1200 Barbara Jordan Blvd

Austin, TX 78723

ENDEAVOR
REAL ESTATE GROUP

Evan Deitch
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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

- Fully Leased

RATES

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

NEARBY RETAILERS

dell children's medical center of central texas · ALDRICH ST MUELLER · THE HOME DEPOT · BEST BUY · SPROUTS FARMERS MARKET · Marshalls · PETSMART · TARGET

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)

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Highland Neighborhood Park

W ST JOHNS

N LAMAR BLVD

GUADALUPE ST

HUNTLAND DR

Webb Middle School
567 Students

E ST JOHNS AVE

Pickle Elementary
387 Students

CAMINO LA COSTA

Reilly Elementary
302 Students

Cedars International Next Generation High School
111 Students

Austin Community College District
Highland Campus
9,800 Students

PAPPADEAUX

Northeast Early College High School
1,012 Students

69

35

290

NORTH LOOP

53RD ST

AIRPORT BLVD

CLAYTON LN

CAMERON RD

BRIARCLIFF BLVD

DUVAL ST

Ridgetop Elementary
341 Students

Harris Elementary
399 Students

BERKMAN DR

E 51ST ST

SITE

ROGGE LN

RED RIVER ST

E 45TH ST

BARBARA JORDAN BLVD

Blanton Elementary
560 Students

MUELLER BLVD

ALDRICH ST

Bartholomew District Park

Patterson Neighborhood Park

Mueller Lake Park

Marshall Middle School
800 Students

Maplewood Elementary
375 Students

0 0.1 0.2 0.3 0.4 Miles

REAGAN SQUARE

CAPITAL PLAZA

MUELLER MARKET DISTRICT

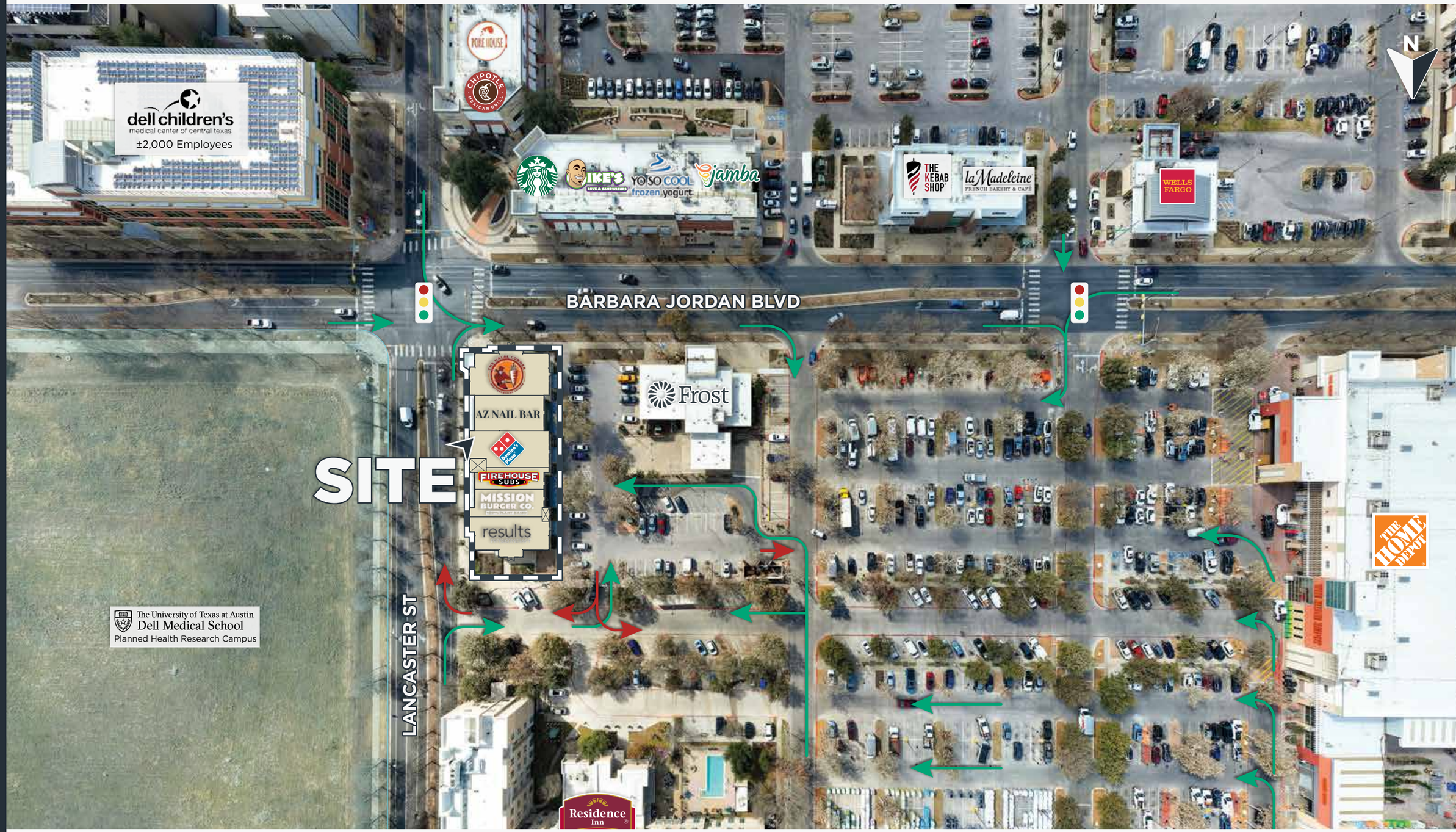
THE HANCOCK CENTER

BARBARA JORDAN CENTER

DELWOOD CENTER

ALDRICH STREET

N
232,000 VPD
OLD NAVY
SEPHORA
Bath&BodyWorks
five BELOW
Marshalls
Michaels
Where Creativity Happens
BEST BUY
35
