

SHOPS AT WELLS BRANCH

SEC OF WELLS BRANCH PKWY & MOPAC EXPWY

13717 Burnet Rd, Austin, TX 78727



**FOR
LEASE**

AVAILABLE SPACE

Suite 325: 2,355 SF
Suite 650: 980 SF

RATE

Base: \$18.00 – \$28.00 PSF
NNNs: \$9.45 PSF
* Estimate provided by Landlord and
subject to change

Joey Mendez

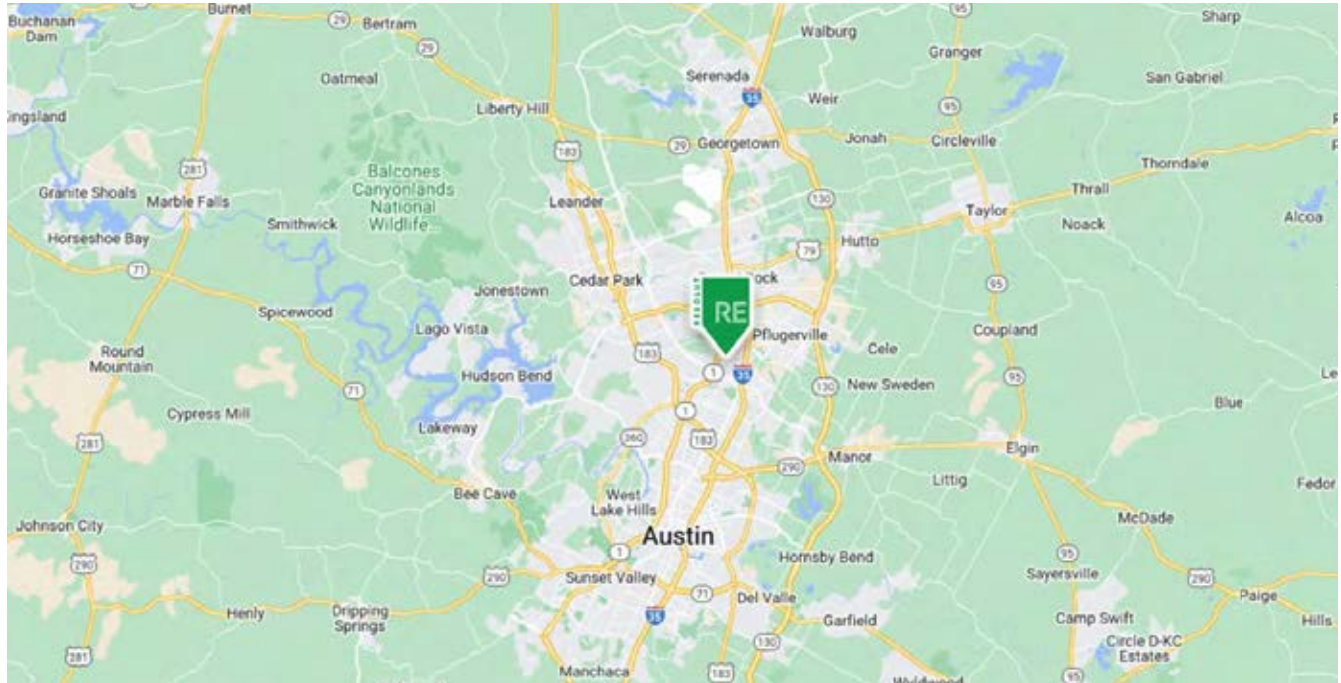
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PROPERTY HIGHLIGHTS

- Great visibility and accessibility from Burnet, Wells Branch and Mopac five ingress/egress points
- Ample parking and pylon sign space available
- High density Wells Branch and Scofield neighborhoods surround the property.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



92,710
POPULATION
3-MILE RADIUS



\$124,856
AVG HH INCOME
3-MILE RADIUS



54,578
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Wells Branch Pkwy:
25,600 VPD (TXDot 2025)
Mopac Service Rd/Burnet Rd:
20,169 VPD (TXDot 2025)

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#	Suite	Tenant	SF
1	225	Pizza Hut	3,500
2/3		ATX Sim	4,167
4	245	Revolt Fitness	2,442
5	250	Athen's Cafe	1,750
6	300	Rolling Rooster	2,803
7	325	AVAILABLE	2,355

