

Solomon Retail

Austin, TX 78723



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Retail for Lease

THE SITE

- Restaurant and retail opportunity on the ground floor of the 369-unit Solomon development located on the main intersection of the Mueller mixed-use neighborhood

SPACE AVAILABLE

- 1,116 RSF - 2,474 RSF | [View the Virtual Tour](#)

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2022)

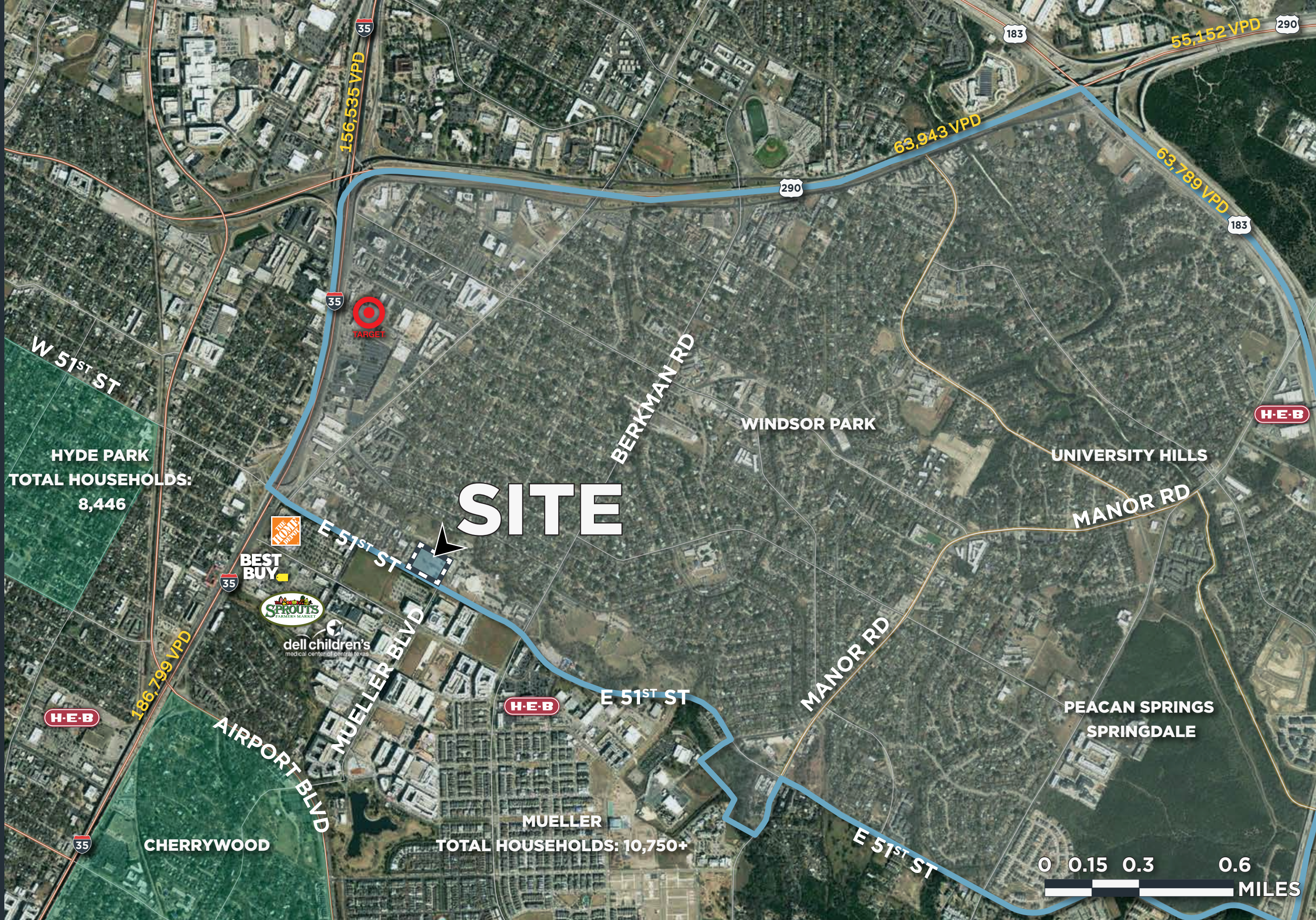
	POPULATION ESTIMATE				DAYTIME EMPLOYEES				MED. HOUSEHOLD INCOME				TRAFFIC COUNTS	
	1 mi	3 mi	5 mi		1 mi	3 mi	5 mi		1 mi	3 mi	5 mi		-	
	16,609	174,933	369,289		13,951	242,687	429,808		\$79,939	\$62,947	\$74,452		-	17,114 VPD (E 51st ST) 183,495 VPD (IH-35, S of E 51st ST)



