



AVAILABILITY

- » 1,635sf (Built-Out Restaurant)
- » 2,010sf (2nd Generation Dentist)
- » 1,600sf (2nd Generation Retail - Coming 2026)
- » 710sf (Edward Jones)

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

FM-620: 41,496 VPD ('25)

FM-2222: 21,649 VPD ('25)

PROPERTY DETAILS

- » Built-Out restaurant and dental available
- » HEB Grocery-anchored shopping center
- » This HEB is the preferred grocery store of the affluent Lake Travis community with an average household income of \$178k
- » Situated at the intersection of FM-2222 & FM-620, with an average 40,000+ VPD

DEMOGRAPHIC SNAPSHOT

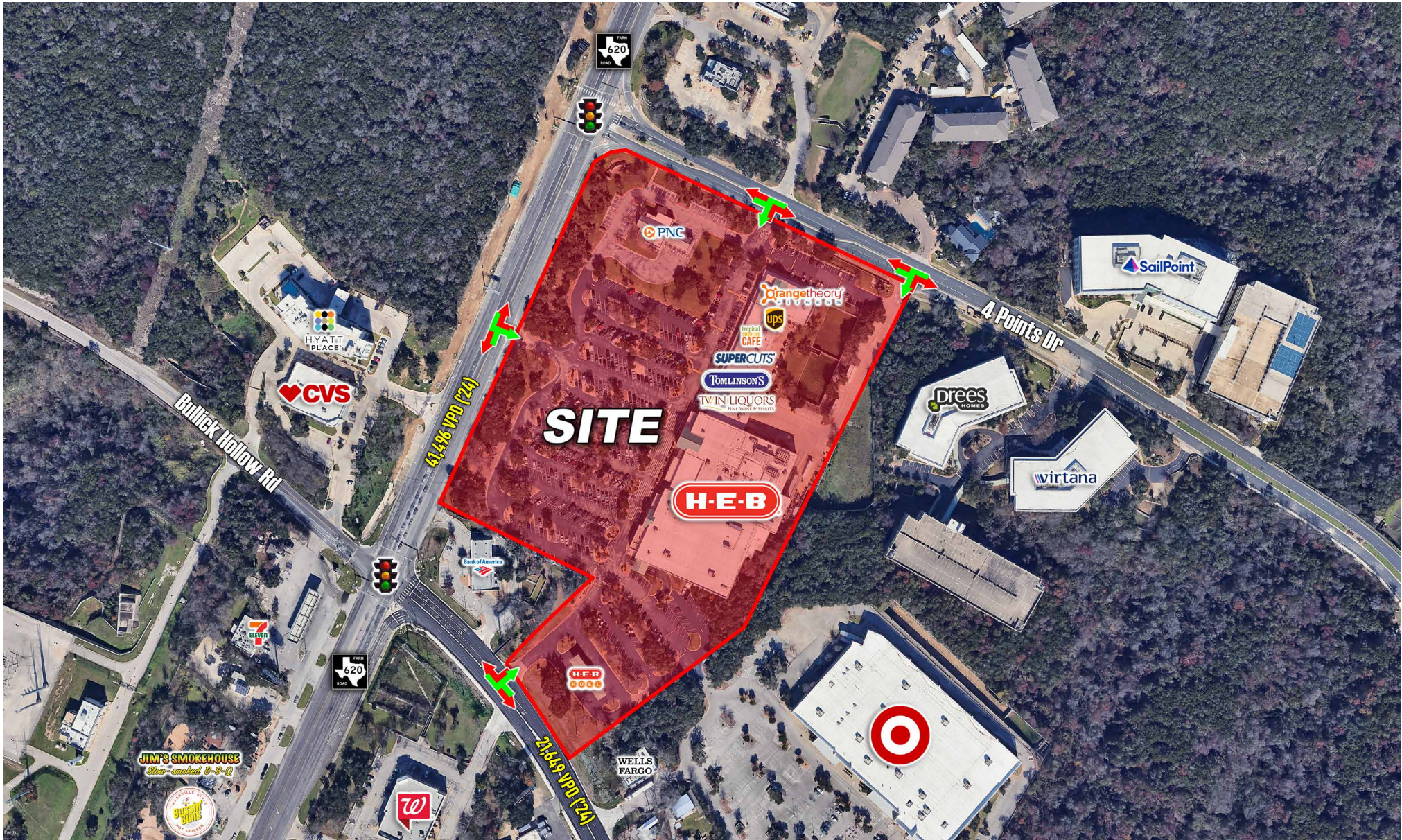
	1-MILE	3-MILE	5-MILE
2025 POPULATION	3,969	25,987	98,154
DAYTIME POPULATION	5,536	25,084	93,757
TOTAL HOUSEHOLDS	1,840	11,375	39,045
AVERAGE HH INCOME	\$152,002	\$192,501	\$202,970

