



## LOYOLA CROSSING | SWC OF LOYOLA & US HWY 183, AUSTIN, TX 78723

### Features

- Approximately 6 acres available fronting US Highway 183
- Pad sites available for ground lease or purchase
- Great spot for a Bank, QSR, C-Store, or other retail users

### AVAILABLE

CONTACT FOR MORE INFORMATION

### Traffic Counts

US-183/Ed Bluestein	60,000 VPD
Loyola Lane East	17,033 VPD
Loyola Lane West	8,190 VPD

### Demographics

YEAR: 2023

1 MILE

3 MILE

5 MILE

Total Population	9,296	88,433	232,877
Daytime Population	7,254	91,033	297,711
Avg HH Income	\$86,066	\$99,721	\$101,311
Total Households	3,593	33,491	94,534

### Area Retailers & Businesses



#### Chris Plumpe

Associate  
512.482.0094  
cplumpe@weitzmangroup.com

#### James Van Trease

Assistant Vice President  
512.482.6106  
jvantrease@weitzmangroup.com

#### Nick Naumann

Director of Brokerage - Austin  
512.482.6118  
nnaumann@weitzmangroup.com

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.

**weitzman®**



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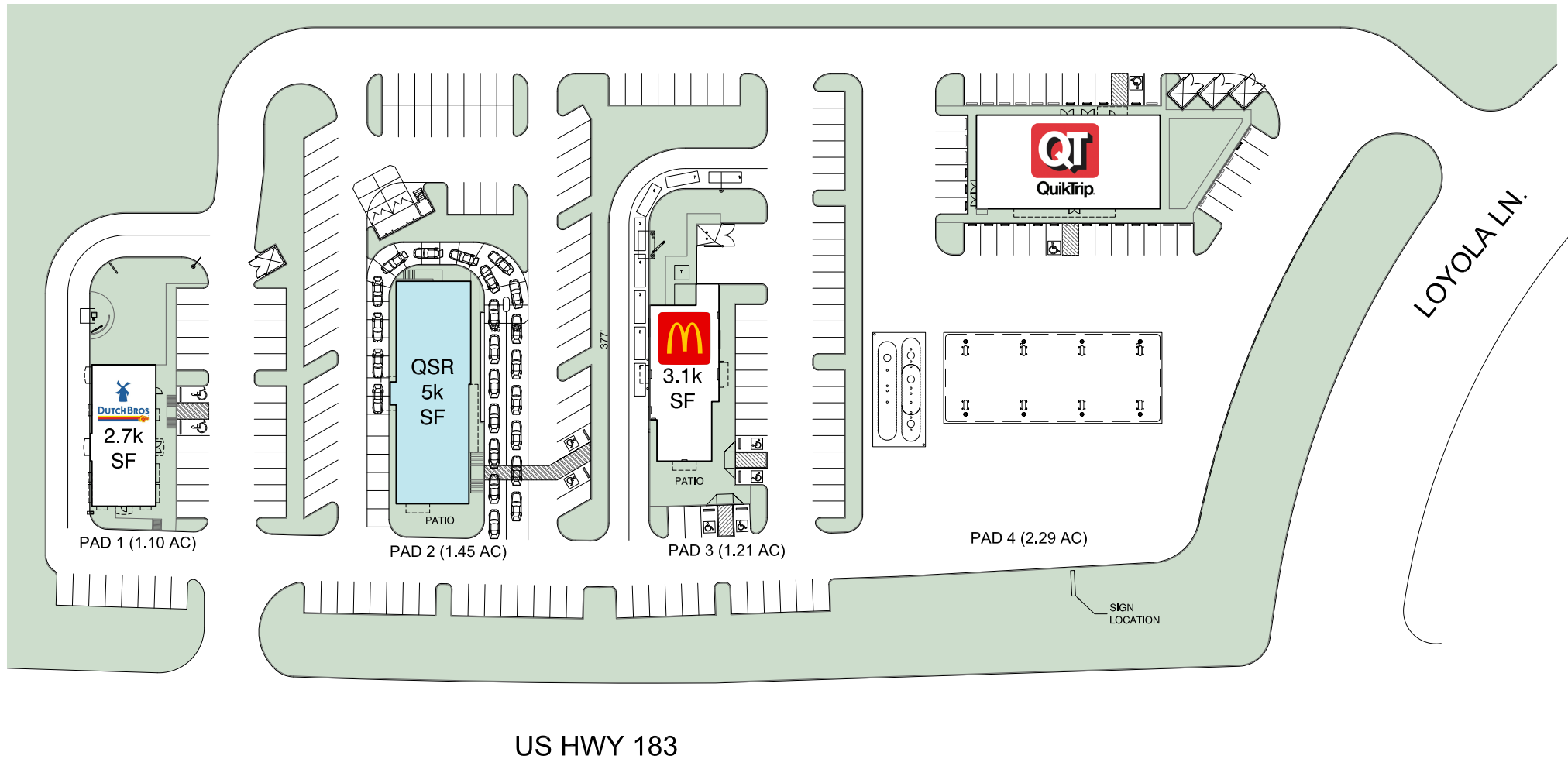