MUELLER

NOW AND FUTURE

	CURRENT	FINAL BUILD OUT
TOTAL ACRES	630	700
EMPLOYEES	11,200	16,500+
RESIDENTS	14,200	16,300+
RETAIL SF	716,000	737,000
COMMERCIAL SF	3.5 M	5.39 M
ACRES OF PARKS	121	140
HOMES	5,900+	6,880
MULTIFAMILY	3,455 UNITS	UP TO 4,105 UNITS
HOTEL ROOMS	232	232





SITE

1414 E 51st St.

E 51ST ST (17,114 VPD)

Future Grocer and Mixed- Use

Residence Inn Marriott

Tiff's Treats

THE HOME DEPOT

Frost

Capriotti's

WELLS FARGO

la Madeleine

Starbucks

CHIPOTLE

CHI'LANTRO

BEST BUY

Michaels

Marshalls

FIVE BELOW

OLD NAVY

SPROUTS

PET SMART

BARBARA JORDAN BLVD

The University of Texas at Austin
Dell Medical School
Pediatric Research Institute

dell children's
med cal center of central texas

Office
160K SF

Office
130K SF

Greenway Lofts
301 Units

Ascension Seton

NORTHWEST GREENWAY

SYNC
RESIDENTIAL
301 Units

mosaic
441 Units

AIRPORT BLVD

MUELLER BLVD

Iris at Mueller
31 Units

ALDRICH
240 Units

AUSTIN
Independent School District
Performing Arts Center

Charlie Delta Office
Up to 375K SF

Under Construction
AMLI
RESIDENTIAL
326 Units

Austin Energy HQ
275,000 SF

REBEL CHEESE
Texas Mutual
700 Employees
Texas Mutual
Kerbey Lane
CAFE

Future Mixed Use Residential
650 UNITS

Office
200K SF

TRS Office
235,000 SF

Under Construction
Pavilion
200
Condos

ALDRICH ST

ALAMO
DRAMAHOUSE CINEMA

Lash

angeltheory

SWISH DENTAL

Bald

barre3

Colleen's

thinkery

B.D. Riley's
BRISK PUB & RESTAURANT

HALCYON
COFFEE | BAR | LOUNGE

VERACRUZ
MEAT MARKET

lick

MUELLER LAKE PARK

BARTHOLOMEW PARK

BERKMAN DR

TORCHYS
TACOS
MOD

JuiceLand
Starbucks

H-E-B

OVERTURE
Mueller
201 Units

AMLI
RESIDENTIAL
381 Units

AMLI
RESIDENTIAL
406 Units

MUELLER



1414 E 51st St

E 51ST ST 17,114 VPD

PromiseLand



Speedy Wash
Car Wash

BERKMAN DRIVE

 The University of Texas at Austin
Dell Medical School
Pediatric Research Institute

