

FOR LEASE

# Freestanding Restaurant with Drive Thru

4411 S Lamar Blvd | Austin, TX



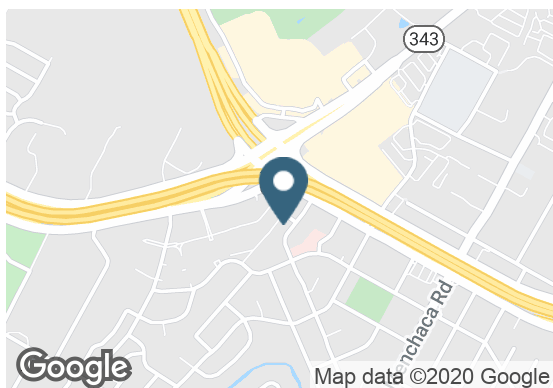
## Overview

### AVAILABLE SF

2,260 SF  
(Available 1.1.21)

### PRICE

Contact Broker



## Description

- 2nd generation restaurant with drive thru
- Cross access with regional shopping center anchored by HEB Central Market
- Unique tenant mix
- Easily accessible to and from US HWY 290 and US HWY 71, Mopac Expressway, Lamar Boulevard and Southwest Parkway

## Nearby Retailers

SKANDINAVIA  
CONTEMPORARY INTERIORS

LA | FITNESS



## Demographics

	1 MILE	3 MILES	5 MILES
Estimated Population	10,931	120,784	337,430
Households	5,659	56,463	147,540
Average Household Income	\$84,785	\$96,779	\$100,201

## Traffic Counts

Ben White Boulevard and South Lamar Boulevard	186,926 VPD
Highway 290 and Ben White Boulevard	113,636 VPD
Loop 360	99,537 VPD

Year: 2019 | Source: TxDot

## Contact

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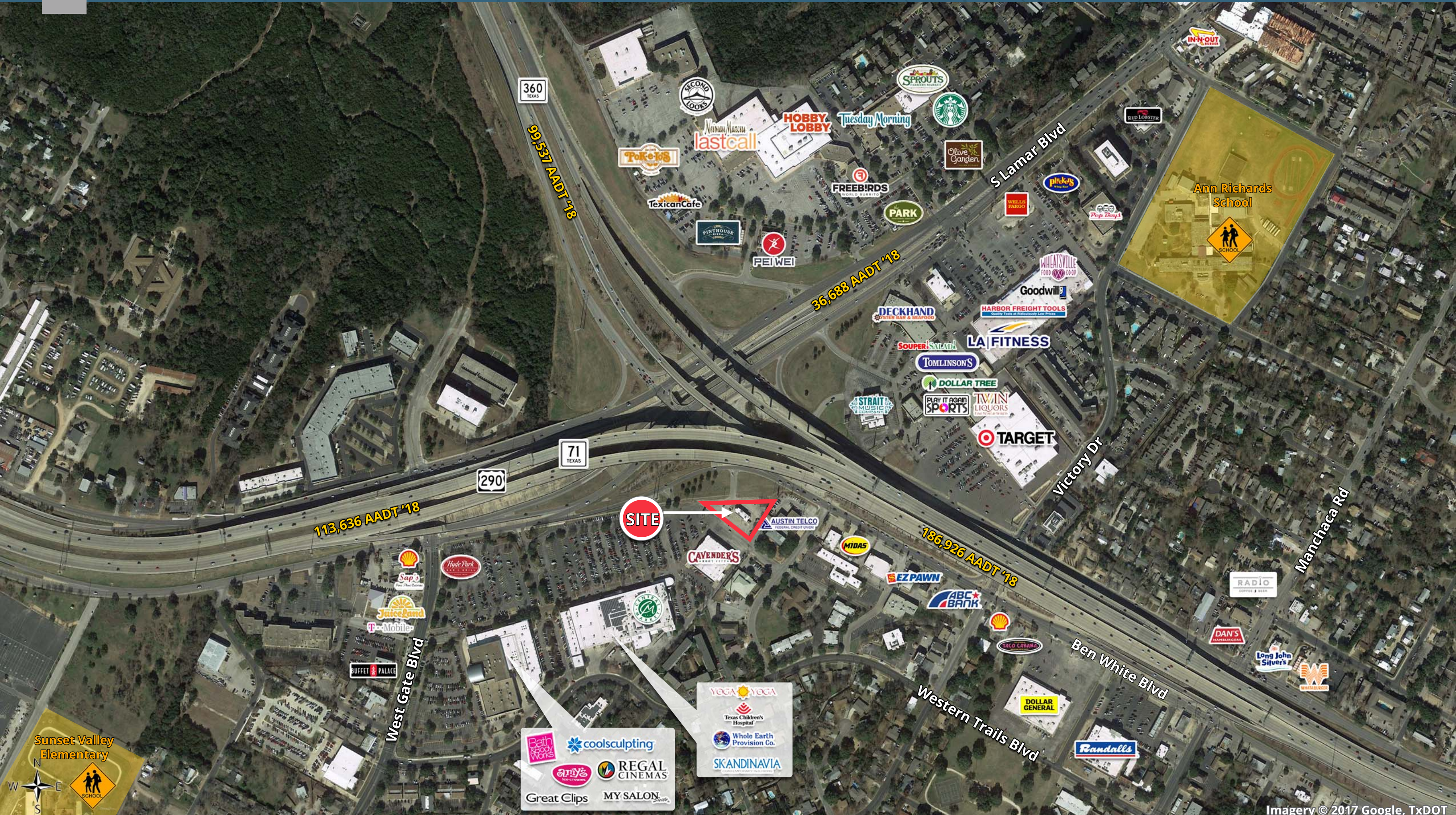
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Imagery © 2018 Google, TxDOT

