



FOR MORE INFORMATION:
leasing@metcomcorp.com

NORTH STAR HOME CENTER I & II

7711-7795 Burnet Road & 2103-2209 W Anderson Ln | Austin, TX 78757



FOR LEASE

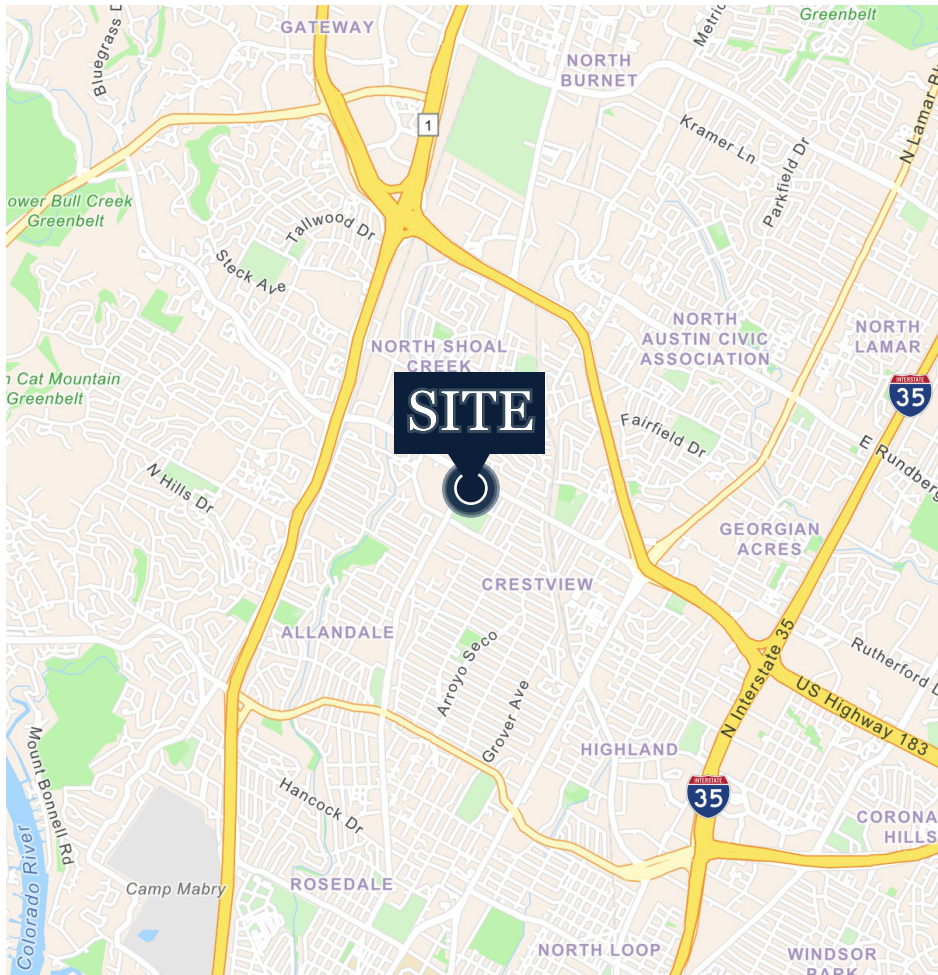


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HIGHLIGHTS

- Dedicated turn lane along West Anderson Lane
- Pylon signage availability
- Across from Northcross Shopping Center, anchored by Walmart
- Convenient access to MoPac Expressway, US-183 & IH-35
- Burnet Road traffic exceeds 38,000 vehicles per day
- Over 350,000 residents and average household income exceeding \$132,000 within a 5-mile radius

DESCRIPTION

Located at the intersection of Burnet Road and West Anderson Lane, North Star Home Center and North Star Home Center II offer highly visible retail and showroom space in North Central Austin. Prominent corner visibility, pylon signage opportunities, and access from both roadways provide excellent exposure and convenient customer access. The properties are well suited for retail, showroom, restaurant, and service-oriented businesses, with a parking ratio of approximately 2.67 spaces per 1,000 SF.

AVAILABLE SUITES:

- **2137A: 3,448 SF**
- **2162: 1,149 SF**
- **2203A: 5,000 - 10,606 SF**
- **2203 B: 5,606 - 10,606 SF**
- **7713: 10,815 SF**
- **7713C: 23,534 SF**
- **7725: 16,447 SF**
- **7729: 2,847 SF**

LEASE RATES:

- **2137A: \$21 + NNN**
- **2162: \$24 + NNN**
- **2203A: \$24 + NNN**
- **2203 B: \$24 + NNN**
- **7713: \$15 + NNN**
- **7713C: \$12 + NNN**
- **7725: \$15 + NNN**
- **7729: \$21 + NNN**

ZONING

CS-V-CO-NP, General Commercial Services with a Vertical Mixed Use building opt-in, a Conditional Overlay, and a Neighborhood Plan

