

SOUTHRIDGE PLAZA

NEC WILLIAM CANNON DR & S 1ST ST.
500 West William Cannon Drive, Austin, TX 78745



FOR LEASE

AVAILABLE SPACE
6,000-18,400 SF

RATE
\$18.00 PSF
NNNs \$12.00 PSF*
*(Estimate provided by Landlord
and subject to change)

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PROPERTY HIGHLIGHTS

- Hard corner location at William Cannon Dr and S 1st St in South Austin
- Anchored by AutoZone MegaHub and Casa Grande Meat Market
- Dual access/entrances off both William Cannon and S 1st
- Ample on-site parking with pylon signage opportunities
- National Cotenants: Auto Zone, Sherwin Williams, Wingstop, Dollar Tree, and Papa John's
- Pad Site Users: Taco Bell and McDonalds
- Ceiling Heights - 16'9 ft
- Units can be combined



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



132,699
POPULATION
3-MILE RADIUS



\$135,384.00
AVG HH INCOME
3-MILE RADIUS

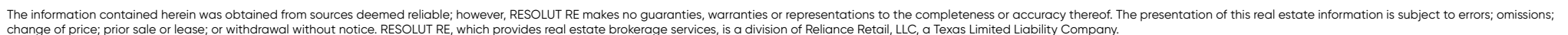


77,482
DAYTIME POPULATION
3-MILE RADIUS

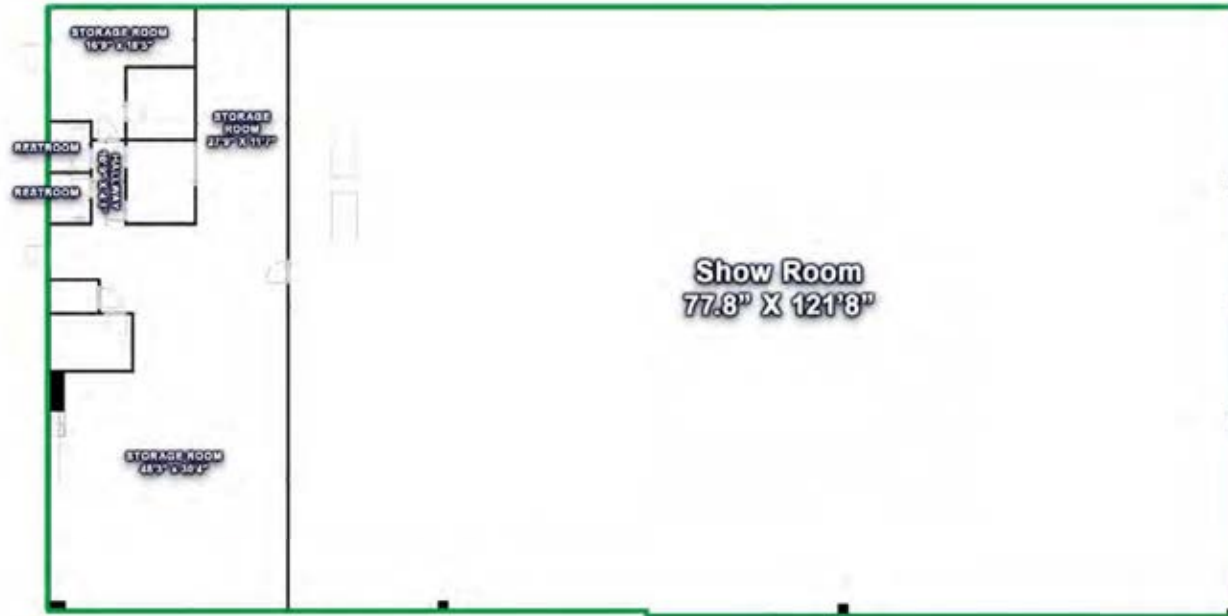


TRAFFIC COUNTS

William Cannon Dr: 46,084 VPD
(CoStar 2026)
S 1st St: 19,601 VPD
(CoStar 2026)



SUITE 442: 11,400 SF



SUITE 438B: 6,000 SF



500 West William Cannon Drive

Austin, TX 78745

Walk Score

77



Very Walkable

Most errands can be accomplished on foot.

