

8440 Burnet Road

8440 Burnet Rd., Austin, TX 78757



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- Freestanding building located in the Burnet Rd corridor
- Proximity to HWY 183 & Anderson Ln
- 2nd Generation retail
- 4.9:1000 parking ratio

Space Available

- 1,400 - 3,075 SF


Lease Rates

- Please call for rate.
- Estimated 2019 NNN's - \$11.50 per SF

Demographics (2021)

 Population Estimate

1 mi	3 mi	5 mi
17,166	147,705	317,304

 Daytime Population

1 mi	3 mi	5 mi
30,561	158,480	291,190

 Median Household Inc.

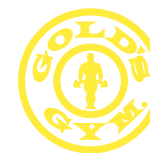
1 mi	3 mi	5 mi
\$63,351	\$74,716	\$80,971

 Traffic Counts

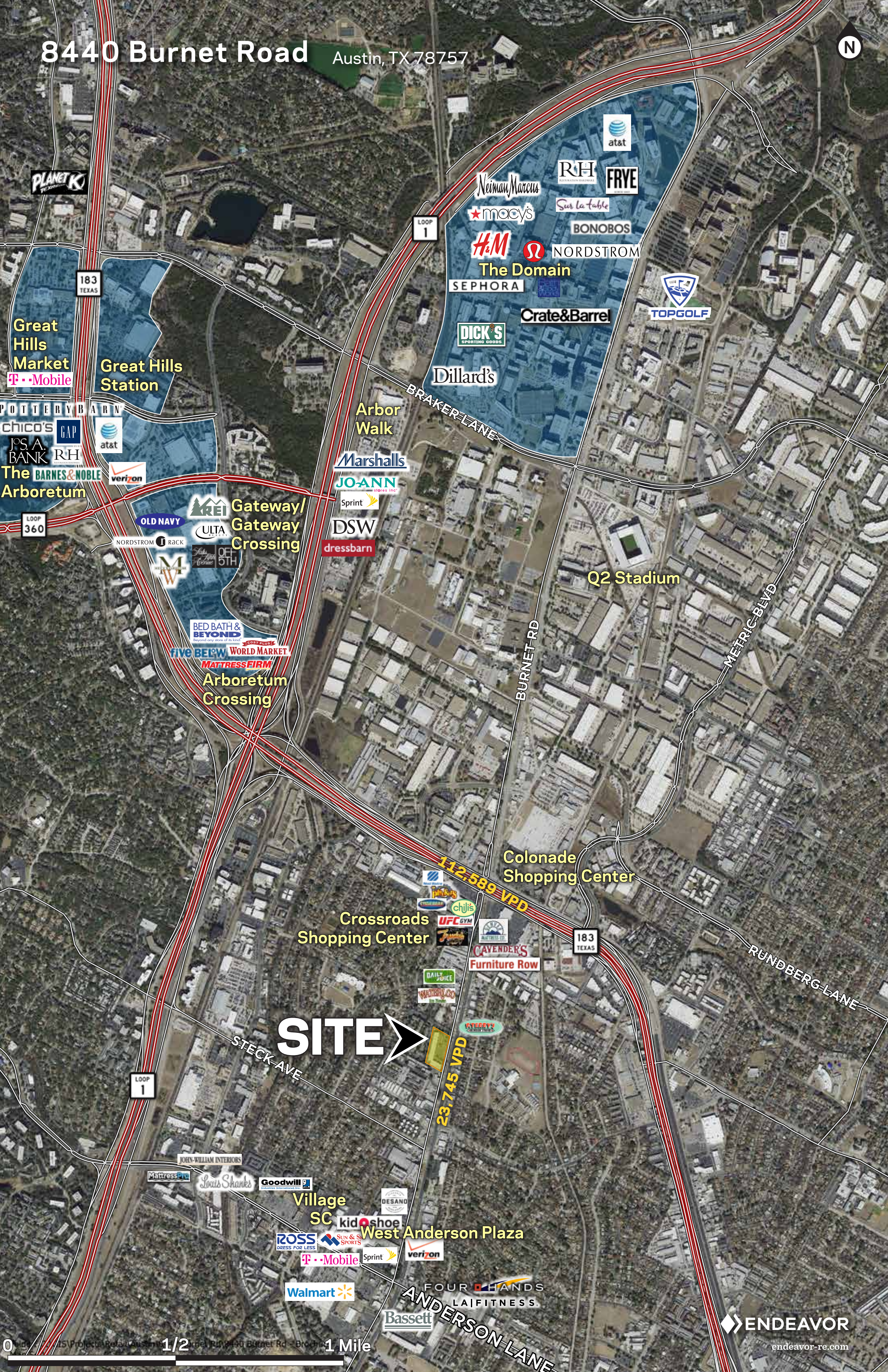
- 23,745 VPD (Burnet Rd)
- 112,489 VPD (183, W of Burnet Rd)



Major Retailers



8440 Burnet Road Austin, TX 78757



Great Hills Market
T-Mobile

Great Hills Station
POTTERY BARN
chico's
JOS A BANK
The BARNES & NOBLE Arboretum

Gateway/Gateway Crossing
OLD NAVY
NORDSTROM
KREI
ULTA
M

Arboretum Crossing
BED BATH & BEYOND
FIVE BELOW
WORLD MARKET
MATTRESS FIRM

Arbor Walk
Marshalls
JO-ANN
Sprint
DSW
dressbarn

The Domain
SEPHORA
Dillard's
Crate&Barrel
DICK'S SPORTING GOODS
Neiman Marcus
macy's
H&M
NORDSTROM
FRYE
SUS LA TABLE
BONOBOS
TOPGOLF

Q2 Stadium

Colonade Shopping Center
Crossroads Shopping Center
112,589 VPD
chji's
UFC GYM
CAVENDERS Furniture Row

SITE →

Village SC
West Anderson Plaza
ROSS
SUN & SPORTS
T-Mobile
Sprint
verizon

Walmart
Bassett
FOUR HANDS LAIFITNESS

ENDEAVOR

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112,589 VPD

Colonade Shopping Center



Crossroads Shopping Center



Li Massage

LE BLEU

Highland Lanes



Zookeeper Exotic Pets

Zookeeper Exotic Pets



CAVENDER'S

Furniture Row

Glass

jiffylube

AMERICAN Party Rental

U-HAUL

DAILY JUICE



North Austin Business Center

ROCKWOOD AVE

POLARIS AVE

WATERLOO Ice House

23,745 VPD

COLFAX AVE

RYE BERRY'S BURGER STAND

SITE



Baldwin Beauty Schools
Kapsner Chiro

Best Motors Used Cars

Native American Indian Jewelry

PENNY LN

BOWLING GREEN DR

HATHAWAY DR

SHAMROCK AVE



Burnet Middle School
968 Students

ENDEAVOR

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0 250 500 ft



Lease Space	Current Tenant	SF
1	Nosh & Bevvv	5,330
2	Beads Gallery	1,235
3	Leased	1,637
4	Available	1,640
5	Available	3,075
6	Baldwin Beauty Schools	7,559
7	The Common Interest	5,300
8	Leased	1,005
9	Princess Beauty Supply	2,479
10	Slick Willie's Family Pool Hall	11,147
11	Available	1,400
12	Ricco Suave	1,170

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date