

# FLEX/RETAIL SPACE FOR LEASE

6500 BURNET RD, AUSTIN, TX 78757



**JEREMY PETERSON**

512.391.0718 x133

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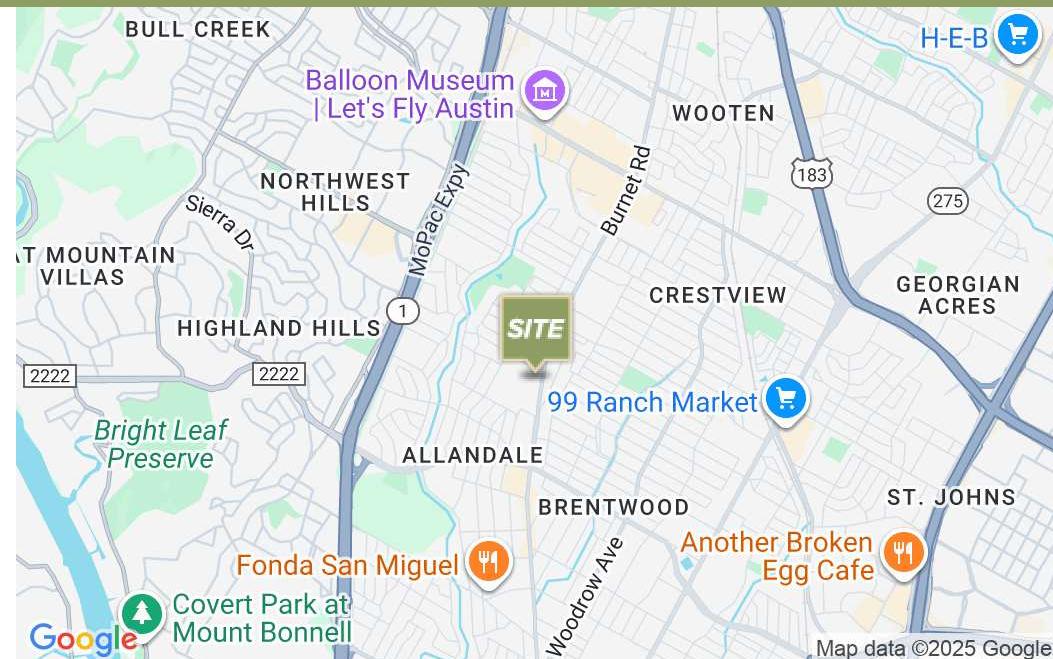
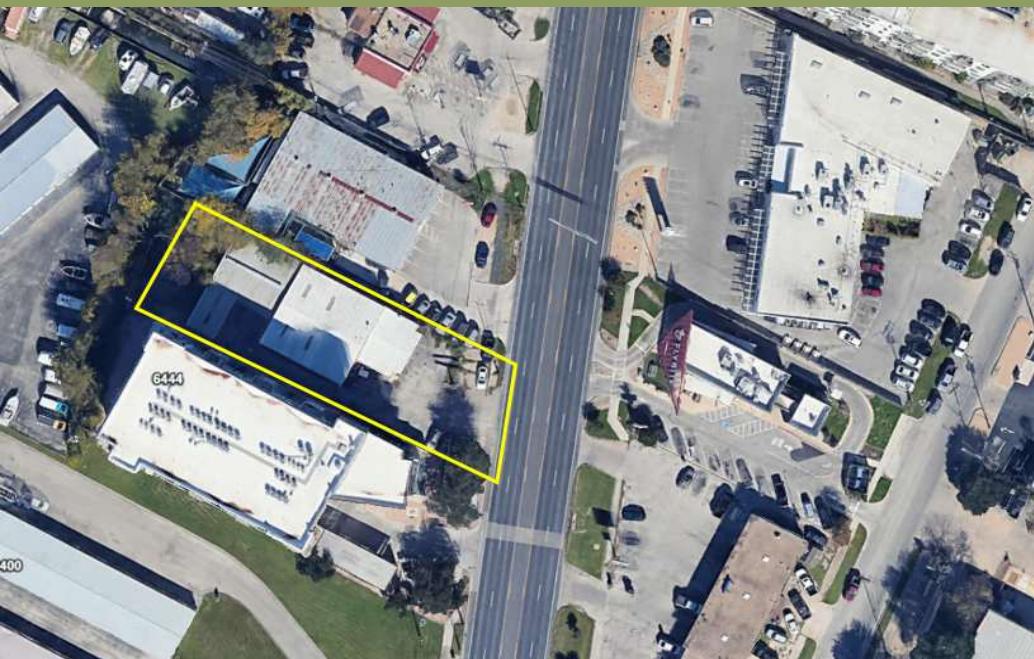
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## PROPERTY HIGHLIGHTS

- Straddles Allendale and Brentwood neighborhoods on a major thoroughfare
- Great walkability with several restaurants, bars, services, and apartments in the immediate area
- In path of growth from both northbound and southbound expansion

## OFFERING SUMMARY

Lease Rate:	Negotiable
Land Size:	0.33 AC
Building Size:	6,920 SF
Zoning:	CS-V
Parking Ratio:	10 surface spaces 1.45/1,000 sf

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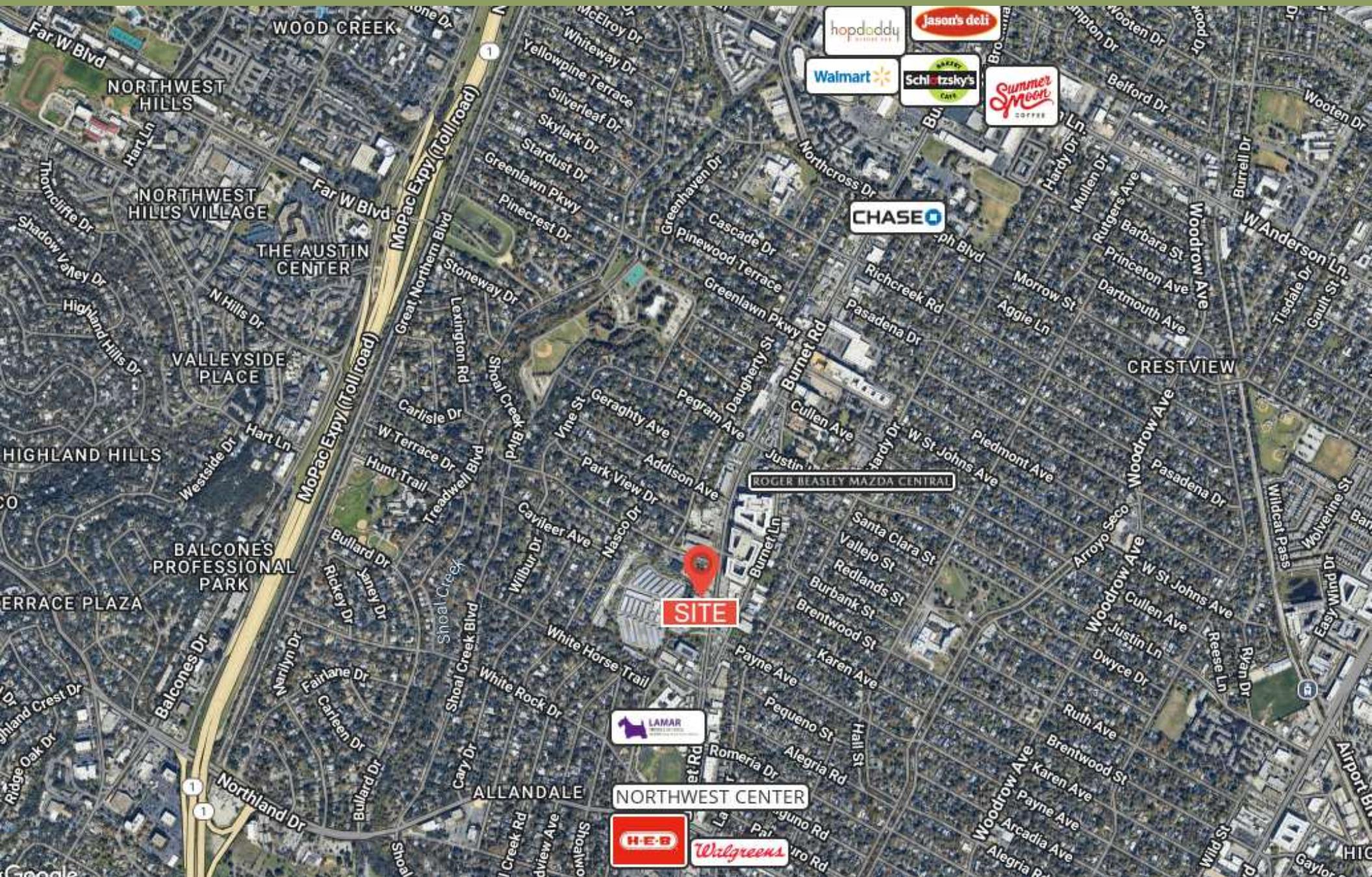
