

2600 E 7th Street Austin, TX 78702

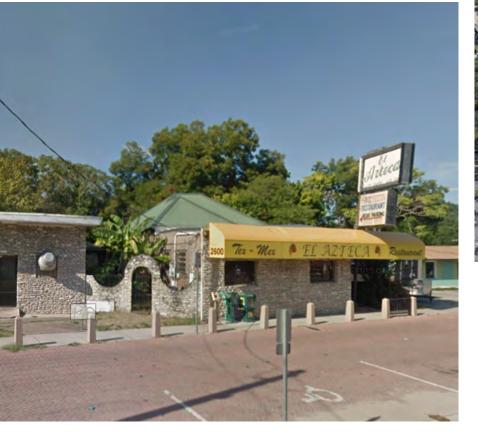


## 2600 E 7th Street Austin, Texas 78702

### 2nd Generation Restaurant

## Offering Summary

Price	\$1,900,000
Land	.34 Acres
Area Zoning	CS-CO-NP & GR-MU-CO-NP

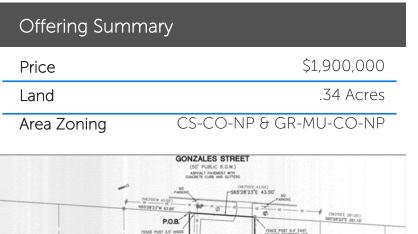


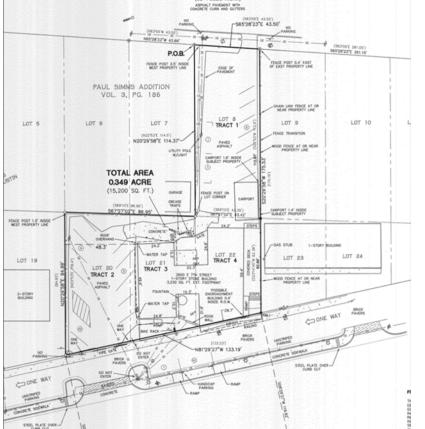




# 2600 E 7th Street

Austin, Texas 78702





E 7TH STREET

- Prime development opportunity or 2nd generation restaurant: The 7th Street corridor is one of the most sought-after commercial areas in east Austin. The Property is located less than 1.3 miles from Plaza Saltillo and 1.5 miles from downtown Austin.
- Great Development Opportunity: Excellent retail or office development opportunity in the booming east Austin area.
- High Traffic Corridor: The Property is positioned along 7th Street with a traffic count over 20,131 vehicles per day.
- Visibility: The Property has 133.19 feet of frontage along 7th Street.
- Tremendous Trade Area with High Growth: Over the last ten years, the East Austin area has exploded in growth. With a large housing increase, commercial opportunity, and the countless number of restaurants, the area has become one of the most desired areas in Austin. Driven by the Plaza Saltillo Train Station Development, Springdale General, a 10 acre creative office site, and several infill apartment and condo developments.
- Zoning: The property is zoned as CS-CO-NP & GR-MU-CO-NP.



Brokerage

## Development Profile .34 TOTAL ACRES

## DEVELOPMENT AREA

SITE	ADDRESS	AC	SF	ZONING
1	2600 E 7th St	.24	10,186	CS-CO-NP
2	2601 Gonzales St	0.10	5,014	GR-MU-CO-NP
	TOTAL LOT	.34	15,200	

### SITE 1

SITE AREA	.24 AC
EXISTING IMPROVEMENTS	3.213 SF (2nd Generation Restaurant)
ZONING	CS-CO-NP
YEAR BUILT	1940
CURRENT USER	Vacant

## SITE 2

SITE AREA	.10 AC
EXISTING IMPROVEMENTS	Asphalt parking lot
ZONING	GR-MU-CO-NP





#### Site Summary

## Site Summary

Prime development opportunity right in the center of the booming East Austin area; less than one and half miles from the Capitol and Downtown Austin. This development opportunity or 2nd generation restaurant 1.3 acres to the Plaza Saltillo Station. Walking distance to The Foundry (95,000 SF mixed use project under development), Car2Go HQ (under development), Onion Street West (315,000 SF under development) and dozens of other existing, planned or under construction mixed-use and multi-family projects on the east side.









Joshua Brunsmann Broker/Owner 512.573.8804 Josh@3rdAngleRealty.com

Josh@3rdAngleRealty.com
By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from
any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

1143 Poquito St Austin, Texas 78702 123.456.7890 www.3rdAngleRealty.com



## **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-

Treat all parties to a real estate transaction honestly and fairly.

After from the client; and

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANS

**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;
- o 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.

Joshua Brunsmann	639565	Josh@3rdAngleRealty.com	512-573-8804
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
3rd Angle Realty LLC	9009390	Josh@3rdAngleRealty.com	512-573-8804
Designated Broker of Firm	License No.	Email	Phone
Joshua Brunsmann	639565	Josh@3rdAngleRealty.com	512-573-8804
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter			