

West Creek Shopping Center

4404 W William Cannon Dr | Austin, TX 78749



FOR LEASE

1,235 SF
Suite 7 Available

1,360 SF
Suite 14 Available

Contact Broker
Rate

ABOUT THE PROPERTY

- Located in prime southwest Austin near the northwest corner of S. MoPac Expy. and West William Cannon Dr.
- Well-established retail shopping hub
- Dense and affluent trade area with excellent demographics
- Convenient access at a signalized intersection
- Ample surface parking

JOIN THESE RETAILERS



Great Clips®



TRAFFIC COUNTS

W William Cannon
Mopac Expy

20,187 VPD
83,349 VPD

West Creek Shopping Center

4404 W William Cannon Dr | Austin, TX 78749



West Creek SC

Yanagi
Great Clips
Jersey Mike's Subs
CYPRESS GRILL
scenthound
d'LITES
Edward Jones
PALM BEACH TAN
PERSPIRE SAUNA STUDIO

SITE
West Creek Shopping Center

HOBBY LOBBY

1 TEXAS



Shoppes at Lakeline Village

Cedar Park, TX



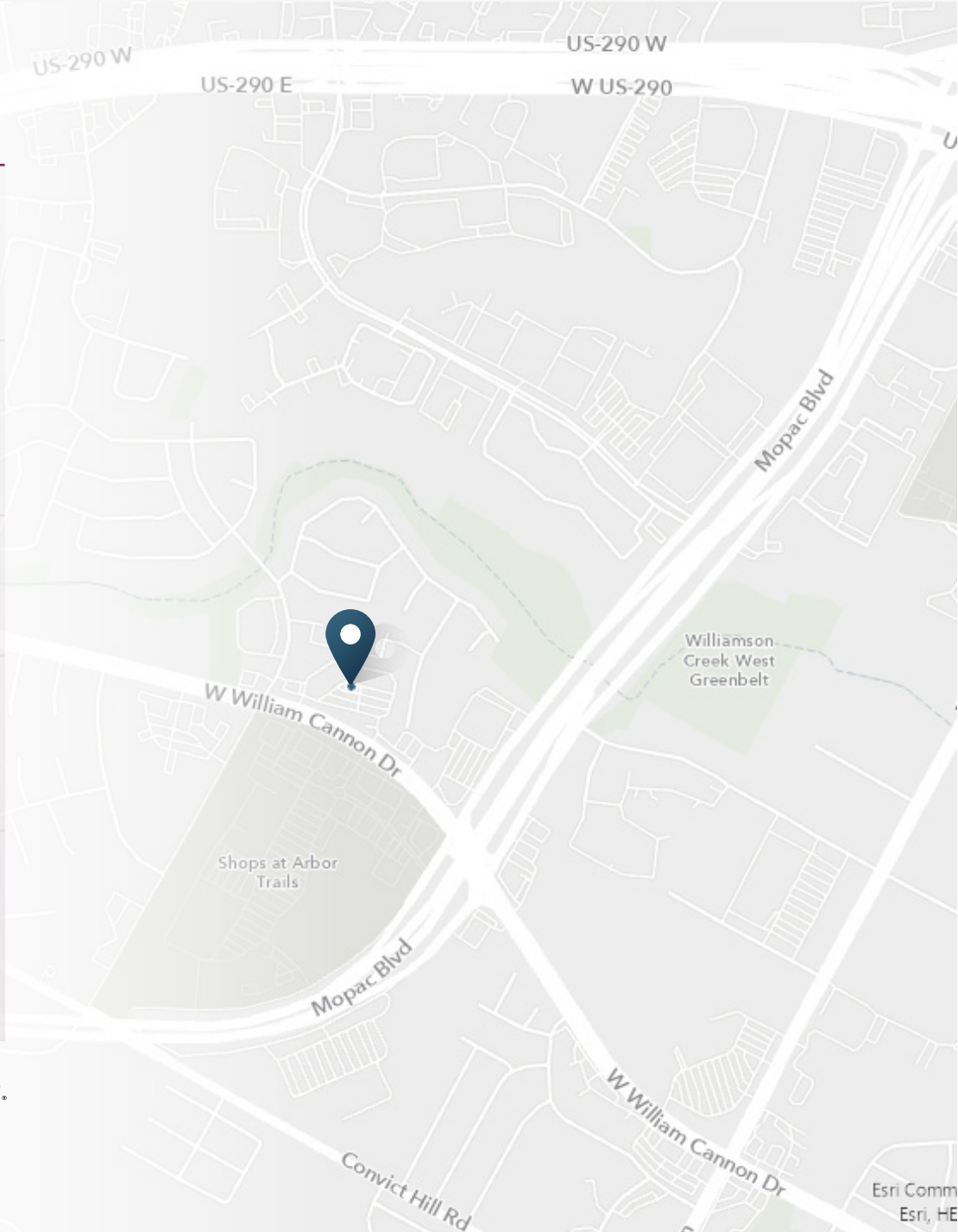
West Creek Shopping Center

4404 W William Cannon Dr | Austin, TX 78749



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	21,990	107,786	275,649
2028 Projected Population	21,881	115,576	292,854
Projected Annual Growth Rate 2023 to 2028	-0.10%	1.41%	1.22%
Daytime Population			
2023 Daytime Population	13,300	94,811	243,866
Workers	2,426	48,422	132,932
Residents	10,874	46,389	110,934
Income			
2023 Est. Average Household Income	\$74,491	\$88,157	\$102,609
2023 Est. Median Household Income	\$55,628	\$65,678	\$74,314
Households & Growth			
2023 Estimated Households	6,924	42,793	121,151
2028 Estimated Households	7,037	46,695	130,828
Projected Annual Growth Rate 2023 to 2028	0.32%	1.76%	1.55%
Race & Ethnicity			
2023 Est. White	28%	42%	50%
2023 Est. Black or African American	7%	7%	7%
2023 Est. Asian or Pacific Islander	1%	3%	4%
2023 Est. American Indian or Native Alaskan	2%	2%	1%
2023 Est. Other Races	34%	22%	17%
2023 Est. Hispanic	78%	58%	45%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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.

SRS Real Estate Partners	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

Wes Babb	349786	wes.babb@srsre.com	512.236.4660	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners
901 S Mopac Expressway
Building II Suite 500
Austin, TX 78746

Wes Babb
512.236.4660
wes.babb@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.