

CALL FOR MORE INFORMATION





PROPERTY SNAPSHOT

_

Ο

S Ш \mathbb{R}



163,100 2021 POPULATION 3 MILE RADIUS



\$104,461 2021 AVERAGE INCOME 3 MILE RADIUS



157,552 2021 DAYTIME POPULATION 3 MILE RADIUS



NWC OF BURNET RD & NORTH ST 5200 BURNET RD AUSTIN, TX 78756

AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Great visibility on highly trafficked Burnet Rd
- 2nd gen furniture
- Great location in-between the Domain and Downtown

TRAFFIC COUNT

Burnet Rd: 22,582 VPD North Loop: 8,904 VPD (CoStar 2018)

AREA TRAFFIC GENERATORS



Sam Hartley shartley@resolutre.com 512.474.5557

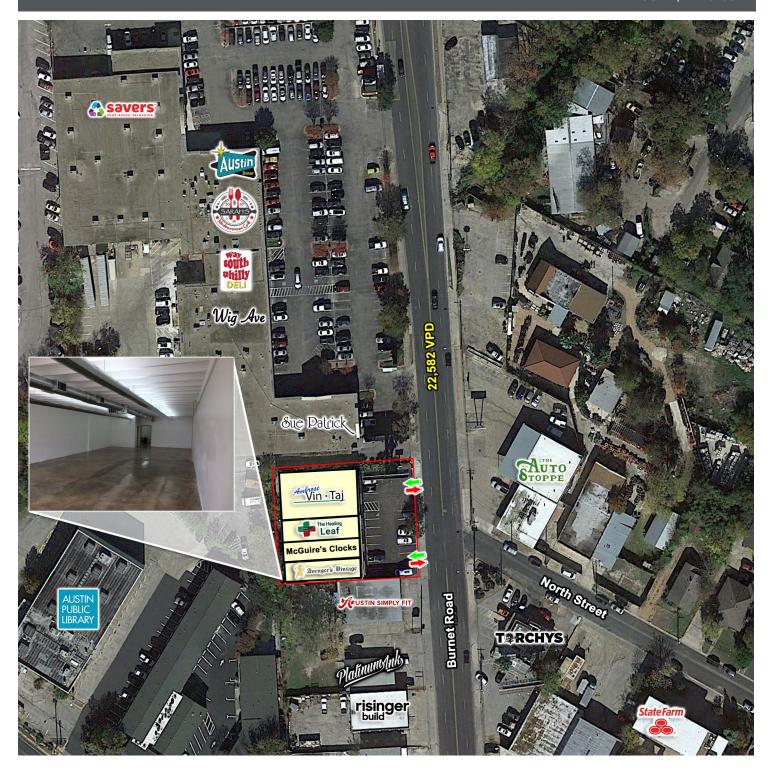
Michael Noteboom mnoteboom@resolutre.com 512.474.5557

