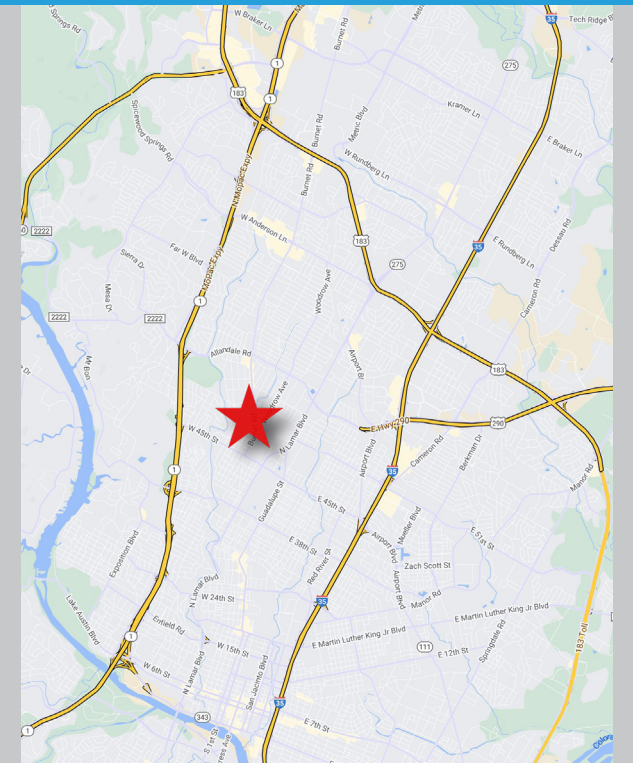


2301 W NORTH LOOP BLVD

AUSTIN, TX 78756

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713.202.0641



HIGHLIGHTS

- FREESTANDING BUILDING AVAILABLE
- ACROSS THE STREET FROM FONDA SAN MIGUEL AND THEIR NEW CONCEPT, TZINTZUNTZAN
- PYLON SIGNAGE AVAILABLE

