




Owner/User Building for Sale

6513 Burnet Ln. Austin, TX 78757

 **JLL** SEE A BRIGHTER WAY

PROPERTY OVERVIEW



- Located in the Brentwood neighborhood, along highly trafficked Burnet Rd.
- Turnkey building opportunity perfect for an owner/user
- Walking distance to several restaurants and amenities along Burnet Rd.
- Core/central location in between Downtown and The Domain

Location	6513 Burnet Ln. Austin, TX 78757
Land Size	0.39 AC
Building Size	8,342 SF
Year Built	1966 (Renovated in 2021)
Zoning	CS-MU-CO-NP
Parking Spaces	15 Surface Spaces (1.86/1,000 SF)



Demographics	1 mile	3 miles	5 miles
2025 Estimated Population	15,114	138,004	336,501
2025 Estimated Households	7,267	66,266	154,996
2025 Average Household Income	\$161,999	\$134,408	\$135,350
2025 Daytime Population	15,707	205,365	538,115



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



THE BURNET NEIGHBORHOOD



Eat & Drink

- Torchy's Tacos
- Chi'Lantro
- Billy's on Burnet
- Upper Crust Bakery
- Tiny Pies
- Old Thousand II
- Fonda San Miguel
- Monkey Nest Coffee
- Hat Creek Burgers
- The Peached Tortilla
- Citizen Eatery
- Sap's Fine Thai Cuisine
- Poke-Poke
- Pacha Organic Cafe
- Little Longhorn Salloon
- Maru Japanese
- La Mancha Tex Mex Tavern
- Gusto
- Picnick
- Epicerie
- Uchiko
- El Tacorrido
- Little Woodrow's
- Amy's Ice Cream
- Taco Flats
- Pinthouse Pizza
- Bufalina Due
- Lick Ice Cream
- Flyrite
- Honest Mary's

Notable Nearby

- H-E-B
- The Domain
- CVS
- Central Market
- Rosedale Village
- Ten Thousand Villages
- Spring Frost Boutique
- The Flower Studio
- Uptown Modern
- Austin Public Library
- Mayfield Park & Nature Preserve



