

## RETAIL/OFFICE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749



**Discounted Rate of \$20/SF/YR + NNN - Fall Special!**

# FOR LEASE

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### RETAIL SPACE: PLAZA I

#### LOCATION

Located between US Hwy 290 and Loop 1 on W Williams Cannon Dr. This strip center is located closer to Hwy 290, exit off Hwy 290 onto W William Cannon Dr, Go East .42 of a mile, Legend Oaks Strip Center is on the Right.

#### DESCRIPTION

Park like setting that surrounds this multi-tenant strip center located in Legend Oaks Plaza I with majestic oak trees surrounding and shading this whole complex. Notable tenants include NextCare Urgent Care and Hecho en Mexico Restaurant. Located in between Loop 1 and US Hwy 290 in beautiful south Austin Area, and this site has three ingress/egress points that provide easy access and exit out of this complex. Plenty of parking for all stores and offices employees and customers.

#### BUILDING SIZE

±10,725 SF

#### AVAILABLE SPACE

Suite 305: ±1,000 SF

#### ZONING

LR, Neighborhood Commercial

#### LEASE RATE

\$26/SF/YR + NNN

**\$20/SF/YR + NNN - Fall Special!**

#### HIGHLIGHTS

- Prime Location between Loop 1 and US Hwy 290 in South Austin
- This Strip Center is .42 of a mile from Hwy 290 for fast access
- This complex sits on a corner lot with three points of Entry
- Plenty of Parking with shade from beautiful oak trees surrounding parking lot.
- Parking is in front of building with additional parking directly across from front parking

#### SUITE 305 HIGHLIGHTS

- Space is set up for retail with an office, storage area, and bathroom

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# LEASE

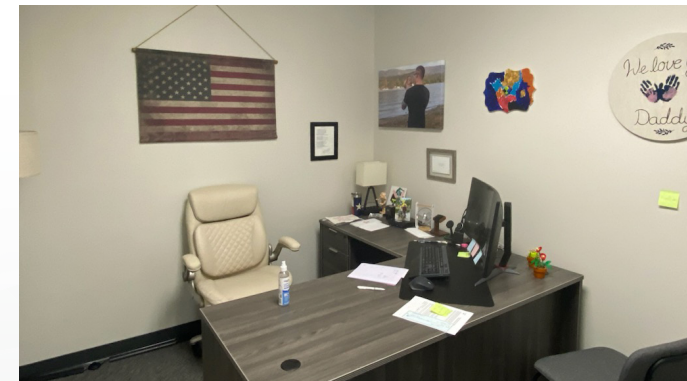
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### SUITE 305 PHOTOS



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### OFFICE SPACE: PLAZA II

#### HIGHLIGHTS

- 2nd Gen Offices
- Great Condition
- ADA Compliant
- Move-in Ready
- Easy Access
- Great Visibility
- High Traffic

#### DESCRIPTION

Conveniently located near Highway 290 and 71, offices are ADA compliant and move-in ready, with easy access and high visibility. Ideal for businesses seeking a second-generation office in the bustling South/West Austin Area.

#### BUILDING SIZE

±15,025 SF

#### ZONING

GR-CO-NP, LR-NP

#### LEASE RATE

\$29/SF/YR + NNN

**\$26/SF/YR + NNN**

#### AVAILABLE SPACE

**Suite 201:** ±1,746 SF

**Suite 202:** ±543 SF

(Open floor plan - one room with storage closet)

**Suite 203C:** ±1,986 SF

|                       |                   |
|-----------------------|-------------------|
| 1 Server room/storage | 1 conference room |
| 1 break room          | 1 waiting area    |
| 7 offices             |                   |

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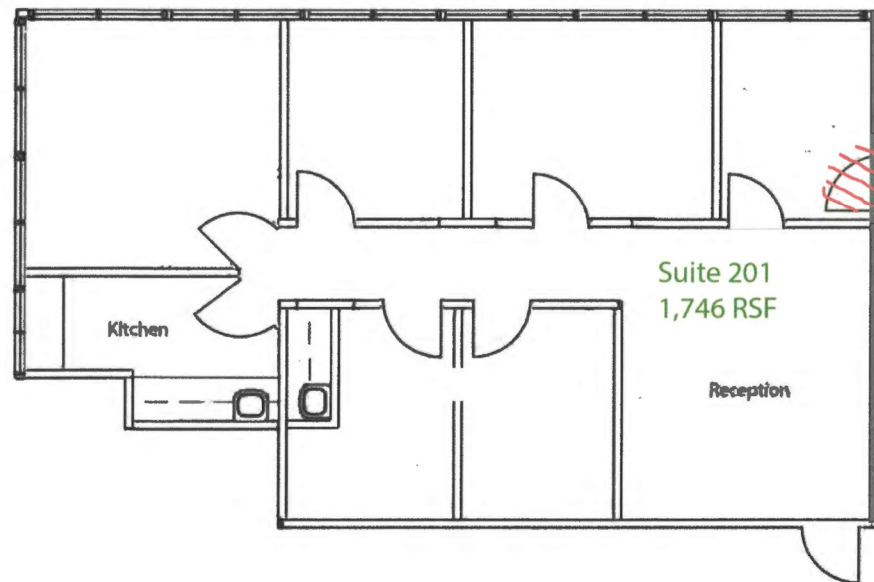