INTERSTATE HIGHWAY 35
THE HOME DEPOT
GREAT NAILS
Sundt
SPROUTS FARMERS MARKET
J.CREW
PETSMART
Total Wine & MORE
WELLS FARGO
laMadeleine FRENCH BAKERY & CAFÉ
THE KEBAB SHOP
BARBARA JORDAN BLVD
CHI'LANTRO
DENTAL SMILES
JET'S PIZZA
FLOYD'S
POKE HOUSE
CHIPOTLE MEXICAN GRILL
jamba
YO SO COOL frozen yogurt
IKE'S LOVE & SANDWICHES
Frost
dell children's
medical center of central texas
±2,000 Employees
SITE
Residence Inn Marriott
Tiff's Treats
LANCASTER ST
E 51ST ST
25,864 VPD
The University of Texas at Austin
Dell Medical School
Planned Health Research Campus


dell children's
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POPE HOUSE
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YOSO COOL frozen yogurt
jamba
THE KEBAB SHOP
laMadeleine FRENCH BAKERY & CAFÉ
WELLS FARGO
N
BARBARA JORDAN BLVD
Frost
AZ NAIL BAR
Domino's Pizza
FIREHOUSE SUBS
MISSION BURGER CO.
results
SITE
LANCASTER ST
The University of Texas at Austin
Dell Medical School
Planned Health Research Campus
Residence Inn
THE HOME DEPOT

LANCASTER DR

BARBARA JORDAN BLVD

Available

LOI Working

Negotiating Lease

Lease Executed

resultsPT
spinning buns
HALAL WINGS

THE HALAL CORNER
ARZ MILS BAR
Domino's
HALAL WINGS
spinning buns
resultsPT

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.

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.

Endeavor 2015 Management LLC	**9003900**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
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Designated Broker of Firm	License Number	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Connor Austin Lammert	**730868**	**CLammert@Endeavor-Re.com**	**512-532-2181**
Sales Agent/Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

TREC

EQUAL HOUSING