

Solomon

1414 E. 51st St., Austin, TX 78723



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

Retail Space Available

- 1,116 RSF - 2,474 RSF

Lease Rates

- Please call broker for pricing

Mueller: Now & Future	Current	Final Build
Total Acres	630	700
Employees	11,200	16,500+
Residents	14,200	16,300+
Retail SF	716,000	737,000
Commercial	3.5 million	5.39 million
Acres of parks	121	140
Homes	5,900+	6,880
Multifamily	3,455 Units	4,105



Area Retailers & Restaurants



Demographics (2022)



Population Estimate

1 mi	3 mi	5 mi
16,609	174,933	369,289



Daytime Population

1 mi	3 mi	5 mi
13,951	242,687	429,808



Median Household Income

1 mi	3 mi	5 mi
\$79,939	\$62,947	\$74,452



Traffic Counts

- 12,293 VPD (E 51st St.)
- 183,495 VPD (IH-35, S of E 51st St.)

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156,535 VPD

63,943 VPD

55,152 VPD

290

183

69

69

69

290

183

183

183



dell children's
medical center of central texas



SITE

1414 E 51st St.



Hyde Park

Total Households: 8,446

Windsor Park

Total Households: 14,192

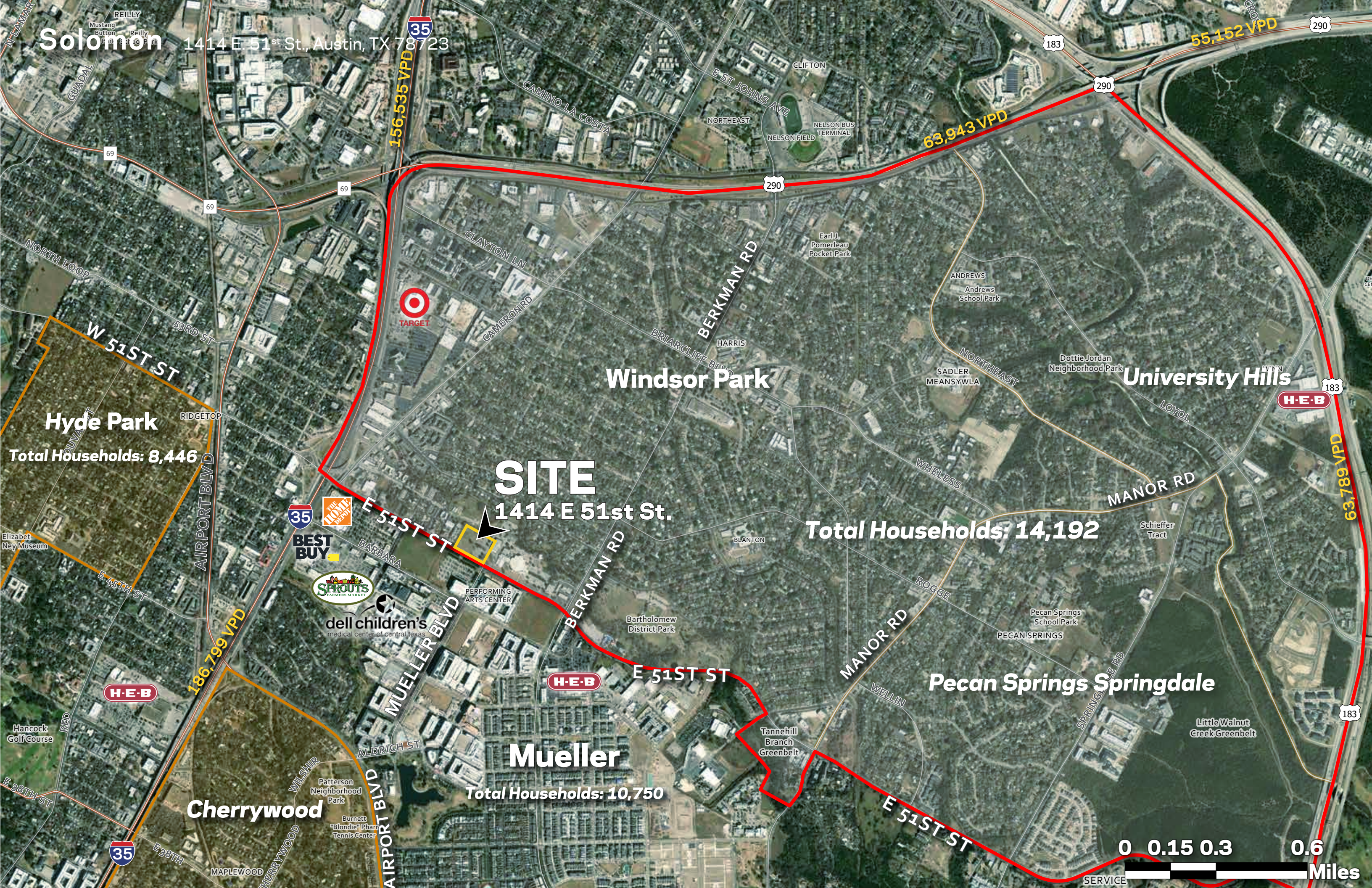
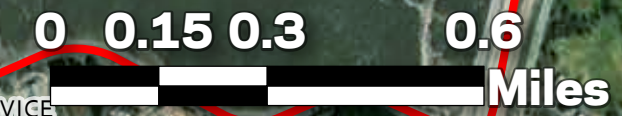
University Hills

Mueller

Total Households: 10,750

Pecan Springs Springdale

Cherrywood



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SITE

1414 E 51st St.

E. 51st St. (12,293 VPD)

E. 51st St.

BARTHOLOMEW PARK

Future Grocer and Mixed-Use

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

Iris at Mueller
31 Units

ALDRICH
240 Units

Future Residential

AUSTIN
Independent School District
Performing Arts Center

Berkman Dr

MOD

Barbara Jordan Blvd

Office
160K SF

Charlie Delta Office
Up to 375K SF

Under Construction
AMLI
RESIDENTIAL
326 Units

OVERTURE
Mueller
201 Units

AMLI
RESIDENTIAL
381 Units

H-E-B

dell children's
Ascension

Office
130K SF

Austin Energy HQ
275,000 SF

Texas Mutual
700 Employees

Kerbey Lane
CAFE

Aldrich St

MUELLER

NORTHWEST GREENWAY

Greenway Lofts
301 Units

Planned Residential
650 Units

AMLI
RESIDENTIAL
406 Units

Ascension Seton

SYNC
RESIDENTIAL
301 Units

Office
200K SF

TRS Office
235,000 SF

ALAMO

Jan

Djangetheory

SWISH DENTAL

Barre

Lalleen's

thinkery

Under Construction
Parkside
200 Condos

mosaic
441 Units

B.D. Riley's
HALCYON
lick

MUELLER LAKE PARK

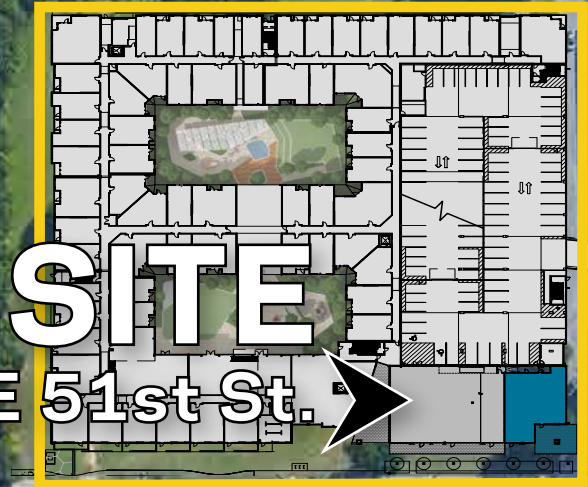
Airport Blvd

(183,495 VPD)



Mueller Blvd

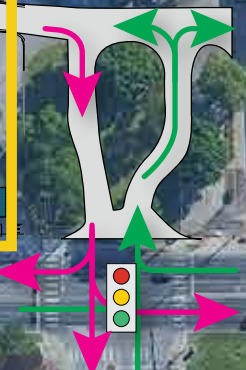
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E. 51st St. (12,293 VPD)



Mueller Blvd.