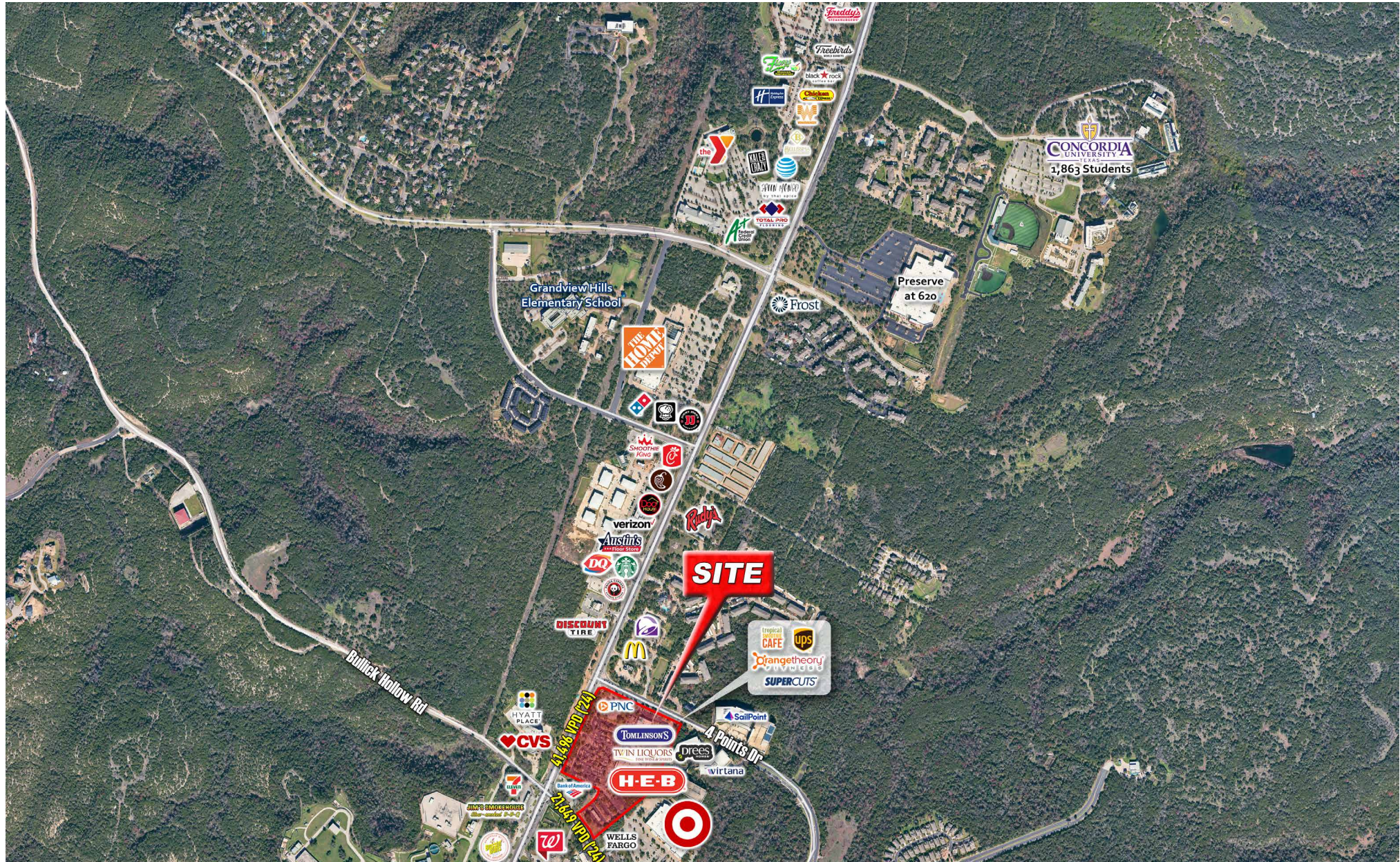
FOUR POINTS RETAILERS





Suite	Tenant	GLA (SF)
100	H-E-B	89,650
105	TWIN LIQUORS	6,660
OPR-1	PNC BANK	4,126
175	ORANGE THEORY FITNESS	2,922
OPR-2	HEB FUEL STATION	2,640
110	TOMLINSON'S FEED & PETS INC.	2,502
150	Available	2,010
165	WESTLAKE EYECARE PLLC	1,977
160	RESTORE HYPER WELLNESS THERAPY	1,860
140	Available	1,635
115	STRETCH ZONE	1,600
130	TROPICAL SMOOTHIE CAFE	1,575
125	THE JOINT CHIROPRACTIC	1,260
120	MATHNASIUM	1,235
155	THE UPS STORE	1,225
135	SUPERCUTS	1,200
145	STATE FARM INSURANCE	825
170	Available	710





