



Central Austin Strip Center Investment Opportunity

2110 White Horse Trl, Austin, TX 78757



Get in Touch with



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Matt Houston

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ABOUT THE **PROPERTY**

White Horse Plaza. is a rare multi-tenant strip center one block off Burnet Rd in Austin's Central submarket just north of CBD. Allandale is a suburban neighborhood full of restaurants, bars, and shops. Built in 1983 with reinforced concrete construction, property consists of 6 suites, 4 of which are occupied on NNN leases. Prime location situated in between Downtown (10 mins) and the Domain (10 mins). Call for more info & tours.

- Zoned: CS
- Built: 1983 / Rnvtd: 1995
- Parking: 60 Surface
- 0.90 Acres
- 13,100 Square Feet
- Percent Leased: 65%

SALES PRICE: \$3,750,000



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PHOTOS



Get in Touch with

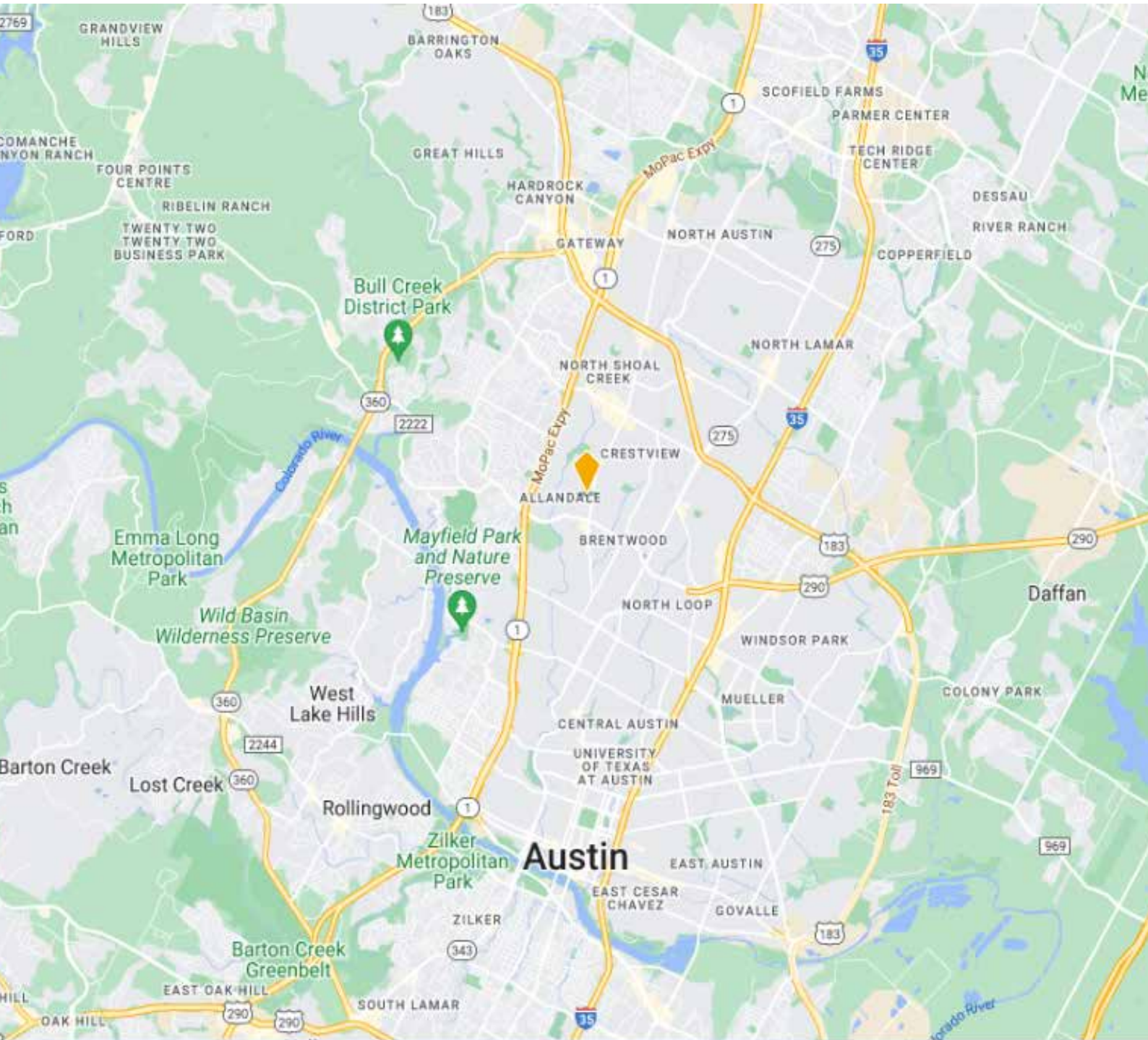


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DISTRICT MAP



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LOCAL MAP

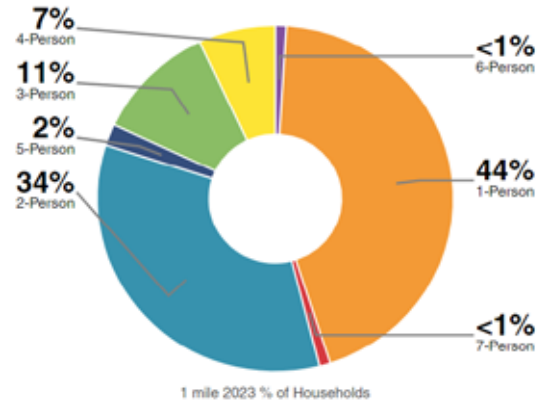
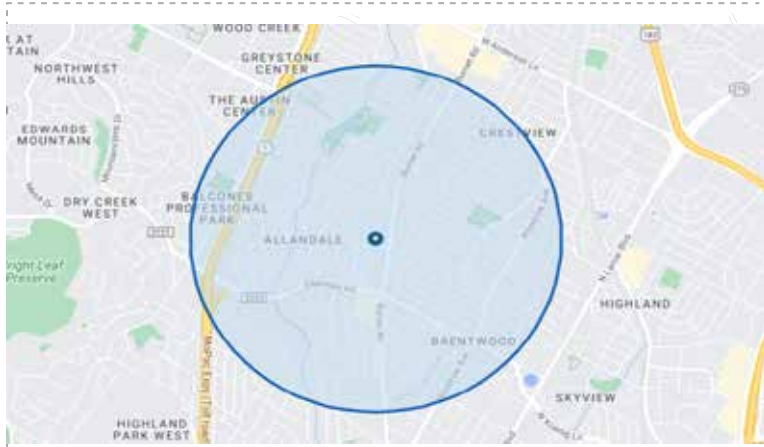


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INFOGRAPHIC 1 MILE RADIUS



KEY FACTS

13,494

Population



6,980

Households

41.5

Median Age

\$75,029

Average Household Income

EDUCATION

4%

No High School Diploma



7%

High School Graduate



18%

Some College



71%

Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------|-------------------|----------------|------------|------------------------|
| White Horse Trl | Wynona Ave SW | 945 | 2022 | 0.05 mi |
| Burnet Rd | White Horse Trl S | 25,025 | 2022 | 0.09 mi |
| White Horse Trl | Woodview Ave SE | 683 | 2022 | 0.11 mi |
| Laird Dr | Payne Ave NE | 808 | 2022 | 0.15 mi |
| Burnet Lane | - | 1,450 | 2022 | 0.17 mi |
| Burnet Ln | Payne Ave SW | 1,909 | 2022 | 0.17 mi |
| Woodview Ave | White Rock Dr SW | 175 | 2022 | 0.17 mi |
| Payne Ave | Laird Dr NW | 625 | 2022 | 0.20 mi |
| Woodview Ave | White Rock Dr N | 215 | 2022 | 0.23 mi |
| White Horse Trl | Cary Dr NW | 526 | 2022 | 0.25 mi |

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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.

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 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.

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|--|-------------|-------------------------------|--------------|
| Texana Commercial LLC | 9012189 | mhouston@texanacommercial.com | 737.867.0000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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