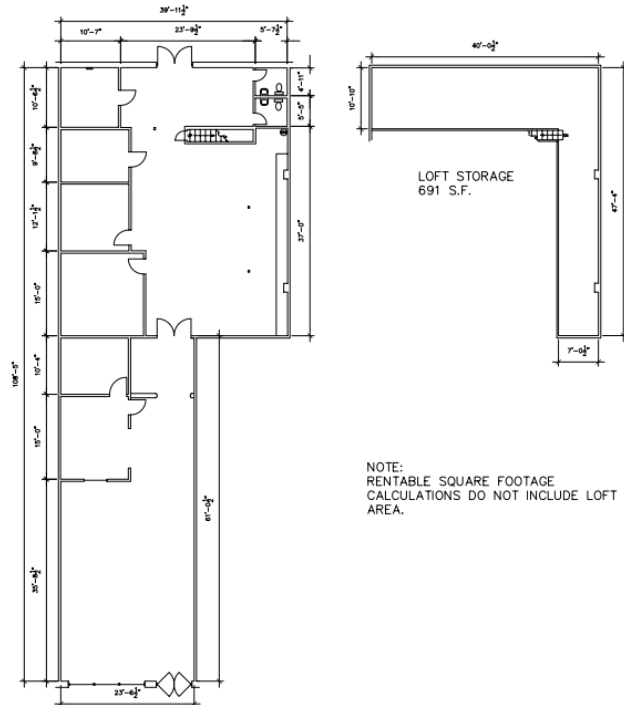
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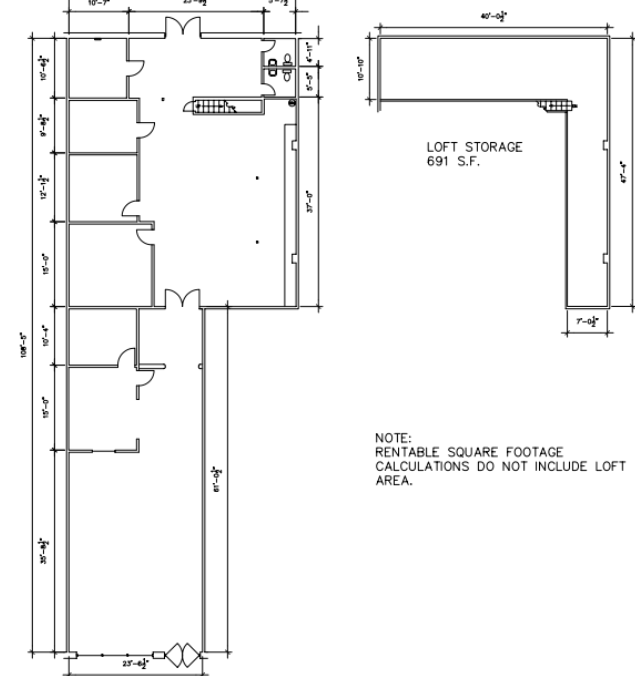
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FLOOR PLAN: SUITE 2137A



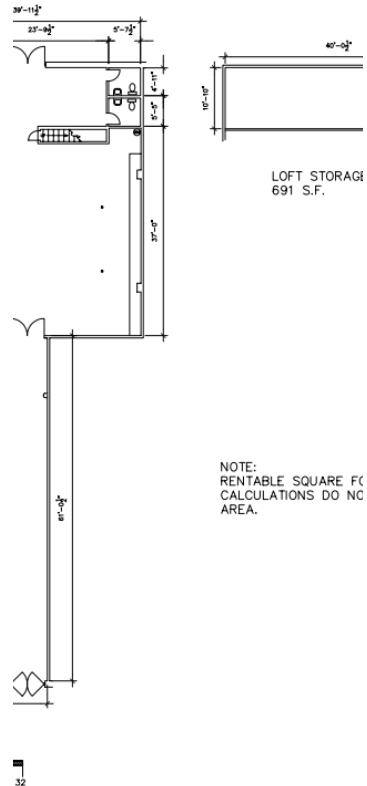
FLOOR PLAN: SUITE 7713



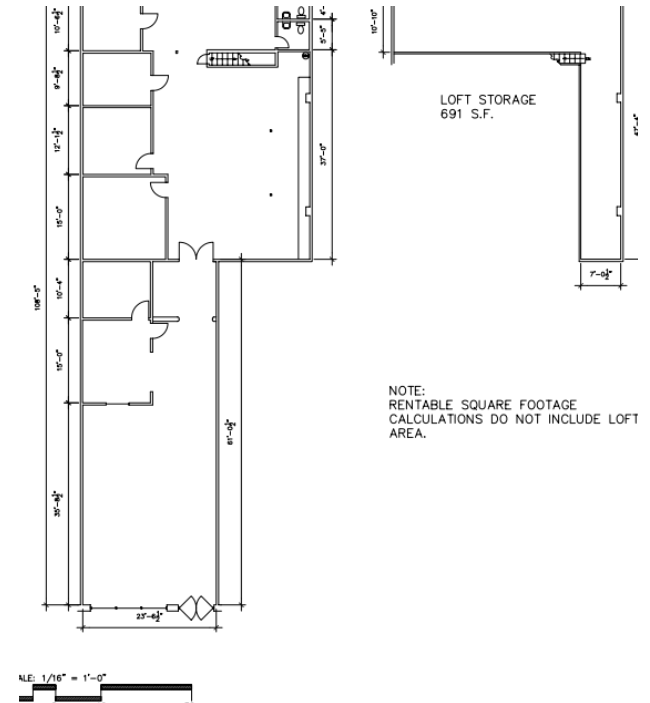
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FLOOR PLAN: SUITE 7713C



FLOOR PLAN: SUITE 7725





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FLOOR PLAN: SUITE 7729