St. Croix Capital Realty Advisors  
Office: 512.391.0718  
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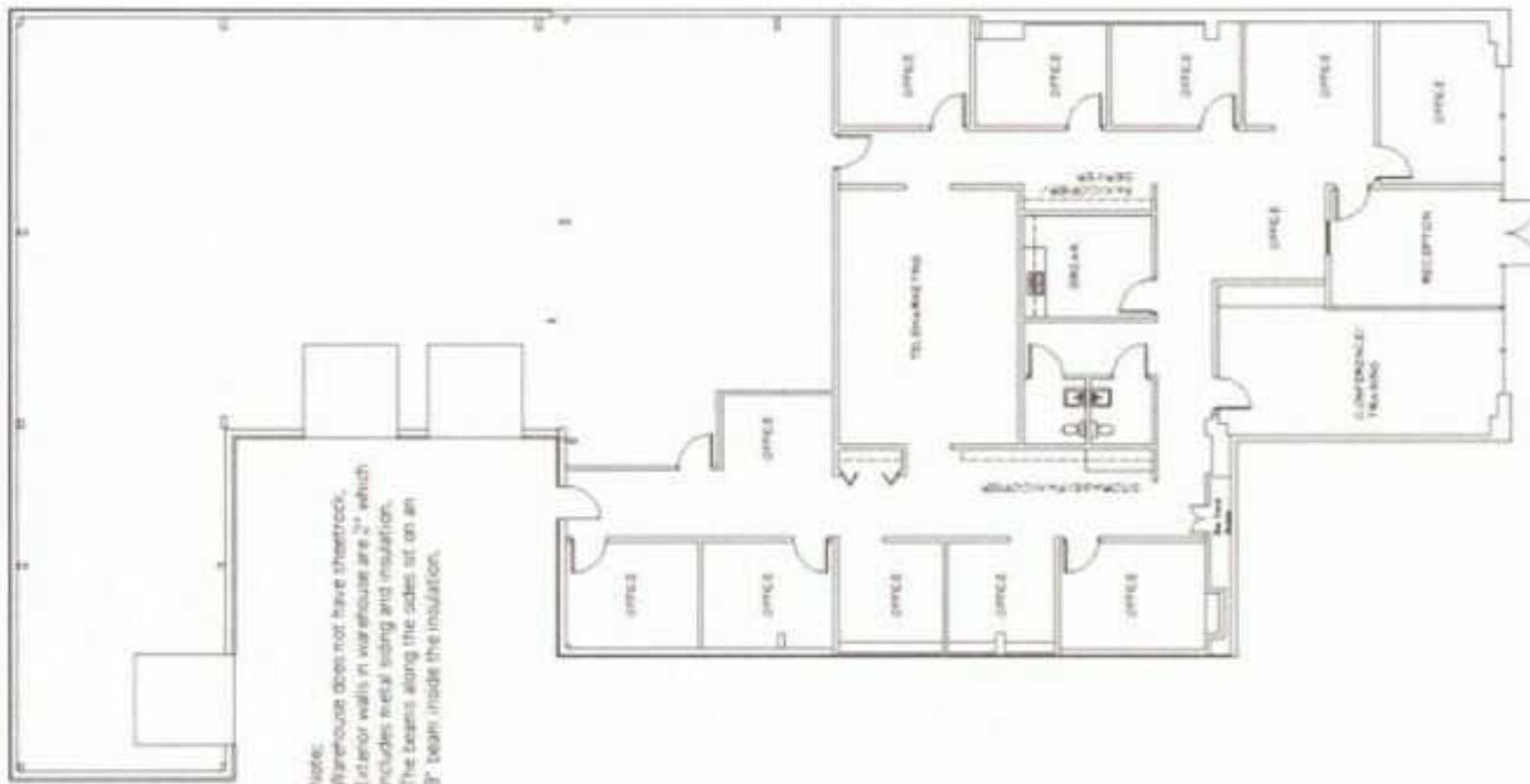
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LAND TITLE SURVEY PLAT OF LOT 2, TREADWELL ADDITION  
SECTION THREE, A SUBDIVISION IN THE CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS AS RECORDED IN PLAT BOOK 28,  
PAGE 28 OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS.