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

www.resolutre.com

5200 Burnet

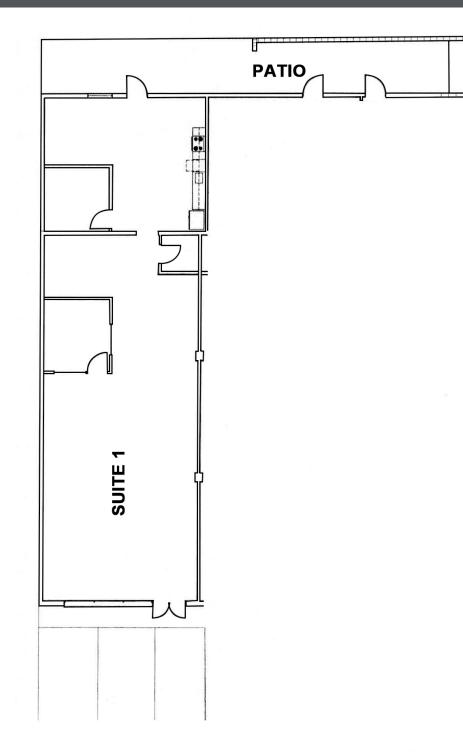
NWC OF BURNET RD & NORTH ST 5200 BURNET RD AUSTIN, TX 78756



Sam Hartley shartley@resolutre.com 512.474.5557

Michael Noteboom mnoteboom@resolutre.com 512.474.5557 www.resolutre.com





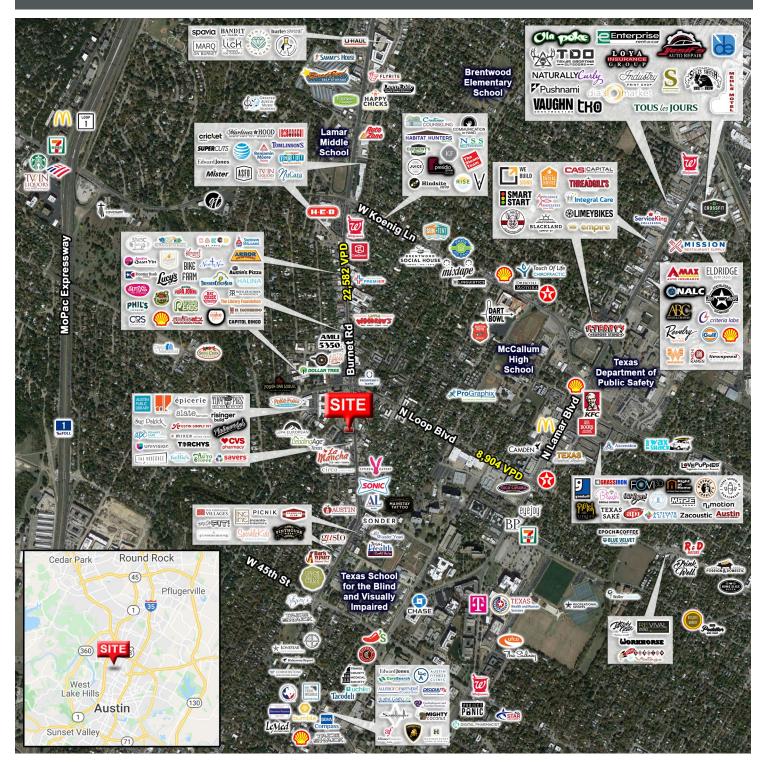
Sam Hartley shartley@resolutre.com 512.474.5557

Michael Noteboom mnoteboom@resolutre.com 512.474.5557 www.resolutre.com



5200 Burnet

NWC OF BURNET RD & NORTH ST 5200 BURNET RD AUSTIN, TX 78756



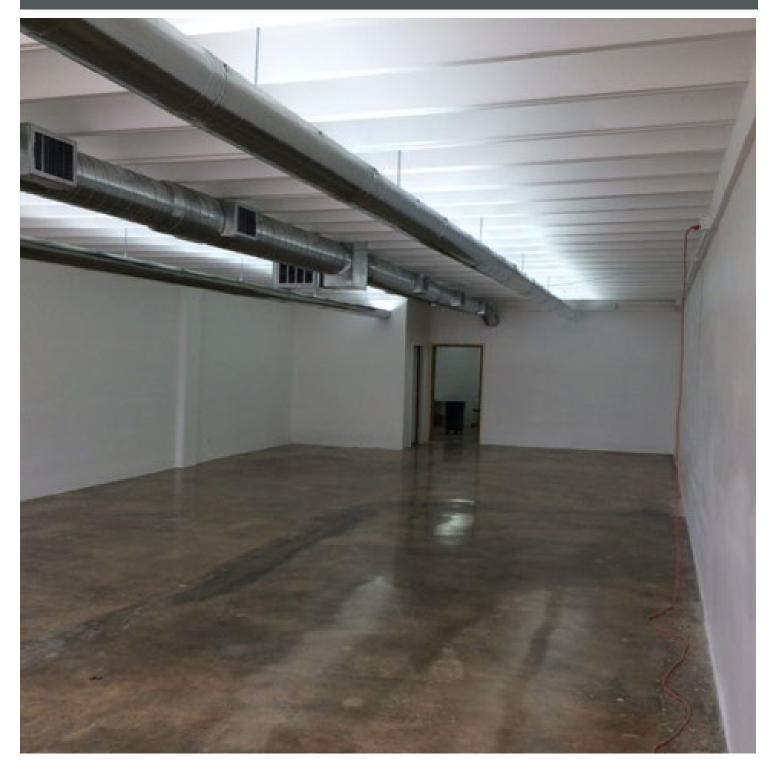
Sam Hartley shartley@resolutre.com 512.474.5557

Michael Noteboom mnoteboom@resolutre.com 512.474.5557 www.resolutre.com



5200 Burnet

NWC OF BURNET RD & NORTH ST 5200 BURNET RD AUSTIN, TX 78756



Sam Hartley shartley@resolutre.com 512.474.5557

Michael Noteboom mnoteboom@resolutre.com 512.474.5557 www.resolutre.com





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:
- 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
- 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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557	
Designated Broker of Firm	License No.	Email	Phone	
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Tena	ord Initials Date			
Regulated by the Texas Real Estate Com	mission	Information availab	Information available at www.trec.texas.go	