Transit Score

49



Some Transit

A few nearby public transportation options.

Bike Score

66



Bikeable

Some bike infrastructure.



Area Median Income

3-mile radius

\$94,772



Avg HH Income

3-mile radius

\$135,384



Population

1, 3, 5-mile radius

19,946

3-mile

132,699

5-mile

304,818



Daytime Employment

3-mile radius

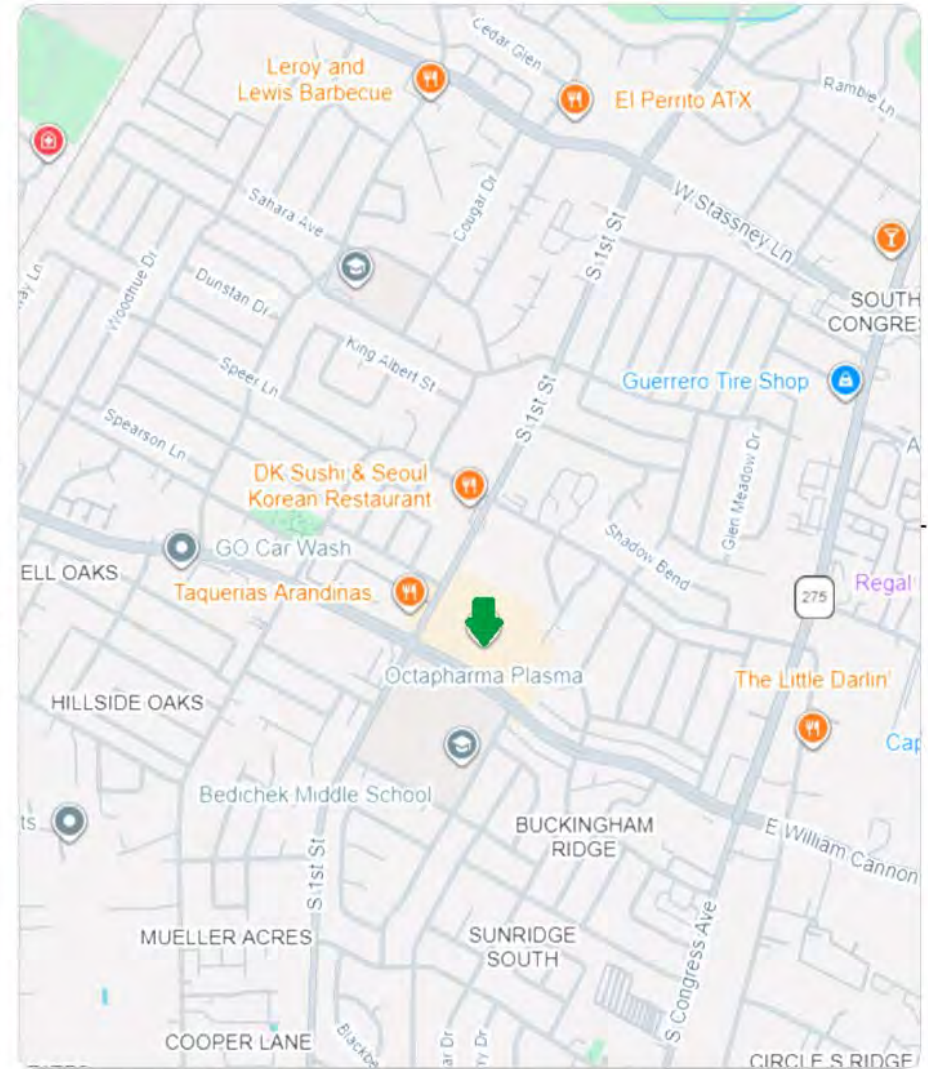
77,482



Total Annual Consumer Expenditure

3-mile radius

\$5.84 B



Very walkable neighborhood with daily conveniences nearby.



Access to multiple public transportation options.



Strong population base within 1, 3, and 5 miles.



Robust daytime employment within a 3-mile radius.

