



StreetFront

COMMERCIAL

RETAIL SPACE AVAILABLE

7413 BURNET ROAD, AUSTIN, TX 78757



CURRENT PHOTO



AVAILABILITY

- » 2,400 SF 2nd Gen Bakery Coming Soon!

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

Burnet Rd: 19,958 VPD ('20)

Anderson Ln: 24,577 VPD ('24)

PROPERTY DETAILS

- » Multi-tenant strip center with two dedicated pylon signs along Burnet Rd.
- » 12 dedicated parking spaces with cross access to the adjacent property.
- » Walking distance from the new Northcross Redevelopment, and an excellent opportunity to serve the Allandale and Crestview communities

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2025 POPULATION	14,584	144,262	339,770
DAYTIME POPULATION	19,684	209,790	482,809
TOTAL HOUSEHOLDS	6,965	67,692	155,907
AVERAGE HH INCOME	\$151,184	\$129,011	\$133,147

AREA RETAILERS



BRITT MORRISON

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BRETT MAZE

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RETAIL SPACE AVAILABLE | 1



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RETAIL SPACE AVAILABLE | 2

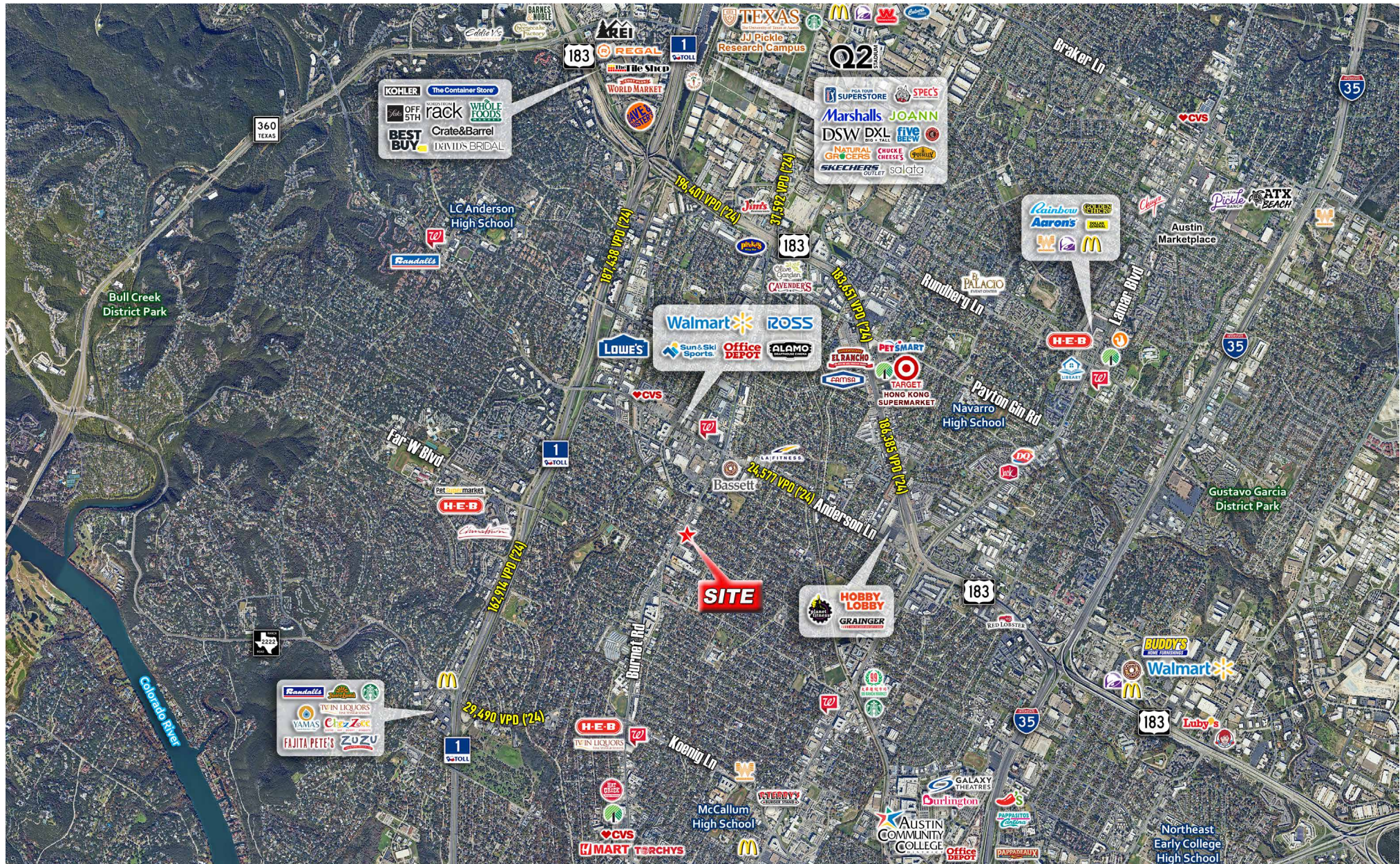


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MARKET AERIAL

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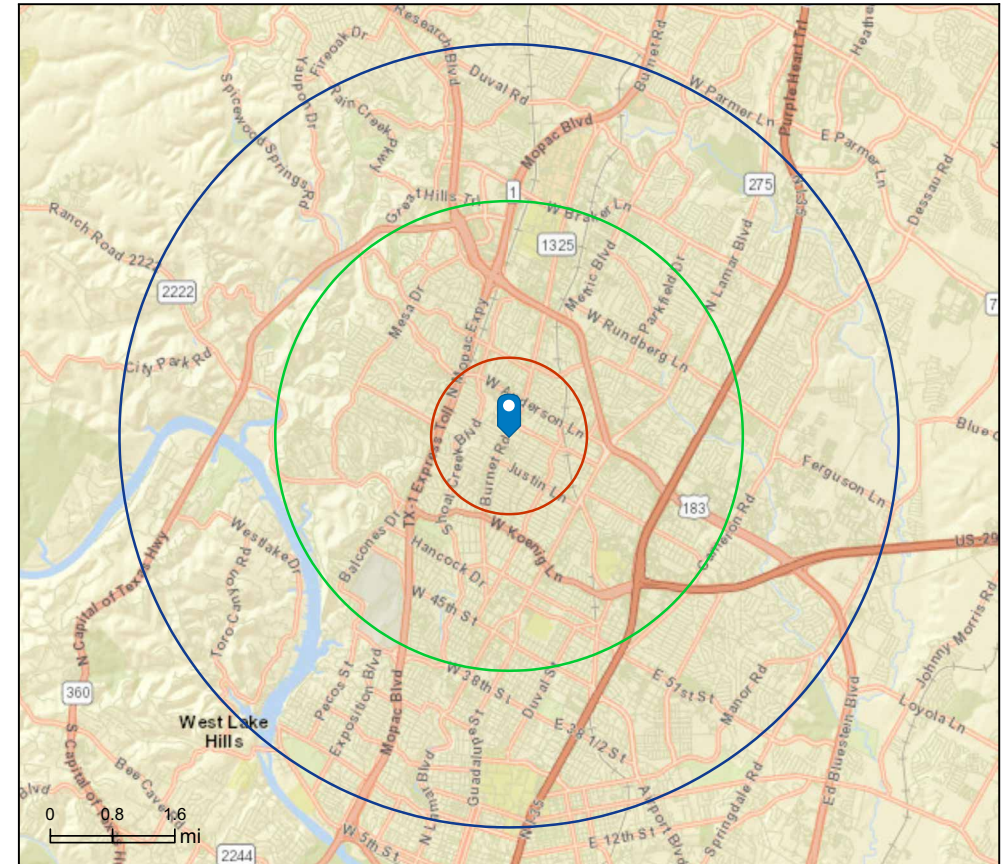
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RETAIL SPACE AVAILABLE | 3



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,699	129,605	294,865
2020 Total Population	14,968	141,776	331,460
2020 Group Quarters	116	1,600	15,428
2025 Total Population	14,584	144,262	339,770
2025 Group Quarters	121	1,657	15,981
2030 Total Population	15,575	148,197	350,690
2025-2030 Annual Rate	1.32%	0.54%	0.63%
2025 Total Daytime Population	19,684	209,790	482,809
Workers	13,773	152,859	346,156
Residents	5,911	56,931	136,653
Household Summary			
2010 Households	6,231	56,360	125,238
2010 Average Household Size	2.01	2.28	2.24
2020 Total Households	6,968	63,552	145,335
2020 Average Household Size	2.13	2.21	2.17
2025 Households	6,965	67,692	155,907
2025 Average Household Size	2.08	2.11	2.08
2030 Households	7,609	71,309	165,658
2030 Average Household Size	2.03	2.05	2.02
2025-2030 Annual Rate	1.78%	1.05%	1.22%
2010 Families	2,988	27,755	58,594
2010 Average Family Size	2.75	3.12	3.06
2025 Families	3,247	29,858	66,459
2025 Average Family Size	2.99	3.03	2.95
2030 Families	3,497	30,855	68,871
2030 Average Family Size	2.95	2.99	2.91
2025-2030 Annual Rate	1.49%	0.66%	0.72%
Housing Unit Summary			
2000 Housing Units	6,516	59,871	128,077
Owner Occupied Housing Units	57.2%	38.0%	38.5%
Renter Occupied Housing Units	40.1%	59.2%	57.9%
Vacant Housing Units	2.7%	2.8%	3.6%
2010 Housing Units	6,709	62,541	137,622
Owner Occupied Housing Units	55.8%	36.1%	36.5%
Renter Occupied Housing Units	37.0%	54.0%	54.5%
Vacant Housing Units	7.1%	9.9%	9.0%
2020 Housing Units	7,707	68,873	157,898
Owner Occupied Housing Units	50.8%	34.2%	34.0%
Renter Occupied Housing Units	39.6%	58.1%	58.1%
Vacant Housing Units	9.3%	7.7%	8.1%
2025 Housing Units	7,902	74,538	172,287
Owner Occupied Housing Units	50.0%	32.8%	33.1%
Renter Occupied Housing Units	38.1%	58.0%	57.3%
Vacant Housing Units	11.9%	9.2%	9.5%
2030 Housing Units	8,588	78,902	183,934
Owner Occupied Housing Units	48.1%	32.3%	32.1%
Renter Occupied Housing Units	40.5%	58.1%	58.0%
Vacant Housing Units	11.4%	9.6%	9.9%
2025 Households by Income			
Household Income Base	6,965	67,692	155,907
<\$15,000	4.5%	8.8%	10.0%
\$15,000 - \$24,999	5.2%	5.6%	5.4%
\$25,000 - \$34,999	4.0%	5.4%	4.9%
\$35,000 - \$49,999	9.1%	10.4%	9.2%
\$50,000 - \$74,999	12.3%	16.8%	15.6%
\$75,000 - \$99,999	11.5%	11.0%	10.8%
\$100,000 - \$149,999	15.9%	15.3%	15.7%
\$150,000 - \$199,999	12.5%	8.5%	9.2%
\$200,000+	25.0%	18.2%	19.3%
Average Household Income	\$151,184	\$129,011	\$133,147



2025 Population 25+ by Educational Attainment			
Total	10,693	102,002	225,627
Less than 9th Grade	0.9%	5.0%	3.9%
9th - 12th Grade, No Diploma	1.1%	3.7%	2.7%
High School Graduate	6.8%	11.4%	10.2%
GED/Alternative Credential	2.7%	2.6%	2.3%
Some College, No Degree	11.9%	11.6%	12.0%
Associate Degree	2.4%	4.5%	5.1%
Bachelor's Degree	45.6%	36.3%	37.7%
Graduate/Professional Degree	28.6%	24.9%	26.2%
2025 Population 15+ by Marital Status			
Total	12,027	120,746	291,176
Never Married	38.2%	43.5%	48.7%
Married	47.6%	42.0%	39.4%
Widowed	5.1%	4.4%	3.5%
Divorced	9.1%	10.1%	8.4%



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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