

[rendering]

5335 BURNET ROAD

AUSTIN, TX

SHOP COS.

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ABOUT

PROJECT SCOPE

Located along the highly trafficked Burnet Road corridor in Central Austin, 5335 Burnet Rd is positioned within one of the city's most established and rapidly evolving retail districts. Surrounded by a strong mix of residential neighborhoods, office users, and destination dining concepts, the area serves as a premier neighborhood hub for daily needs, entertainment, and lifestyle-driven retail. With exceptional accessibility, dense nearby population growth, and a vibrant consumer base, the corridor continues to attract both nationally recognized brands and sought-after local operators. Benefiting from Austin's sustained economic expansion and strong demographics, 5335 Burnet Rd offers a dynamic retail environment in one of the city's most desirable trade areas.

TRAFFIC COUNTS

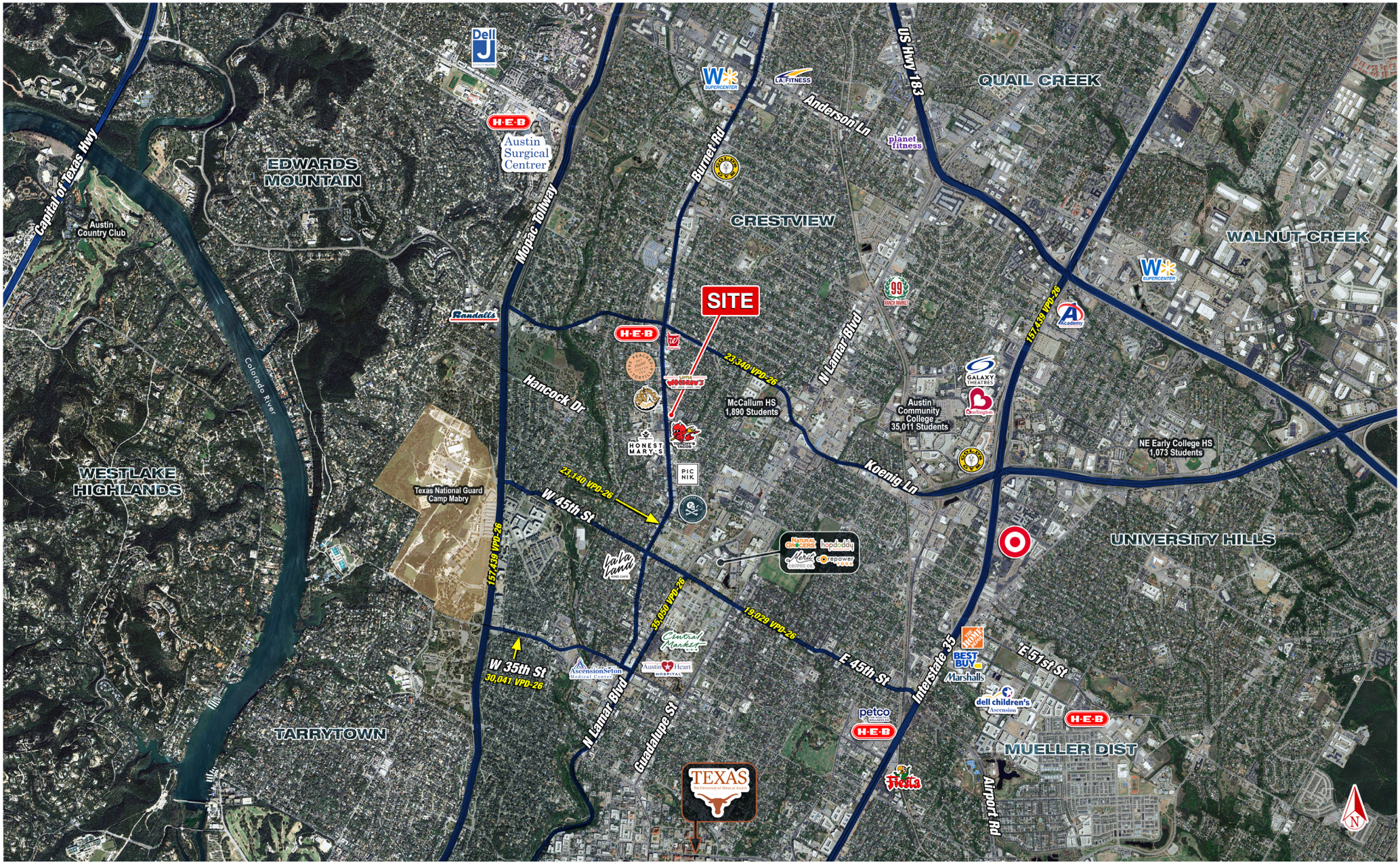
- Burnet Rd: 21,883 VPD-26
- W North Loop Blvd: 8,570 VPD-26

