

PROPERTY OVERVIEW



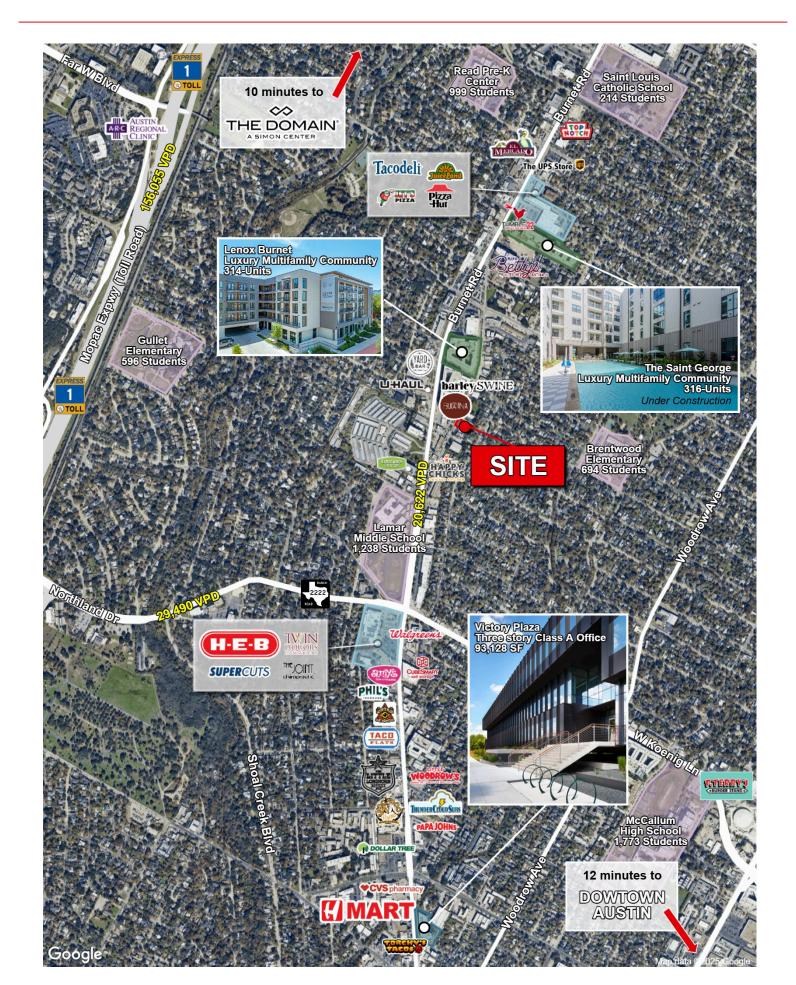
- Located in the Brentwood neighborhood, along highly trafficked Burnet Rd.
- Turnkey building opportunity perfect for an owner/user
- Walking distance to several restaurants and amenities along Burnet Rd.
- Core/central location in between Downtown and The Domain

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	paces 8 Surface Spaces (Call Broker to Discuss)	

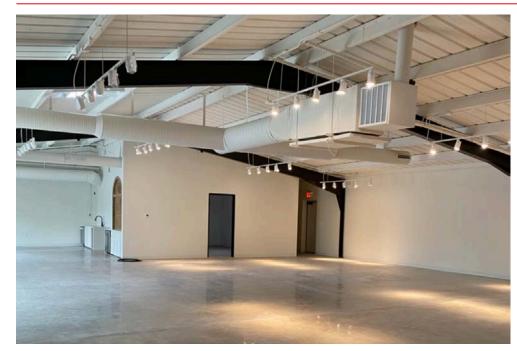


Demographics	1 mile	3 miles	5 miles
2025 Estimated Population	15,114	138,004	336,501
2025 Estimated Households	7,267	66,266	154,996
2025 Average Household Income	\$161,999	\$134,408	\$135,350
2025 Daytime Population	15,707	205,365	538,115

