

# WHITE HORSE PLAZA

2110 White Horse Trail, Austin, TX 78757



**CENTRAL AUSTIN STRIP CENTER**  
**FOR LEASE**

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## PROPERTY HIGHLIGHTS

2110 White Horse Trail, Austin, TX 78757

### LOCATION

2110 White Horse Trail  
NWQ of Burnet Rd & White Horse Trl



### PROPERTY

- » 13,098 SF
- » Availability: 3,000 SF Office
- » Call for Pricing



### PROPERTY HIGHLIGHTS

- » Renovation occurring Summer 2025
- » Dense trade area
- » Lighted intersection
- » Adjacent to Lamar Middle School



### TRAFFIC COUNTS (TXDOT)

Burnet Rd: 36,477 VPD ('24)  
Northland Dr: 27,821 VPD ('23)



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SITE PLAN

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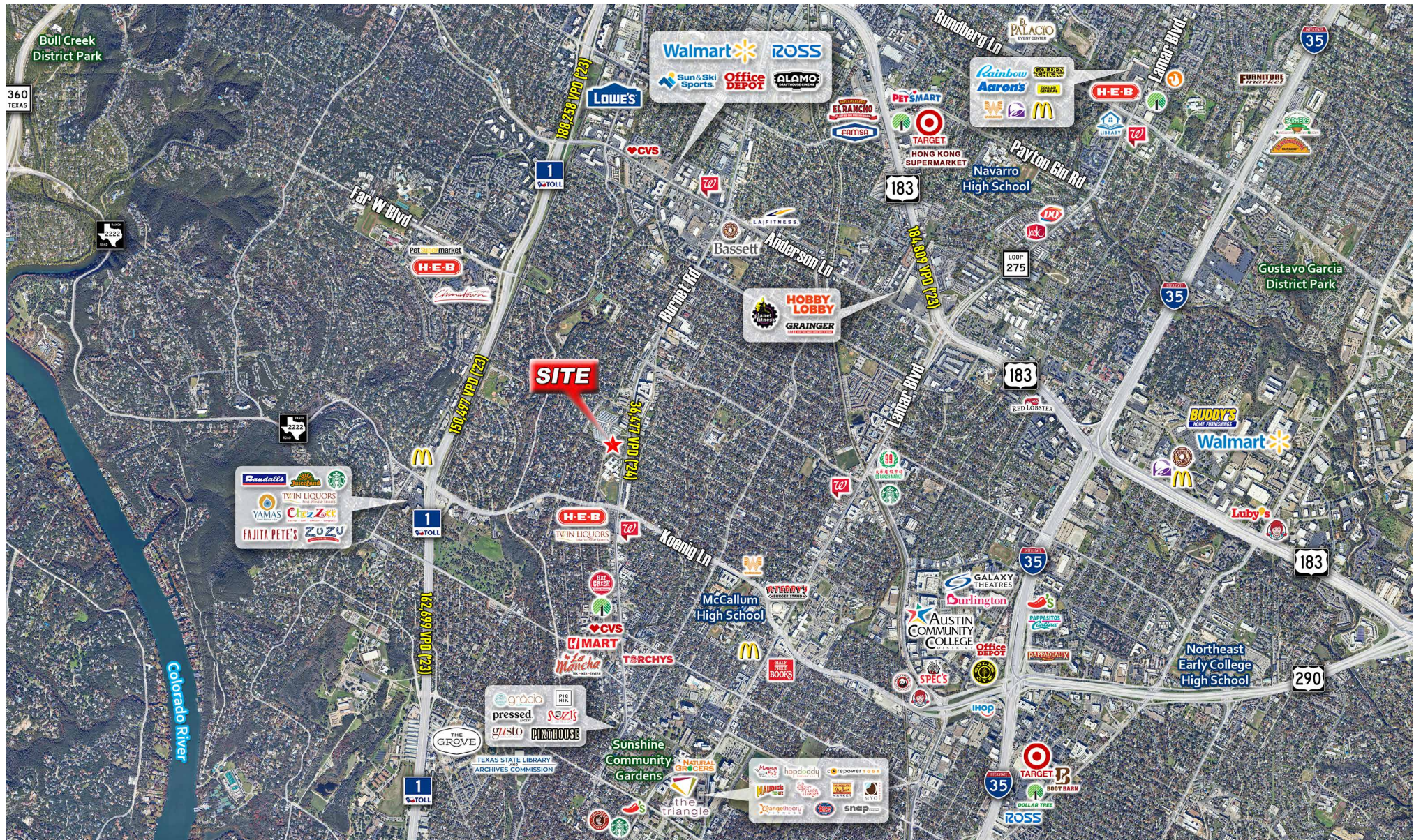
 **CASWELL**  
COMMERCIAL