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### OFFICE SPACE FLOOR PLANS

#### SUITE 201 FLOOR PLAN: ±1,746 SF



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### SUITE 202 PHOTOS



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### SUITE 203C PHOTOS



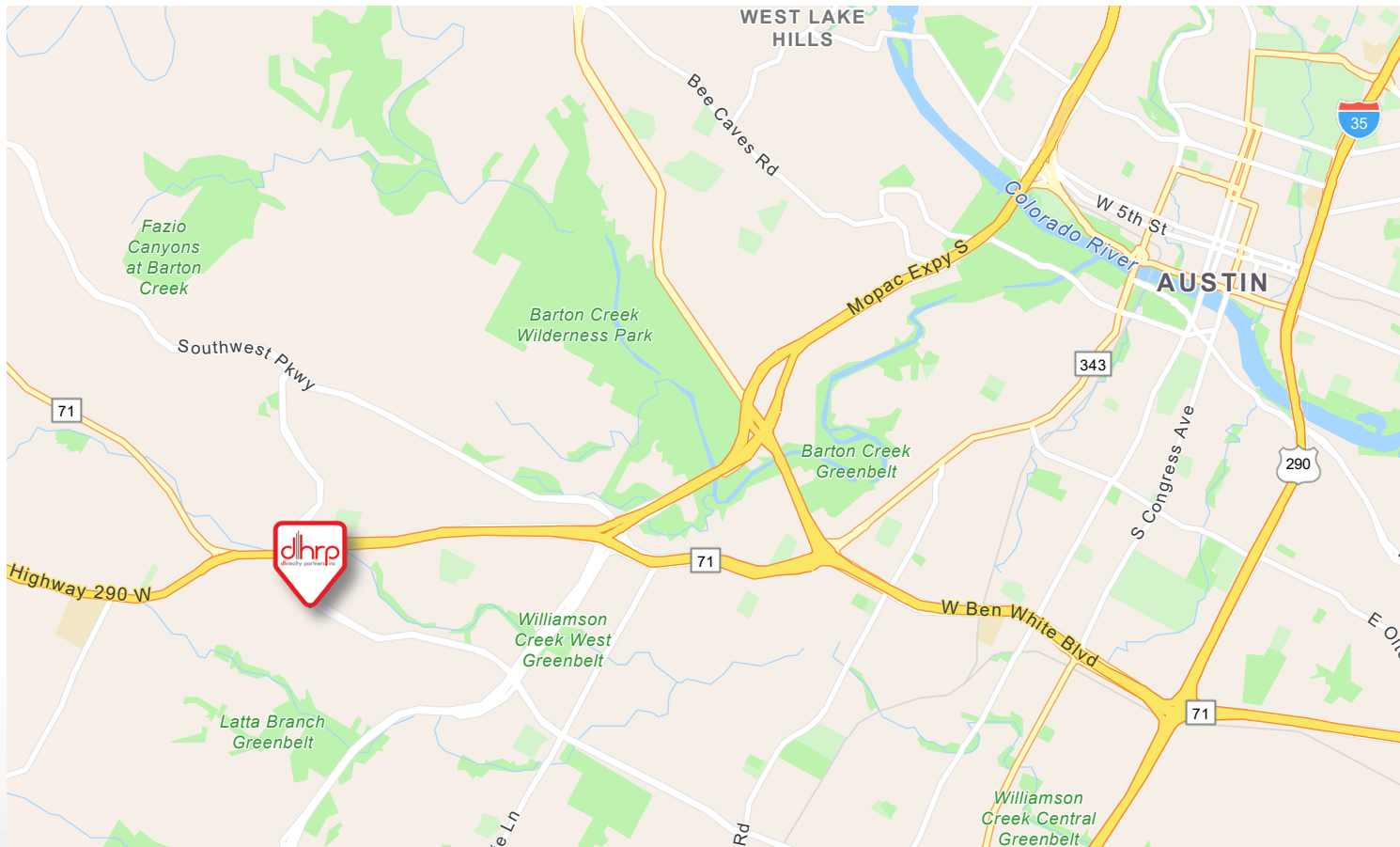
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### LOCATION MAP



