

# 1200 Barbara Jordan Blvd

Austin, TX 78723



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For Lease

## MUELLER

- Located within 1.2M SF of retail at Mueller
- Across the street from Dell Children's Hospital
  - Over 2,000 employees
  - 114,000+ visitors per year

## THE SITE

- Second Generation Restaurant w/grease trap
- Daytime and residential density attracts both AM & PM traffic

## SPACE AVAILABLE

- 1,089 SF - 2nd Generation Restaurant

## RATES

- Est. 2026 NNNs: \$22.05/SF
- Please call for pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (2026)



### POPULATION ESTIMATE

1 mi	3 mi	5 mi
20,033	175,586	380,690



### DAYTIME POPULATION

1 mi	3 mi	5 mi
31,807	393,290	718,641



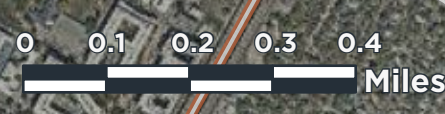
### MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$101,709	\$88,318	\$98,884



### TRAFFIC COUNTS

- 237,275 VPD (IH-35)
- 25,864 VPD (51st St)



Reilly Elementary  
302 Students

Highland  
Neighborhood Park

Webb Middle School  
567 Students

Pickle Elementary  
387 Students

HUNTLAND DR

Cedars International Next  
Generation High School  
111 Students

AUSTIN COMMUNITY COLLEGE  
Highland Campus  
9,800 Students

Northeast Early College  
High School  
1,012 Students

Ridgetop Elementary  
341 Students

Harris Elementary  
399 Students

**SITE**

Blanton Elementary  
560 Students

**THE HANCOCK CENTER**  
H-E-B petco 24 FITNESS  
Freebirds TWIN LIQUORS Great Clips  
Jason's SUBS Jason's JO'S Jack

**BARBARA JORDAN CENTER**  
BEST BUY SPROUTS Starbucks  
Marshalls PET SMART SEPHORA five BELOW  
Total Wine OLD NAVY Bath Body Works  
J.CREW GINO'S VINO OSTERIA Frost  
Residence la Madeleine CHILANTRO JET'S PIZZA  
Jamba Tiff's Treats YOLO COOL Michaels  
THE KEBAB SHOP spinning buns

dell children's  
medical center of central texas

**MUELLER MARKET DISTRICT**  
H-E-B TACO BELL Starbucks  
TWIN LIQUORS Great Clips JuiceLand  
MOD UPS AT&T ufcu

**ALDRICH STREET**  
ALAMO thinkery hopdoddy  
Modern Animal DISH SOCIETY sweetgreen  
MARUFUKU RAMEN one medical EUROPEAN WAX CENTER  
Orangetheory VAURA B.D. Riley's Chuya  
corepower YOGA V/O med spa barre3 Nando's  
Colleen's litch HONEST MARY'S Baod UP  
Kerby Lane Merit ORIGIN

