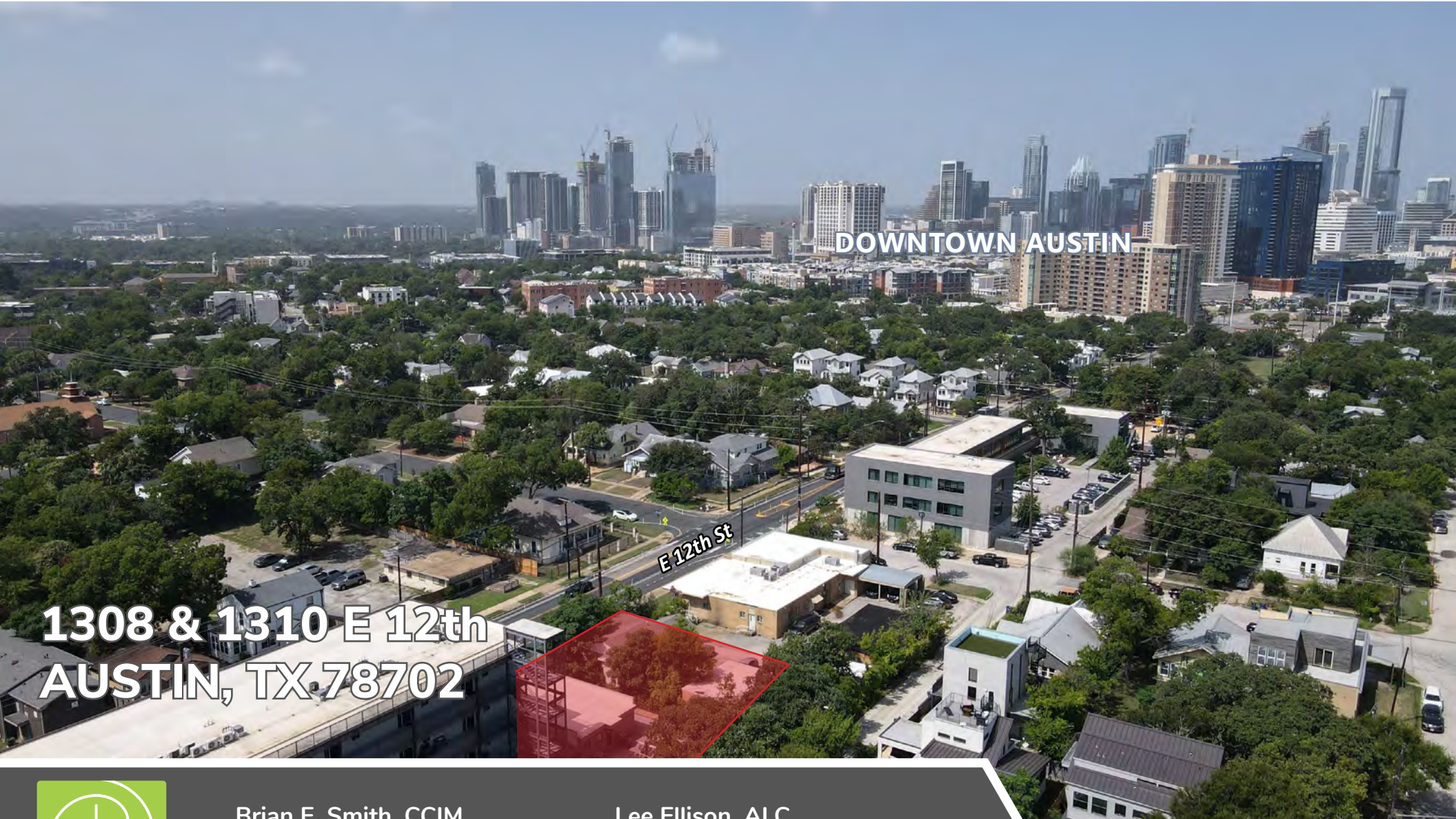


FOR SALE

EAST AUSTIN
REDEVELOPMENT SITE



1308 & 1310 E 12th
AUSTIN, TX 78702



CIP

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Associate

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Senior Vice President

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FOR SALE

SUMMARY

1308 & 1310 E 12th St | Austin, TX 78702



ADDRESS: 1308 & 1310 E 12th St, Austin, TX 78702

SIZE: .3208 acres or 13,975 square feet

ZONING: CS-MU-NCCD-NP (Commercial Services-Mixed-Use-Neighborhood Conservation Combining District-Neighborhood Plan)