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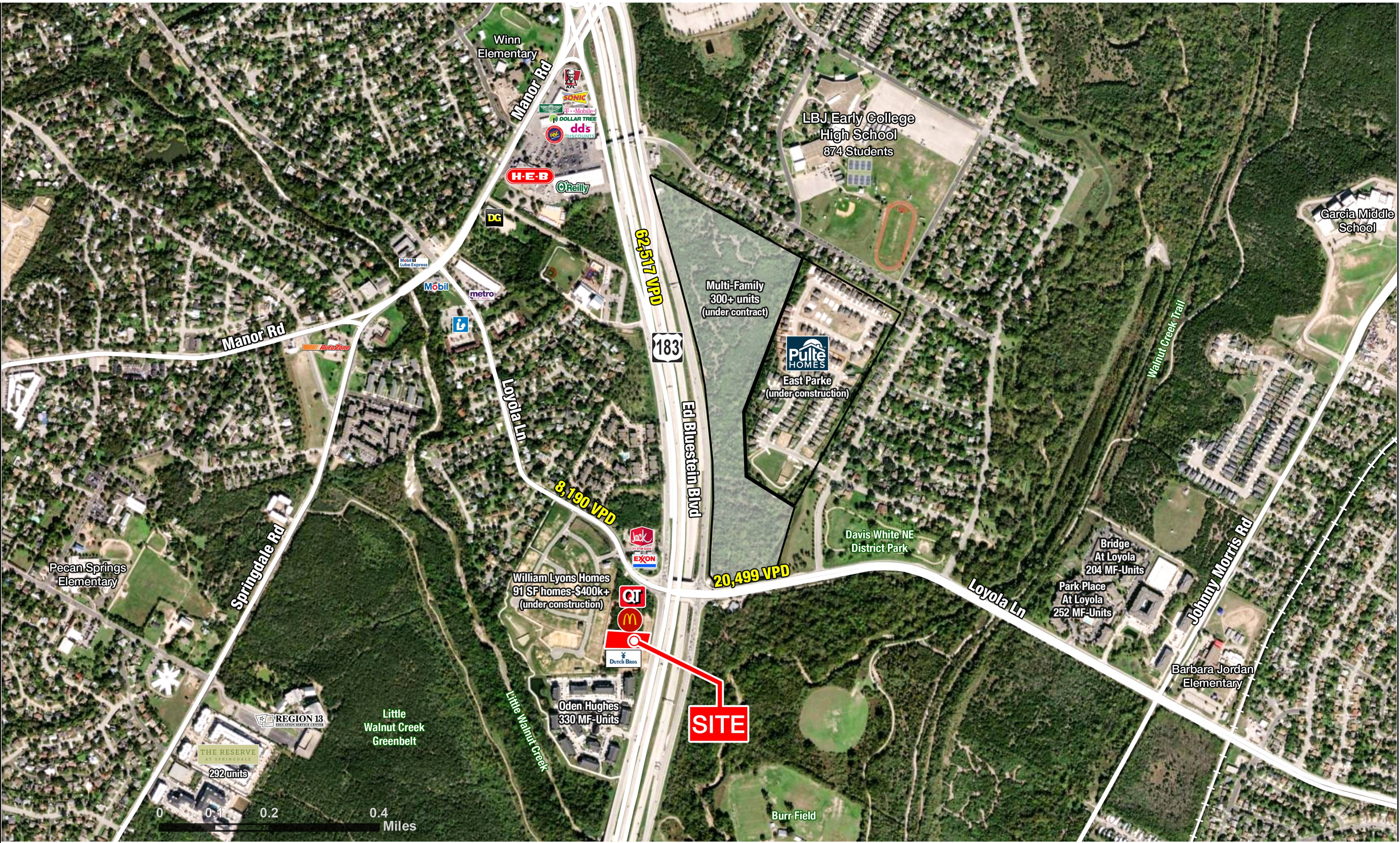
