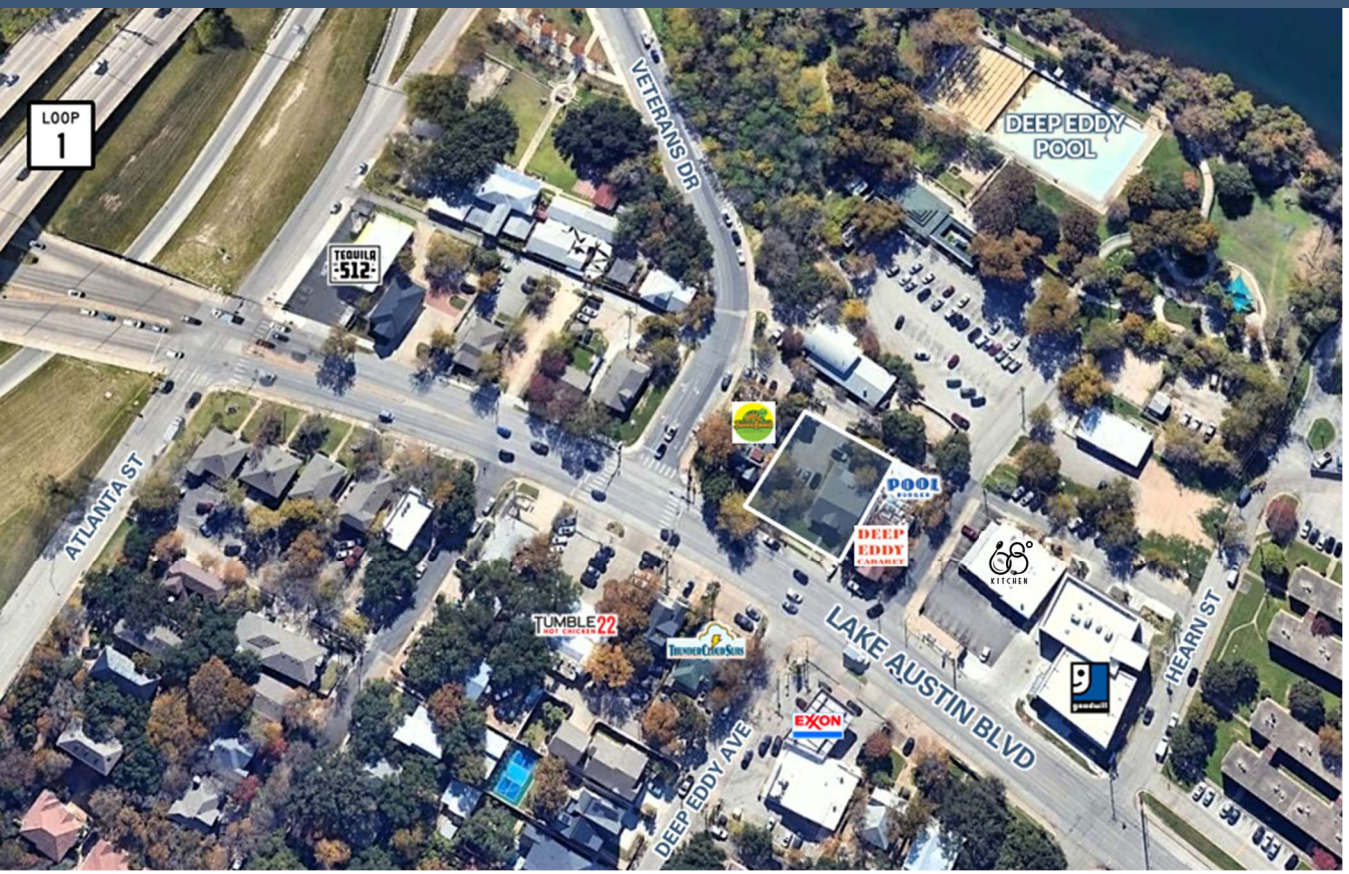
2313 LAKE AUSTIN BLVD

RESTAURANT AND RETAIL SPACE AVAILABLE | AUSTIN, TX



FOR LEASE

- Existing 3,670 SF structure with options to expand up to 4,620 SF.
- Repurposing opportunity ideal for restaurant concept.
- Directly adjacent to historic Deep Eddy Cabaret and Pool Burger along Lake Austin Blvd.
- Uniquely large lot relative to the market with existing structure.
- Rare existing parking on site.

AREA RETAILERS

H-E-B, JuiceLand, Deep Eddy Cabaret, goodwill, Pool Burger, Maudie's Tex-Mex, Tumble 22 Hot Chicken, Tequila 512, ThunderCloud Subs

Located on Lake Austin Boulevard, just west of Mopac, this property presents a one-of-a-kind opportunity for a local concept to thrive at the gateway into Westlake. Formerly platted for residential use in historic West Austin, this site includes two former plots, giving the site a considerable commercial footprint.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	9,461	129,311	319,476
Avg HH Income	$199,456	$173,589	$155,543
Total Households	4,848	65,153	152,343

CONTACT FOR MORE INFORMATION

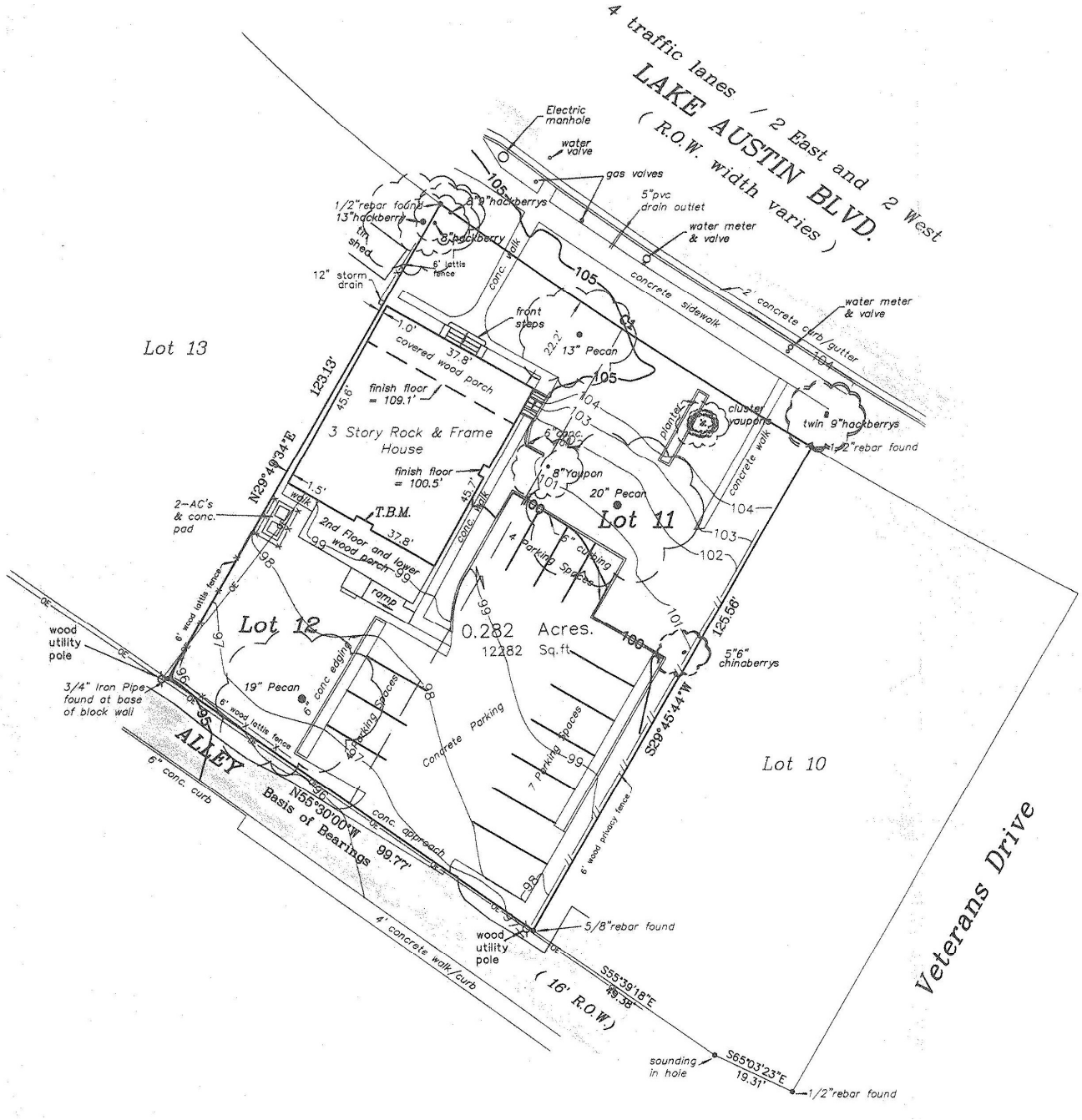
CHLOE H. HOOKS
Associate
512.275.6949
chooks@ironwoodre.com

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.

IRONWOOD

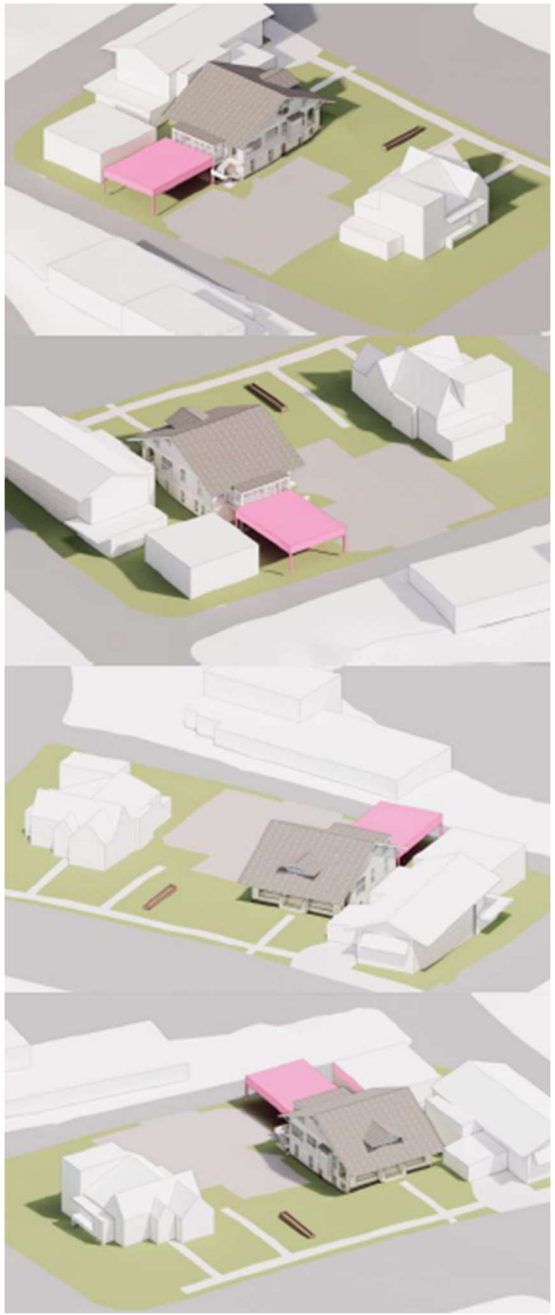
2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

