



**TEXANA**  
Commercial

## Prime Investment Opportunity Vacant Fast Food Property

904 E Braker Lane, Austin, TX 78753



**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
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**Matt Houston**

**737.867.0000**



## ABOUT THE **PROPERTY**

Unlock the potential of this 4,146 sq. ft. vacant commercial property, strategically located at 904 E Braker Lane in the bustling North Austin corridor. Previously a Jack in the Box fast food restaurant, this site offers a rare chance for investors, developers, or owner-occupants to reimagine a high-visibility space in a rapidly growing area. Situated near major highways (I-35 and US-183) and surrounded by thriving businesses, this property is primed for redevelopment into a restaurant, retail, or service-oriented venture.

- Zoned: GR
- Built: 1985
- Parking: 26 Surface
- 1.07 Acres
- 4,146 Square Feet
- Percent Leased: 0%

**For Sale: \$2,100,000**



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## PHOTOS



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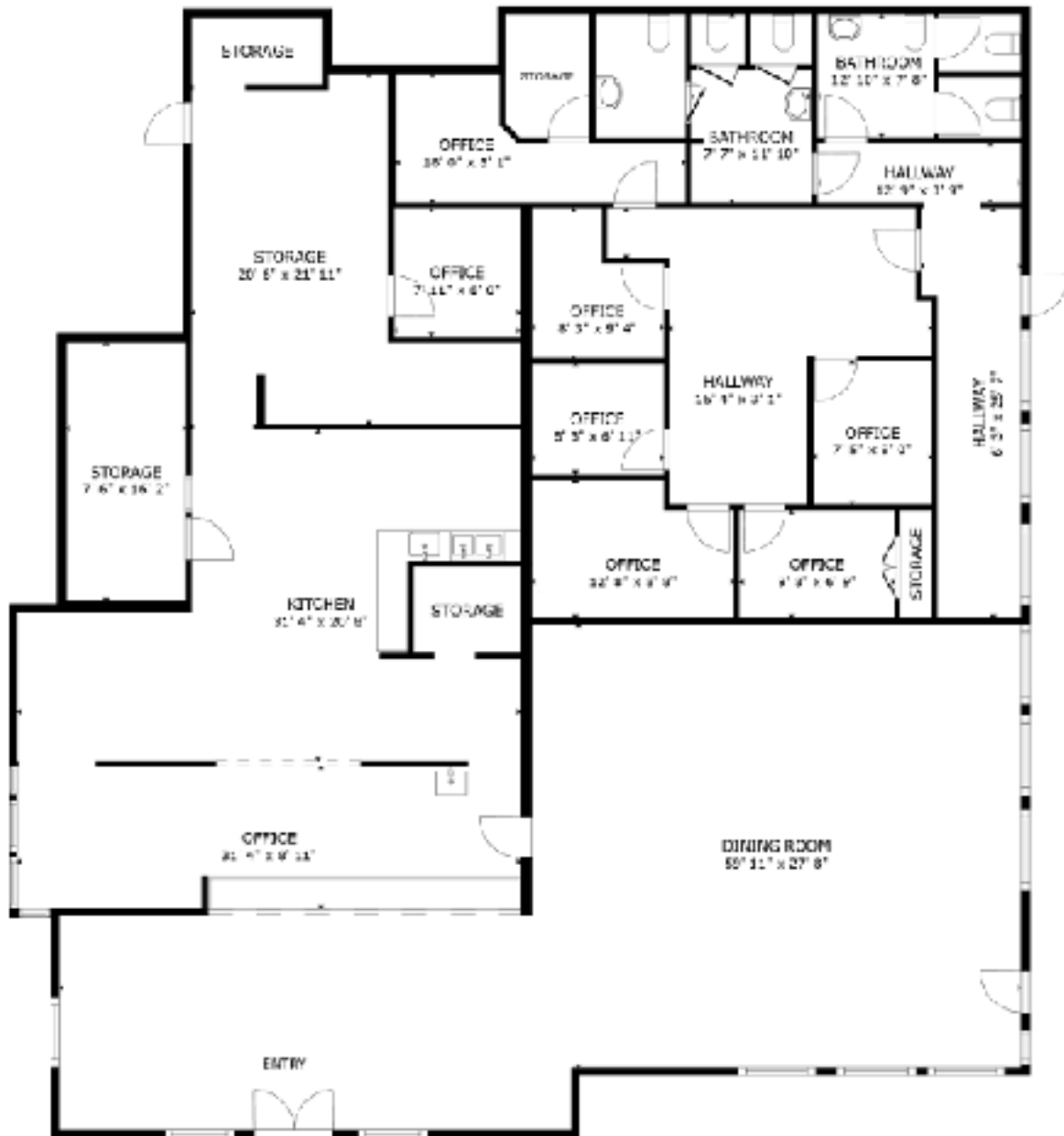


