

2nd Generation Restaurant with Drive-Thru

2305 Burleson Road, Austin, TX 78741

- Over 300,000 people within an 8 minute drive
- Located on redeveloping Oltorf corridor
- Immediate proximity to St. Edward's University (4,600 students)
- 2.1 miles to Downtwon Austin


Availability


- 3,060 SF 2nd Generation Restaurant with Drive-thru
- 31 Parking Spaces


Lease Rates

- Call for pricing

Demographics

Population Estimate	Population Estimate		
	1 mi	3 mi	5 mi
	33,857	165,368	346,298

Average Household Income	Average Household Income		
	1 mi	3 mi	5 mi
	\$57,081	\$79,579	\$81,476

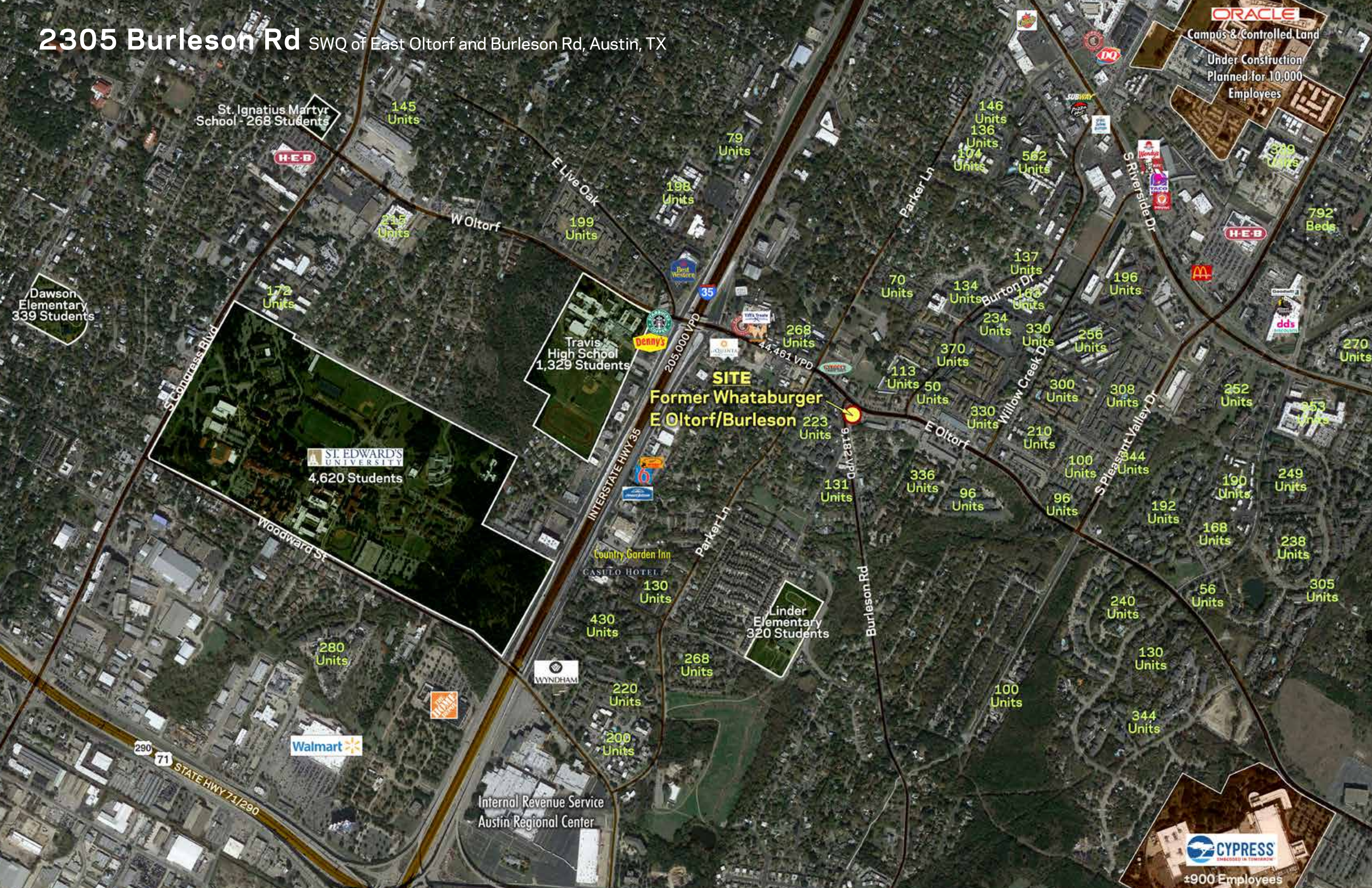
Traffic Counts	Traffic Counts		
		<ul style="list-style-type: none"> • 44,461 VPD (Oltorf) • 9,182 VPD (Burleson) • 205,000 VPD (IH-35) 	



