



7801 BURNET ROAD | 7801 BURNET ROAD, AUSTIN, TX 78757

Features

Available early 2022!

FOR LEASE

AVAILABLE SF: 23,600

CONTACT FOR MORE INFORMATION

Traffic Counts

W Anderson Lane	35,750 VPD
Burnet Road	38,962 VPD

Demographics

	YEAR:	1 MILE	3 MILE	5 MILE
Total Population		15,289	147,438	340,112
Daytime Population		18,090	172,076	410,866
Avg HH Income		\$110,212	\$99,461	\$105,023
Total Households		7,303	62,758	145,616

Britt Morrison

Senior Vice President

512.482.0094

bmorrison@weitzmangroup.com

Area Retailers & Businesses

hopdoddy

ALAMO
CRAFTHOUSE CHICKEN

COVER
3

BARTLETT'S

JACK ALLEN'S
KITCHEN

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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SIMON
DOMAIN



W Anderson Ln

Burnet Rd

SITE





Walmart

ROSS
DRESS FOR LESS

ALAMO
DRAFTHOUSE CINEMA

CVS
pharmacy

Office
DEPOT

Sun & Ski

McDonald's

verizon

Bill Miller
Bar-B-Q

Jason's deli

Walmart
Wildgen

hopdoddu
BURGER BAR

PRECISION
CAMERA & VIDEO

Terra
Toys

BARTLETT'S

W Anderson Ln

EXON

Jack
In the box

SHERWIN
WILLIAMS

Comerça Bank

TITLEMAX

meineke

LA FITNESS

Burnet Rd

TACO
BELL

Bassett

FREYTAG'S
FLORIST

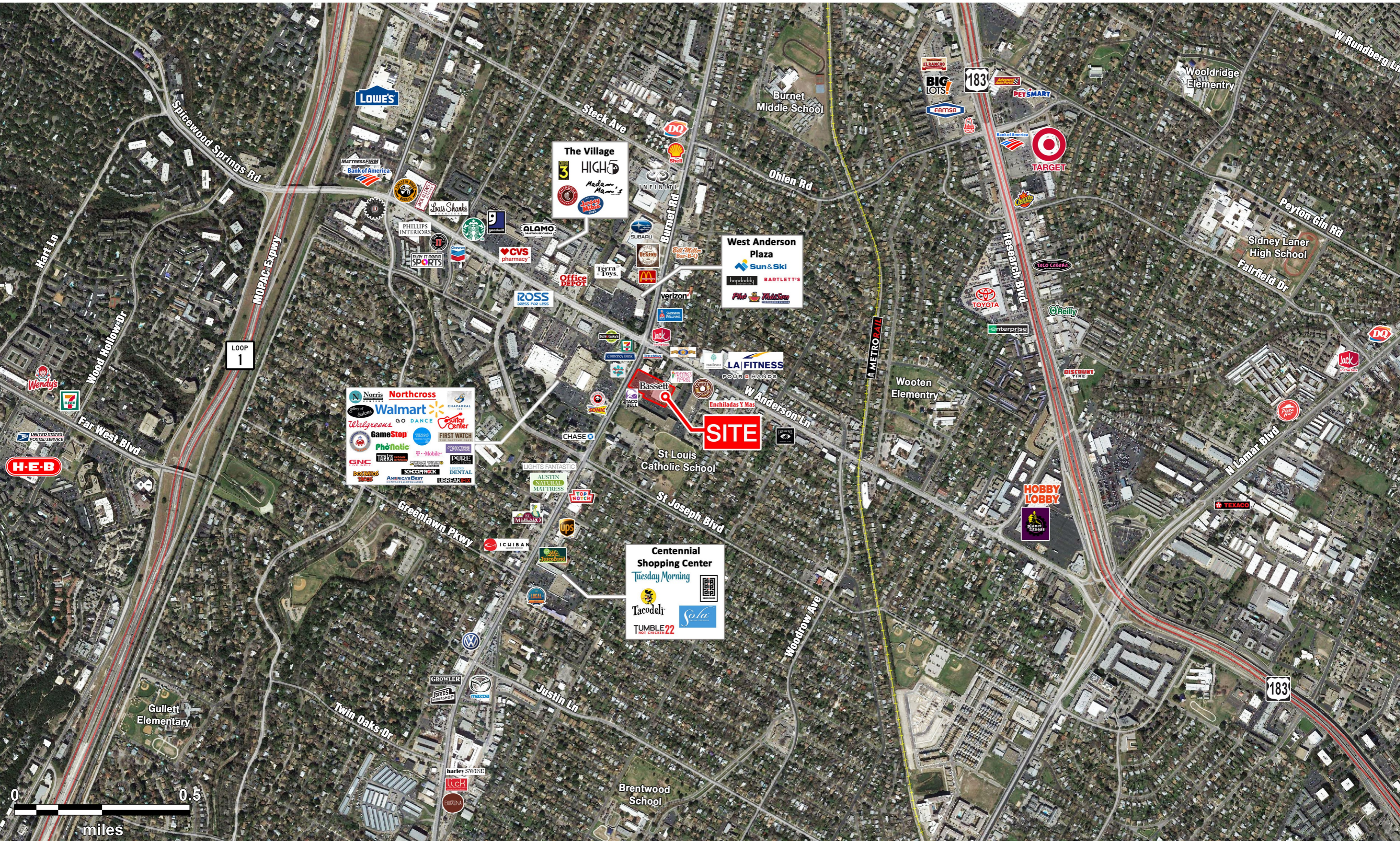
SUBWAY

It's New
TO ME

HIT
ATHLETIC

Northcross

- Norris Center
- Chaparral
- GO DANCE
- GameStop
- FIRST WATCH
- PhoNatic
- Mobile
- PORE
- GNC
- AMERICA'S BEST
- SCHOOL TRACK
- LEGEND DENTAL
- LIBREK-FIX



Northcross
 Norris Elementary
Walmart
 Walgreens
 GameStop
 Phonic
 GNC
 Dunkin' Donuts
 American Best
 UBreak

The Village HIGH 5
 Madam's
 Joseph Mize

West Anderson Plaza
 Sun & Ski
 hopdaddy
 BARTLETT'S
 Pho
 Thai Sun

Centennial Shopping Center
 Tuesday Morning
 Tacodeli
 TUMBLE22
 Sola

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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Matthew Epple

Licensed Supervisor of Sales Agent/ Associate

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Britton J Morrison

Sales Agent/Associate's Name

582800

License No.

bmorrison@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date