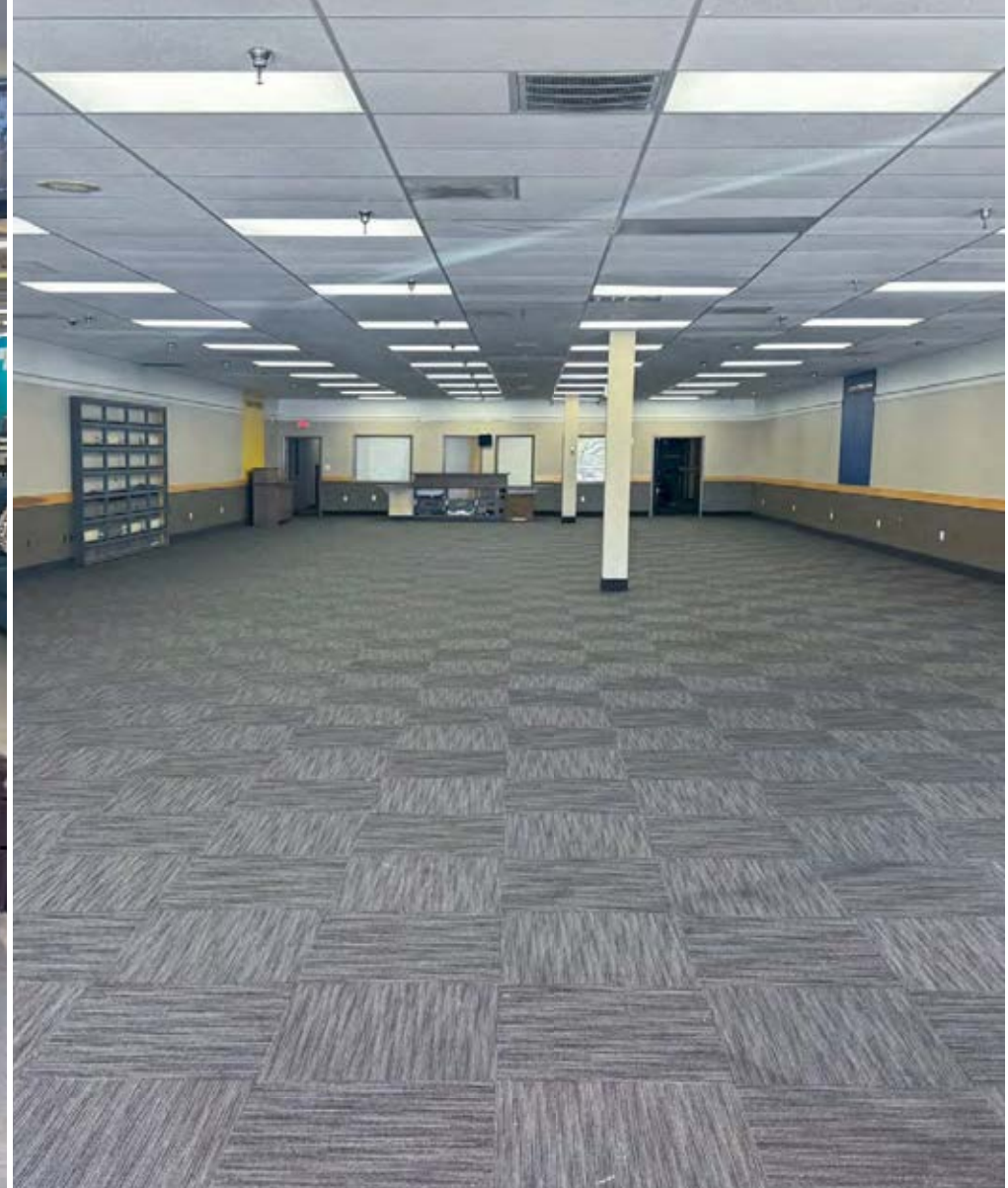


Significant consumer spending power in the area.

