



• FOR SALE •



5510 BURNET ROAD

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

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PRICE BUILDING SIZE

\$2,350,000 3,480 SF

LAND ZONING

0.7026 Acres CS & SF-3-CO

PROPERTY DESCRIPTION

Location, Location!! Ideal for redevelopment in the heart of Burnet Road with excellent visibility, egress/ingress suitable for a multitude of uses.

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Distance
Burnet Rd	Houston St S	16,418	0.08mi
Shoalmont Dr	Shoalwood Ave W	484	0.13mi
Burnet Rd	Houston St N	10,537	0.14mi
Houston St	Clay Ave NW	2,521	0.18mi
Burnet Rd	Northland Dr S	20,209	0.20 mi
Burnet Road	Northland Dr S	23,006	0.23mi
Woodview Ave	Shoalmont Dr S	469	0.25mi
Woodview Ave	Lawnmont Ave S	457	0.28mi
Shoalmont Dr	Shoal Creek Blvd W	523	0.29mi
Allandale Road	White Rock Dr W	22,244	0.30mi

DEMOGRAPHIC DATA

	1 Mile	3 Miles
Population	15,869	151,779
Households	8,136	70,015
Median Age	38.20	34.40
Median HH Income	\$91,390	\$69,226
Daytime Employees	12,227	127,201
Population Growth '24 - '29	+8.24%	+8.60%
Household Growth '24 - '29	+9.08%	+9.47%

