



4418 BURNET RD  
AUSTIN, TX

SHOP<sup>cos.</sup>

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# ABOUT

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## PROJECT SCOPE

4418 Burnet Rd presents a unique retail and restaurant opportunity in one of Central Austin's most established and desirable neighborhoods. Positioned within close proximity to major residential communities, local dining destinations, and high-income demographics, the property benefits from strong daily traffic and excellent neighborhood connectivity. Surrounded by a dynamic mix of retail, hospitality, and lifestyle-oriented uses, the site offers an ideal setting for a restaurant, café, or boutique concept seeking visibility within a highly active and walkable corridor. With convenient access to key Austin thoroughfares and a strong surrounding consumer base, 1403 W. 45th Street is well-positioned within one of the city's most sought-after urban markets.

## TRAFFIC COUNTS

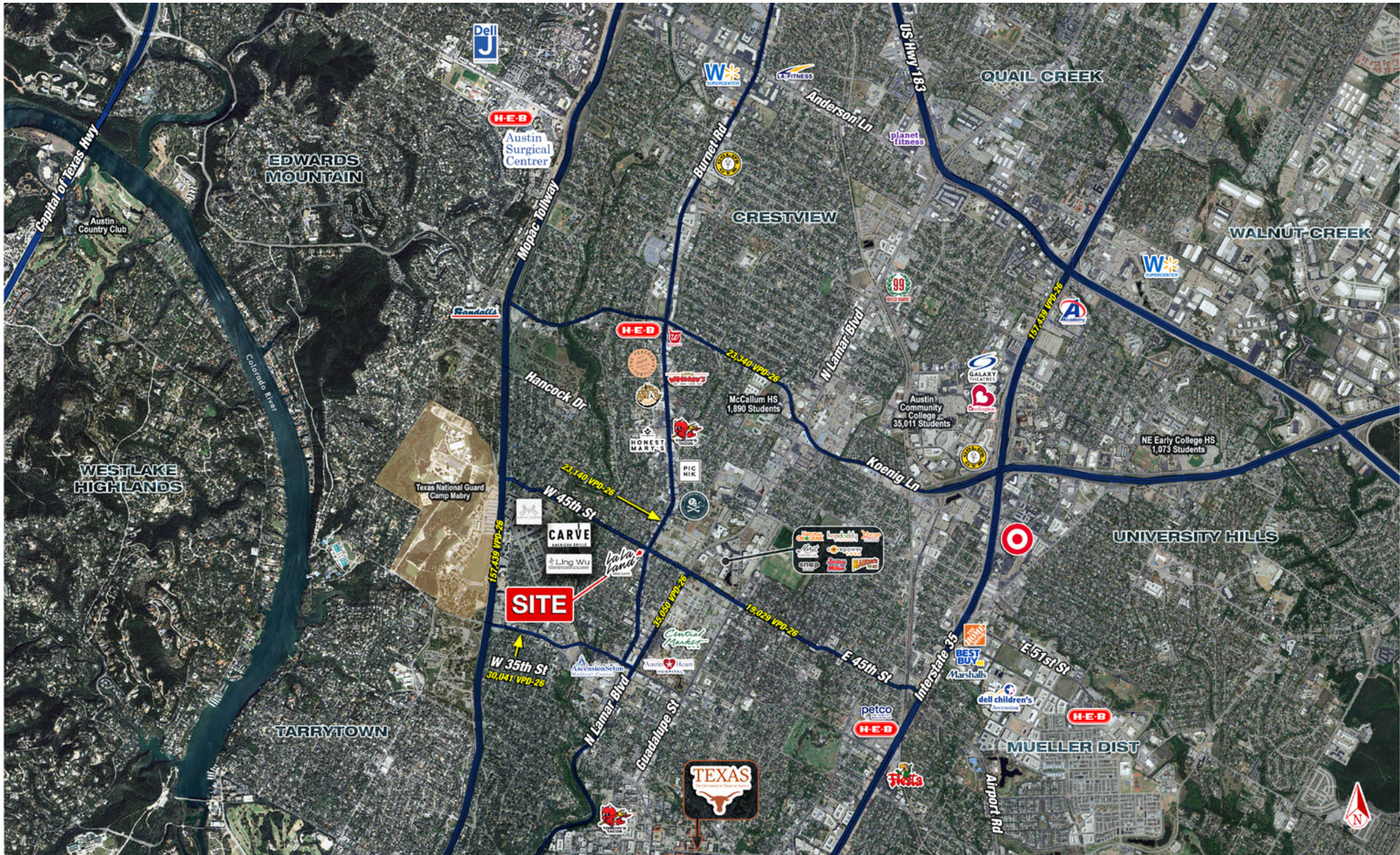
- W 45th Street: 16,889 VPD-25
- Burnet Rd/Medical Pkwy: 8,234 VPD-25

## DETAILS

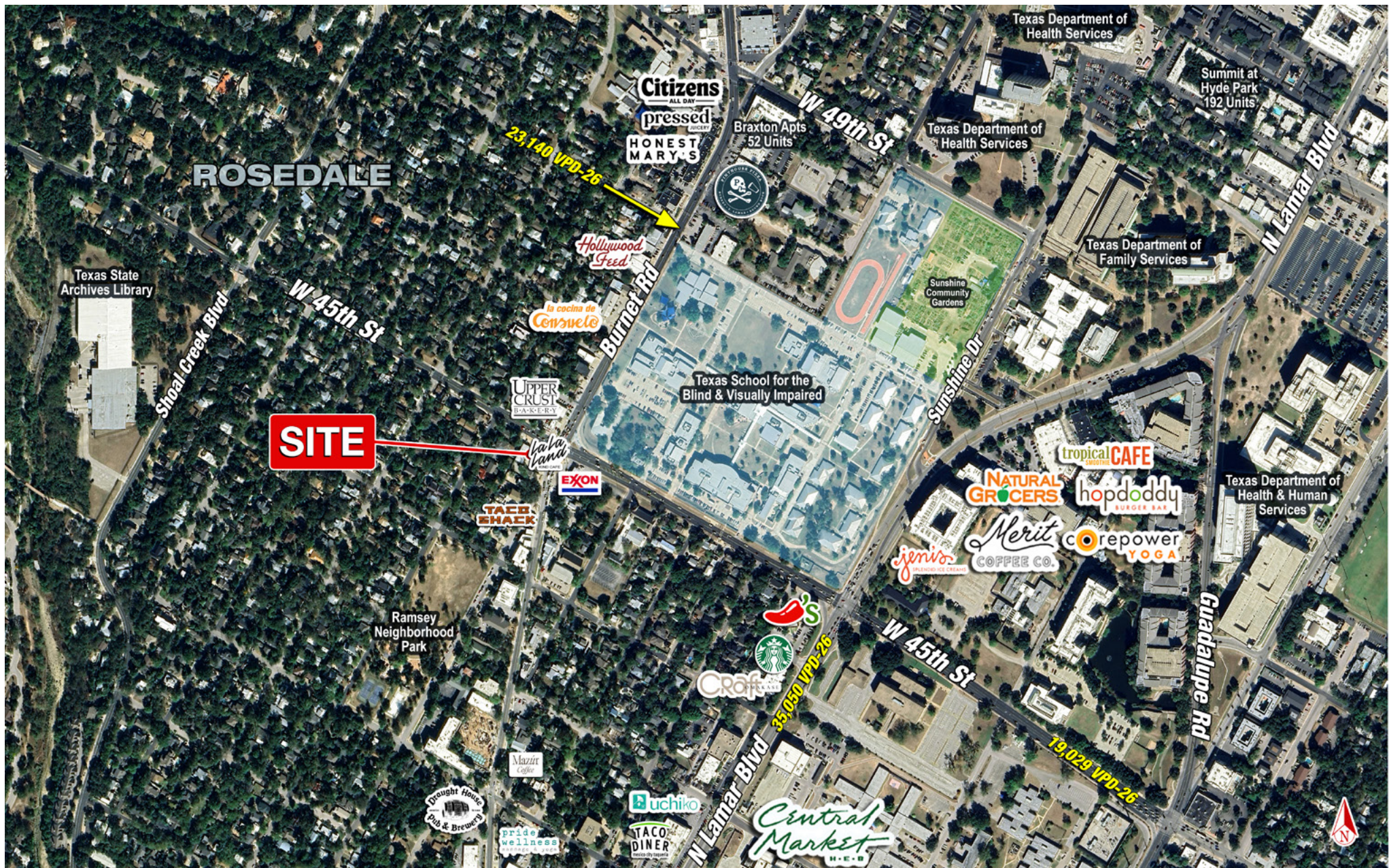
- Retail space available  
2880 SF Total - Demisable
- Join:



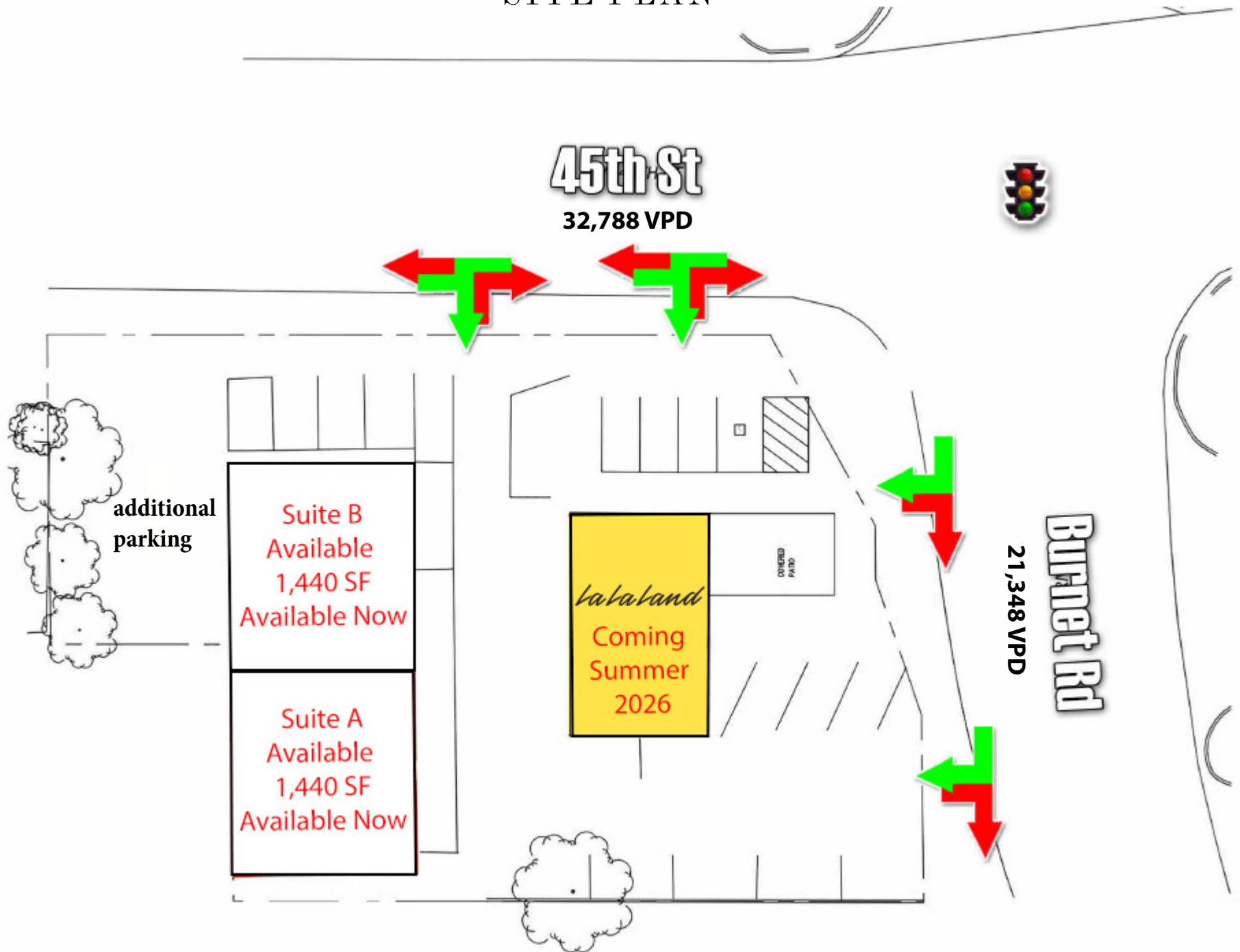
# OVERVIEW AERIAL



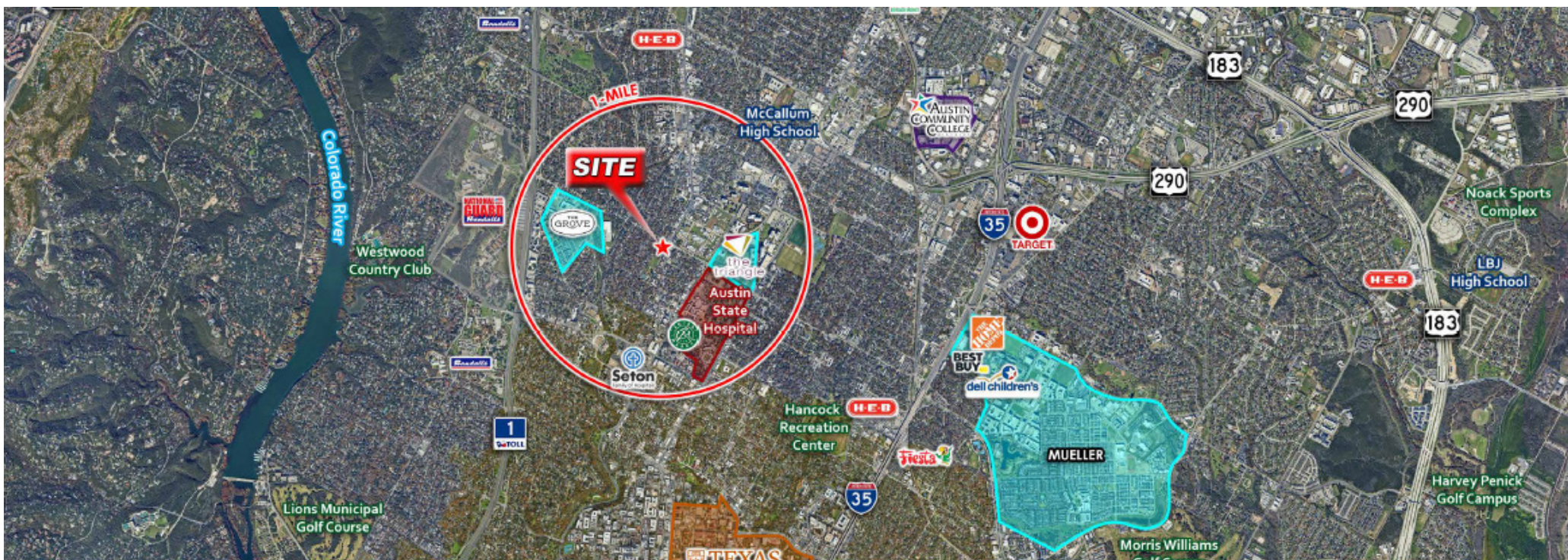
# SITE AERIAL



# SITE PLAN



# AERIALS



# NEIGHBORHOOD VIBE RESTAURANTS



## TINY BOXWOODS

An upscale café and dining destination known for seasonal American cuisine, charming interiors, and a refined garden atmosphere.



## FONDA SAN MIGUEL

An iconic Austin restaurant serving elevated interior Mexican cuisine in a vibrant, hacienda-inspired setting.



## LA LA LAND CAFE

A trendy café concept known for specialty coffees, matcha drinks, and bright, design-forward interiors with a wellness-focused atmosphere.



## BIRD BIRD BISCUIT

A beloved Austin breakfast concept known for handcrafted biscuits, fried chicken sandwiches, and a casual neighborhood atmosphere.



## ÉPICERIE

A stylish neighborhood café and wine shop offering French-inspired dishes, curated groceries, and an intimate dining experience.



## TACODELI

A popular Austin staple serving handcrafted tacos, fresh ingredients, and all-day breakfast favorites.



## UCHIKO

An acclaimed Japanese dining destination known for elevated sushi, contemporary small plates, and refined interiors.



## JEFFREY'S

An upscale steakhouse offering prime cuts, fine wines, and sophisticated dining in one of Austin's most iconic settings.



## OLIVE & JUNE

A contemporary Italian restaurant featuring handmade pastas, seasonal cuisine, and elegant dining spaces.



## VERDAD TRUE MODERN MEXICAN

A modern Mexican concept offering elevated dishes, handcrafted cocktails, and a polished social atmosphere.



## THE PEACHED TORTILLA

A trendy Austin eatery blending Asian and Southern influences with creative dishes and vibrant interiors.



## BUFALINA DUE

A modern Italian concept serving wood-fired pizzas, seasonal dishes, and craft cocktails in a warm setting.



## UPPER CRUST BAKERY

A longtime Austin favorite offering artisan breads, pastries, and casual café dining in a warm neighborhood setting.



## DRAUGHT HOUSE PUB & BREWERY

A classic Austin gathering spot known for craft beers, outdoor seating, and a relaxed neighborhood atmosphere.



## LA COCINA DE CONSUELO

A beloved local restaurant serving authentic Mexican comfort food in a welcoming, family-style environment.



StreetFront  
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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.

## 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.

**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.

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