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

Iris at Mueller
31 UNITS

 **AUSTIN**
Independent School District
Performing Arts Center

ALDRICH 51
APARTMENT HOMES
240 UNITS

PromiseLand

EXXON

Future Mixed Use

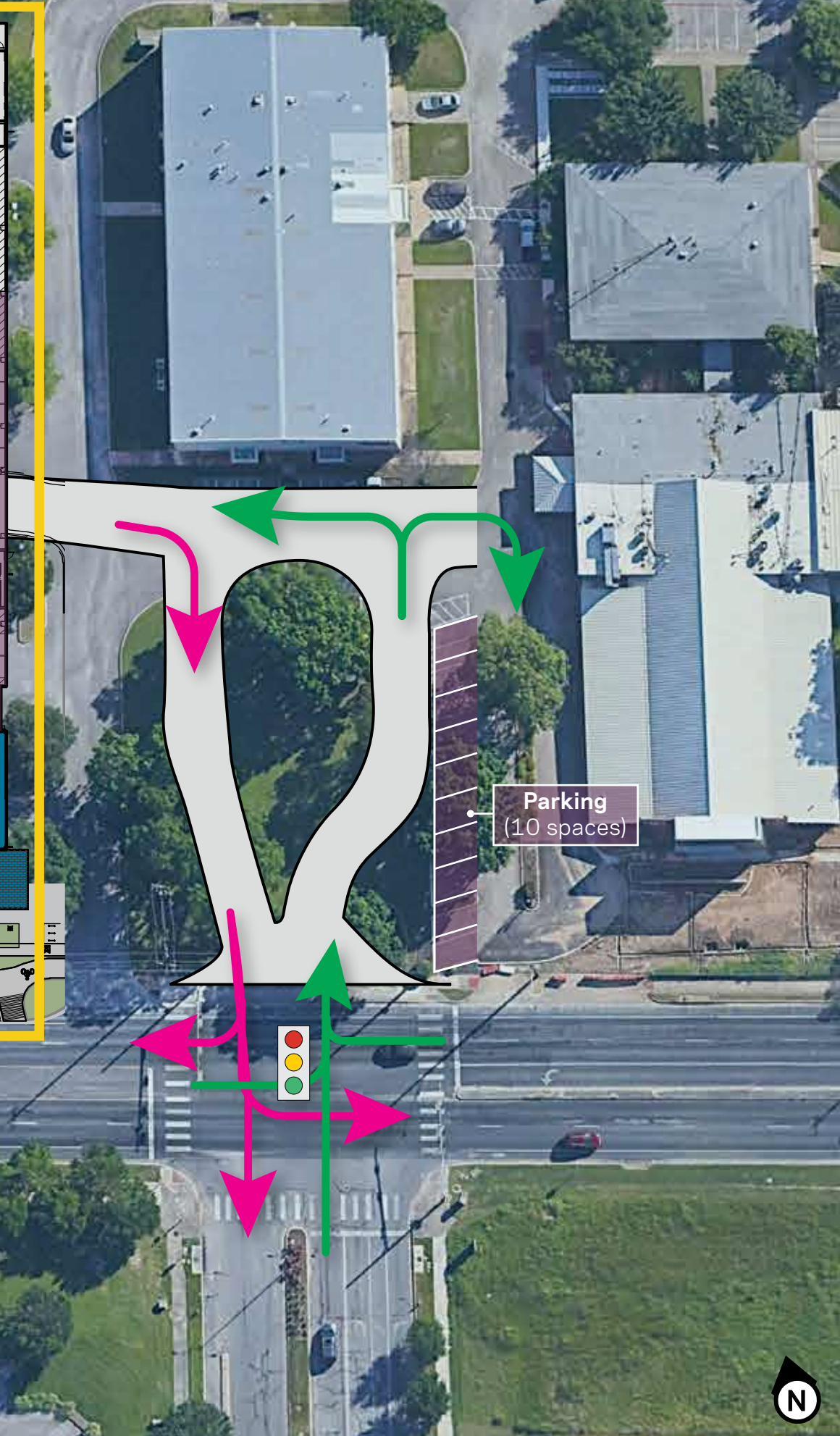
Barbara Jordan Blvd.

