



**TEXANA**  
Commercial

# Central Austin Strip Center Investment Opportunity

2110 White Horse Trl, Austin, TX 78757



**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**

**737.867.0000**



## ABOUT THE **PROPERTY**


White Horse Plaza is a rare multi-tenant strip center one block off Burnet Rd in Austin's Central submarket just north of CBD. Allandale is a suburban neighborhood full of restaurants, bars, and shops. Built in 1983 with reinforced concrete construction, property consists of 7 suites, 3 of which are occupied on month-to-month term along with a cell tower lease expiring 2025. Prime location situated in between Downtown (10 mins) and the Domain (10 mins). Call for tours.

- Zoned: CS
- Built: 1983 / Rnvtd: 1995
- Parking: 60 Surface
- 0.90 Acres
- 13,098 Square Feet
- Percent Leased: 40%

**SALES PRICE: \$4,500,000**



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**PHOTOS**

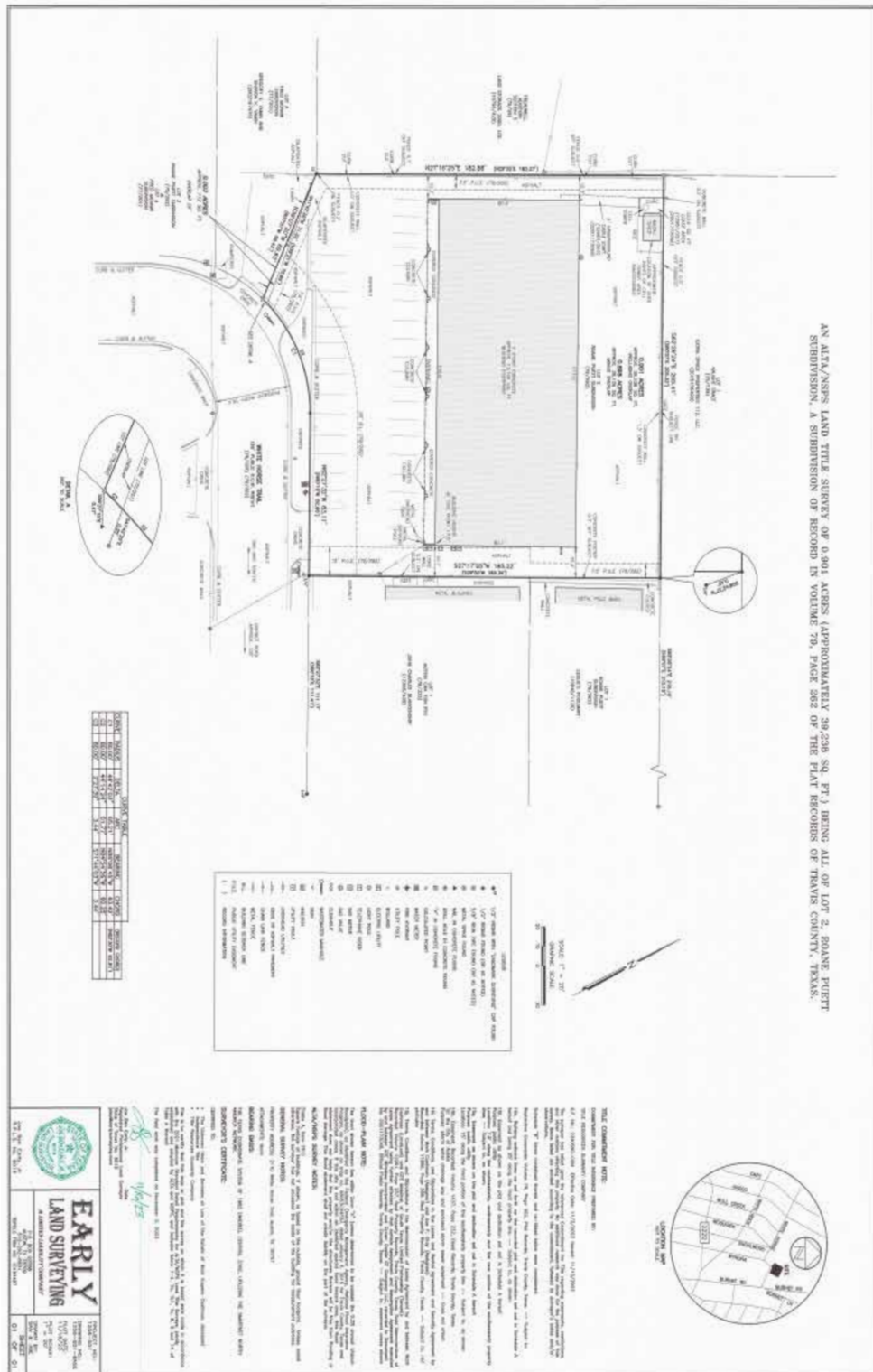


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## SURVEY



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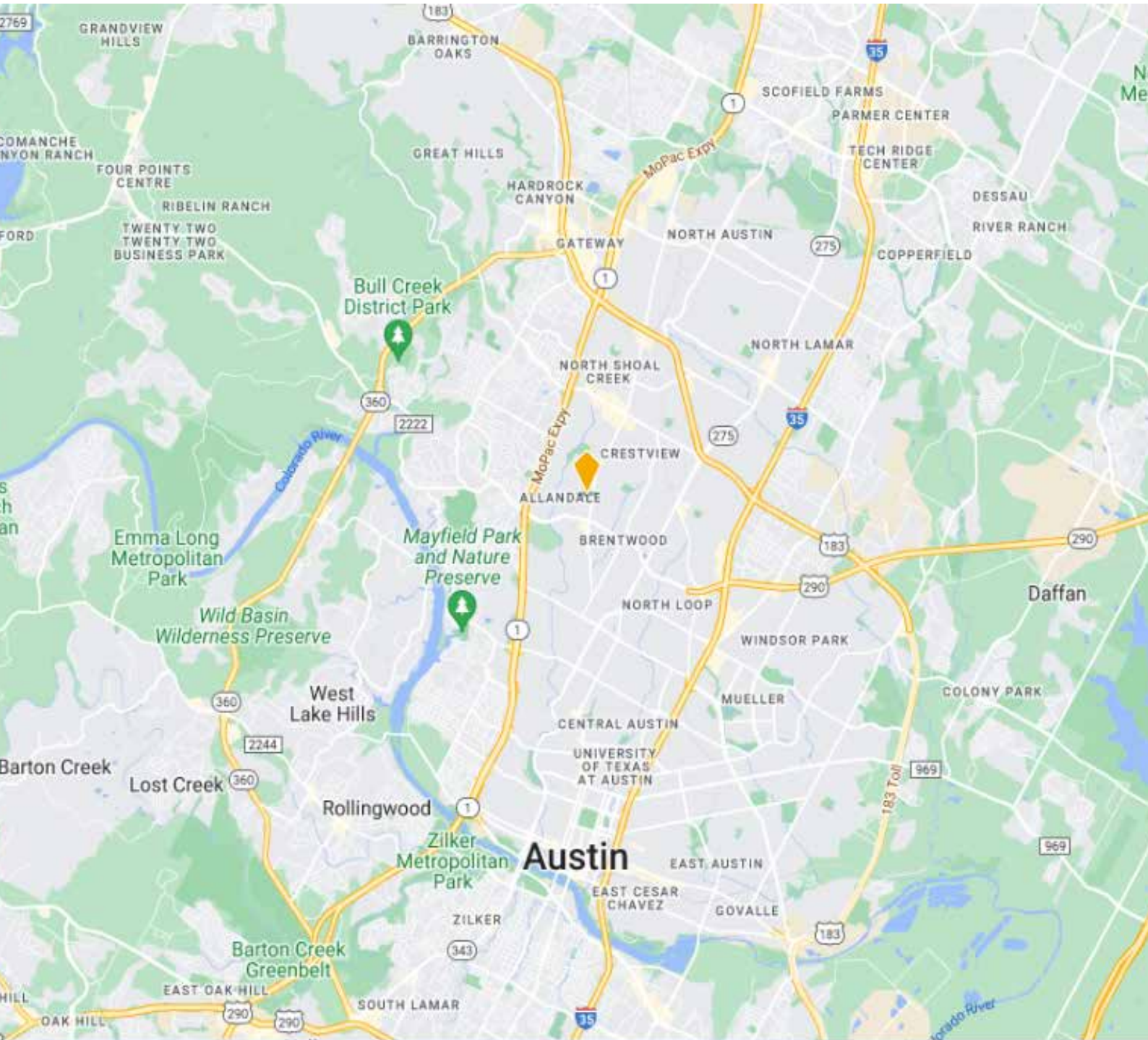