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Imagery © 2017 Google, TxDOT

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,762	102,442	263,032
2010 Population	10,093	101,743	285,468
2019 Population	12,010	120,387	348,869
2024 Population	13,106	130,331	381,744
2000-2010 Annual Rate	-0.64%	-0.07%	0.82%
2010-2019 Annual Rate	1.90%	1.84%	2.19%
2019-2024 Annual Rate	1.76%	1.60%	1.82%
2019 Male Population	50.2%	50.1%	50.6%
2019 Female Population	49.8%	49.9%	49.4%
2019 Median Age	37.3	35.2	32.7

In the identified area, the current year population is 348,869. In 2010, the Census count in the area was 285,468. The rate of change since 2010 was 2.19% annually. The five-year projection for the population in the area is 381,744 representing a change of 1.82% annually from 2019 to 2024. Currently, the population is 50.6% male and 49.4% female.

#### Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2019 White Alone	77.7%	75.4%	70.3%
2019 Black Alone	3.1%	3.7%	5.2%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2019 Asian Alone	3.2%	3.9%	5.3%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	11.0%	12.3%	14.5%
2019 Two or More Races	4.1%	3.8%	3.8%
2019 Hispanic Origin (Any Race)	29.6%	33.9%	38.3%

Persons of Hispanic origin represent 38.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.6 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

2019 Wealth Index	71	86	93
2000 Households	5,207	43,884	105,894
2010 Households	5,132	47,096	119,986
2019 Total Households	6,237	56,538	149,940
2024 Total Households	6,854	61,487	165,567
2000-2010 Annual Rate	-0.14%	0.71%	1.26%
2010-2019 Annual Rate	2.13%	2.00%	2.44%
2019-2024 Annual Rate	1.90%	1.69%	2.00%
2019 Average Household Size	1.90	2.10	2.25

The household count in this area has changed from 119,986 in 2010 to 149,940 in the current year, a change of 2.44% annually. The five-year projection of households is 165,567, a change of 2.00% annually from the current year total. Average household size is currently 2.25, compared to 2.28 in the year 2010. The number of families in the current year is 69,087 in the specified area.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	28.1%	23.5%	23.5%
<b>Median Household Income</b>			
2019 Median Household Income	\$59,050	\$69,661	\$67,363
2024 Median Household Income	\$68,692	\$79,705	\$76,726
2019-2024 Annual Rate	3.07%	2.73%	2.64%
<b>Average Household Income</b>			
2019 Average Household Income	\$83,587	\$95,946	\$98,833
2024 Average Household Income	\$98,451	\$109,499	\$110,991
2019-2024 Annual Rate	3.33%	2.68%	2.35%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$43,584	\$45,288	\$42,424
2024 Per Capita Income	\$51,678	\$51,922	\$48,076
2019-2024 Annual Rate	3.47%	2.77%	2.53%

**Households by Income**

Current median household income is \$67,363 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,726 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$98,833 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$110,991 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$42,424 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$48,076 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	75	89	89
2000 Total Housing Units	5,423	45,797	110,403
2000 Owner Occupied Housing Units	1,682	17,974	45,958
2000 Renter Occupied Housing Units	3,525	25,910	59,936
2000 Vacant Housing Units	216	1,913	4,509
2010 Total Housing Units	5,583	50,974	131,356
2010 Owner Occupied Housing Units	1,710	19,213	50,492
2010 Renter Occupied Housing Units	3,422	27,883	69,494
2010 Vacant Housing Units	451	3,878	11,370
2019 Total Housing Units	6,681	60,072	161,278
2019 Owner Occupied Housing Units	1,955	22,777	61,520
2019 Renter Occupied Housing Units	4,282	33,760	88,420
2019 Vacant Housing Units	444	3,534	11,338
2024 Total Housing Units	7,322	65,078	177,286
2024 Owner Occupied Housing Units	2,100	24,613	66,399
2024 Renter Occupied Housing Units	4,754	36,874	99,168
2024 Vacant Housing Units	468	3,591	11,719

Currently, 38.1% of the 161,278 housing units in the area are owner occupied; 54.8%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 131,356 housing units in the area - 38.4% owner occupied, 52.9% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 9.55%. Median home value in the area is \$323,865, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.47% annually to \$348,456.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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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:
  - 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.

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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date