

7600 BURNET ROAD

AUSTIN, TX 78757

SHOP ^{COS.}



CONCEPTUAL RENDERING

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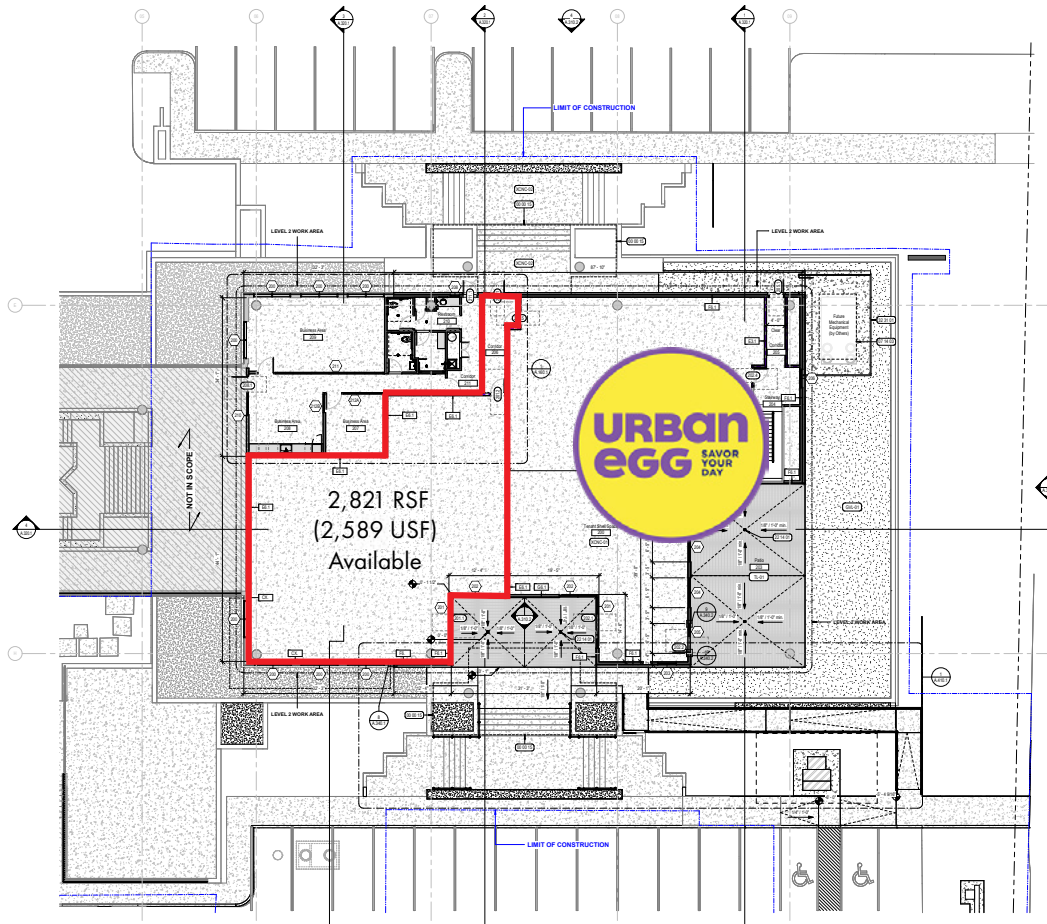
Nicole Wimberly / NICOLE@SHOPCOMPANIES.COM / 512-384-1136

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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,600	144,527	339,988
Avg. HH Income	\$138,562	\$127,151	\$133,299
Total Housing Units	7,284	67,994	155,576
Daytime Population	20,526	208,432	460,388
Median Home Value	\$693,704	\$699,150	\$690,512

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PROJECT SCOPE

7600 Burnet provides the opportunity for a freestanding hero restaurant located in the Allandale neighborhood of Austin. Ownership is working with Michael Hsu to deliver a clean restaurant opportunity with a new storefront and patio. The site is located in one of the most desirable neighborhoods of Austin with rapidly increasing home values and densifying demographics. In addition, the building is right at a major light along Burnet Road right before the major intersection of Anderson Lane and Burnet Road. This is the rare opportunity to do a freestanding hero restaurant on one of the best corridors in Austin.