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MARKET AERIAL

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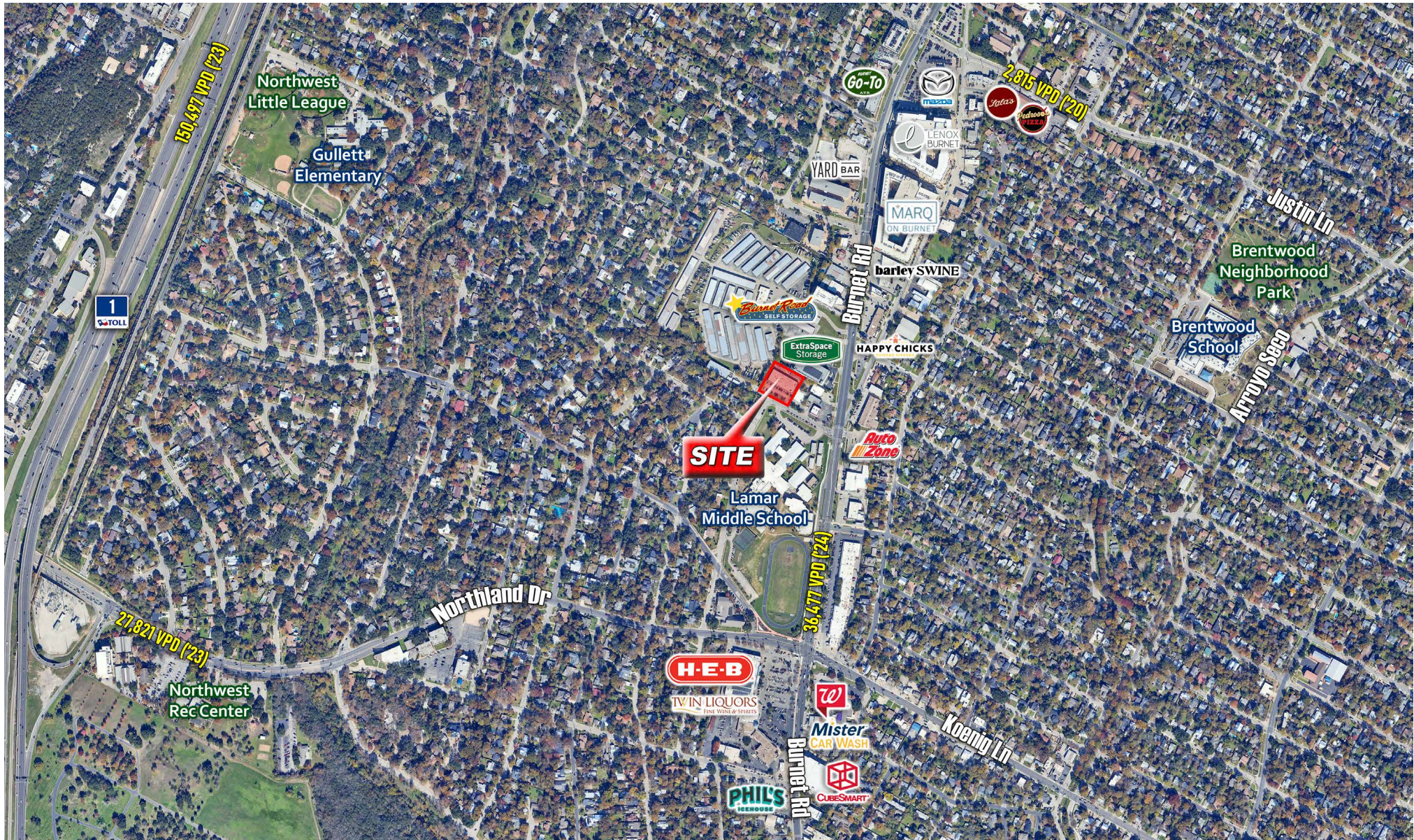




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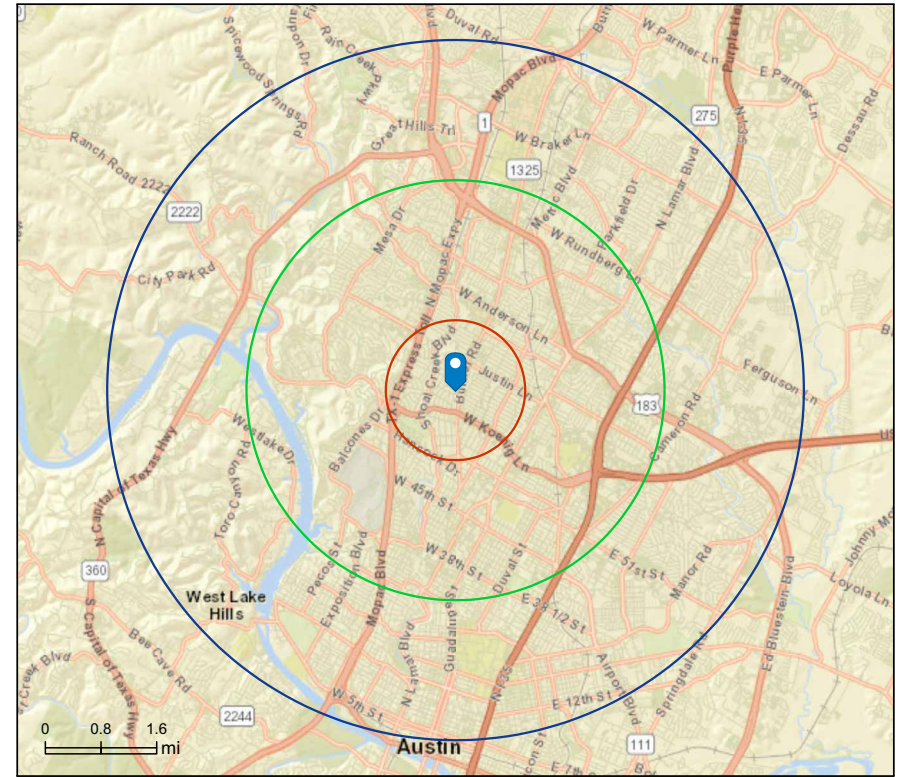