- 50' Height Limit
- 3-4 Stories
- 10' Rear Setback
- 90% Maximum Impervious Cover
- 80% Off-street parking ratios
- Permitted uses include Multifamily, Office, Retail, Bar, Restaurant and Financial Services just to name a few

PRICE: \$2,250,000 OR \$161 PER SQUARE FOOT

AREA HIGHLIGHTS:

- 1308 and 1310 E. 12th Street lies within the East 12th Street Business District, which has been a part of Austin's diverse history for decades.
- The district is home to a number of religious institutions, retail shops, convenience stores, beauty parlors and barbershops. These include Altitudes, Ideal Barber Shop, Linder Insurance, Mustang Paint and Body Shop.
- The district is home to a wide assortment of restaurants, bars and eateries that include all the staples of Southern cuisine. Some of these include The Original New Orleans Po-Boy and Gumbo Shop, Sam's BBQ and Galloways Sandwich Shop.
- Other well-known Austin establishments in the vicinity include Franklin BBQ, Hillside Pharmacy, Trona, The Chicon, Full Circle Bar and Hoovers.
- There are numerous multifamily projects in the area including The Avenir, Eleven by Windsor and AMLI Eastside.



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FOR SALE

AERIAL MAP

1308 & 1310 E 12th St | Austin, TX 78702



E 12th St



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AREA MAP

1308 & 1310 E 12th St | Austin, TX 78702



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ZONING MAP

1308 & 1310 E 12th St | Austin, TX 78702



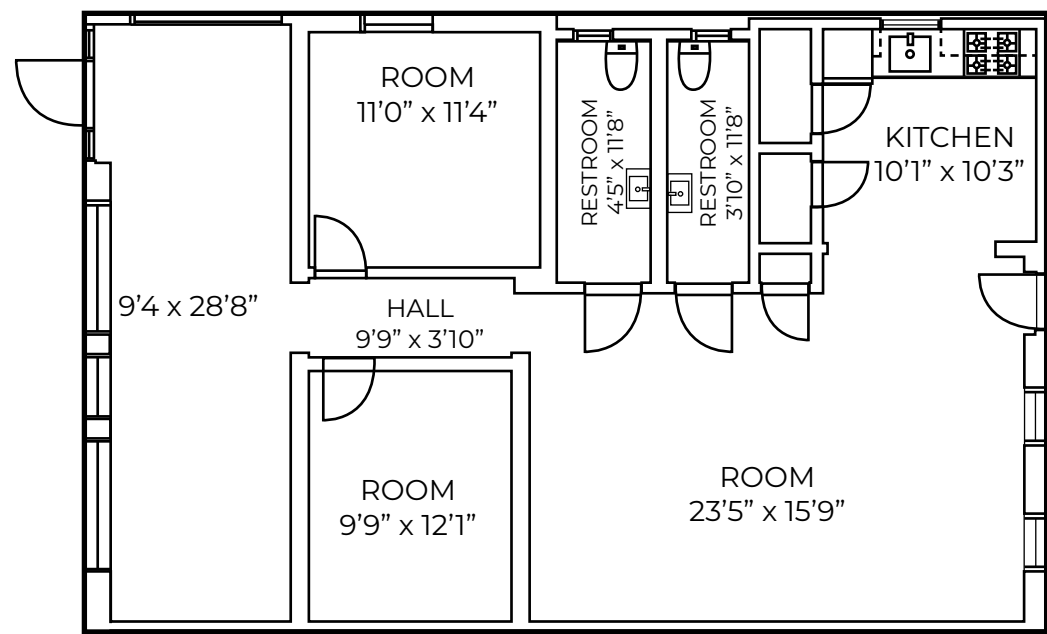
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FOR SALE