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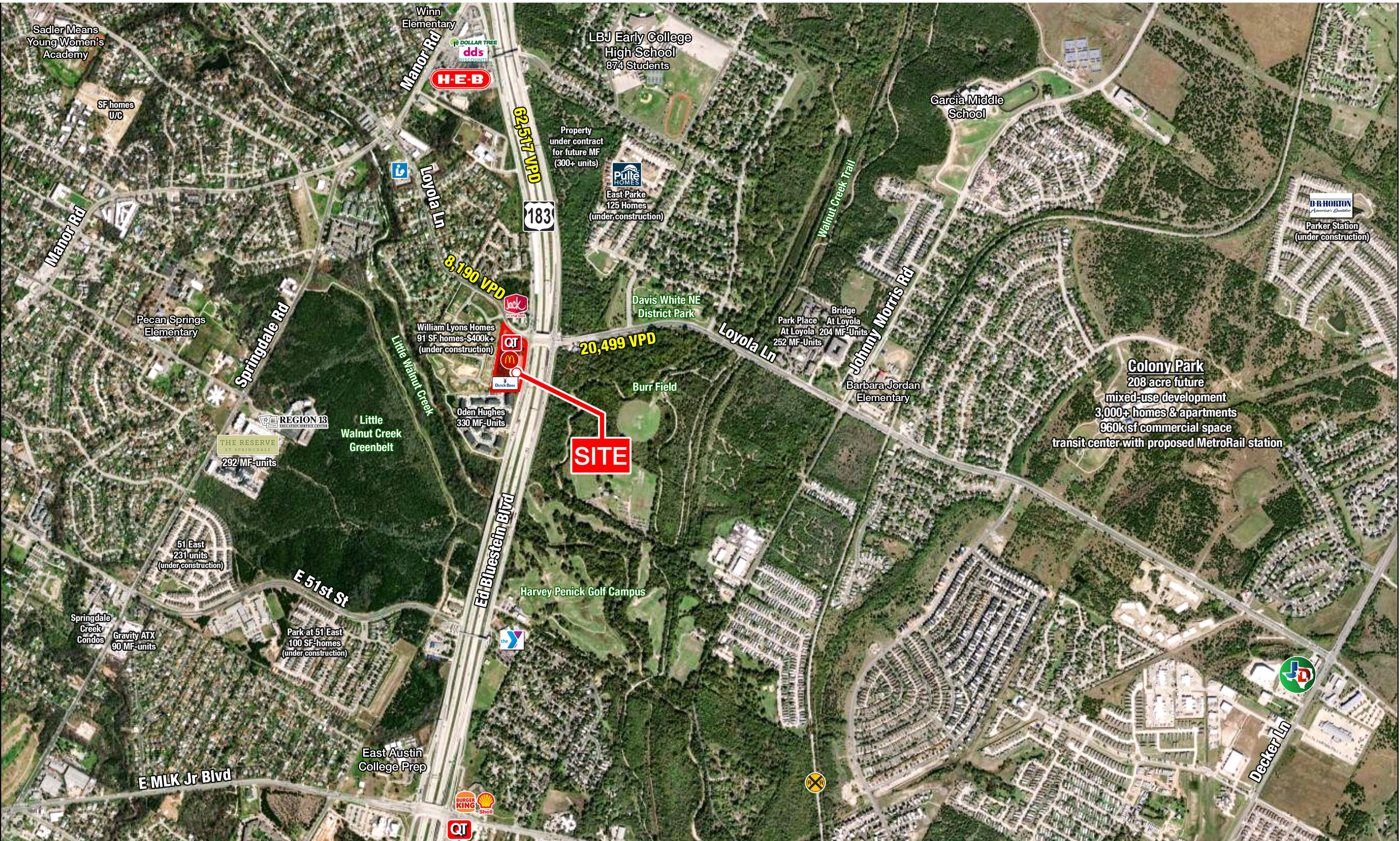