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### FLOOR PLAN



FLOOR PLAN

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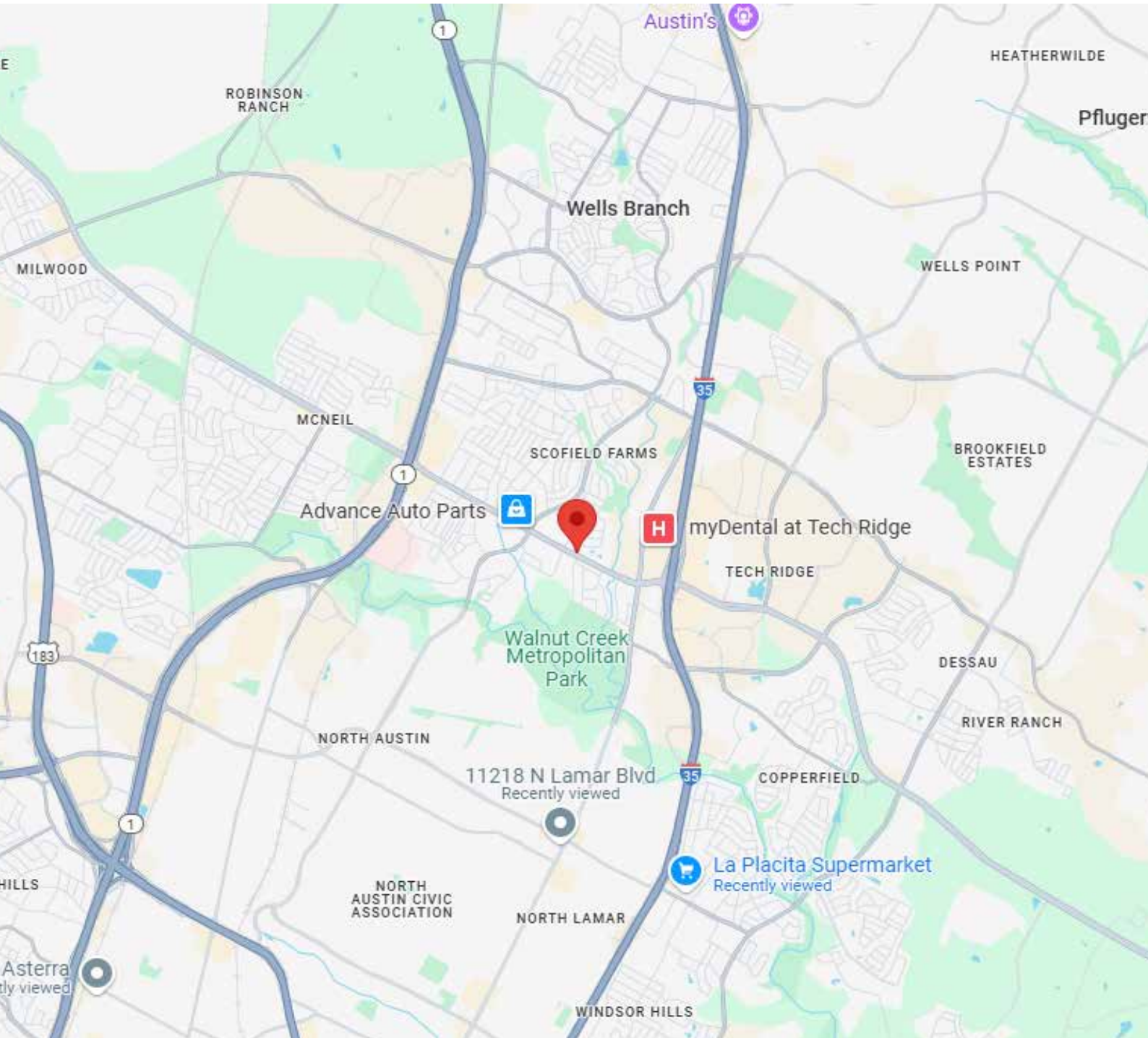
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## DISTRICT MAP