DETAILS

- Landlord can deliver: 2,821 RSF (2,589 USF)
- Landlord will deliver a cold, dark shell with utilities stubbed to premises along with new storefront and patio
- 53 surface parking spots available with more in the multi-family parking garage

TRAFFIC COUNTS

o Burnet Road:	35,074 VPD-23
o Anderson Lane:	28,243 VPD-23

JOIN

BARTLETT'S



Tacodeli

hopdoddy
BURGER BAR



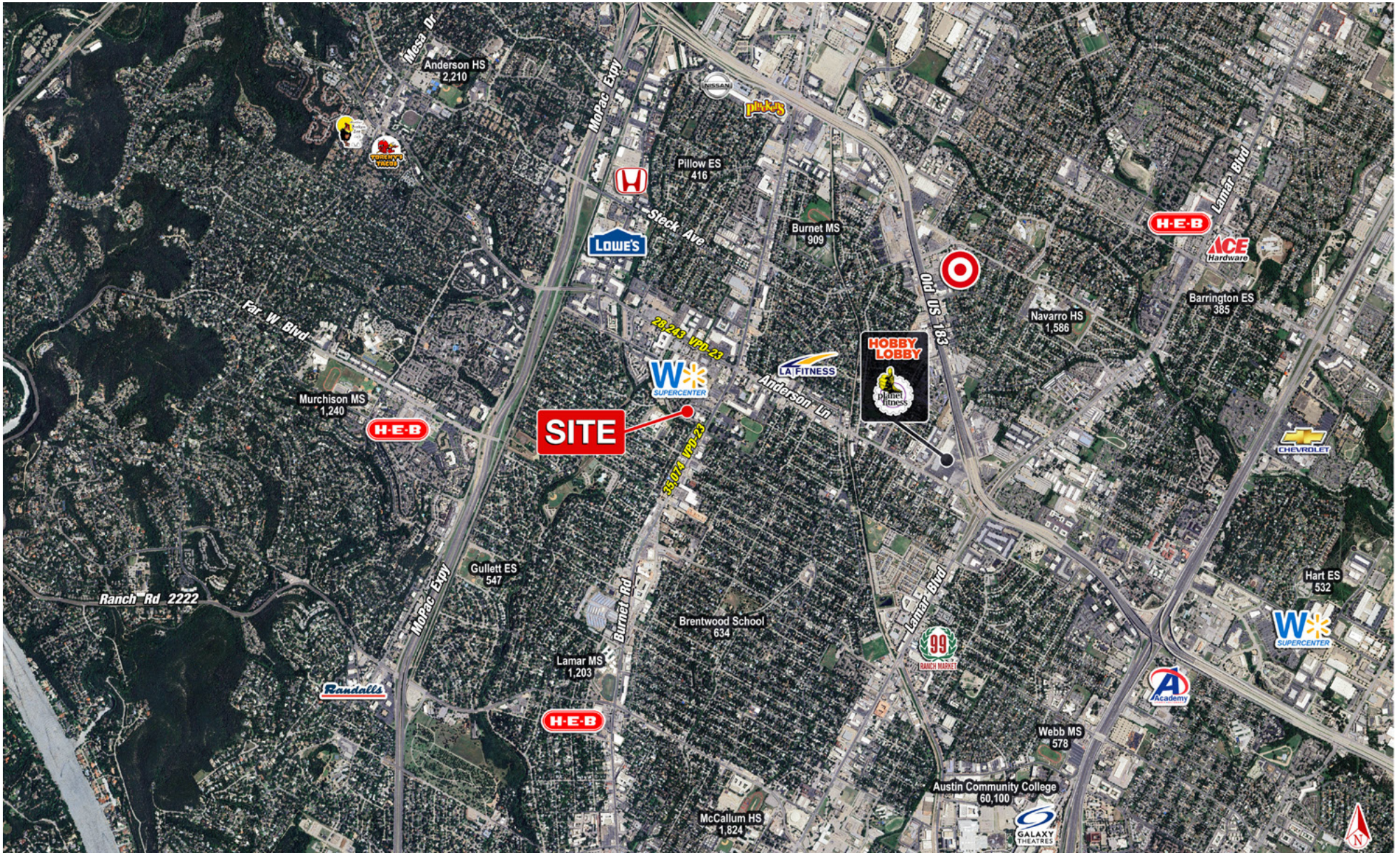
TUMBLE 22
HOT CHICKEN

