

8519 Burnet Road

8519 Burnet Rd., Austin, TX 78757



512.682.5500 ENDEAVOR
endeavor-re.com

GAS PIPE

GAS PIPE

- Freestanding building located in the Burnet Rd corridor
- Proximity to HWY 183 & Anderson Ln
- 2nd Generation retail
- 4.9:1000 parking ratio

Space Available

- 2,426 SF

Lease Rates

- Please call for rate.
- Estimated 2019 NNN's - \$11.50 per SF

Demographics



Population Estimate

1 mi	3 mi	5 mi
16,829	150,358	332,837

Estimated Households

1 mi	3 mi	5 mi
7,221	67,906	147,438



Avg. Household Inc.

1 mi	3 mi	5 mi
\$70,402	\$81,195	\$92,276



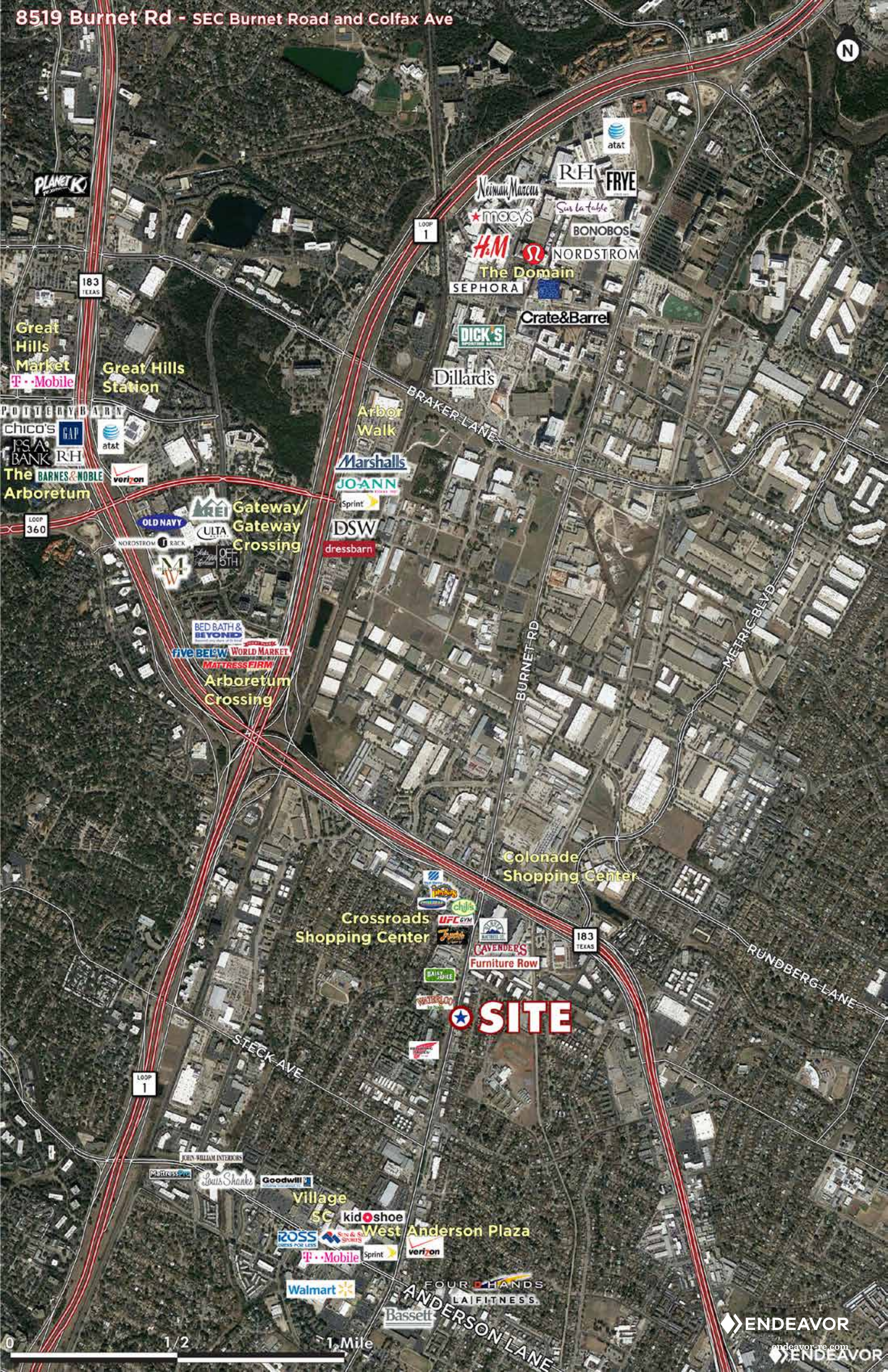
Traffic Counts

- 30,269 VPD (Burnet Road)



Major Retailers





Great Hills Market
T-Mobile

Great Hills Station

POTTERY BARN
chico's
PSA BANK
The Arboretum

GAP
at&t
verizon

OLD NAVY
NORDSTROM
M

ULTA
OFF 5TH

BED BATH & BEYOND
FIVE BELOW
WORLD MARKET
MATTRESS FIRM

Arboretum Crossing

Arbor Walk

Marshalls

JO-ANN

Sprint

DSW

dressbarn

Gateway/Gateway Crossing

LOOP 1

SEPHORA

Crate&Barrel

Dillard's

BRAKER LANE

DICK'S

Neiman Marcus

macy's

H.M.

