



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	10,315	88,959	290,973
2019 Average HH Income	\$82,346	\$78,964	\$84,182
2019 Daytime Population	6,763	66,403	231,611

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$16.00 - \$21.00 PSF NNN

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,588 - 2,865 SF

*NNNs \$7.25 PSF

10,000 - 20,544 SF

*NNNs \$5.00 PSF

PROPERTY HIGHLIGHTS

- Great visibility and accessibility from Burnet, Wells Branch and Howard—five ingress/egress points
- Ample parking and pylon sign space available
- High density Wells Branch and Scofield neighborhoods

TRAFFIC COUNT

Mopac Service Rd: 99,443 VPD

Wells Branch Pkwy: 29,099 VPD

Howard Ln: 17,327 VPD

(CoStar 2018)

AREA TRAFFIC GENERATORS



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Shops at Wells Branch

SEC WELLS BRANCH PKWY & MOPAC EXPWY
13717 BURNET RD
AUSTIN, TX 78727



1.	225	Pizza Hut	3,500 SF	10.	425	Bedeck Barber/Salon	1,382 SF	17.	725	Advanced Smile	2,310 SF
2.	230	Available	2,167 SF	11.	450	Dragon Garden	2,373 SF	18.	750	Korea Massage	1,317 SF
3.	240	Available	1,588 SF			Available	20,544 SF	19.	775	Game Kastle	2,580 SF
4.	245	Available	2,442 SF			Treehouse Funhouse	17,000 SF	20.	800	Game Kastle	2,100 SF
5.	250	Breakfast Bar	2,803 SF	12.	500	Premier High School		21.	825	Meker Beautique	860 SF
6.	300	Rolling Rooster	2,803 SF	13.	625	Promart Beauty	8,058 SF	22.	850	Savage Tattoo	1,040 SF
7.	325	Available	2,355 SF	14.	650	Chicoine Chiro	1,750 SF	23.	875	Wells Branch Liquor	1,060 SF
8.	350A	SWB Vision Care	3,173 SF	15.	675	City Hair	980 SF	24.	890	Health Market Ins	2,010 SF
9.	350B	Available	2,865 SF	16.	700	Vape Shop	780 SF	25.	900A	Available	2,000 SF
						Austin Cleaners	980 SF	26.	900B	Subway	2,000 SF

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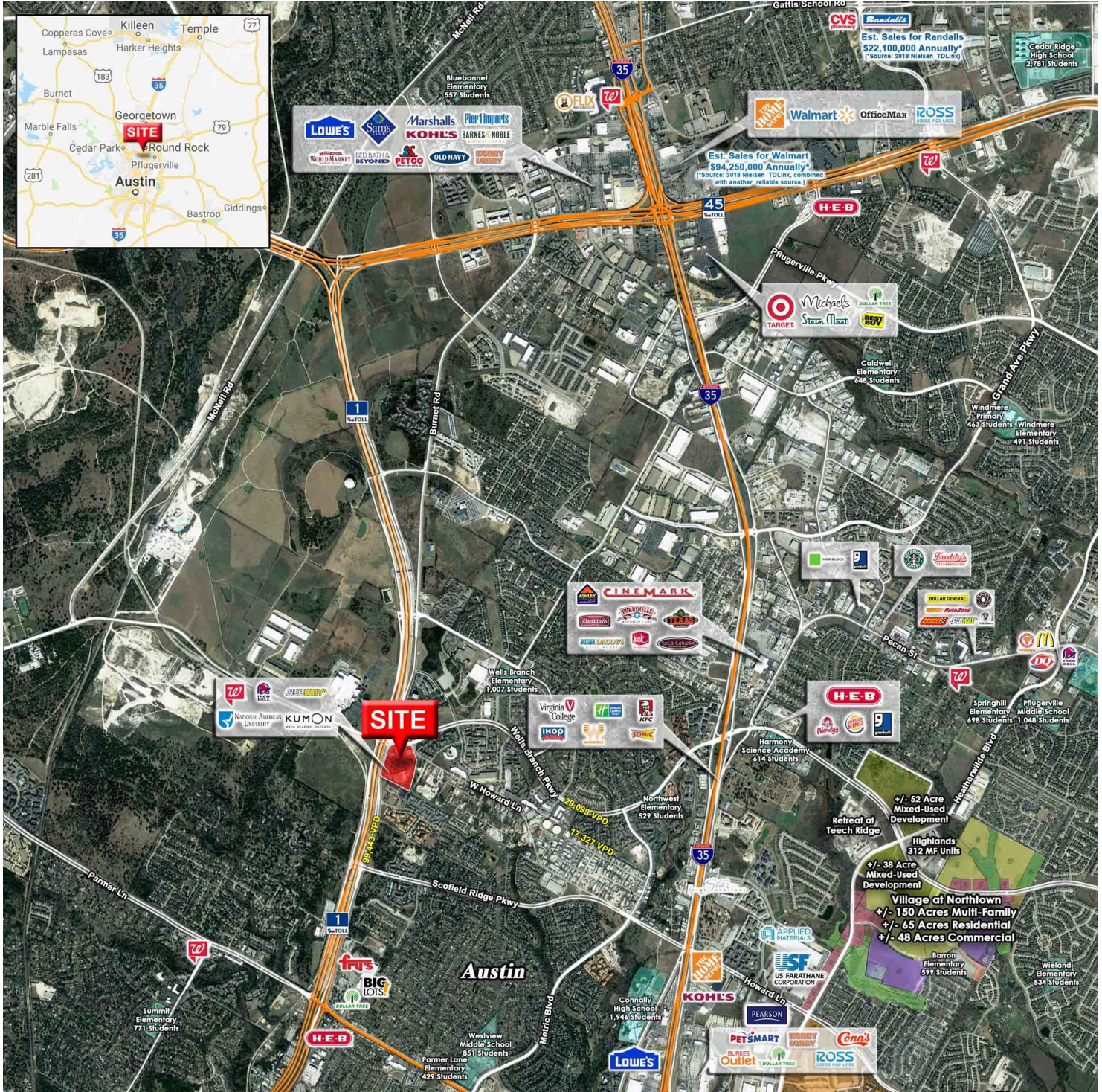
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Information About Brokerage Services

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.

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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