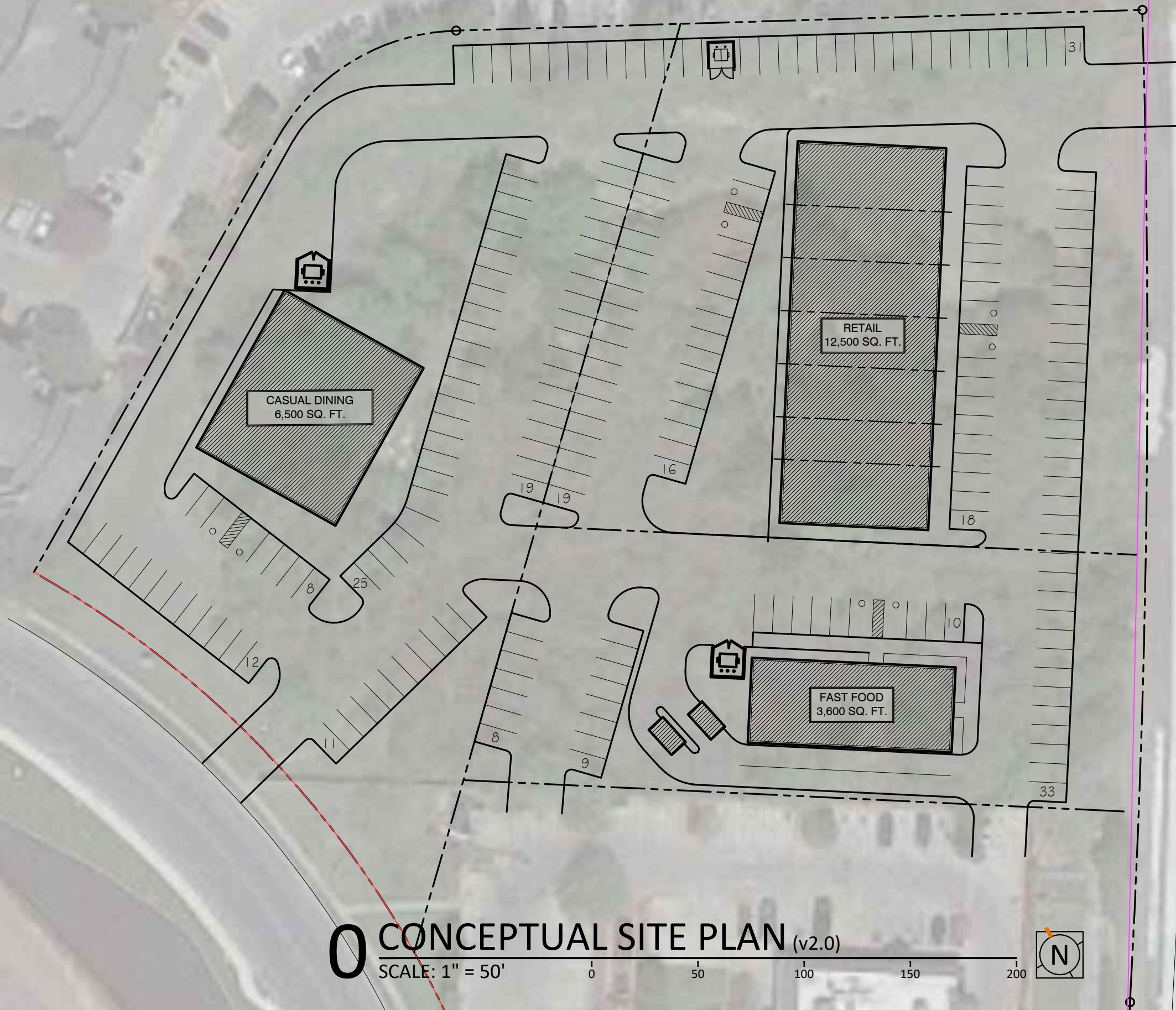


0 0.1 0.2 0.4 Miles





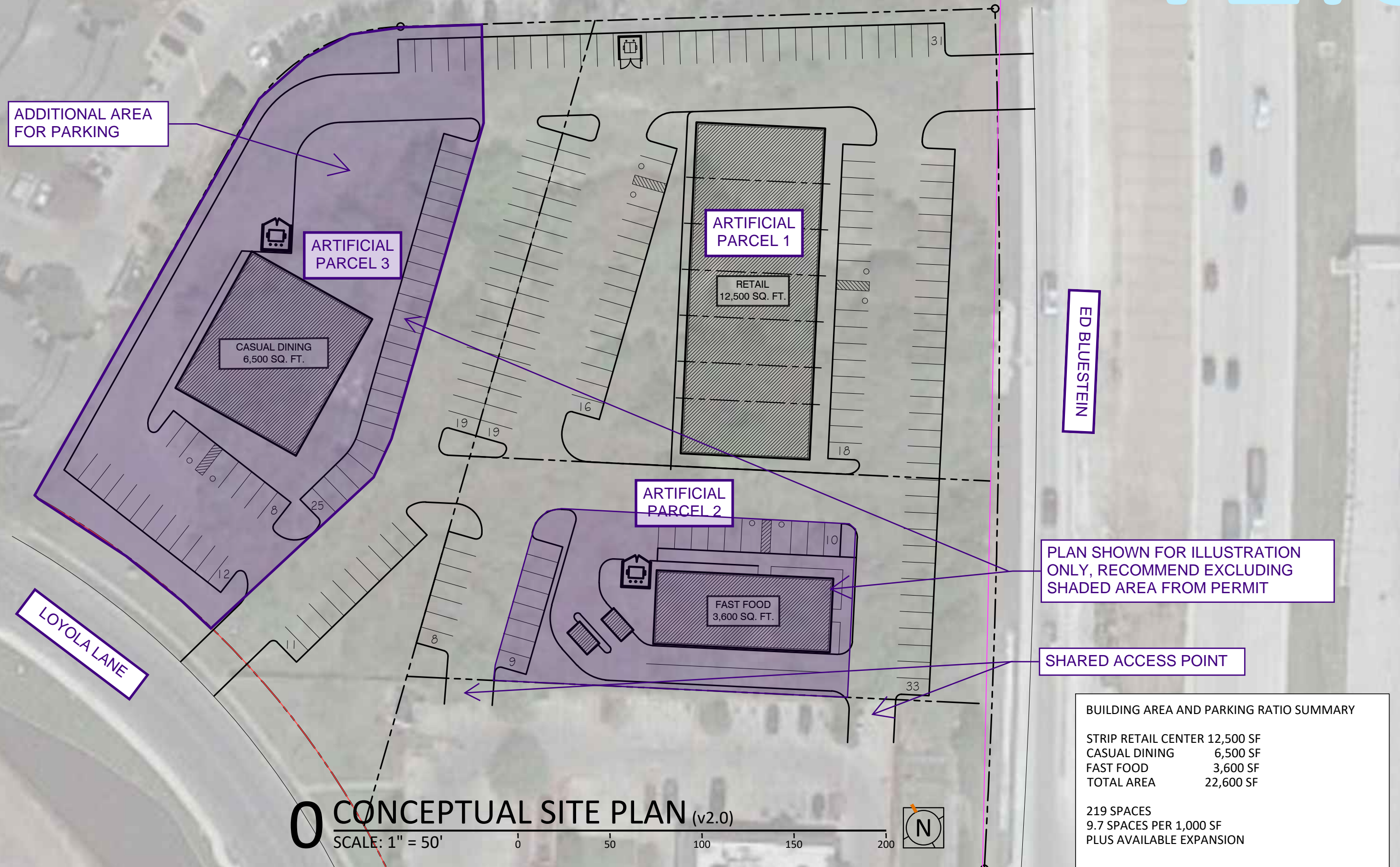




**0 CONCEPTUAL SITE PLAN** (v2.0)  
SCALE: 1" = 50'

BUILDING AREA AND PARKING RATIO SUMMARY	
STRIP RETAIL CENTER	12,500 SF
CASUAL DINING	6,500 SF
FAST FOOD	3,600 SF
TOTAL AREA	22,600 SF
219 SPACES	
9.7 SPACES PER 1,000 SF	
PLUS AVAILABLE EXPANSION	







# 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.**

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  - that the owner will accept a price less than the written asking price;
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  - 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.

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Weitzman

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