



DUVAL CENTER | 4208 DUVAL ST, AUSTIN, TX 78751

Features

- Rare purchase opportunity in the iconic Hyde Park (Austin, TX) neighborhood
- Consists of two retail buildings totaling 9,402 SF on .45 acres
- 100% leased
- Tenant mix consists of well-know, local establishments

FOR SALE

CONTACT FOR MORE INFORMATION

Traffic Counts

Duval 5,323 VPD

Demographics

YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population	22,620	173,825	377,203
Daytime Population	29,123	332,461	569,245
Average HH Income	\$81,724	\$94,752	\$96,820
Total Households	12,247	74,765	157,763

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Jeff Lewis

Vice President
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Area Retailers & Businesses



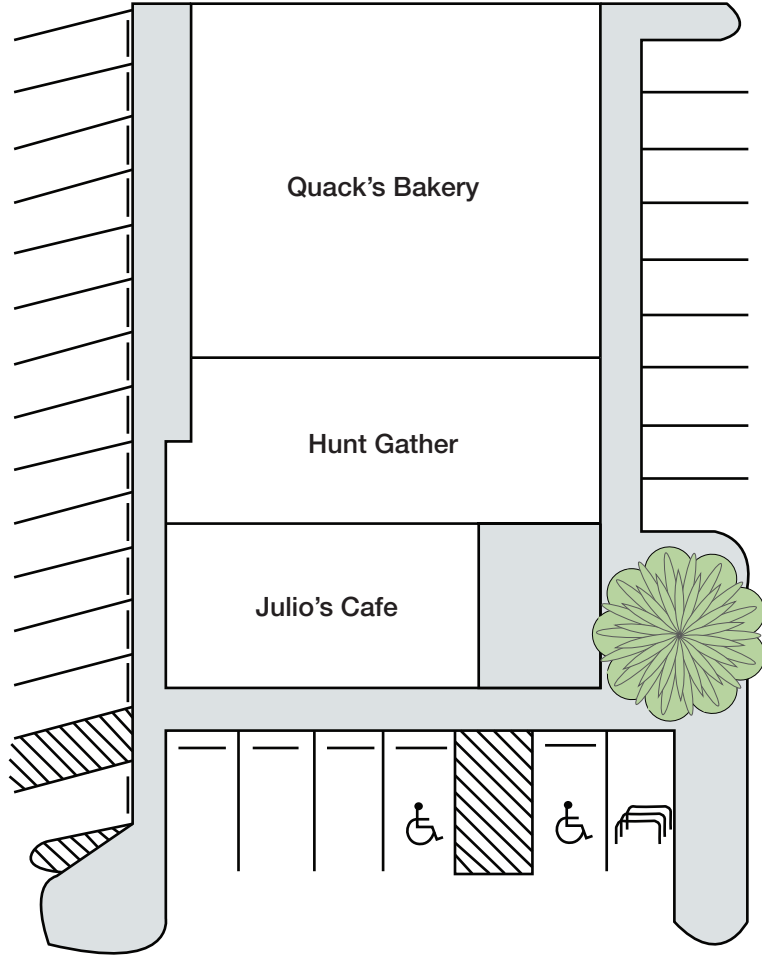
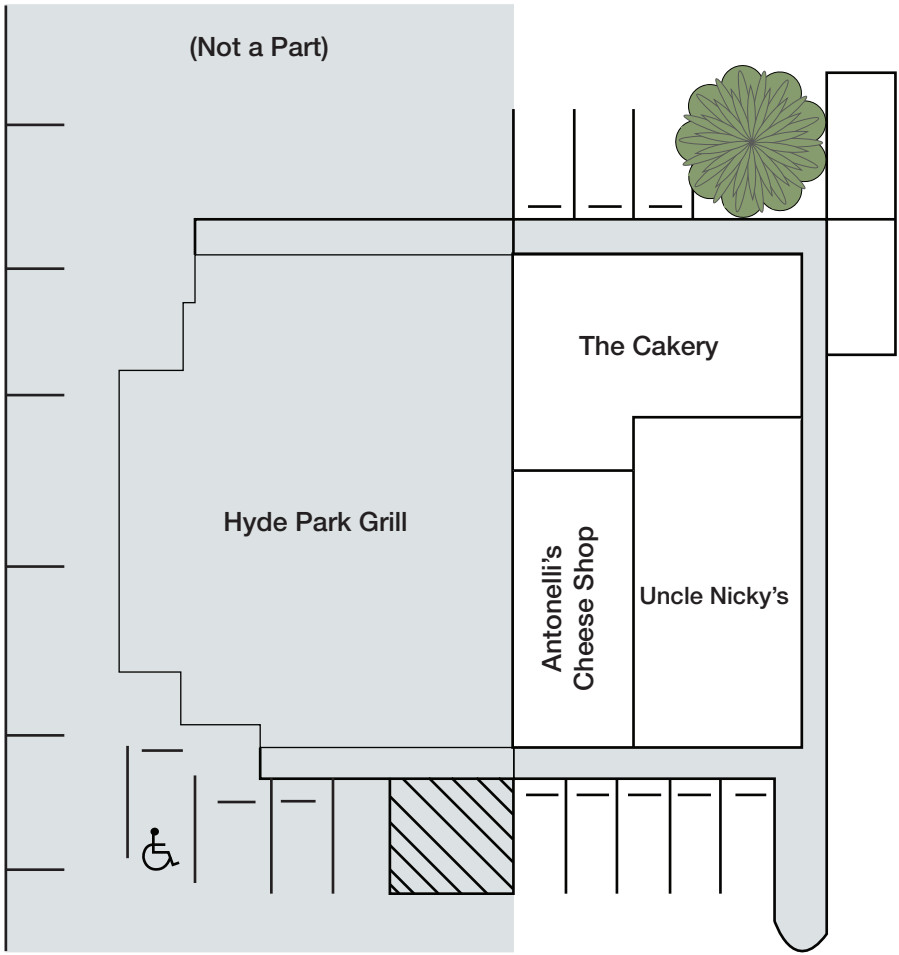