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## DISTRICT MAP



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**LOCAL MAP**



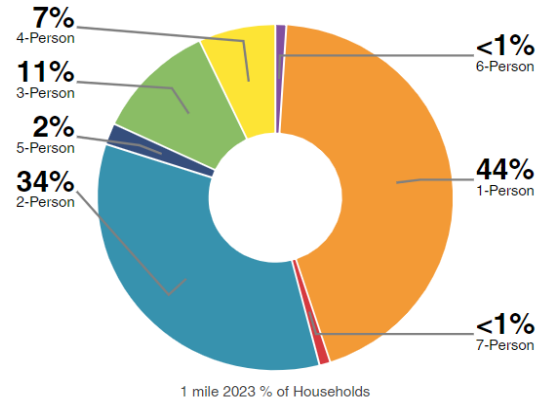
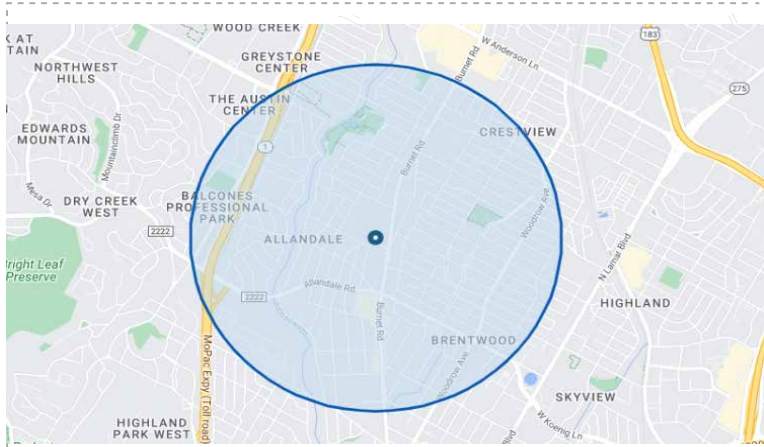
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## INFOGRAPHIC 1 MILE RADIUS



### KEY FACTS

13,494

Population



6,980

Households

41.5

Median Age

\$75,029

Average Household Income

### EDUCATION

4%

No High School Diploma



7%

High School Graduate



18%  
Some College



71%  
Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
White Horse Trl	Wynona Ave SW	945	2022	0.05 mi
Burnet Rd	White Horse Trl S	25,025	2022	0.09 mi
White Horse Trl	Woodview Ave SE	683	2022	0.11 mi
Laird Dr	Payne Ave NE	808	2022	0.15 mi
Burnet Lane	-	1,450	2022	0.17 mi
Burnet Ln	Payne Ave SW	1,909	2022	0.17 mi
Woodview Ave	White Rock Dr SW	175	2022	0.17 mi
Payne Ave	Laird Dr NW	625	2022	0.20 mi
Woodview Ave	White Rock Dr N	215	2022	0.23 mi
White Horse Trl	Cary Dr NW	526	2022	0.25 mi

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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.*

### 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.

**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.

**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 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.

Texana Commercial LLC	9012189	mhouston@texanacommercial.com	737.867.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone