

2313 SOUTH 1ST STREET

2313 SOUTH 1ST STREET | AUSTIN, TX



FOR SALE OR FOR LEASE

- 6,760 SF Freestanding Building on .45 acres
- Prime Central Austin location
- Great mix of local and national retailers and restaurants
- Zoning: CS-MU-V-CO-NP
- Over 250 feet of frontage on South 1st Street

AREA RETAILERS



Prime Central opportunity located near the corner of S 1st Street and Oltorf Street, surrounded by local retail and restaurant tenants, and a rapid growth of new mixed-use developments.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	20,934	162,879	368,811
Avg HH Income	\$160,953	\$144,850	\$133,956
Total Households	10,842	79,521	161,690

TRAFFIC COUNTS

11,750 VPD on Oltorf
15,087 VPD on S 1st Street

CONTACT FOR MORE INFORMATION

JEFF R. LEWIS
Principal
512.359.5857

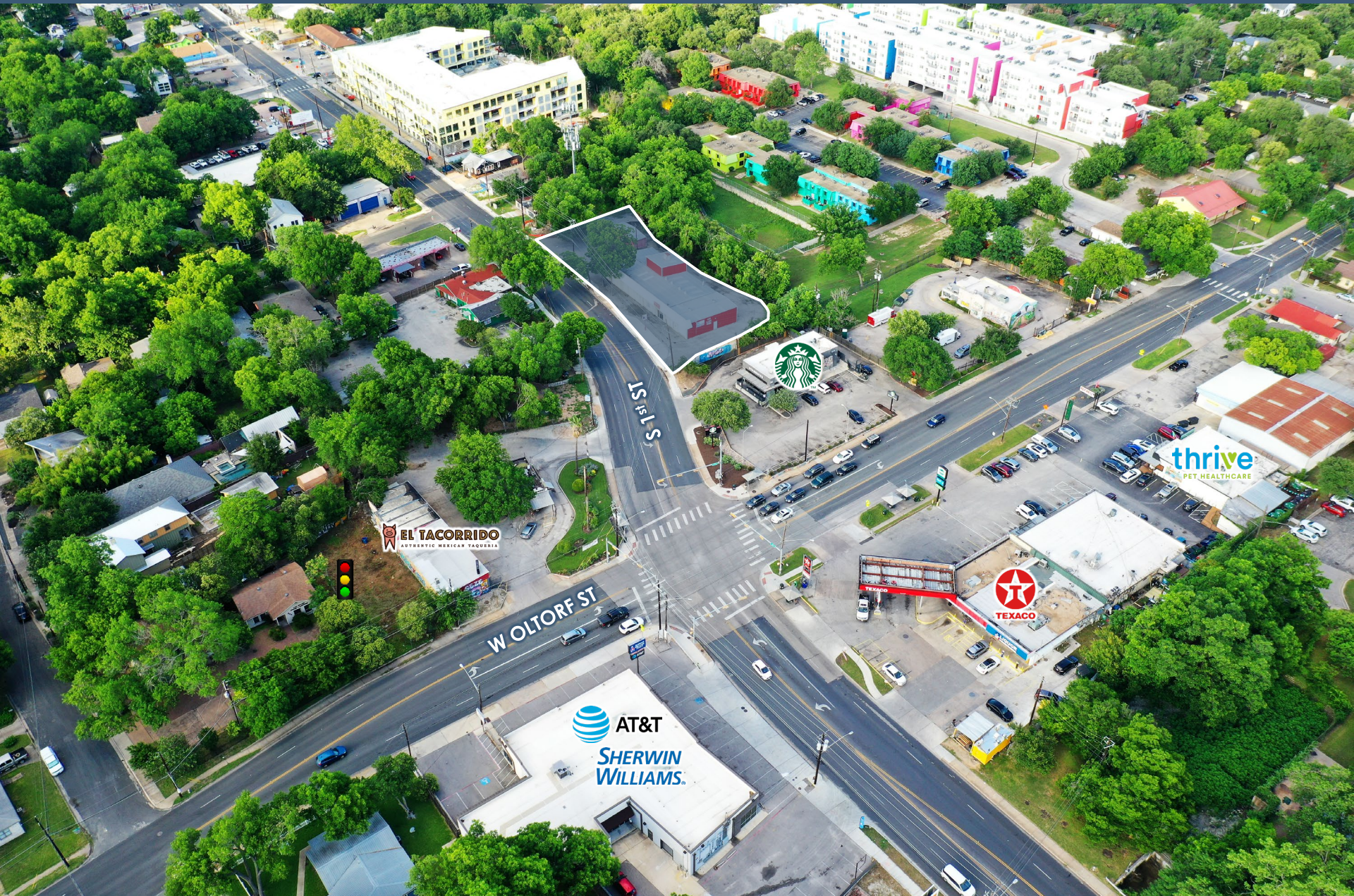
jlewis@ironwoodre.com

CARL DAYWOOD
Carl Daywood, Realtors
512.504.0036
carl.cdr@att.net

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2313 S 1ST STREET | 2313 SOUTH 1ST STREET, AUSTIN, TX







SITE

POLVOS

HEAT
UBREAKIFIX
JuiceLand

ONE OAK
BOULDIN CREEK
106 units

COURTYARD
CONDOS
47 units

TORREY'S
TACOS
CHASE

BIRDS
BREADSHOP
Soy Magnolia
COFFEE

THE SALTY
HEART & SOUL!

C-Boys

7
ELEVEN

EL TACORRIDO
AT&T
SHERWIN
WILLIAMS

Starbucks

TEXACO

THRIVE
WELL BEING

MEZE
CAFE

LUCERO
APARTMENTS
173 units

W LIVE OAK ST

THE METEOR

W OLTORF ST

SOUTHSIDE

vinaigrette

Lucys

TRAVIS OAKS
CONDOS
147 units

FLATS ON
WILSON
62 units

FUTURE
H-E-B

WELLS
FARGO

H-E-B

FREDDO ATX

PNC

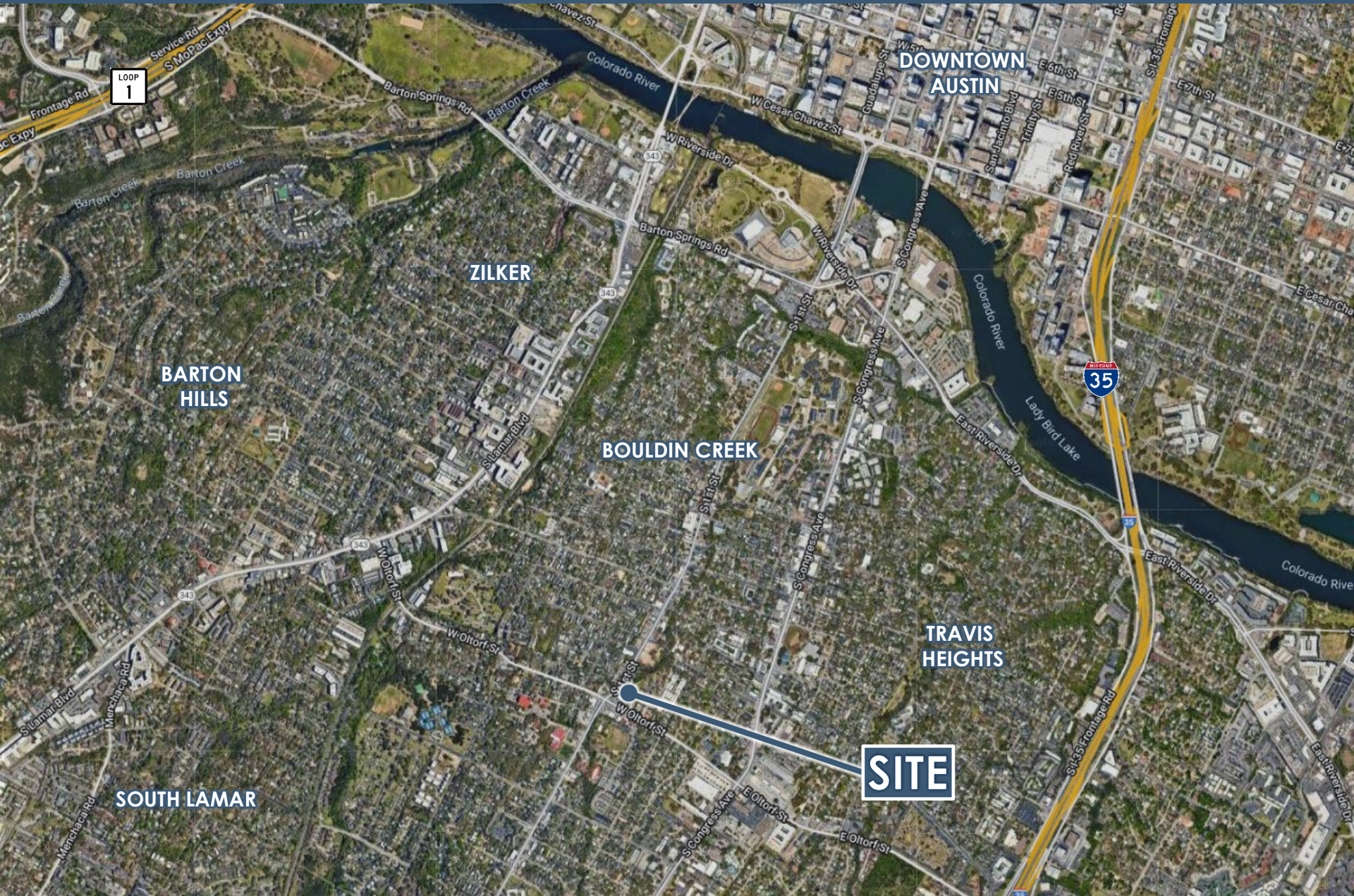
UPS

TSO

TACO BELL

McDonald's

2313 S 1ST STREET | 2313 SOUTH 1ST STREET, AUSTIN, TX 78704



SITE



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 on 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 listening 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.

Ironwood Commercial Brokerage, LP
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581
License No.

mhooks@ironwoodre.com
Email

512.477.4848
Phone

Matthew Hooks
Designated Broker of Firm

443482
License No.

mhooks@ironwoodre.com
Email

512.477.2225
Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Jeff Lewis
Sales Agent/ Associate's Name

610318
License No.

jlewis@ironwoodre.com
Email

512.820.6709
Phone

Buyer/Tenant/Seller/Landlord Initial

Date



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J.C.D. Diversified, Inc. dba Carl Daywood, Realtors	378988	carl.cdr@att.net	(512)504-0036
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Carl Daywood, President	0186307	carl.cdr@att.net	(512)626-8845
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

Regulated by the Texas Real Estate Commission

TXR-2501

CARL DAYWOOD, REALTORS, 197 REPUBLIC DR., STE. 101 KYLE, TX 78640
Carl Daywood

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 5124748845

Fax:

Untitled

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com