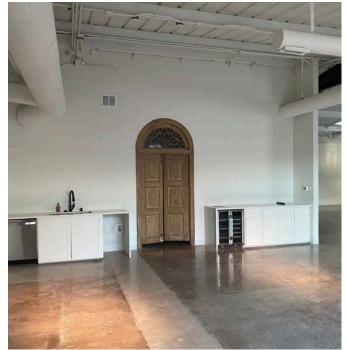














INTERIOR PHOTOS











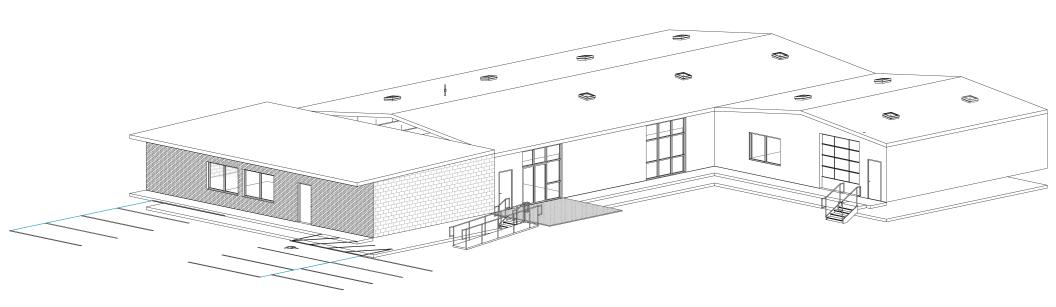




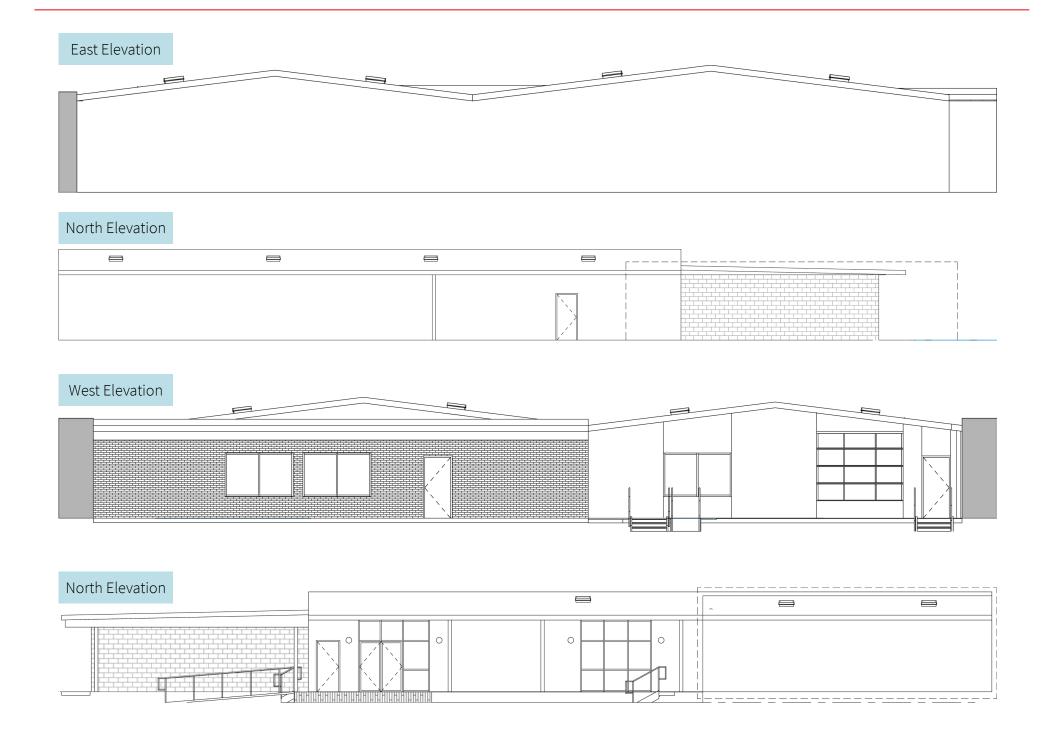












THE BURNET NEIGHBORHOOD



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











Amy's Ice Cream

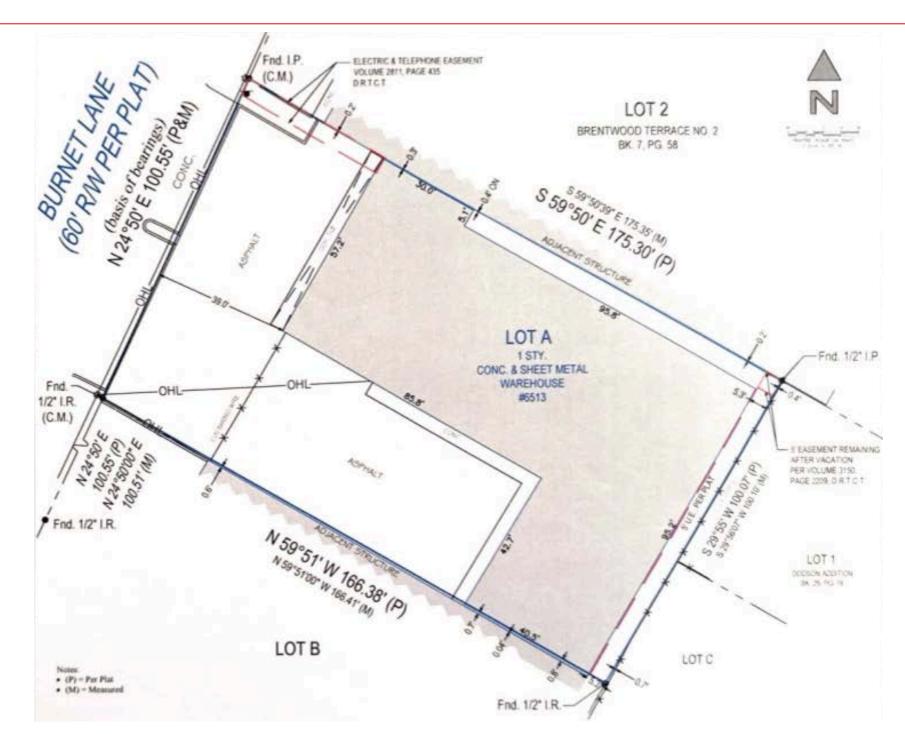


Fonda San Miguel

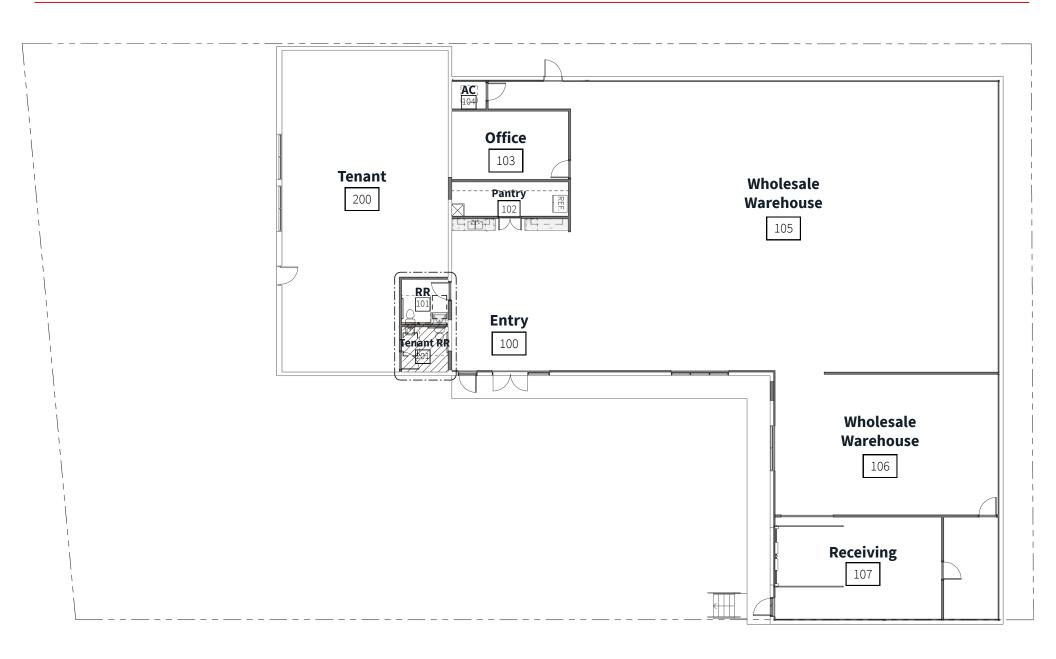
Notable Nearby

- 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









Contacts



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JLL SEE A BRIGHTER WAY

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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.

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.

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.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Reid Gilbreath	591725	Reid.Gilbreath@jll.com	+1 (512) 861-3422
Designated Broker of Firm	License No.	Email	Phone	Sales Agenct / Associate's Name	License No.	Email	Phone



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	Email				Email		Standard February (1996) ◆ 19 July 19 Berthe Standard

Buver/Tenant/Seller/Landlord Initials Date