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## DEMOGRAPHIC SNAPSHOT

2110 White Horse Trail, Austin, TX 78757

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,828	123,597	289,810
2020 Total Population	14,138	135,102	327,402
2020 Group Quarters	74	1,800	16,922
2024 Total Population	13,783	137,132	335,362
2024 Group Quarters	76	1,841	17,381
2029 Total Population	14,247	136,464	342,061
2024-2029 Annual Rate	0.66%	-0.10%	0.40%
2024 Total Daytime Population	13,886	190,674	562,437
Workers	8,740	136,612	424,723
Residents	5,146	54,062	137,714
<b>Household Summary</b>			
2010 Households	5,825	55,847	122,871
2010 Average Household Size	2.00	2.19	2.23
2020 Total Households	6,743	62,262	144,146
2020 Average Household Size	2.09	2.14	2.15
2024 Households	6,797	64,808	152,002
2024 Average Household Size	2.02	2.09	2.09
2029 Households	7,266	66,662	161,312
2029 Average Household Size	1.95	2.02	2.01
2024-2029 Annual Rate	1.34%	0.57%	1.20%
2010 Families	2,671	25,453	56,644
2010 Average Family Size	2.79	3.05	3.07
2024 Families	3,043	27,346	63,399
2024 Average Family Size	2.83	3.02	2.99
2029 Families	3,177	27,397	65,139
2029 Average Family Size	2.77	2.95	2.92
2024-2029 Annual Rate	0.87%	0.04%	0.54%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,980	58,877	125,044
Owner Occupied Housing Units	56.1%	38.8%	38.1%
Renter Occupied Housing Units	42.0%	58.3%	57.9%
Vacant Housing Units	2.0%	2.9%	3.9%
2010 Housing Units	6,303	61,928	136,019
Owner Occupied Housing Units	54.3%	37.1%	36.0%
Renter Occupied Housing Units	38.1%	53.1%	54.3%
Vacant Housing Units	7.6%	9.8%	9.7%
2020 Housing Units	7,192	67,708	158,041
Owner Occupied Housing Units	50.0%	35.6%	33.6%
Renter Occupied Housing Units	43.8%	56.4%	57.6%
Vacant Housing Units	6.5%	8.1%	8.7%
2024 Housing Units	7,246	71,314	168,367
Owner Occupied Housing Units	50.4%	35.2%	33.5%
Renter Occupied Housing Units	43.4%	55.7%	56.8%
Vacant Housing Units	6.2%	9.1%	9.7%
2029 Housing Units	7,837	74,249	179,746
Owner Occupied Housing Units	46.5%	34.0%	31.8%
Renter Occupied Housing Units	46.2%	55.8%	57.9%
Vacant Housing Units	7.3%	10.2%	10.3%
<b>2024 Households by Income</b>			
Household Income Base	6,797	64,808	152,002
<\$15,000	4.1%	9.1%	11.0%
\$15,000 - \$24,999	3.3%	4.5%	4.1%
\$25,000 - \$34,999	4.3%	5.4%	5.2%
\$35,000 - \$49,999	7.3%	9.8%	8.9%
\$50,000 - \$74,999	12.5%	17.2%	16.3%
\$75,000 - \$99,999	12.2%	11.6%	11.4%
\$100,000 - \$149,999	16.1%	12.9%	13.6%
\$150,000 - \$199,999	14.5%	9.8%	10.0%
\$200,000+	25.6%	19.6%	19.5%
Average Household Income	\$171,959	\$138,178	\$137,181



### 2024 Population 25+ by Educational Attainment

Total	10,242	99,198	227,254
Less than 9th Grade	0.8%	4.6%	4.2%
9th - 12th Grade, No Diploma	1.6%	2.9%	2.8%
High School Graduate	6.0%	9.9%	10.0%
GED/Alternative Credential	1.6%	1.9%	2.2%
Some College, No Degree	11.4%	11.8%	11.9%
Associate Degree	2.9%	4.3%	4.5%
Bachelor's Degree	45.2%	37.2%	37.8%
Graduate/Professional Degree	30.5%	27.3%	26.5%

### 2024 Population 15+ by Marital Status

Total	11,485	116,485	288,798
Never Married	41.4%	45.3%	49.6%
Married	46.9%	41.0%	38.5%
Widowed	3.5%	4.3%	3.4%
Divorced	8.2%	9.4%	8.6%

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## 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.*

2-10-2025



### 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 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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