DETAILS

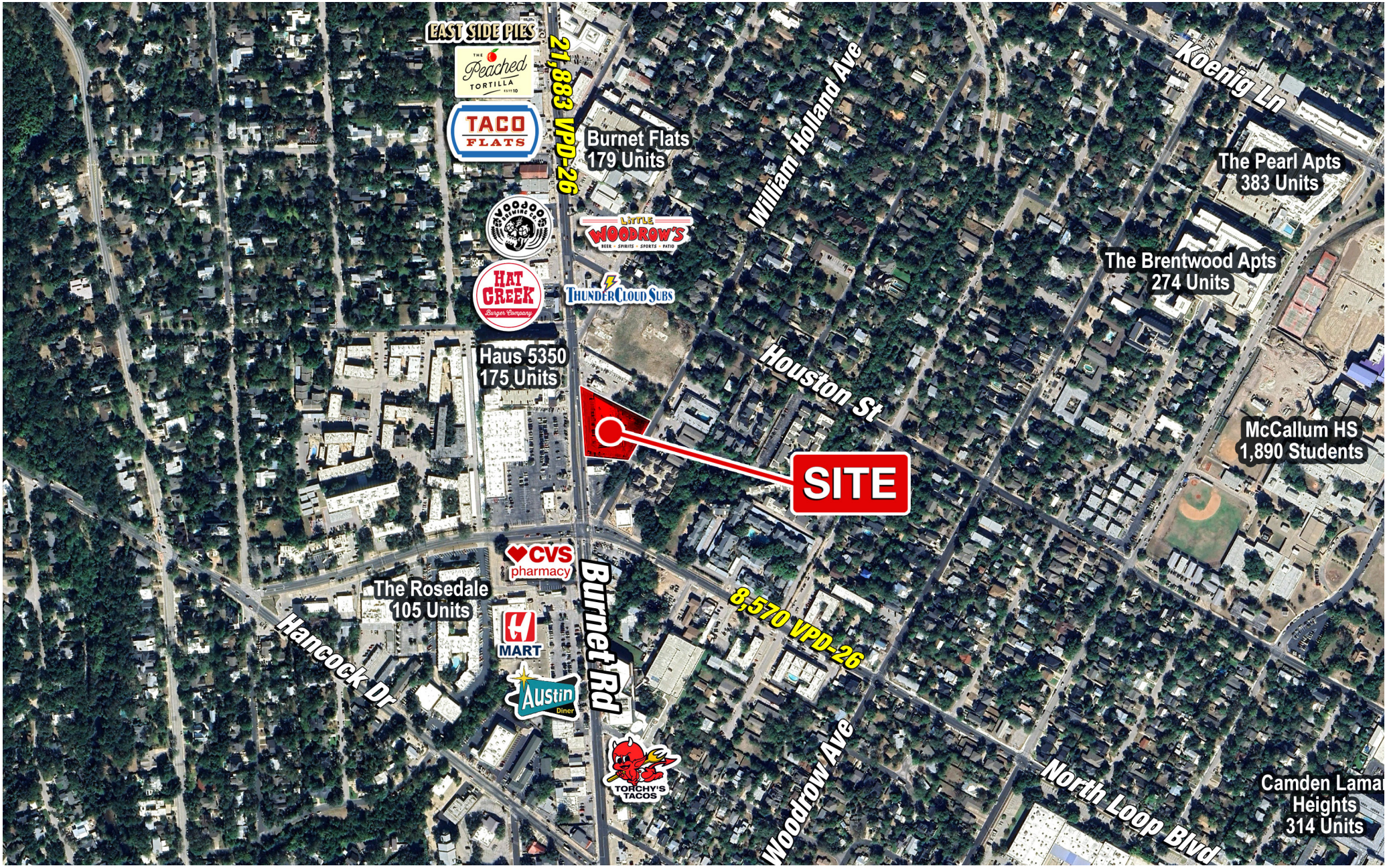
- Restaurant and retail space available
- Join:



