



For Lease

2401 East Highway 71
Austin, Texas 78617

1,250 +/- sq.ft. Retail/Restaurant

Location: This former Subway Restaurant location is located due north of Austin Bergstrom International Airport. 2401 East Highway 71 (“the Premises”) is located on the west bound service road of Highway 71, approximately one block west of Presidential Blvd, which is the main entrance into Austin Bergstrom International Airport. The Premises is located in the westernmost 1,250 sq.ft. of the building (“Building”) that houses the Henry’s BBQ. All airport traffic, that exits through the main gate of Austin Bergstrom International Airport travels directly in front of the Premises.

Description: The Premises contains 1250+/- sq.ft. of gross leasable retail/office space, which consists of two offices, front room, two restrooms, an office and large area. The Premises has central heat and air and has been plumbed for multiple sink locations. The front parking area contains 15-20 surface parking spaces. The fenced rear parking area contains 10-15 parking spaces. All parking spaces are shared between 2401 and 2403 East Highway 71. A twenty-foot tall electrified pole sign provides adequate signage.

Lease Term: 5 years preferably, with the possibility of Options

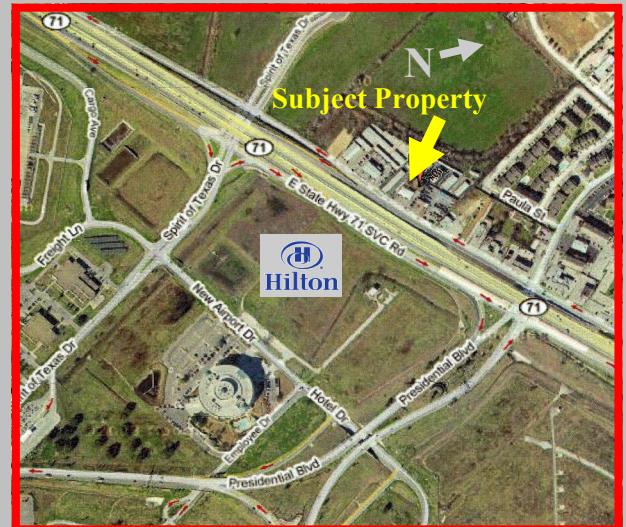
Base Rent: For the first year of the Lease Term, the Base Rent is payable in installments of \$2,000.00/month or \$19.20/sq.ft./annum.

Additional Rent: The estimated Additional Rent (which is comprised of pro rata taxes & insurance) for the 2026 calendar year is payable in installments of \$720.00 (rounded) per month or \$6.91/sq.ft./annum.

Utilities: Both Electric and Gas are metered, while water is commonly metered with Henry’s Barbeque. The occupant will be responsible for paying all utilities consumed within the premises.

Zoning: Commercial Services (“CS-CO”), which is adequate for most retail uses.

Availability: The Premises is currently available.



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All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date