Pinthouse Pizza



Central Market



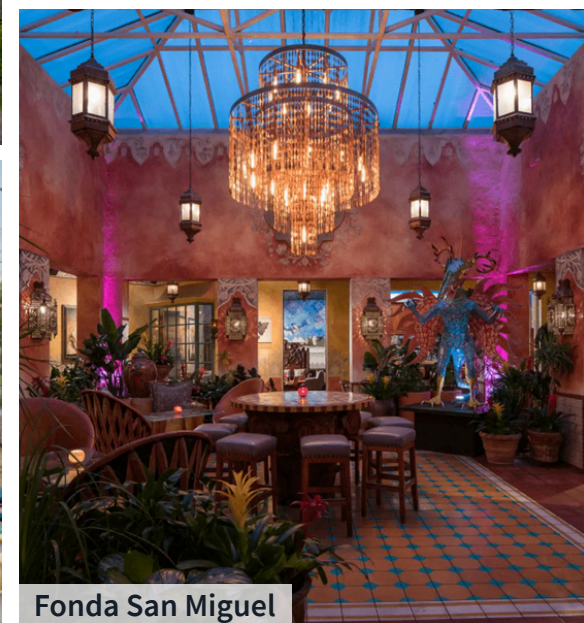
Epicerie Cafe & Grocery



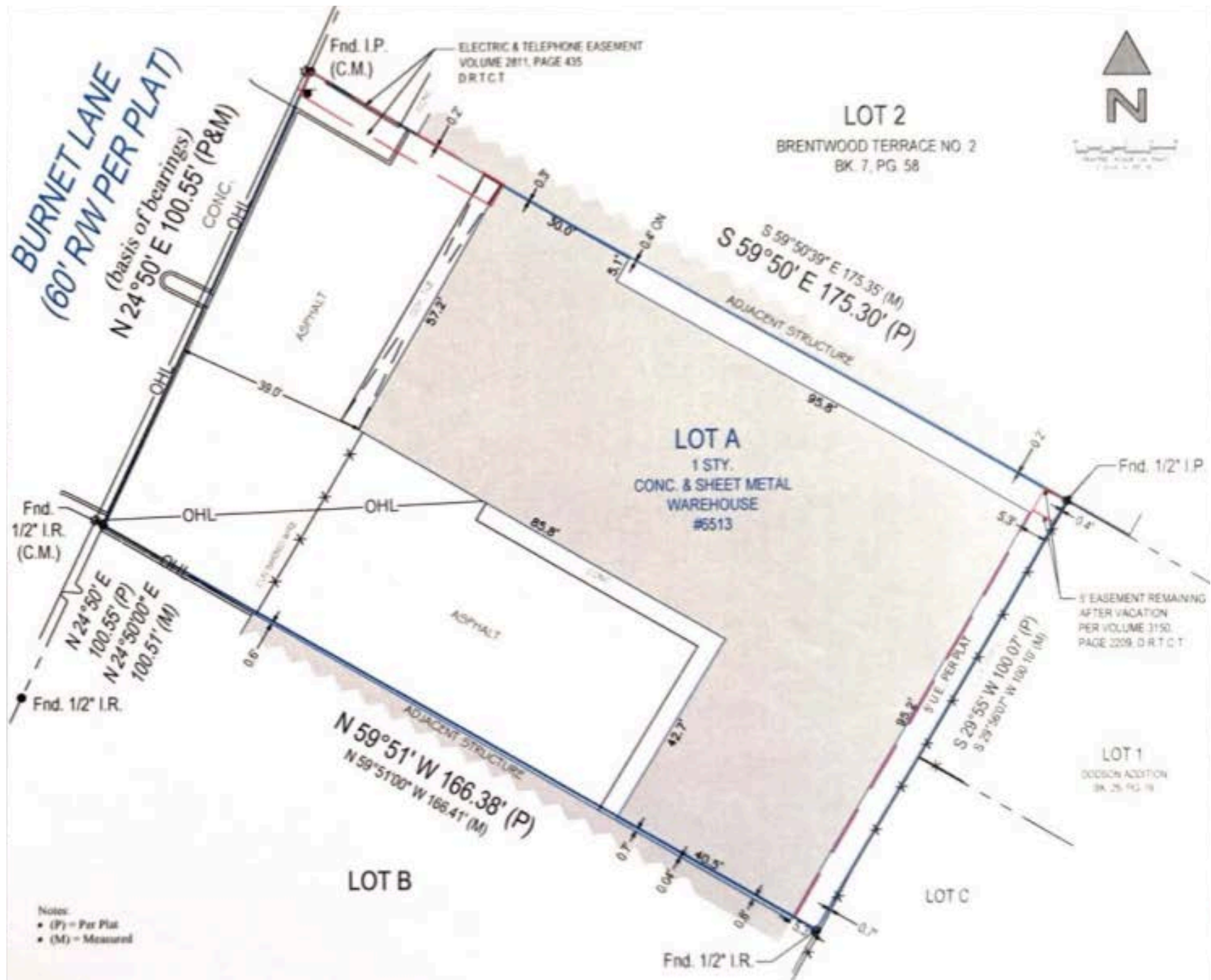
Little Woodrow's



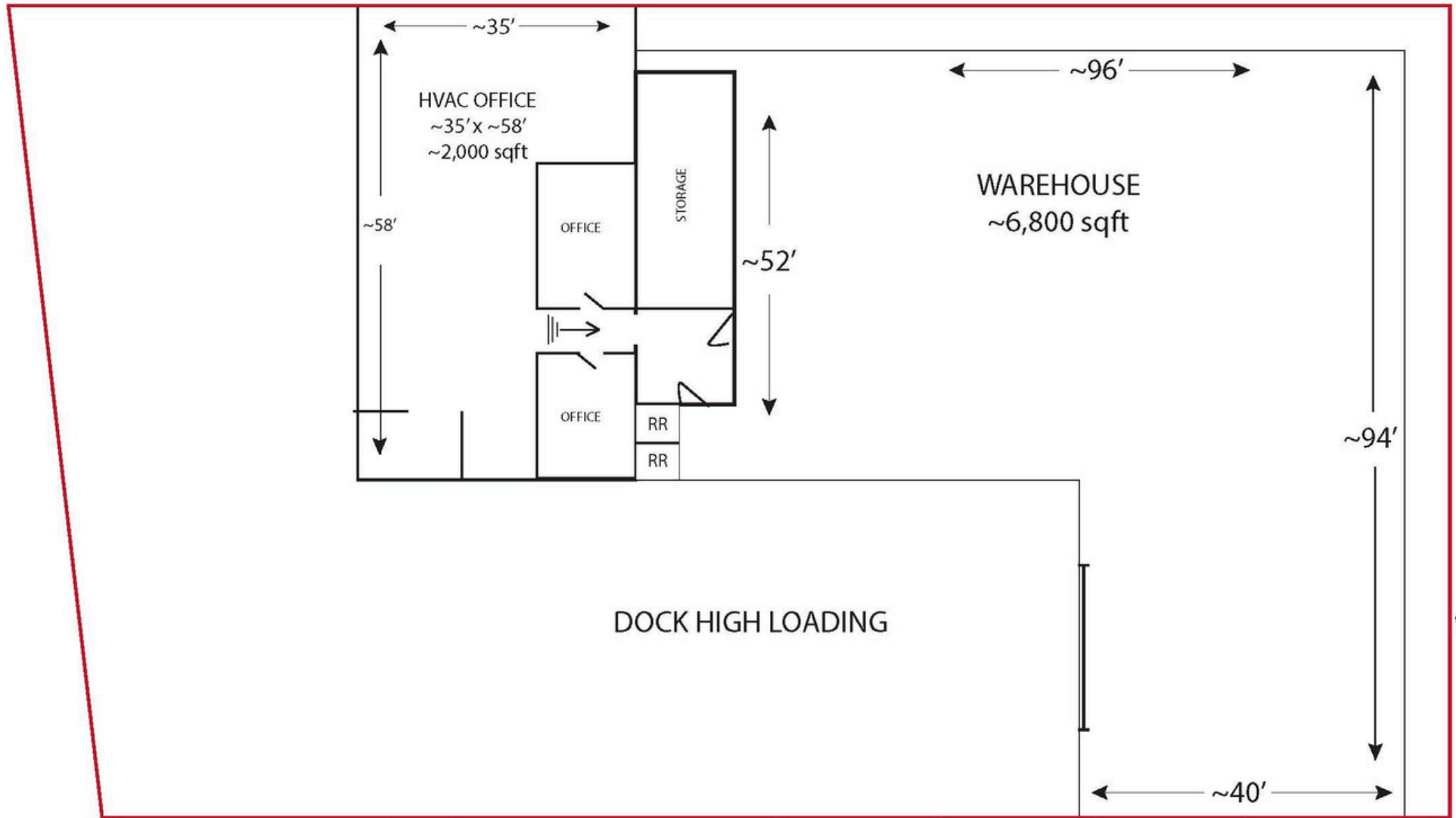
Amy's Ice Cream



Fonda San Miguel



FLOORPLAN



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