SUITE 442 - 11,400 SF



SUITE 438B - 6,000 SF



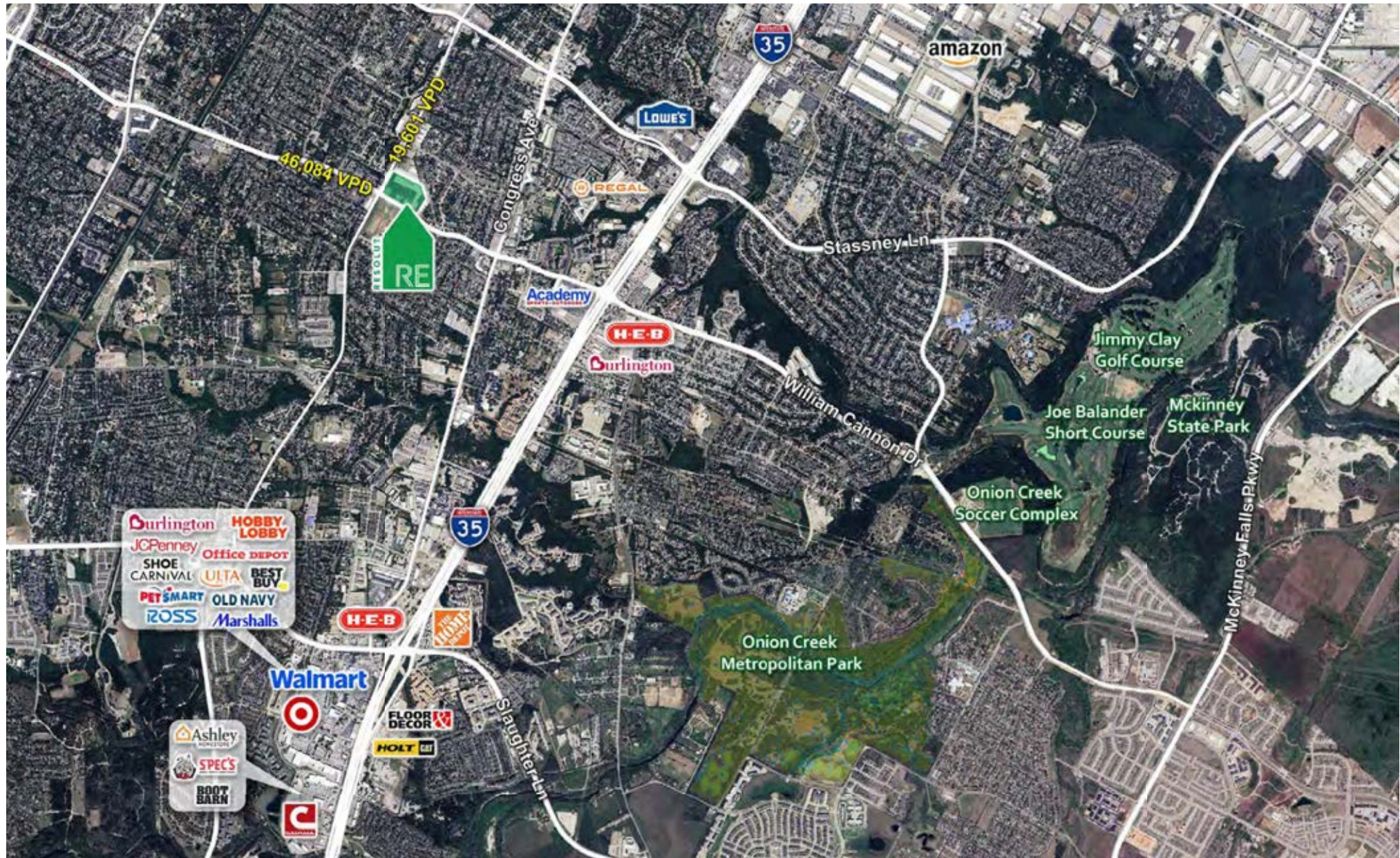




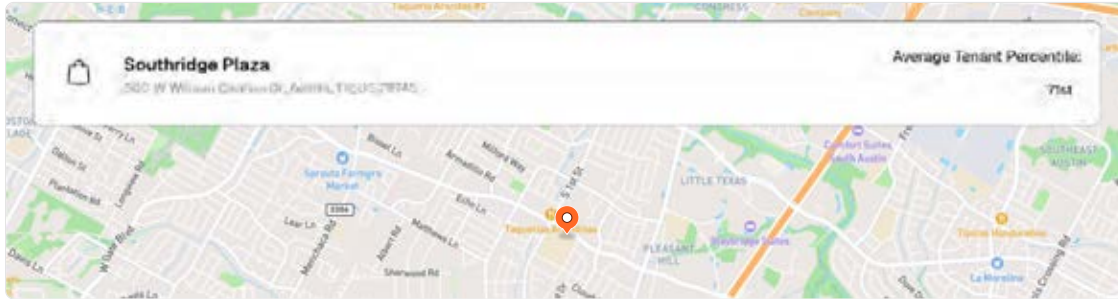




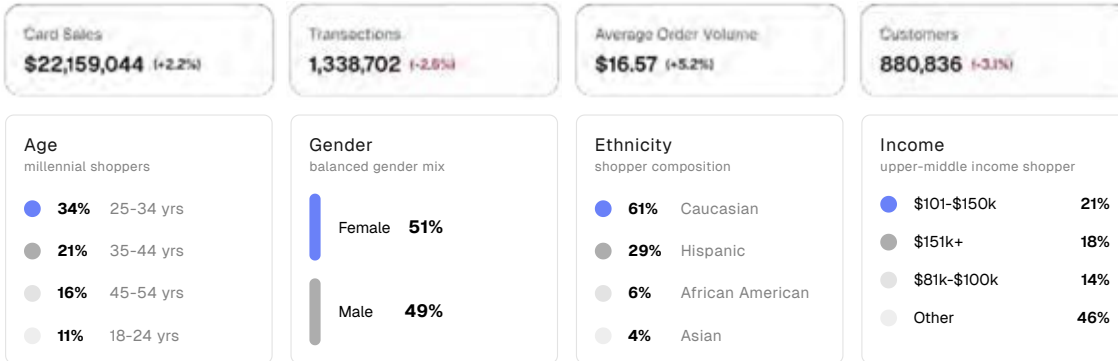




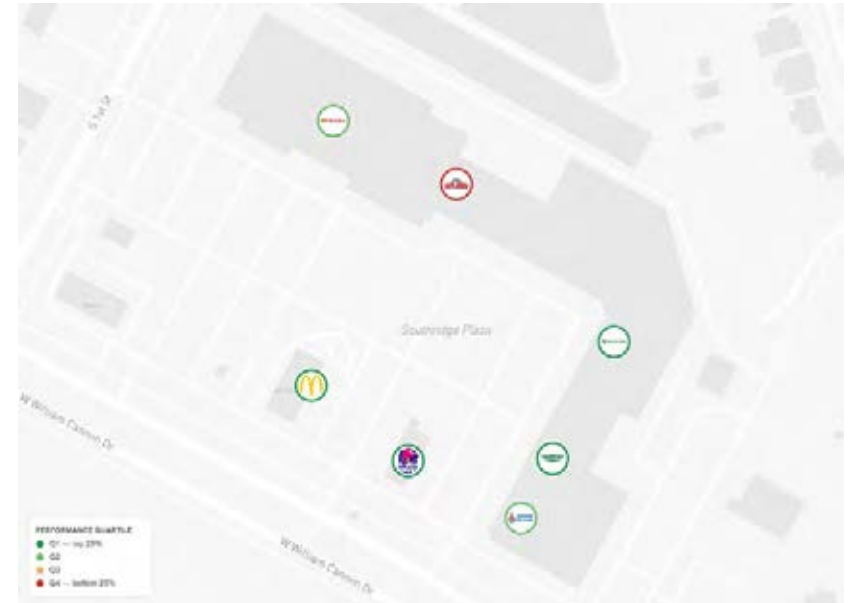
SOUTHRIDGE PLAZA | 500 West William Cannon Drive, Austin, TX 78745



Date Range: August 2025 - July 2026



Tenants		Optimization Score	National Rank
1	McDonald's 5.4K Sq Ft.	6 / 10 - No Effect	998 / 10515
2	Dollar Tree 10.2K Sq Ft.	6 / 10 - No Effect	492 / 7766
3	Taco Bell 3.2K Sq Ft.	6 / 10 - No Effect	787 / 6905
4	Wingstop 2.5K Sq Ft.	6 / 10 - No Effect	356 / 2016





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 ques ons and present any offer to or counter-offer from the client; and
- Treat all par es 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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