



FOR SALE

1605 E 7th St

Austin, TX 78702





UNIT B

PROPERTY DETAILS

1605 E 7th St. sits right in the center of the booming East Austin area; less than one and half miles from the Capitol and Downtown Austin.

1605 E 7th consists of two buildings totaling approximately 2,810 SF (per TCAD). Building A is a single story office with approximately 1,514 SF (per TCAD). Building B is a two stories with approximately 624 SF (per TCAD) of office over approximately 672 SF of storage space on the ground floor.

The Property is zoned TOD zoning and is a mere two blocks 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. The property features existing electric and water service and features both 7th Street and alley access.

Individual units are not available for sale. Showing times are limited and are by appointment only. **Please do not disturb Tenants.**



LISTING DETAILS

Sale Price:	\$1,300,000
RBA:	2,810 SF (Per TCAD)
Land:	6,400 SF (.15 AC)
Construction:	Wood Frame
Zoning:	TOD
Market:	Austin
Submarket:	East

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DEMOGRAPHICS

1 MILE

Total Households:	8,397
Total Population:	20,478
Average HH Income:	\$72,194

3 MILES

Total Households:	84,887
Total Population:	199,416
Average HH Income:	\$56,027

Population growth of 10%+ expected in the next five years.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



WHAT'S NEARBY

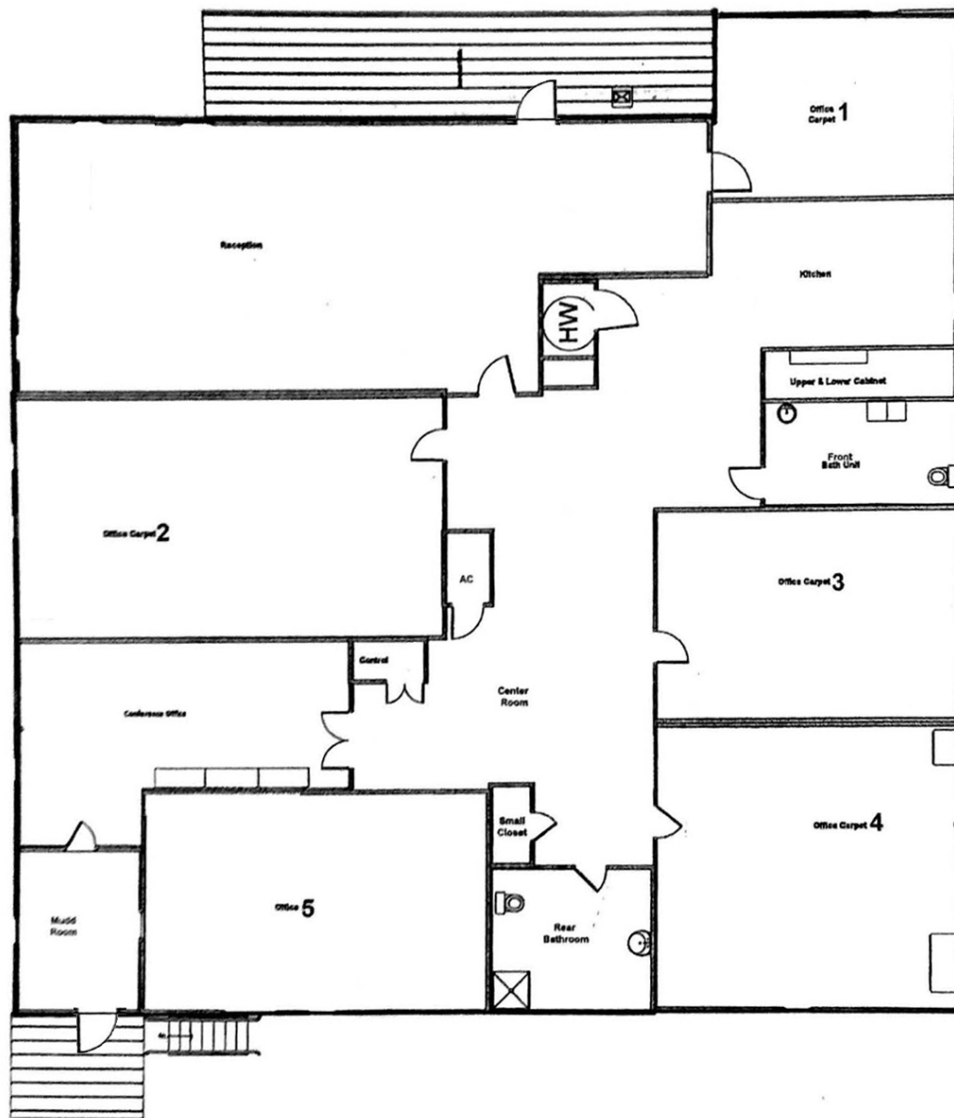
This property is right in the center of the booming East Austin area, with current and future developments taking place in the surrounding areas.

Nearby developments include:

- Austin Convention Center Expansion
- 723,000 SF Office Building reportedly all leased to Google
- Waller Park Place - 3 Buildings equaling 1.4+ million SF
- HEB Tech Hub

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1605 East 7th Street Unit A



FLOOR PLANS - UNIT A

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UNIT A



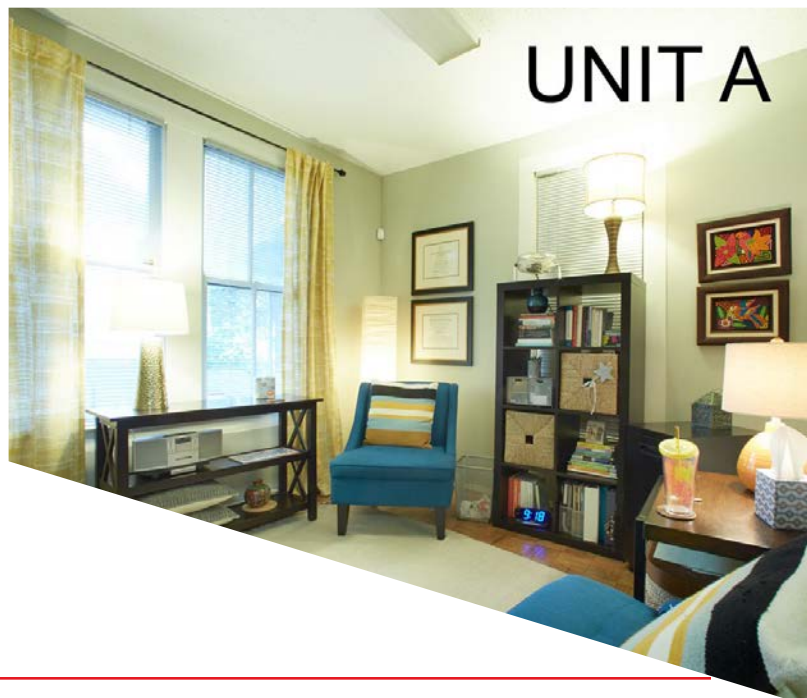
UNIT A



UNIT A



UNIT A

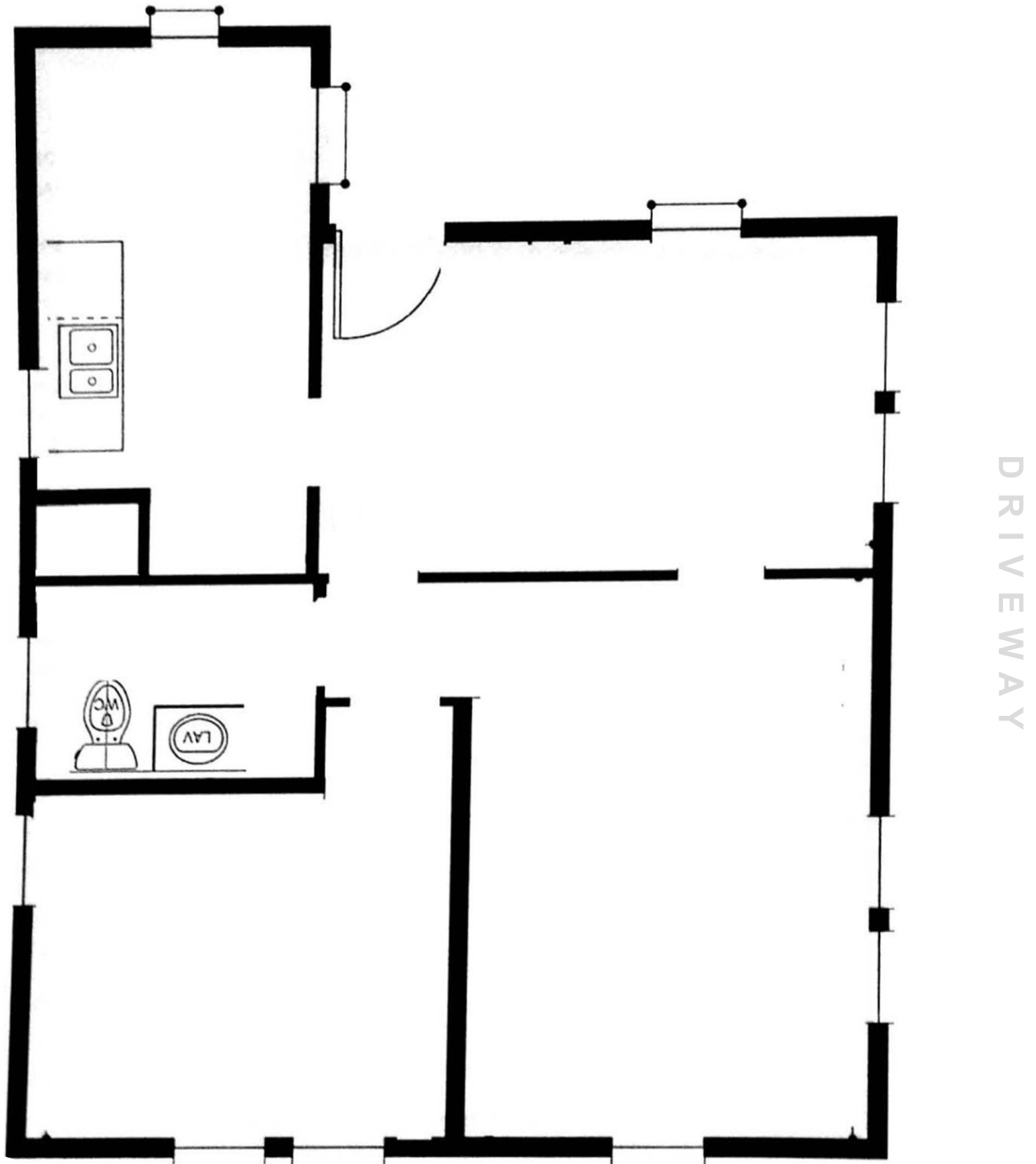


UNIT A

PHOTOS - UNIT A

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1605 East 7th Street Unit B - 2nd Floor



FLOOR PLANS - UNIT B ALLEY

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UNIT B



UNIT B



UNIT B



UNIT B



UNIT B

PHOTOS - UNIT B

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Information About Brokerage Services

Texas law requires all real estate licensees 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-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 coincidental 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Information available at www.trec.texas.gov
IABS 1-0 Date