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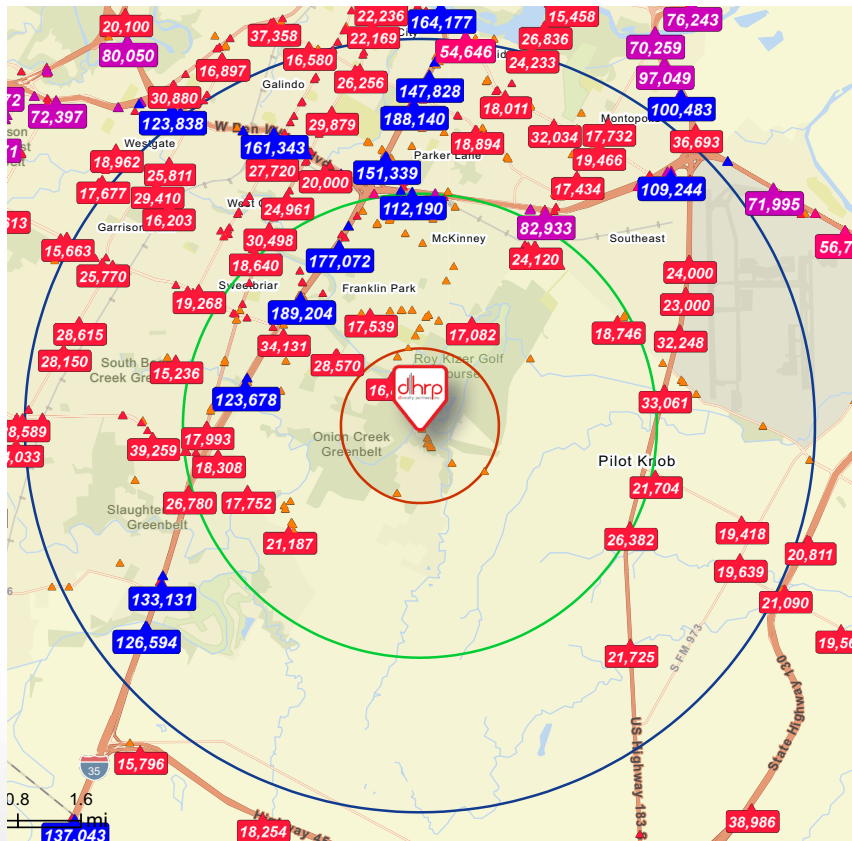


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### LOCATION INFORMATION

#### TRAFFIC COUNTS



#### DEMOGRAPHICS

|                         | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------|-----------|-----------|-----------|
| Population              | 7,250     | 88,222    | 232,074   |
| Median Age              | 34.7      | 33.0      | 33.4      |
| Avg Household Income    | \$133,291 | \$129,224 | \$129,514 |
| Median Household Income | \$106,214 | \$96,946  | \$93,846  |

Source: ESRI, 2025



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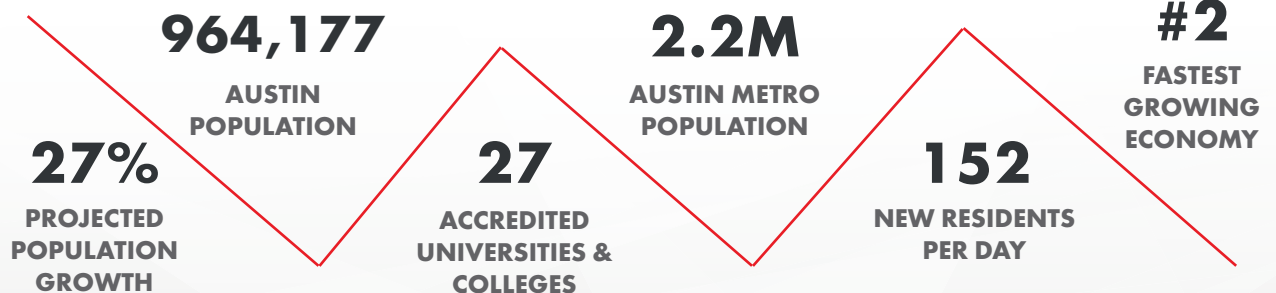
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### AUSTIN MARKET OVERVIEW

The Lonestar State's capital and one of the fastest growing cities in Texas, the city of Austin is home to 964,177 people (2021). A number of **Fortune 500 companies** have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. With a thriving local economy, **a central location**, lower taxes and less regulation, Austin has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**.

Austin has a unique quality of life that attracts and retains a **deep talent pool**. The live-work-play lifestyle is promoted through numerous parks and rivers, recreation, and a thriving live music scene. Nearly 180,000 students from the University of Texas and 26 other public and private colleges make up an ample supply of **well-educated workers for local employers**. The University of Texas, with its 51,000 students, ranks #10 in the nation and the top 40 in the world.

The economy of Austin is fueled by its **software and IT, manufacturing, life sciences, and cybersecurity** industries.



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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.

DH Realty Partners, Inc.

147342

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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|  |             |                      |               |
|--|-------------|----------------------|---------------|
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| Designated Broker of Firm  | License No. | Email                | Phone         |
| Howard Frank Stanley   | 483569      | stanley@dhrp.us      | (210)222-2424 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                | Phone         |
| Maxwell Nudelman   | 821785      | maxnudelman@dhrp.us  | (210)222-2424 |
| Sales Agent/Associate's Name                                       | License No. | Email                | Phone         |

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