,714	19,696
MEDIAN HH INCOME	\$107,302	\$143,468	\$156,258
MEDIAN AGE	47	44	41
5-YR POP. GROWTH	6.8%	7.8%	9.2%



EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

The Jade Center

RETAIL SPACE FOR LEASE · JONESTOWN, TEXAS



Samara Inauen

GOLD TIER REAL ESTATE

496.585.9956

samara@goldtier.net



Colin Tierney

GOLD TIER REAL ESTATE

512.674.5727

colin@goldtier.net



Taylor Golden

GOLD TIER REAL ESTATE

512.626.4424

taylor@goldtier.net

GOLD TIER REAL ESTATE, LLC

Austin Branch: 1010 RR 620 Suite 219, Lakeway, TX 78734

San Antonio Branch: 7979 Broadway, Suite 214, San Antonio, Texas 78209

(512) 674-5727 · contact@goldtier.net · goldtier.net

TREC BROKER

Lic. 9009518

Colin Tierney, Designated Broker

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