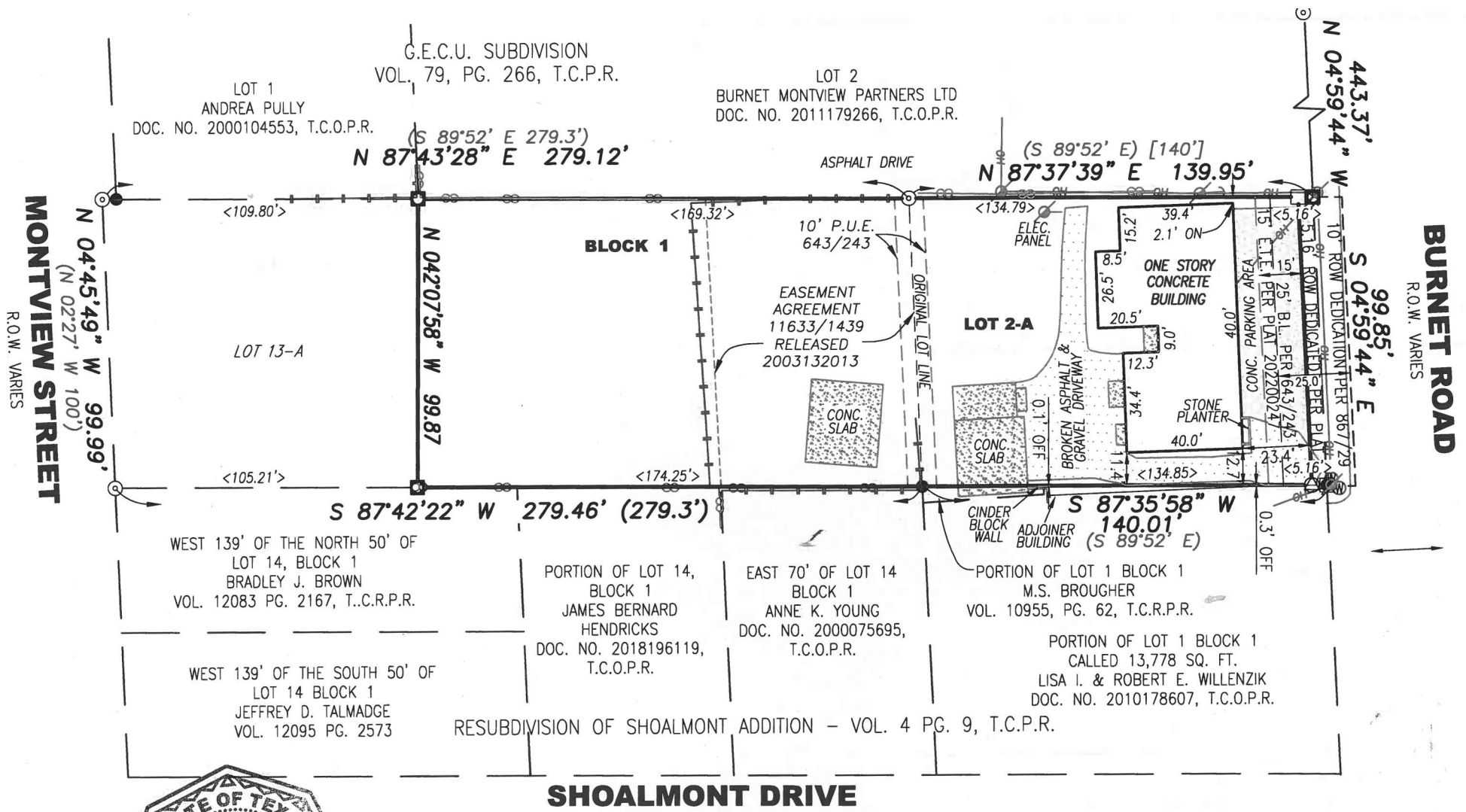


David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

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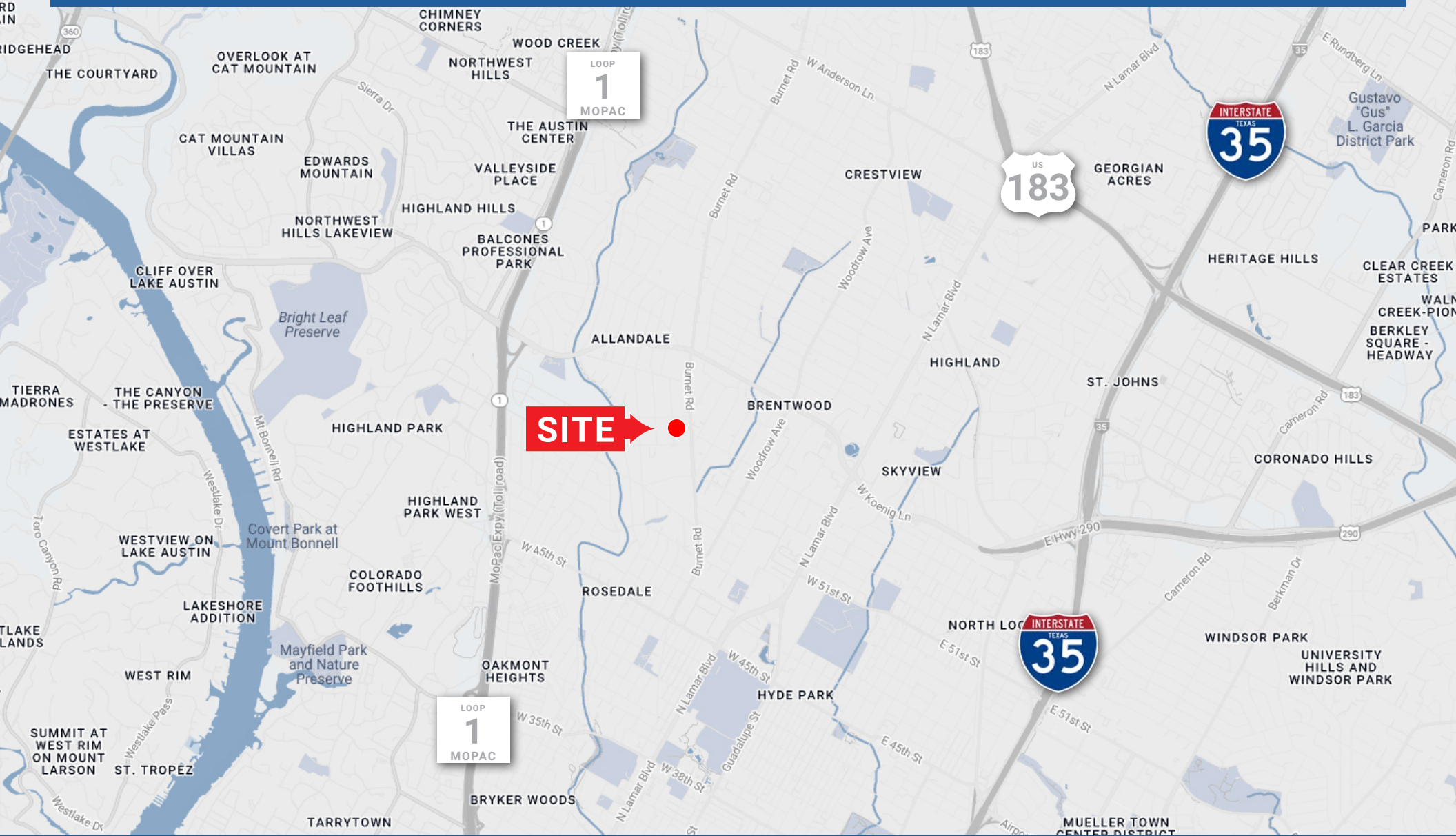


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