Area Retailers & Restaurants



2305 Burleson Rd SWQ of East Oltorf and Burleson Rd, Austin, TX



SITE
Former Whataburger
E Oltorf/Burleson
223 Units

ST. EDWARD'S UNIVERSITY
4,620 Students

Dawson Elementary
339 Students

Travis High School
1,329 Students

Linder Elementary
320 Students

Country Garden Inn
CASULO HOTEL
130 Units

Walmart

Internal Revenue Service
Austin Regional Center

CYPRESS
EMPLOYED IN TEXAS

1900 Employees

ORACLE
Campus & Controlled Land
Under Construction
Planned for 10,000
Employees

St. Ignatius Martyr
School - 268 Students

145 Units

79 Units

146 Units
136 Units
104 Units

562 Units

792 Beds

199 Units

198 Units

70 Units

134 Units

137 Units

163 Units

196 Units

270 Units

268 Units

44,461 VPD

113 Units

50 Units

370 Units

234 Units

330 Units

256 Units

300 Units

308 Units

252 Units

253 Units

223 Units

9,182 VPD

113 Units

50 Units

370 Units

234 Units

330 Units

210 Units

100 Units

344 Units

190 Units

249 Units

238 Units

305 Units

Woodward St

INTERSTATE HWY 35

Parker Ln

Burleson Rd

E Oltorf

Willow Creek Dr

S Pleasant Valley Dr

S Riverside Dr

E Live Oak

W Oltorf

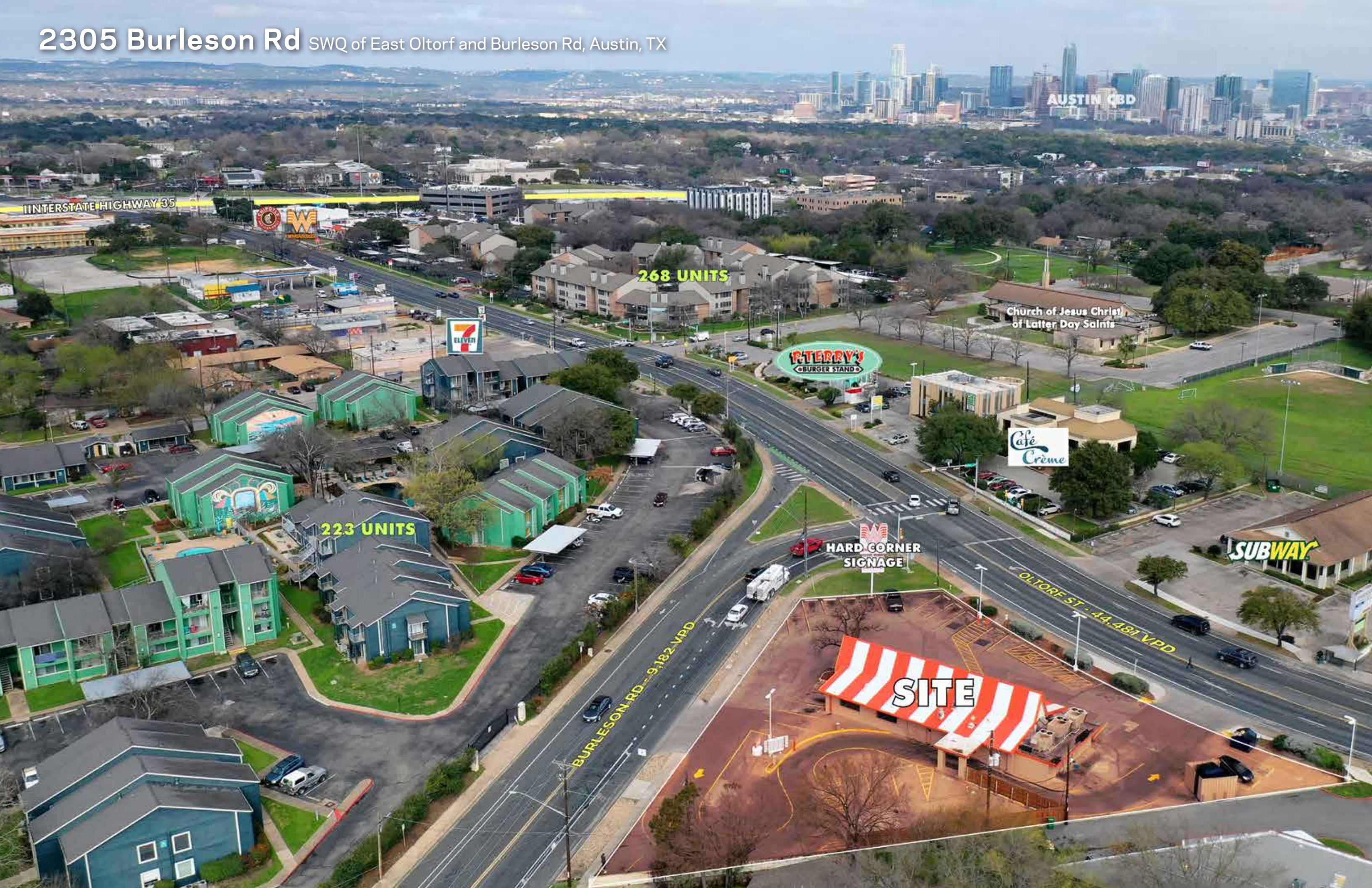
S Congress Blvd

290

71

STATE HWY 71/290

2305 Burleson Rd SWQ of East Oltorf and Burleson Rd, Austin, TX



268 UNITS

223 UNITS

HARD CORNER SIGNAGE

SITE

BURLESON RD - 9,182 VPD

OLTORF ST - 44,481 VPD

INTERSTATE HIGHWAY 35

AUSTIN CBD

Church of Jesus Christ of Latter Day Saints

Café Crème

SUBWAY

R-TERRY'S BURGER STAND

7-ELEVEN

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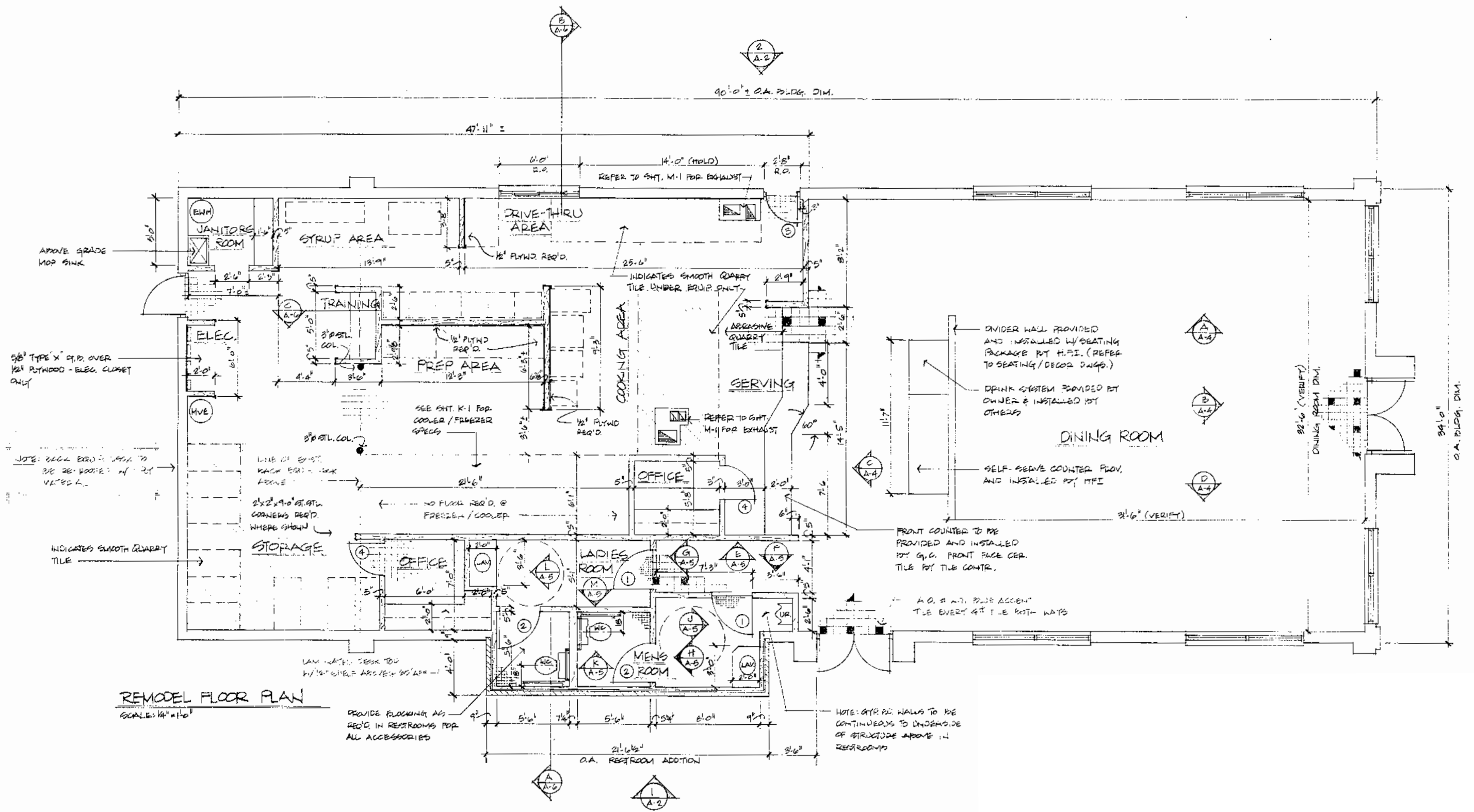


OLTORF ST - 44,461 VPD

BURLESON RD - 9,182 VPD

HARD
CORNER
SIGNAGE

2305 Burleson Rd SWQ of East Oltorf and Burleson Rd, Austin, TX





11-2-2015



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.

Endeavor 2015 Management LLC 9003900 CNorthington@Endeavor-Re.com 512-682-5590

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

Robert Charles Northington 374763 CNorthington@Endeavor-Re.com 512-682-5590

Designated Broker of Firm License No. Email Phone

Connor Austin Lammert 730868 CLammert@Endeavor-Re.com 512-532-2181

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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