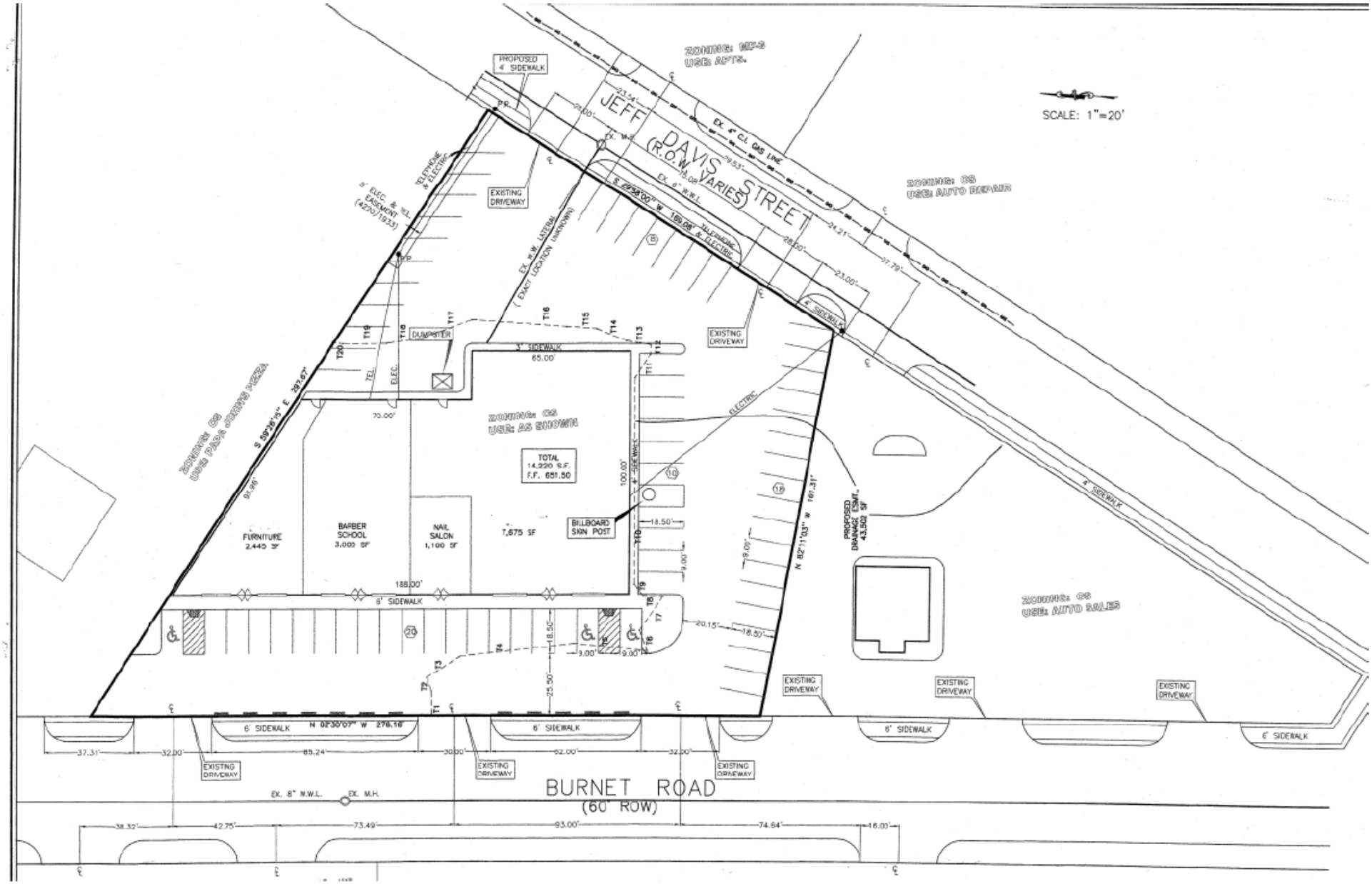
OVERVIEW AERIAL



SITE AERIAL


EAST SIDE PIES
The Peached Tortilla
TACO FLATS
21,883 VPD-26
Burnet Flats
179 Units
William Holland Ave
Koenig Ln
The Pearl Apts
383 Units
Voodoo Brewing Co.
LITTLE WOODROW'S
BEER · SPIRITS · SPORTS · PATIO
HAT CREEK
Burger Company
THUNDERCLOUD SUBS
The Brentwood Apts
274 Units
Haus 5350
175 Units
Houston St
McCallum HS
1,890 Students
SITE
CVS pharmacy
The Rosedale
105 Units
Burnet Rd
8,570 VPD-26
Hancock Dr
MART
Austin Diner
TORCHY'S TACOS
Woodrow Ave
North Loop Blvd
Camden Lamar
Heights
314 Units