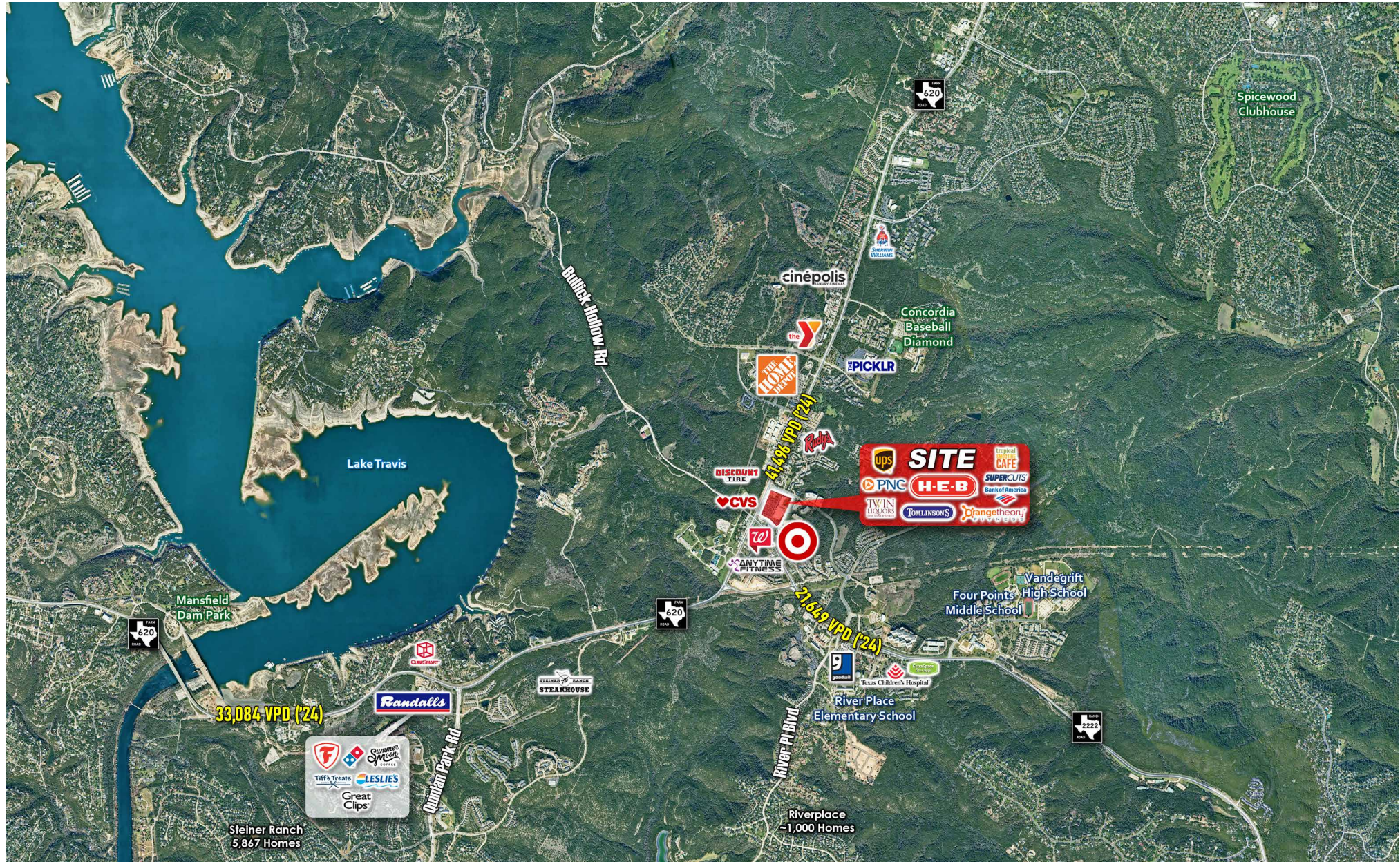


StreetFront

COMMERCIAL

MARKET AERIAL

7301 N FM-620, AUSTIN, TX 78752



BRETT MAZE

Maze@StreetFrontCommercial.com | 512.500.2592

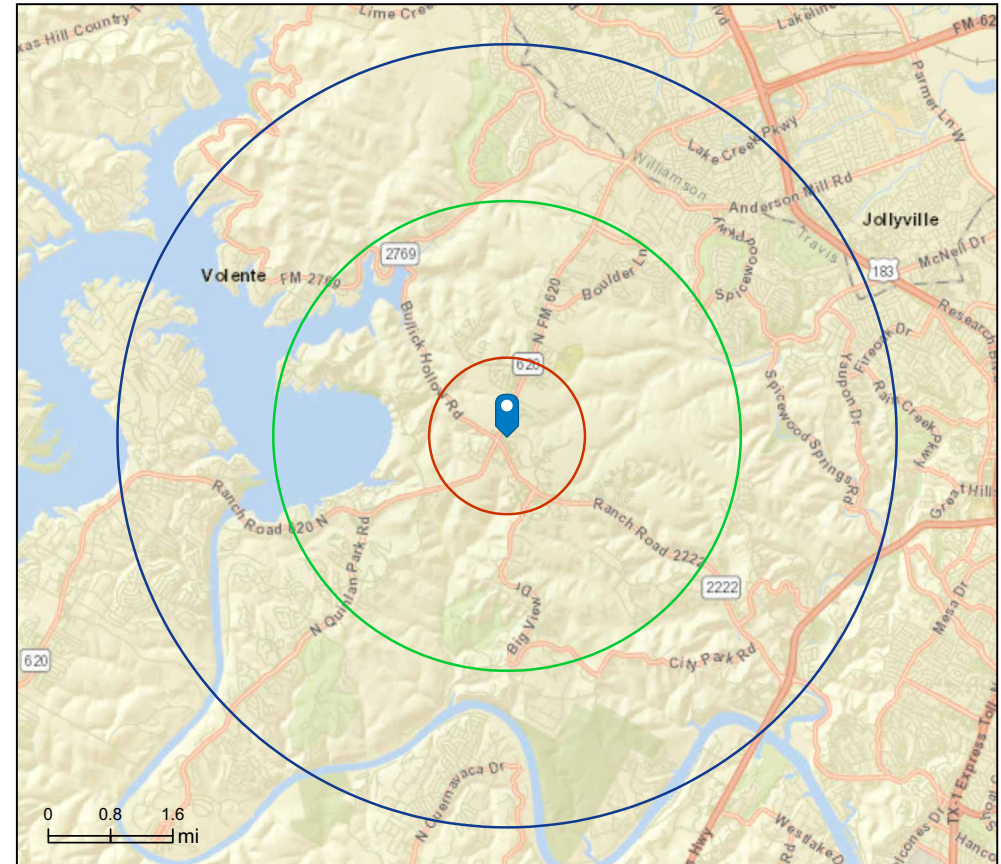
BRITT MORRISON

Morrison@StreetFrontCommercial.com | 512.500.2592

FOUR POINTS SHOPPING CENTER | 5



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,160	21,416	86,746
2020 Total Population	4,120	26,421	100,318
2020 Group Quarters	250	280	602
2025 Total Population	3,969	25,987	98,154
2025 Group Quarters	259	290	624
2030 Total Population	3,925	26,319	97,847
2025-2030 Annual Rate	-0.22%	0.25%	-0.06%
2025 Total Daytime Population	5,536	25,084	93,757
Workers	4,648	15,383	52,505
Residents	888	9,701	41,252
Household Summary			
2010 Households	1,131	9,099	33,471
2010 Average Household Size	1.91	2.33	2.58
2020 Total Households	1,828	11,189	38,534
2020 Average Household Size	2.12	2.34	2.59
2025 Households	1,840	11,375	39,045
2025 Average Household Size	2.02	2.26	2.50
2030 Households	1,859	11,767	39,827
2030 Average Household Size	1.97	2.21	2.44
2025-2030 Annual Rate	0.21%	0.68%	0.40%
2010 Families	483	5,485	23,348
2010 Average Family Size	2.69	3.00	3.11