Berkman Drive





E. 51st St. (12,293 VPD)



Parking (10 spaces)



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ALDRICHST
MUELLER

ALAMO: B.D. Riley's
DRAFTHOUSE CINEMA

HALCYON
JANUARY

lick
Bald
UR

Lash
CASH ON HAND
barre 3

Colleen's
thinkery

Downtown
12 min drive | 4.3 miles

H-E-B



Future Residential

ALDRICHST
APARTMENT HOMES
240 Units

Iris at Mueller
31 UNITS

AUSTIN
Performing
Arts Center

dell children's
Ascension

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

CHI'LANTRO

PETSMART

SPROUTS

CHIPOTLE



Capriotti's

Frost

Residence
Inn
Marriott

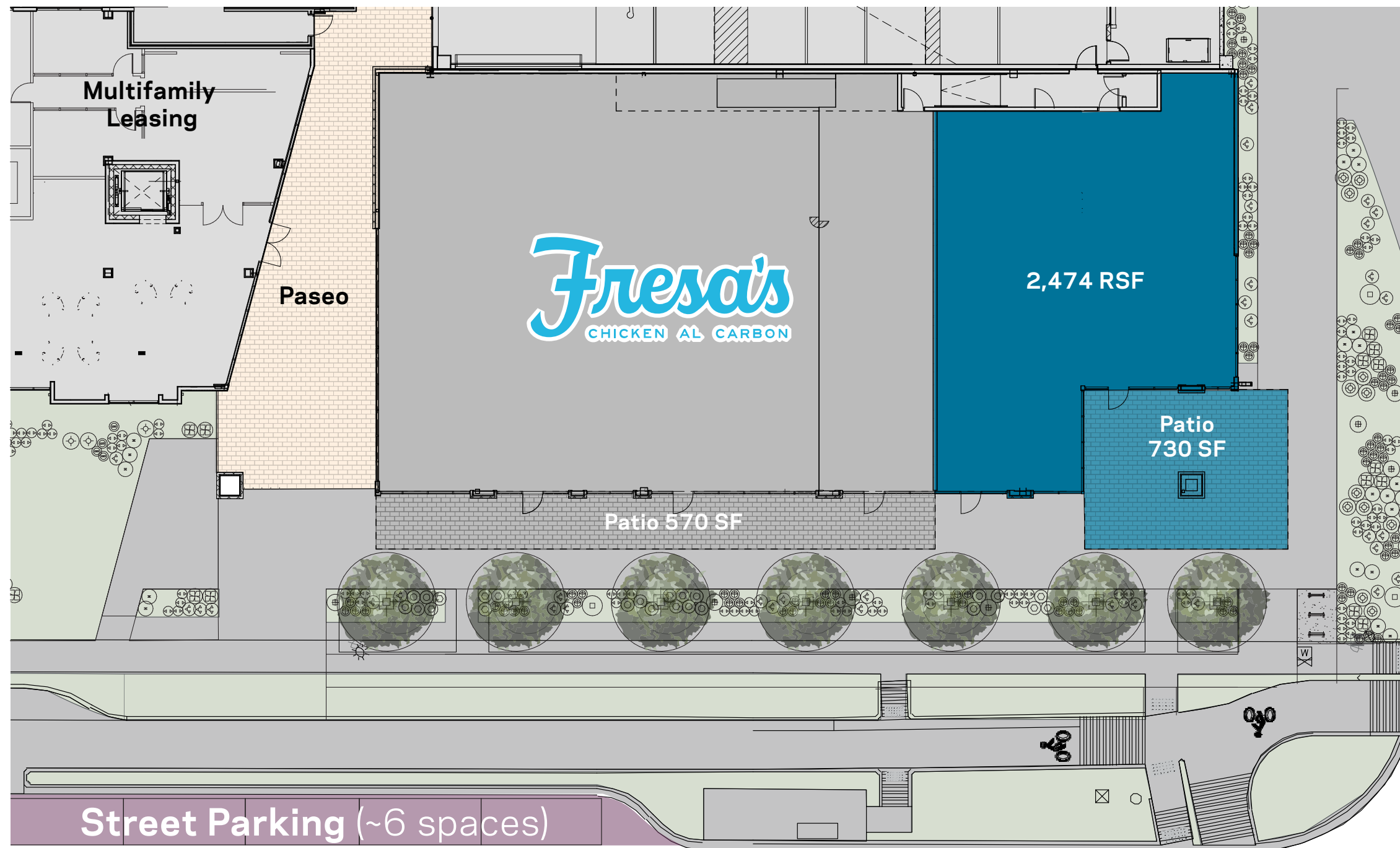
Tiff's Treats

PromiseLand

Mueller Blvd.

E. 51st St. (12,293 VPD)

SITE
1414 E 51st St.



6.44% Add On Factor for Rear Access Corridor

- Available
- Signed LOI/Negotiating Lease
- LOI Working

E 51st St.



Mueller Blvd.





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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alexa Mathias O'Mary	800442	AOmary@Endeavor-Re.com	512-682-5501
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date