SITE PLAN


SCALE: 1"=20'
JEFF DAVIS (R.O.W. VARIES) STREET
BURNET ROAD (60' ROW)
PROPOSED 4' SIDEWALK
EXISTING DRIVEWAY
DUMPSTER
TOTAL 14,220 S.F. F.F. 651.50
FURNITURE 2,445 SF
BARBER SCHOOL 3,000 SF
NAIL SALON 1,100 SF
7,675 SF
BILLBOARD SIGN POST
PROPOSED DRAINAGE ESMT. 43,502 SF
EX. 8" W.L.
EX. M.H.
6' SIDEWALK
4' SIDEWALK
5' SIDEWALK
ZONING: GR USE: AUTO REPAIR
ZONING: GR USE: AUTO SALES
ZONING: GR USE: PAPA JOHNS PIZZA
ZONING: GR USE: AS SHOWN

FUTURE RENDERINGS

CURRENT BUILDING



FUTURE RENDERING



NEIGHBORHOOD VIBE RESTAURANTS



PICNIK
A stylish health-forward café blending elevated comfort food, craft cocktails, and a relaxed Austin neighborhood atmosphere with lush patio seating.



BARLEY SWINE
Award-winning New American restaurant known for inventive seasonal tasting menus, intimate lighting, and a refined yet approachable local vibe.



FONDA SAN MIGUEL
An iconic Austin destination offering upscale interior Mexican cuisine in a vibrant hacienda-inspired setting filled with art and lush gardens.



BARTLETT'S
Classic American grill with a polished neighborhood feel, known for its warm ambiance, wood-fired dishes, and longtime local following.



BUFALINA DUE
A cozy neighborhood pizza and wine spot serving Neapolitan pies, natural wines, and an effortlessly cool Austin atmosphere.



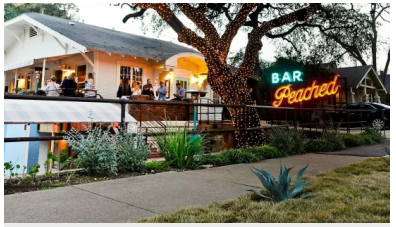
THE PEACHED TORTILLA
Modern Asian-Southern fusion restaurant featuring creative comfort dishes, craft cocktails, and a trendy but welcoming neighborhood energy.



EPICERIE
A charming French-inspired café and wine bar offering elevated brunch, seasonal plates, and an intimate neighborhood setting.



LITTLE DELI & PIZZERIA
Beloved local pizza shop with East Coast-style pies, casual patio seating, and a laid-back neighborhood crowd.



BAR PEACHED
Sophisticated cocktail lounge and small-plates concept from The Peached Tortilla team featuring moody interiors and elevated neighborhood energy.



FOREIGN & DOMESTIC
Intimate chef-driven restaurant celebrated for seasonal New American cuisine, cozy dining, and a true local gem atmosphere.



DAI DUE
Rustic Texas-focused eatery highlighting local ingredients, house-butchery, and an authentic Austin neighborhood dining experience.



UCHIKO
An upscale Japanese dining destination with warm contemporary interiors, inventive sushi offerings, and one of Austin's most coveted neighborhood vibes.



LORO
A casual-chic Asian smokehouse concept blending barbecue, rice bowls, craft cocktails, and a lively patio-driven neighborhood atmosphere.



CITIZEN EATERY
Modern plant-forward café with a clean, stylish interior and approachable all-day dining vibe.



OLIVE & JUNE
An upscale Italian restaurant with a warm residential feel, featuring refined interiors, handmade pastas, and a polished yet inviting neighborhood dining atmosphere.

NEIGHBORHOOD VIBE
DESSERT AND COFFEE CONCEPTS



HOUNDSTOOTH COFFEE
A polished specialty coffee concept known for expertly crafted espresso drinks, minimalist interiors, and a strong local following in the Burnet corridor.



TINY BOXWOODS
An upscale garden-inspired café offering elevated coffee, pastries, and desserts in one of Austin's most stylish neighborhood settings.



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



UPPER CRUST BAKERY
Longstanding neighborhood bakery serving artisan pastries, cakes, and coffee with a charming local café feel.



MAÑANA DOS
A beautifully designed upscale café known for refined coffee service, elevated pastries, and a polished boutique hospitality atmosphere.

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC TEXAS REAL ESTATE COMMISSION

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:
  - o 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
  - o 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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