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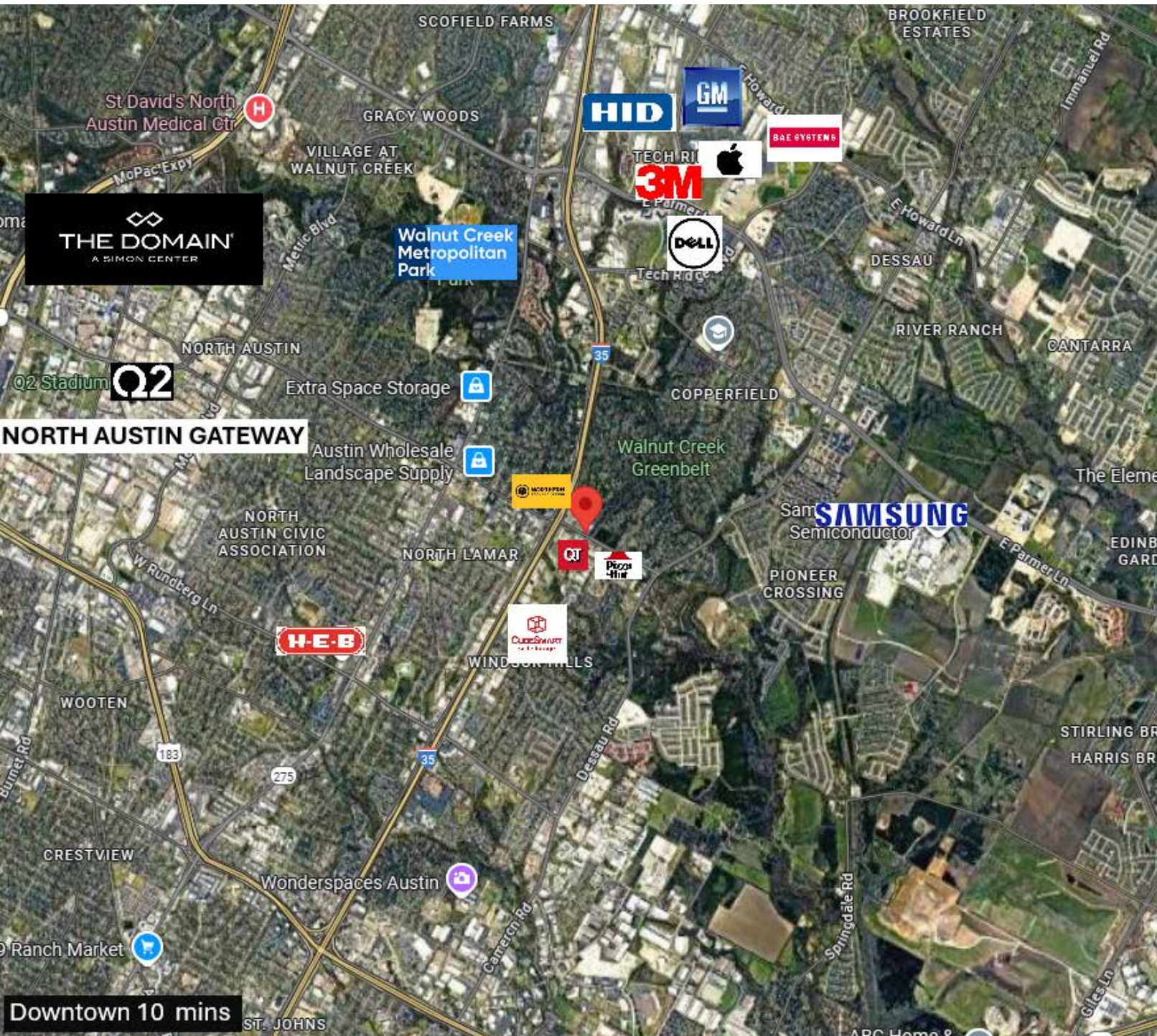