Downtown
Austin
3 miles

TEXAS
The University of Texas at Austin
1.5 miles
51,331 Students

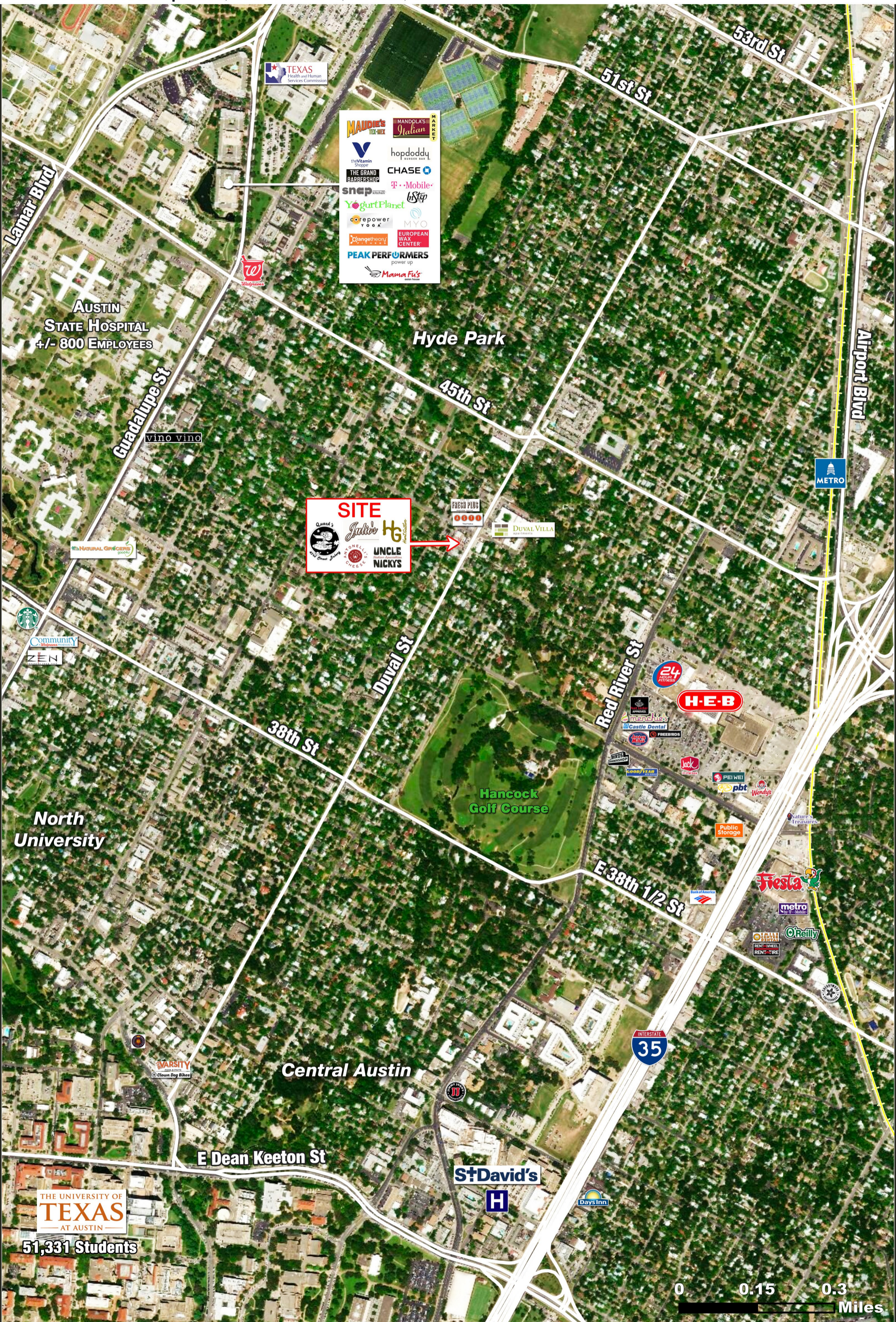
Duval St

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E 43rd St

Duval St



MAUDIE'S TEX-MEX
 MANDOLA'S Italian
 hopdoddy
 theVitamin shopper
 CHASE
 THE GRAND BARBERSHOP
 T-Mobile
 sncp
 Yogurt Planet
 corepower YOGA
 MYO
 Orangetheory
 EUROPEAN WAX CENTER
 PEAK PERFORMERS power up
 Mama Fu's

SITE
 Quaker's
 Jack's
 H
 UNCLE NICKY'S
 FRESH PLUS
 DUVAL VILLA

AUSTIN STATE HOSPITAL +/- 800 EMPLOYEES

Hyde Park

North University

Central Austin

THE UNIVERSITY OF TEXAS AT AUSTIN

51,331 Students

St David's

INTERSTATE 35

0 0.15 0.3 Miles

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 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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