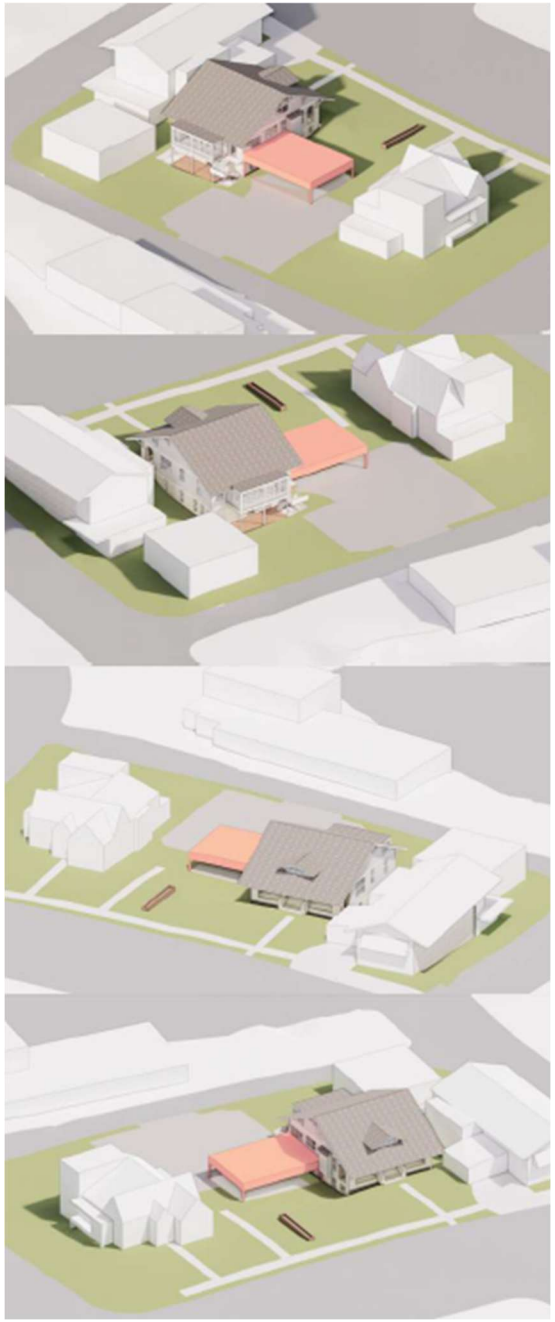


2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE



2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

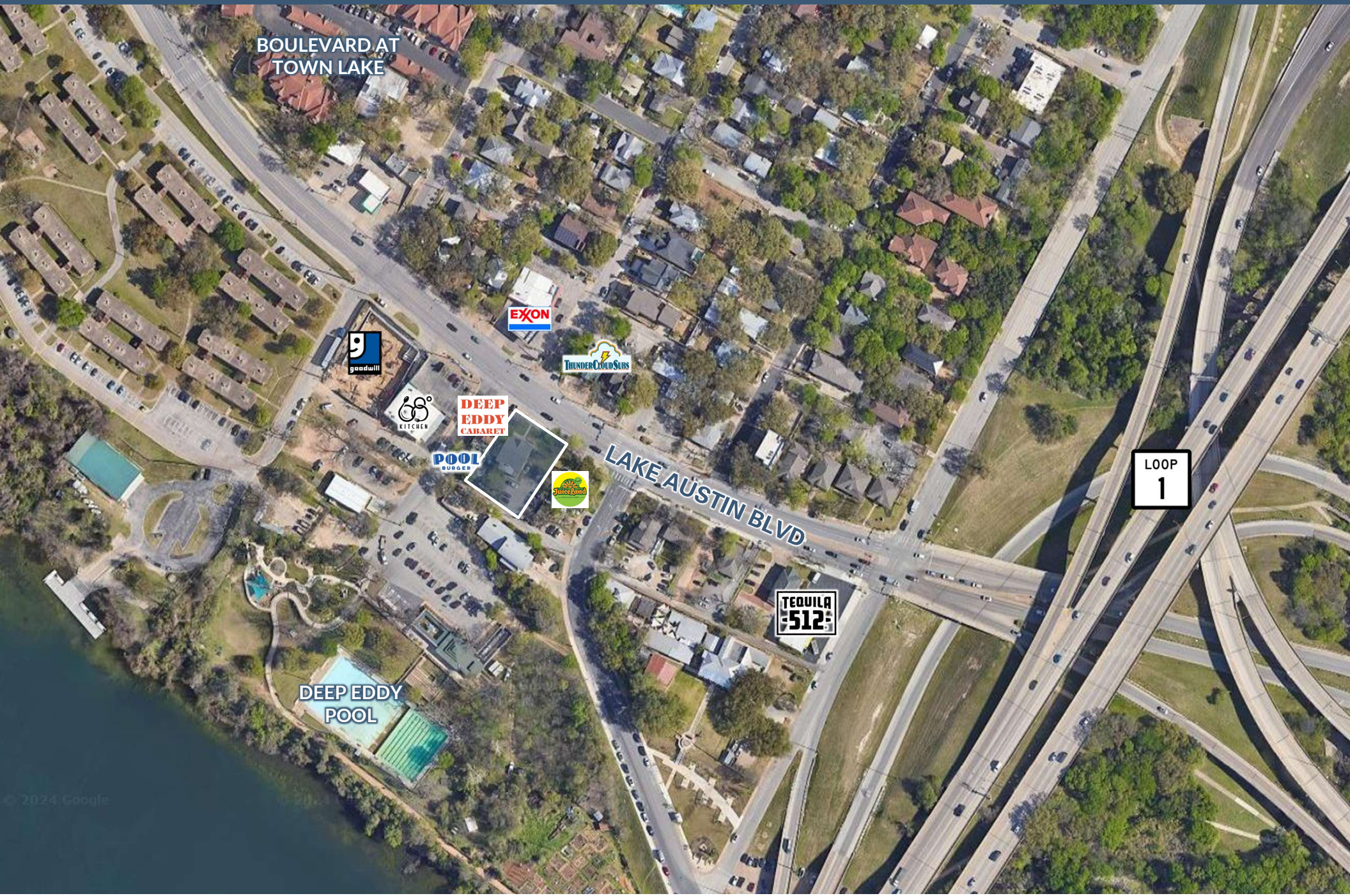


INTERIOR RESTAURANT RENDERING

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE



2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

2313 LAKE AUSTIN BLVD | RESTAURANT AND RETAIL SPACE AVAILABLE

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 actives, 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
Chloe Hooks Sales Agent/ Associate's Name	859011 License No.	chooks@ironwoodre.com Email	512.275.6949 Phone

Buyer/Tenant/Seller/Landlord Initial

Date