The Domain

RH FRYE

Sur la table

BONOBOS

NORDSTROM

at&t

BURNET RD

METRIC BLVD

Colonade Shopping Center

Crossroads Shopping Center

chili's

UFC GYM

CAVENDERS

Furniture Row

DAILY GRICE

WATERLOO

SITE

STECK AVE

LOOP 1

JOHN WILLIAM INTERIORS

Mattress Firm

Louis Shanks

Goodwill

Village SC

kid shoe

ROSS

P-Mobile

Walmart

West Anderson Plaza

Sprint

verizon

Bassett

FOUR HANDS LA FITNESS

ANDERSON LANE

183 TEXAS

RUNDBERG LANE

0 1/2 1 Mile

ENDEAVOR

endeavor-re.com

ENDEAVOR



MCCANN DR

KERRYBROOK LN

PRIMROSE LN

BURNET RD

ROCKWOOD AVE

POLARIS AVE

COLFAX AVE

BOWLING GREEN DR

HATHAWAY DR

PENNY LN

SOCCER POST

SUBWAY

West Mail LAKEFOUR

Crossroads Shopping Center

Make It Sweet TABU

Cloud Dental Li Massage

LE BLEU

UFC GYM

AVIS

DOVER Designer Kitchens

FAST SIGNS Apartment Specialists