**DELWOOD CENTER**  
Fiesta O'Reilly  
tso cricket wireless

Maplewood Elementary  
375 Students

Patterson  
Neighborhood Park

Mueller  
Lake Park

Marshall  
Middle School  
800 Students

Bartholomew  
District Park

NORTH LOOP

53RD ST

RED RIVER ST

E 45TH ST

AIRPORT BLVD

E 51ST ST  
BARBARA JORDAN BLVD

MUELLER BLVD

CLAYTON LN

CAMERON RD

BRIARCLIFF BLVD

BERKMAN DR

ROGGE LN

N LAMAR BLVD

GUADALUPE ST

W ST JOHNS

E ST JOHNS AVE

CAMINO LA COSTA



232,000 VPD

INTERSTATE HIGHWAY 35

BARBARA JORDAN BLVD

LANCASTER ST

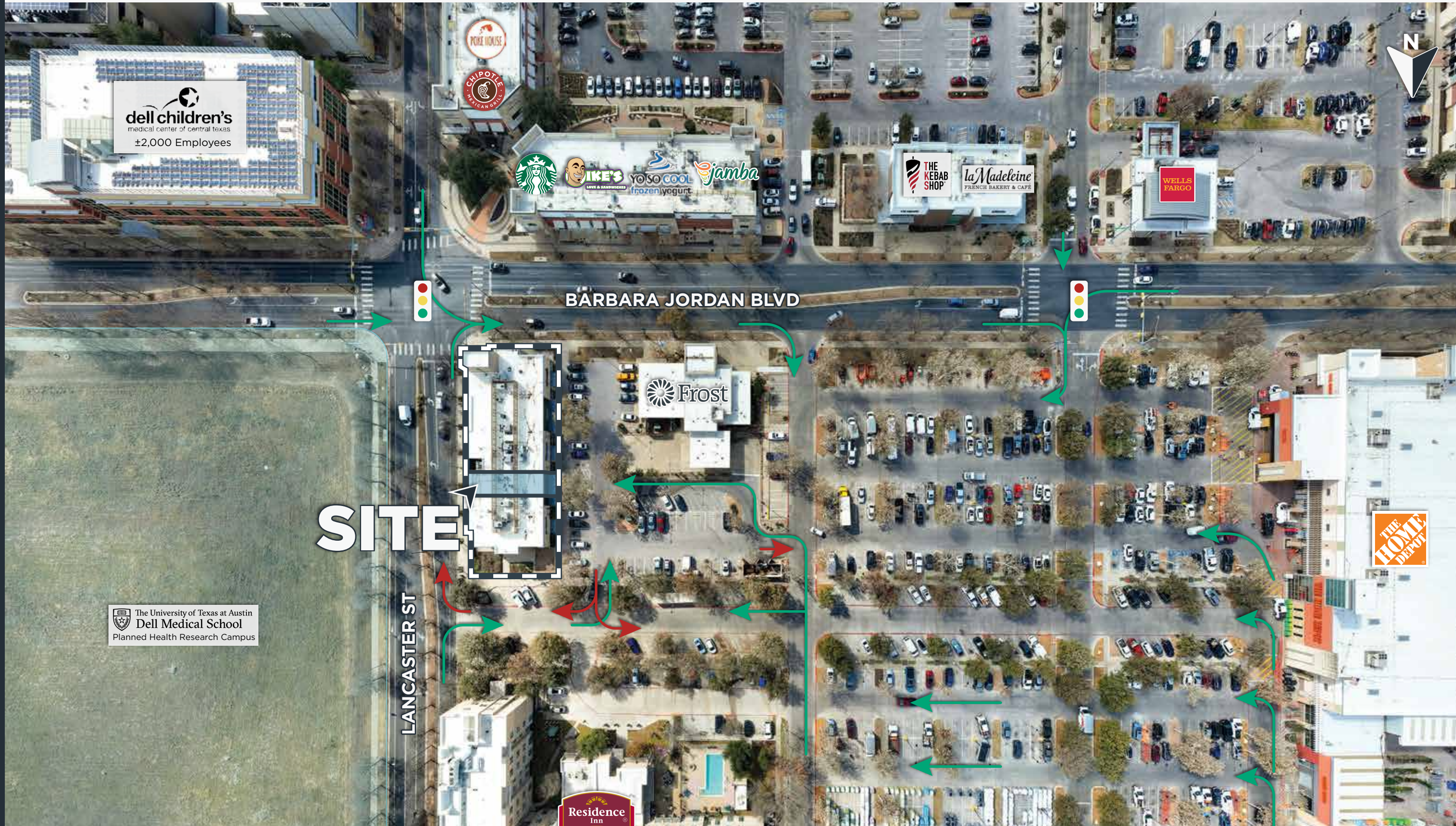
E 51st ST 25,864 VPD

dell children's  
medical center of central texas  
±2,000 Employees

The University of Texas at Austin  
Dell Medical School  
Planned Health Research Campus

SITE





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**SITE**

LANCASTER ST

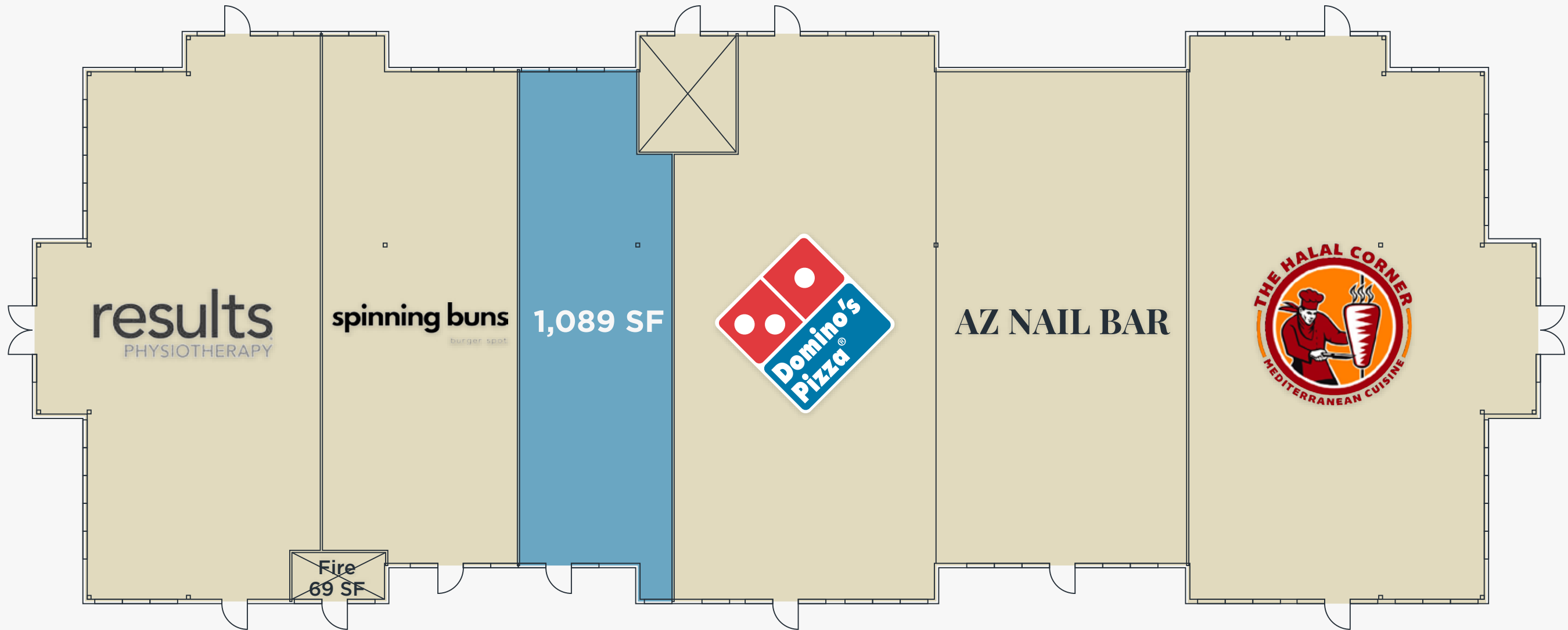
BARBARA JORDAN BLVD

Residence Inn

THE HOME DEPOT



LANCASTER DR



BARBARA JORDAN BLVD





## 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 counteroffer 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.

#### Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

#### Robert Charles Northington

Designated Broker of Firm

374763

License Number

#### Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

#### Connor Austin Lammert

Sales Agent/Associate's Name

730868

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

**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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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