2025 Families	844	6,759	26,021
2025 Average Family Size	2.53	2.91	3.06
2030 Families	867	6,939	26,154
2030 Average Family Size	2.48	2.87	3.02
2025-2030 Annual Rate	0.54%	0.53%	0.10%
Housing Unit Summary			
2000 Housing Units	319	4,050	22,394
Owner Occupied Housing Units	32.0%	71.6%	74.5%
Renter Occupied Housing Units	24.1%	15.7%	20.3%
Vacant Housing Units	43.9%	12.7%	5.2%
2010 Housing Units	1,194	9,758	35,742
Owner Occupied Housing Units	17.3%	43.7%	64.3%
Renter Occupied Housing Units	77.6%	49.6%	29.4%
Vacant Housing Units	5.3%	6.8%	6.4%
2020 Housing Units	1,979	11,909	40,912
Owner Occupied Housing Units	20.0%	41.6%	60.3%
Renter Occupied Housing Units	72.4%	52.3%	33.9%
Vacant Housing Units	8.4%	6.1%	5.5%
2025 Housing Units	2,080	12,343	41,384
Owner Occupied Housing Units	19.8%	42.1%	60.8%
Renter Occupied Housing Units	68.7%	50.0%	33.5%
Vacant Housing Units	11.5%	7.8%	5.7%
2030 Housing Units	2,165	13,061	43,434
Owner Occupied Housing Units	19.3%	40.0%	59.0%
Renter Occupied Housing Units	66.6%	50.0%	32.7%
Vacant Housing Units	14.1%	9.9%	8.3%
2025 Households by Income			
Household Income Base	1,840	11,375	39,045
<\$15,000	4.7%	2.6%	2.5%