PHOTOS

1308 & 1310 E 12th St | Austin, TX 78702



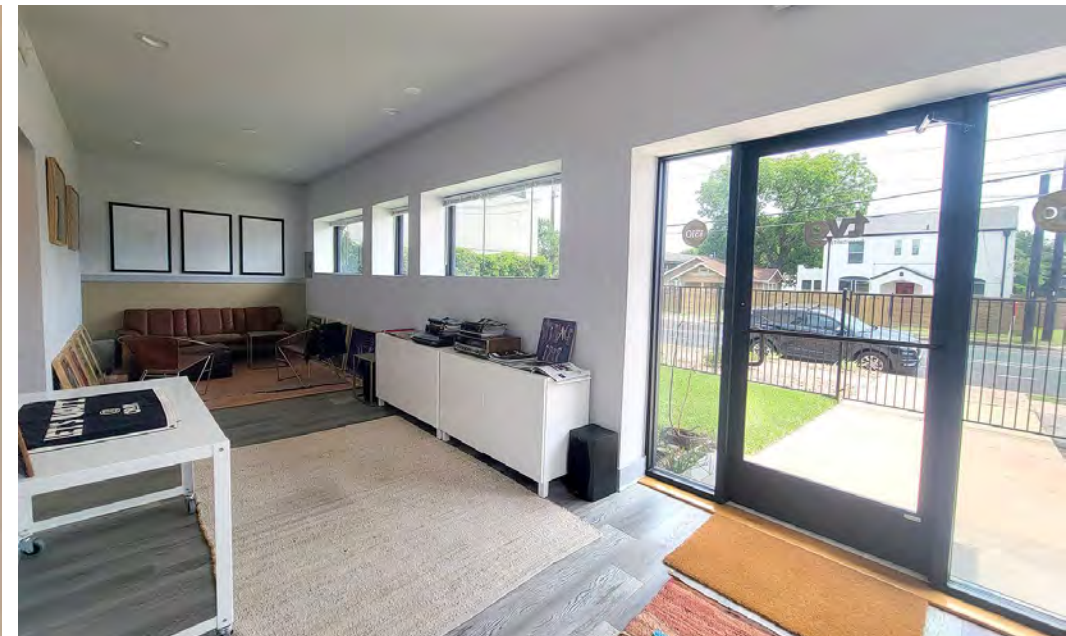
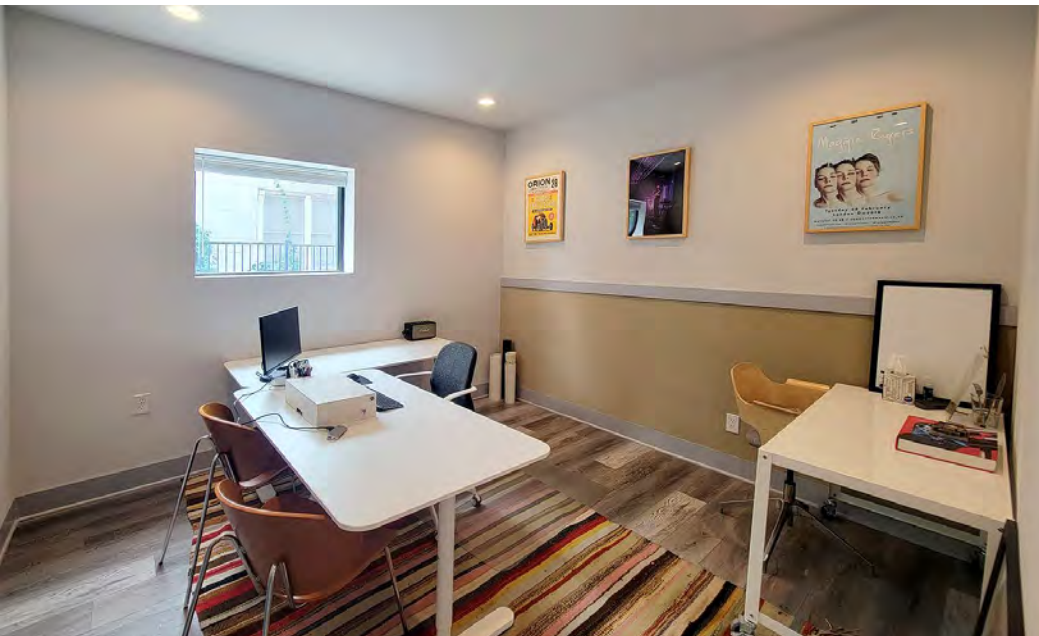
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date