PRICING

SF

CALL FOR PRICING

+/- 3,660 SF

TRAFFIC COUNTS

BURNET ROAD

21,382 VPD

N LOOP BLVD

7,174 VPD

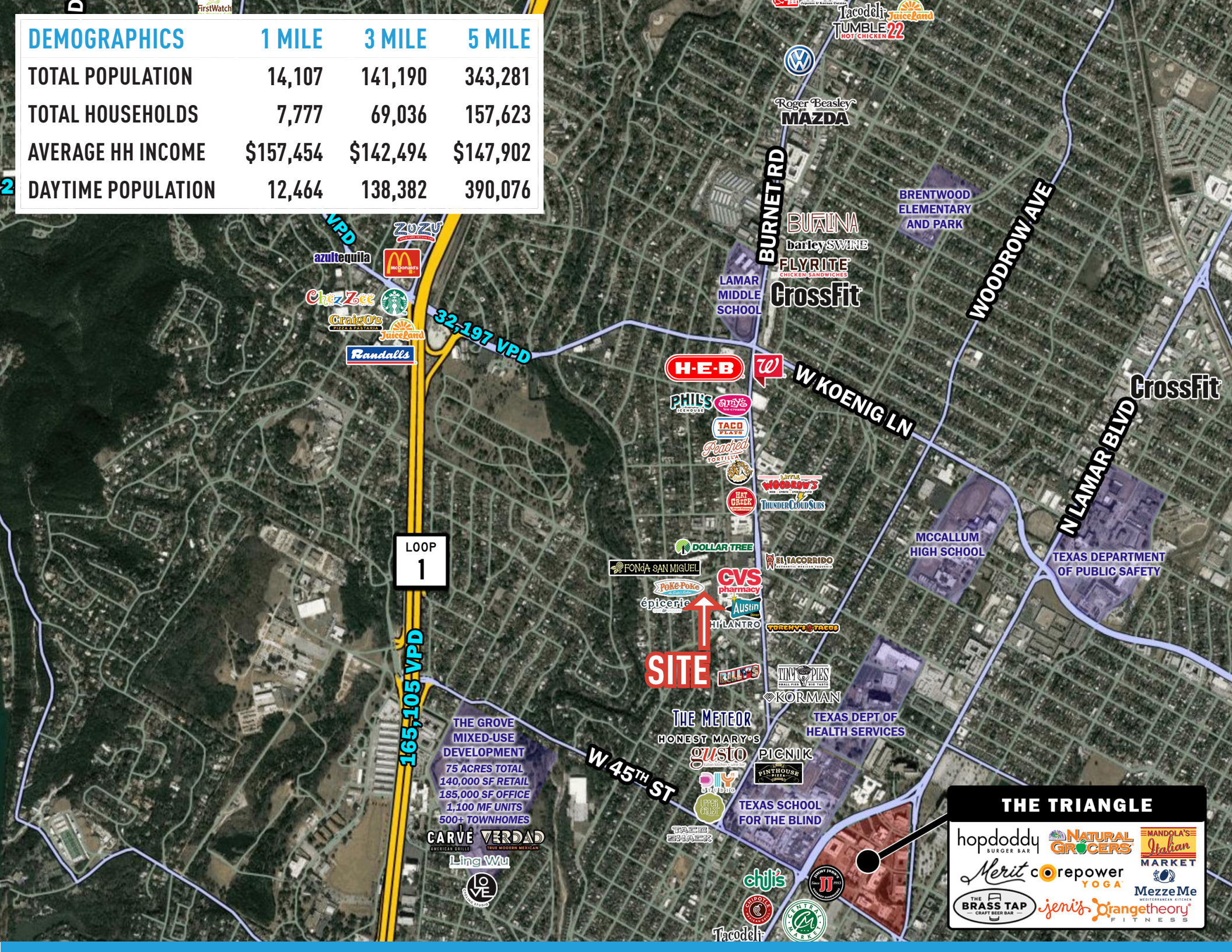
DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL POPULATION	14,107	141,190	343,281
TOTAL HOUSEHOLDS	7,777	69,036	157,623
AVERAGE HH INCOME	\$157,454	\$142,494	\$147,902
DAYTIME POPULATION	12,464	138,382	390,076