Twist

Franchise

U-HAUL

A-TEX

Average Five USTIN Austin Acacia Care

DAILY VOICE

CAJON CUBANA

ROCKWOOD AVE

Buddy's Place

Hidell Builders Supply

SPINK

TINY WORLD

TYGE ONE

COLFAX AVE

SITE

GREEN

SEAN

SPEEDY LUBE N TUNE

Green

SHAMROCK AVE

Best Motors Used Cars

Native American Indian Jewelry

TAXIDERM KING

AAMCO

AMERICAN

salon suave

PRINCESS

PRINCESS

PRINCESS

Baldwin Beauty Schools Kapsner Chiro

OneMain Financial

Shell

Chaparral

Todd

Colonnade Shopping Center

183

Highland Lanes

Oliver's

gabrielles

Austin Sign Co

Zookeeper Exotic Pets

AUSTIN

FACTORY MATTRESS

Furniture Row

Glass

Jiffy Lube

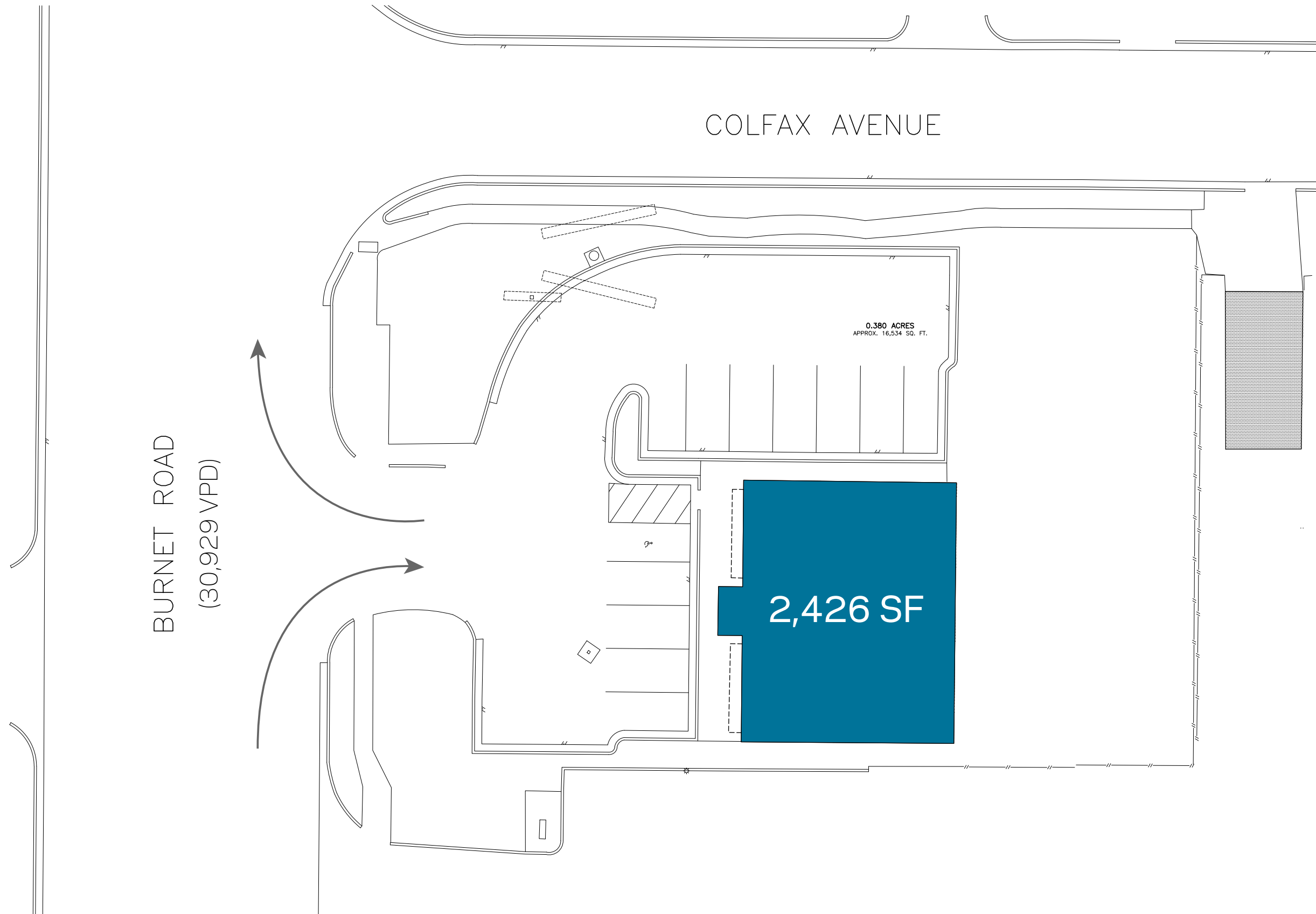
AMERICAN Party Rental

North Austin Business Center

AMERICAN Party Rental

DePaul

Burnet Middle School



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)