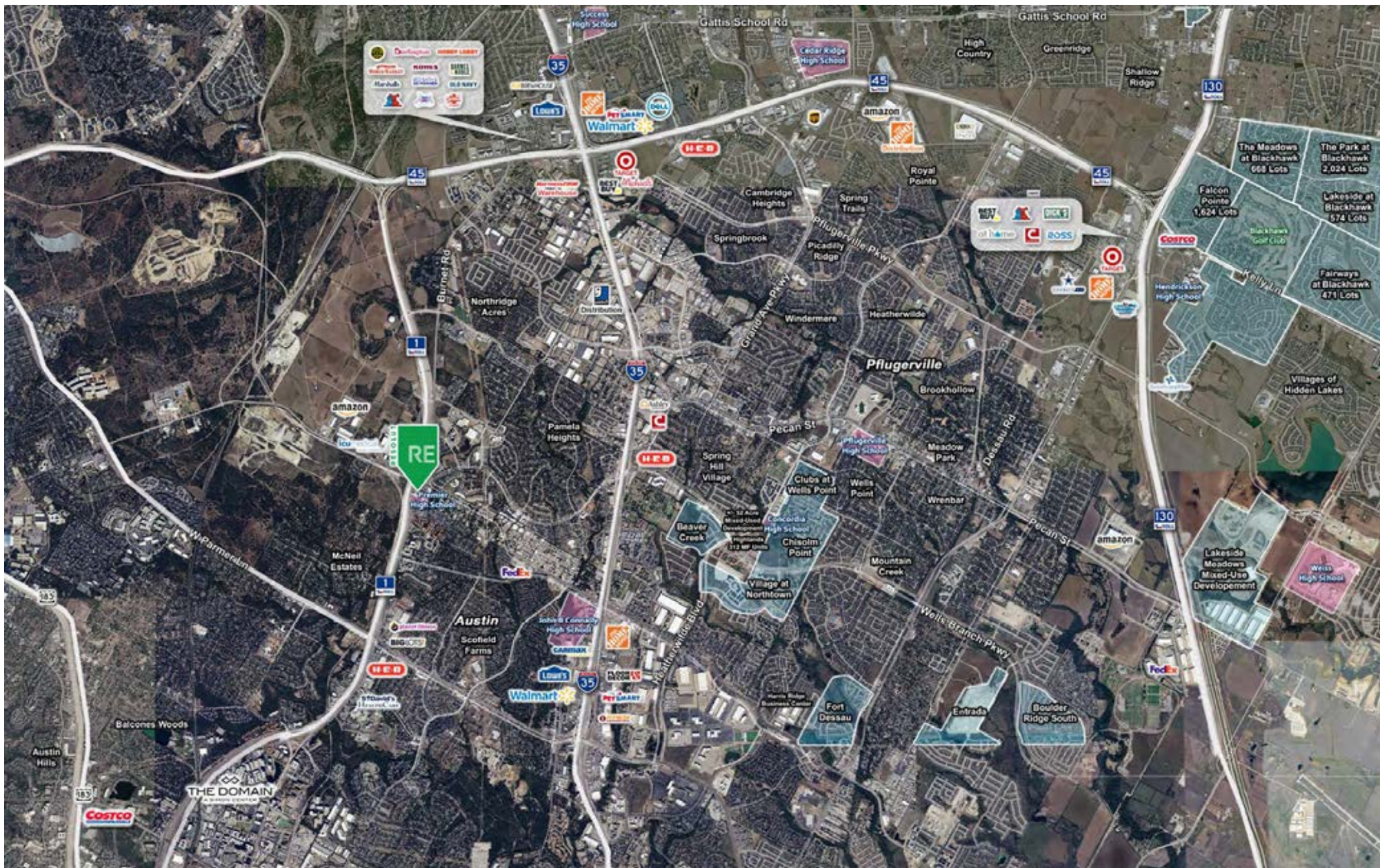
#	Suite	Tenant	SF
8	350A	Showroom Windows & Doors	3,173
9	350B	Pool Hall	2,865
10	425	Bedeck Barber Salon	1,382

#	Suite	Tenant	SF
11	450	Dragon Garden	2,373
Austin Disaster Relief Network			20,544
Hope Family Thrift Store			17,000
Premier High School			-
12	500	Promart Beauty	8,058
13	625	Chicoine Chiro	1,750
14	650	AVAILABLE	980
15	675	Vape Shop	780
16	700	Advance Smile	2,310
17	725	Disc Nation	980
18	750	Massage	1,317
19	775	Game Kastle	2,580
20	800	Game Kastle	2,100
21	825	Meker Beautique	860
22	850	Tattoo Shop	1,020
23	875	Wells Branch Liquor	1,060
24	890	Health Market Ins	2,010
25	900A	ESS	2,000
26	900B	Subway	2,000



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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