LOOP 1

165,105 VPD

32,197 VPD

THE GROVE MIXED-USE DEVELOPMENT
75 ACRES TOTAL
140,000 SF RETAIL
185,000 SF OFFICE
1,100 MF UNITS
500+ TOWNHOMES

CARVE VERDAD
LING WU
LOVE

SITE

W 45TH ST

BURNET RD

WOODROW AVE

N LAMAR BLVD

W KOENIG LN

MAZDA

CrossFit

BRENTWOOD ELEMENTARY AND PARK

MCCALLUM HIGH SCHOOL

TEXAS DEPARTMENT OF PUBLIC SAFETY

TEXAS DEPT OF HEALTH SERVICES

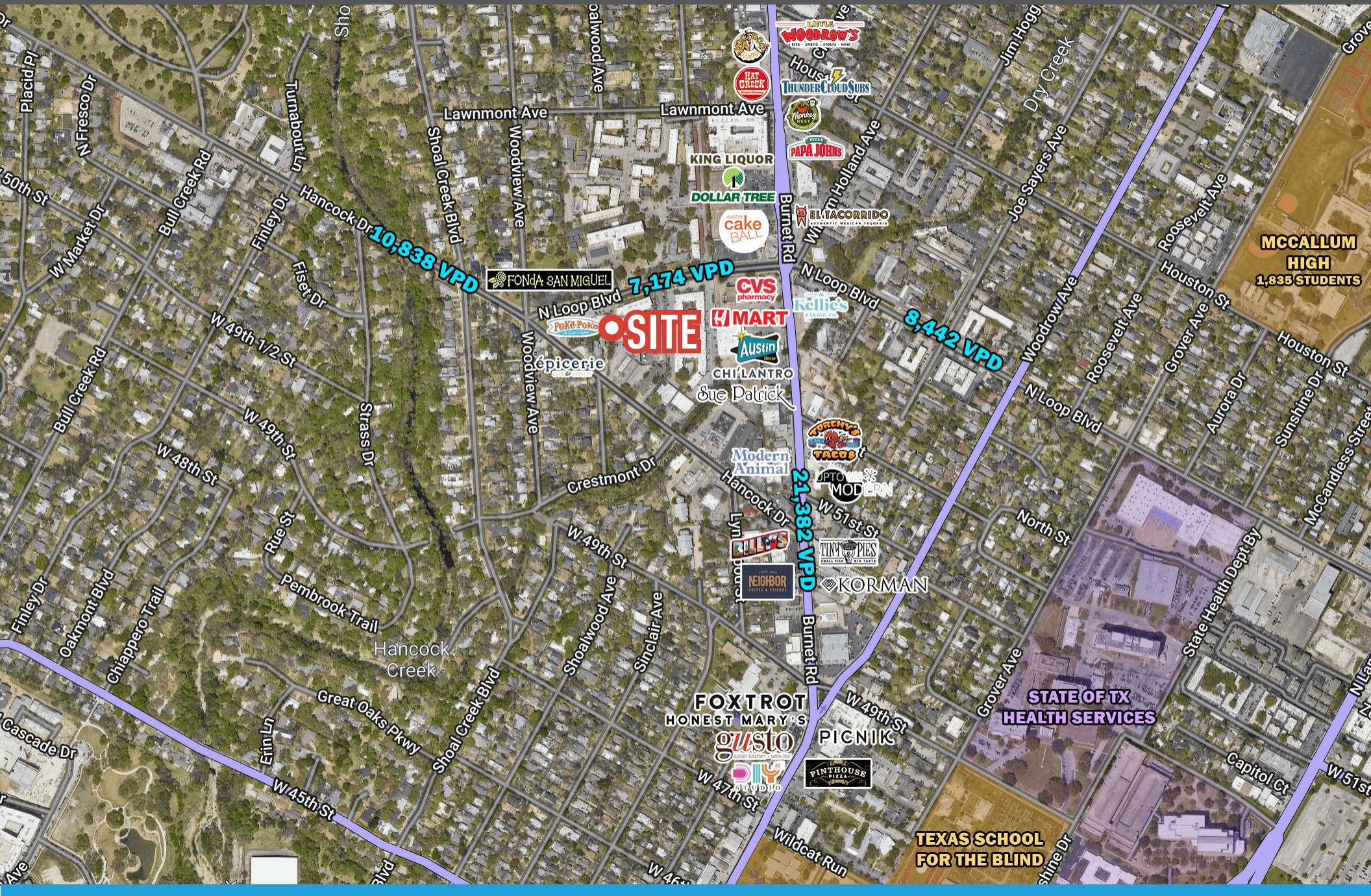
TEXAS SCHOOL FOR THE BLIND

THE TRIANGLE

hopdoddy BURGER BAR
Merit corepower YOGA
THE BRASS TAP CRAFT BEER BAR
NATURAL GROCERS
MANDALA'S Italian MARKET
MezzeMe MEDITERRANEAN KITCHEN
jenie's
Orangetheory FITNESS

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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.

11-2-2015



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:
 - 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.

Retell Advisors, LLC	9007454	retelladvisors.com	5122281765
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dean Vandergriff	505423	dean@retelladvisors.com	5124155154
Designated Broker of Firm	License No.	Email	Phone
Dean Vandergriff	505423	dean@retelladvisors.com	5124155154
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Kuperman	718351	joseph@retelladvisors.com	7132020641
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date