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## LOCAL MAP



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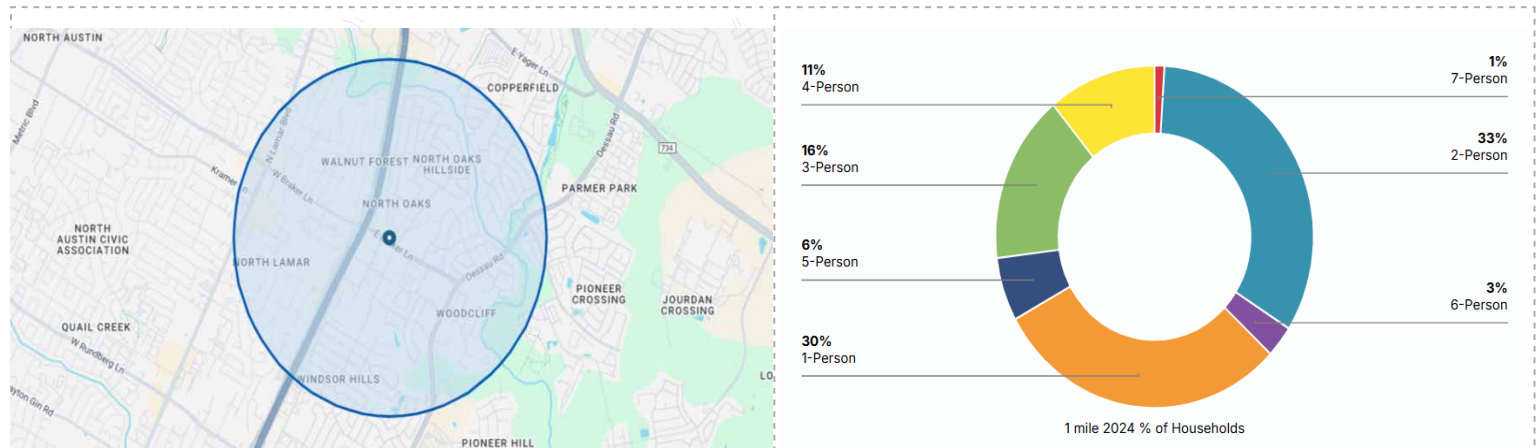


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## INFOGRAPHIC 1 MILE RADIUS



### KEY FACTS

11,417

Population



4,379

Households

40.0

Median Age

\$90,632

Average Household  
Income

### EDUCATION

10%

No High  
School  
Diploma



21%

High  
School  
Graduate



27%

Some  
College



42%

Bachelor's/Grad  
/Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Wedgewood Dr	Silverlawn Dr NE	1,501	2025	0.10 mi
E Braker Ln	N I- 35 Svc Rd NW	17,423	2025	0.11 mi
I- 35	E Braker Ln S	159,194	2025	0.19 mi
E Braker Ln	N I- 35 Svc Rd E	22,031	2025	0.22 mi
TX 121	Thrush Ave SW	168,332	2024	0.22 mi
N I- 35 Svc Rd	Thrush Ave SW	170,213	2023	0.22 mi
Purple Heart Trail	Thrush Ave SW	170,404	2025	0.22 mi
Pollyanna Ave	E Braker Ln SW	26,561	2025	0.22 mi
N I- 35 Svc Rd	E Braker Ln N	20,339	2024	0.23 mi
Walnut Ridge Dr	Ash Cove SW	1,048	2025	0.24 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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