ADDRESS: 6500 BURNET ROAD

Tract 2, Sub 3, Sec 3, Lot 2

Lot 2, Sub 3, Sec 3, Lot 2

PRIVATE DRIVeway

120' x 120'

## LEGEND

- As shown on Record
- City of Austin City Limits
- Austin City Lines
- Austin Post Office
- Parking Spaces

SCALE: 1/8" = 10'

NOTE:

1) Grade Improvement, Business of State  
Granted to the City of Austin  
In Gal. 1000, 2nd fl., 2180, Street  
Travis County, Texas, "Block 14,

NOTE:

2) Grade Improvement, Business of State  
Granted to the City of Austin  
In Gal. 1000, 2nd fl., 2180, Street  
Travis County, Texas, "Block 14,

to St. Croix Capital Real Estate,

4th floor, 1000 Congress, L-2.

PERMITTING TIME: Committee of Austin, Inc. and  
First American Title Insurance Company  
The undersigned does hereby make the following representations  
regarding the property located in Travis County, Texas, as  
described and that there are no  
discrepancies, contradictions,  
inconsistencies, or irregularities  
as shown below and that said property  
comes as a whole in conformity, except as  
herein.

1) Surveyor certifies that this survey contains  
the correct location and boundaries of the  
described property, and that the boundaries  
are correct, and the property is described  
correctly, in accordance with the  
Surveyor's Statement of Survey.

2) The L-2 Building and/or the property  
described herein, does not contain  
any asbestos, lead paint, radon, or  
other materials which are classified  
as hazardous, dangerous, or  
toxic under applicable  
State and/or City of  
Travis County, Texas, laws dated June 16, 1992  
and as set forth in the  
Ordinance No. 44-92-00801.

SURVEYED BY  
ROY D. SMITH SURVEYOR, P.C.



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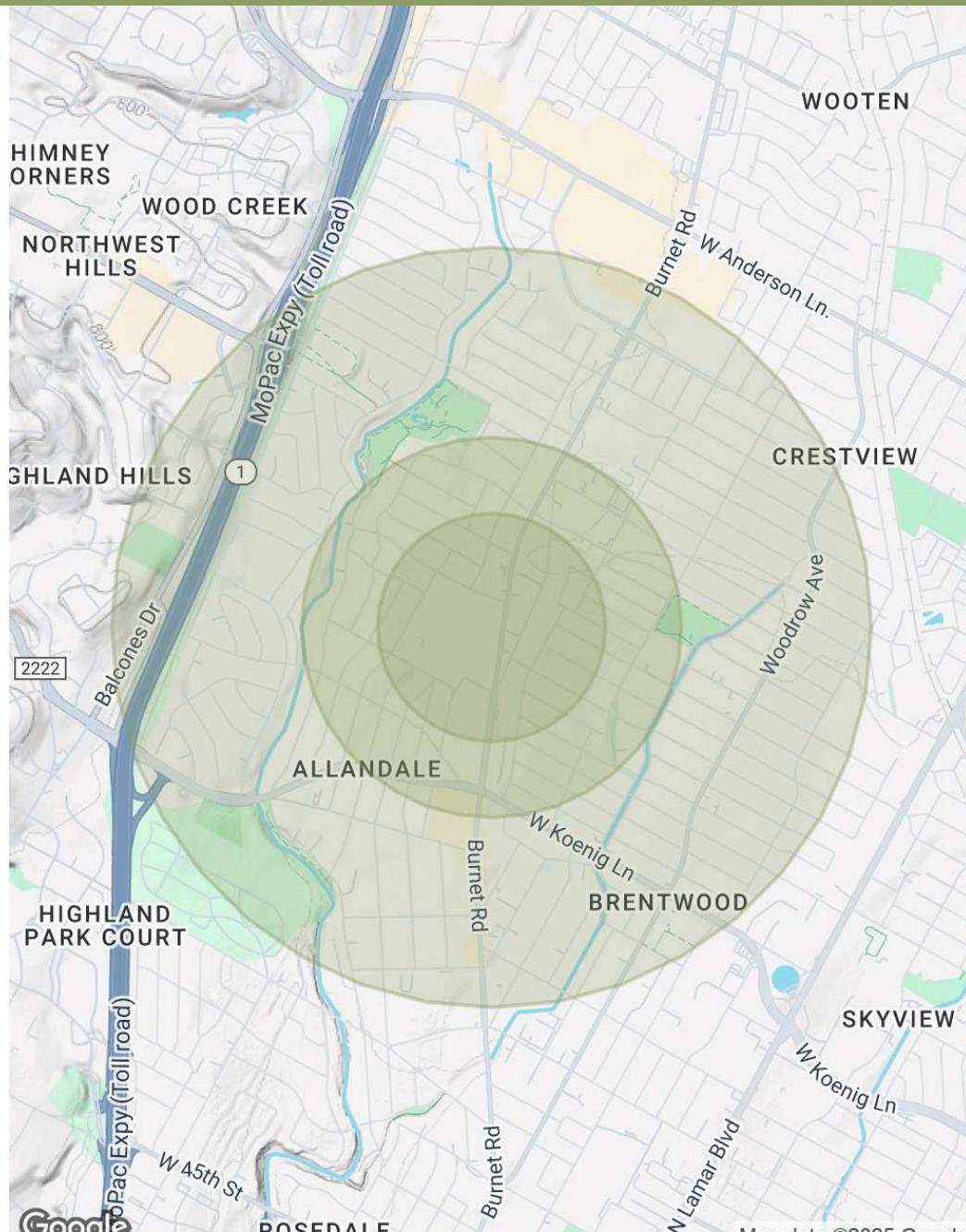
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,478	3,578	15,084
Average Age	39	40	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	709	1,662	7,135
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$136,891	\$151,474	\$149,234
Average House Value	\$900,201	\$893,770	\$839,526



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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 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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
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