MUELLER BLVD

Iris at Mueller
31 UNITS

 AUSTIN
Independent School District
Performing Arts Center

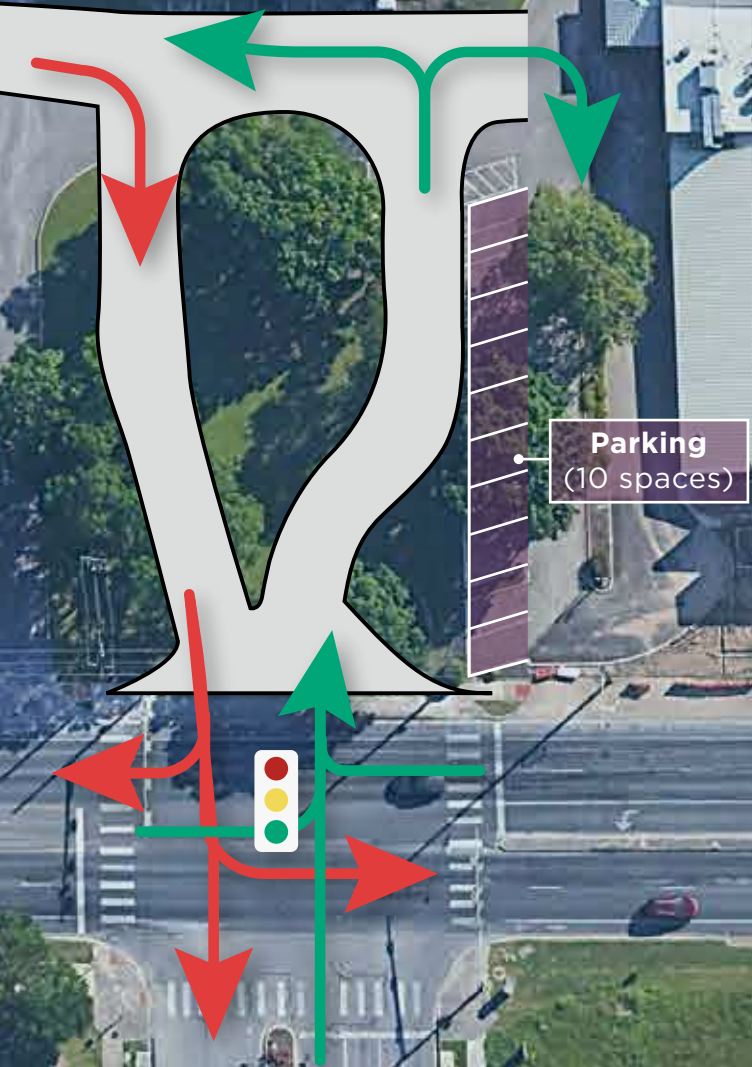
ALDRICH
APARTMENT HOMES
240 UNITS

Future Mixed Use

BARBARA JORDAN BLVD



E 51ST ST 17,114 VPD





ALDRICHST
MUELLER

ALAMO B.D. Riley's
DRAFTHOUSE CINEMA IRISH PUB & RESTAURANT

HALCYON OrangeTheory
COFFEE / BAKERY / LOUNGE

VERACRUZ Lick Bao'd
ALL NATURAL honest ice cream UP

THE Lash SWISH DENT barre3
LOUNGE lilla & beth MASSAGE HIGHLIGHTS

Colleen's thinkery

Downtown
12 min drive | 4.3 miles



Future Residential

ALDRICHST
APARTMENT HOMES
240 Units

Iris at Mueller
31 UNITS

AUSTIN
Independent School District
Performing Arts Center

Mueller Blvd.

SITE
1414 E 51st St.

The University of Texas at Austin
Dell Medical School
Pediatric Research Institute

dell children's
medical center of central texas

PETSMART
CHI'LANTRO
CHIPOTLE
Starbucks
Capriotti's
Residence Inn Marriott
Tiff's Treats



E 51ST ST 17,114 VPD





April 2024



November 2023



April 2024

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 counteroffer 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 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.

<div>Endeavor 2015 Management LLC</div> <div>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</div>	<div>9003900</div> <div>License Number</div>	<div>CNorthington@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5590</div> <div>Phone</div>
<div>Robert Charles Northington</div> <div>Designated Broker of Firm</div>	<div>374763</div> <div>License Number</div>	<div>CNorthington@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5590</div> <div>Phone</div>
<div>Alexa Mathias O’Mary</div> <div>Licensed Supervisor of Sales Agent/Associate</div>	<div>800442</div> <div>License Number</div>	<div>AOmary@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5501</div> <div>Phone</div>
<div></div> <div>Sales Agent/Associate’s Name</div>	<div></div> <div>License Number</div>	<div></div> <div>Email</div>	<div></div> <div>Phone</div>
<div></div> <div>Buyer/Tenant/Seller/Landlord Initials</div>	<div></div> <div>Date</div>	<div>Regulated by the Texas Real Estate Commission</div> <div>Information available at www.trec.texas.gov</div> <div><div></div><div></div></div>	