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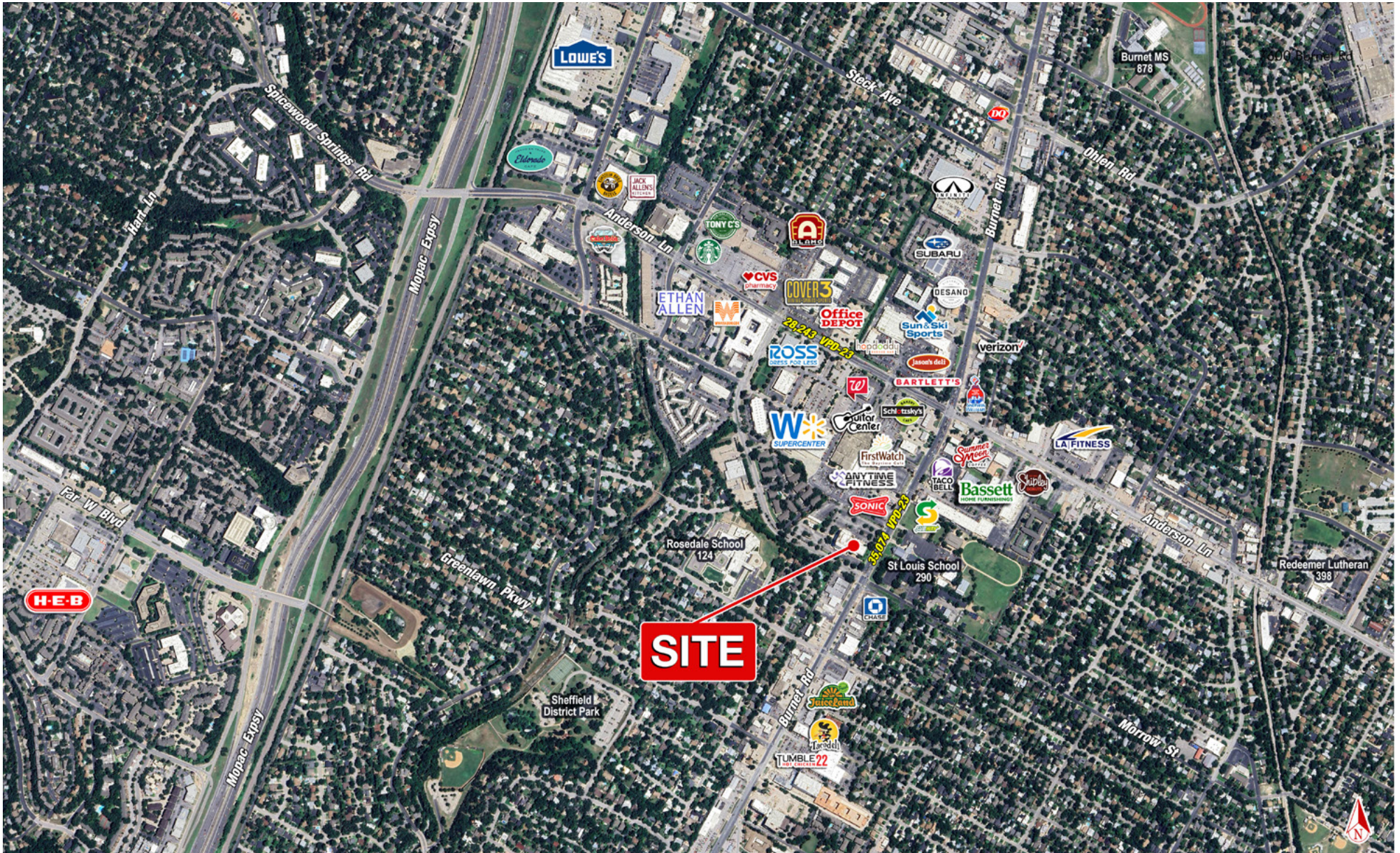
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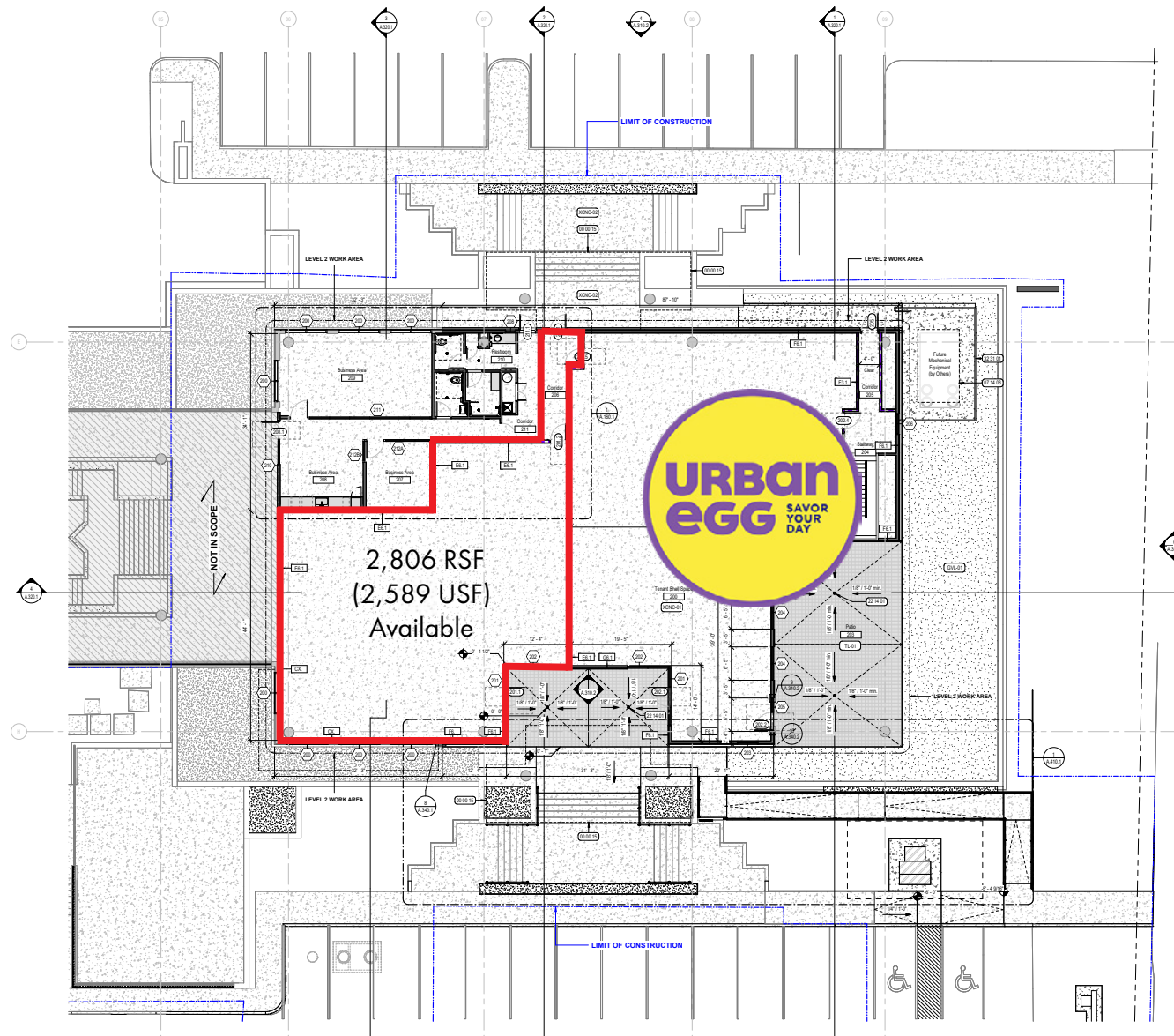
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7600 & 7618 Parking Map

 MULTIFAMILY & OFFICE PARKING

MULTIFAMILY PARKING
288 SPACES* | 1.33 PER UNIT

OFFICE PARKING
169 SPACES** | 3.5 / 1,000

 RESTAURANT/RETAIL PARKING
66 SPACES

 SHARED VISITOR PARKING
12 SPACES

*INCREASES AN ADDITIONAL 112 SPACES:

- MONDAY - THURSDAY, 6 PM - 7 AM
- FRIDAY, 6 PM - SATURDAY, 8 AM
- SATURDAY, 12 PM - MONDAY, 7 AM

**INCREASES AN ADDITIONAL 141 SPACES:

- MONDAY - FRIDAY, 7 AM - 6 PM
- SATURDAY, 8 AM - 12 PM



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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. 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

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