\$15,000 - \$24,999	0.1%	2.6%	2.0%
\$25,000 - \$34,999	2.7%	5.0%	3.0%
\$35,000 - \$49,999	5.7%	6.3%	5.5%
\$50,000 - \$74,999	16.8%	14.3%	11.5%
\$75,000 - \$99,999	18.6%	11.0%	8.8%
\$100,000 - \$149,999	15.8%	12.2%	14.6%
\$150,000 - \$199,999	14.6%	11.6%	13.6%
\$200,000+	21.0%	34.4%	38.4%
Average Household Income	\$152,002	\$192,501	\$202,970



2025 Population 25+ by Educational Attainment			
Total	2,853	18,058	67,807
Less than 9th Grade	0.1%	0.8%	1.2%
9th - 12th Grade, No Diploma	0.2%	0.2%	1.0%
High School Graduate	15.3%	7.1%	8.0%
GED/Alternative Credential	3.6%	1.8%	1.7%
Some College, No Degree	12.9%	14.5%	12.0%
Associate Degree	7.7%	8.0%	6.8%
Bachelor's Degree	33.4%	39.9%	41.0%
Graduate/Professional Degree	26.7%	27.8%	28.2%
2025 Population 15+ by Marital Status			
Total	3,418	21,860	81,710
Never Married	40.7%	33.0%	27.9%
Married	50.6%	54.1%	61.0%
Widowed	2.2%	2.2%	2.8%
Divorced	6.5%	10.8%	8.3%



Information About Brokerage Services

2-10-2025

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. **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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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