

# 312 Barton Springs Rd

Austin, TX 78704

## Endeavor Real Estate Group

500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

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endeavor-re.com



# 2nd Generation Restaurant/Bar on Barton Springs Rd. 312 Barton Springs Rd, Austin, TX 78704

For Lease

- Former Zax Restaurant & Bar
- 3,524 SF building
- 23 parking spaces
- Easy Access to S. 1<sup>st</sup> and South Congress Ave

## For Lease

- Call for pricing

## Demographics



### Population Estimate

1 mi	3 mi	5 mi
21,384	197,740	366,436

### Daytime Population

1 mi	3 mi	5 mi
65,449	265,260	420,291



### Median Household Inc.

1 mi	3 mi	5 mi
\$100,768	\$67,343	\$70,067



### Traffic Counts

- 26,742 VPD (Riverside)
- 202,378 VPD (I-35 N of Riverside)



## Major Retailers & Restaurants



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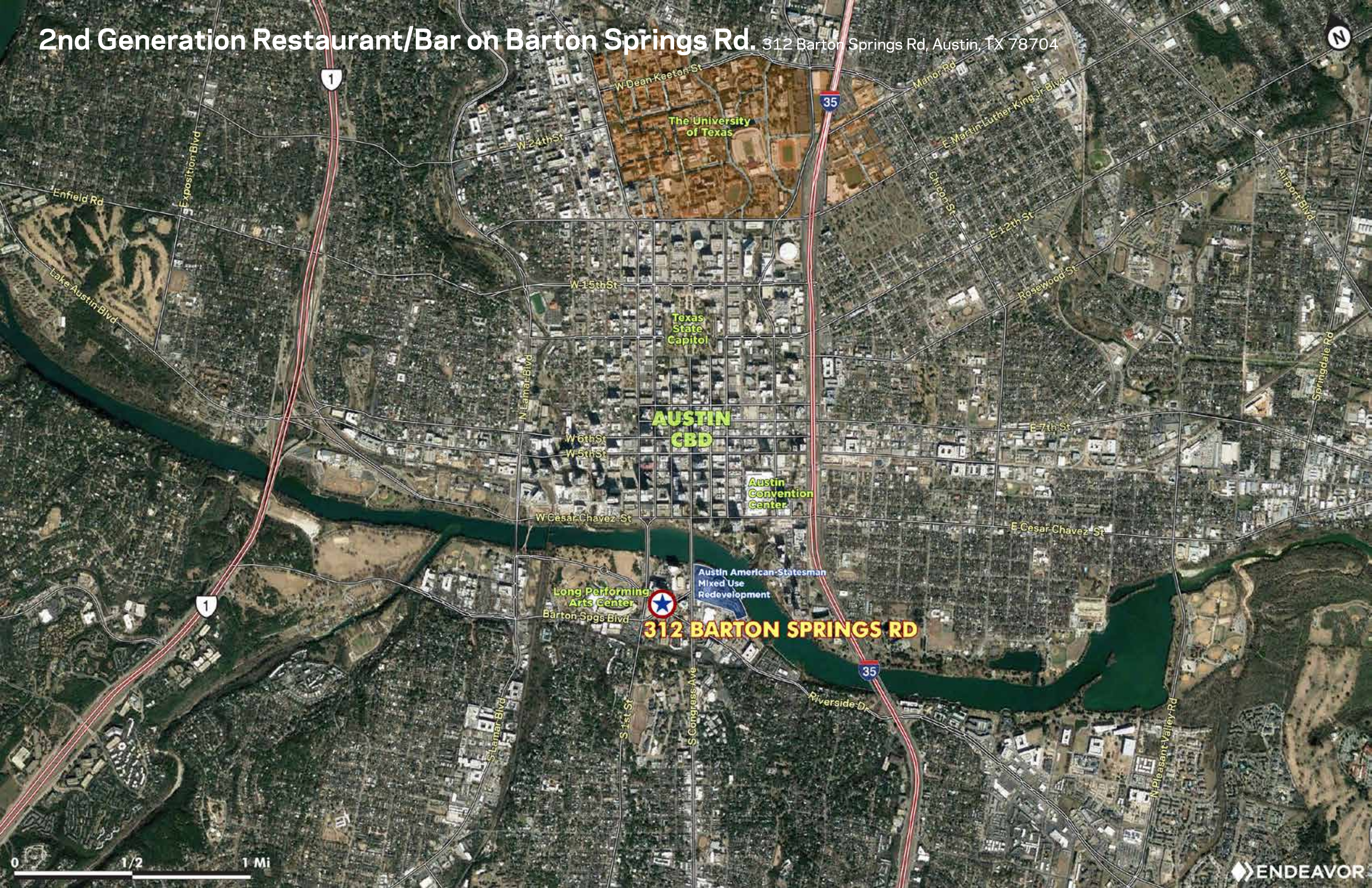
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**312 BARTON SPRINGS RD**



Austin American-Statesman  
Mixed Use  
Redevelopment

Long Performing  
Arts Center  
Barton Spgs Blvd

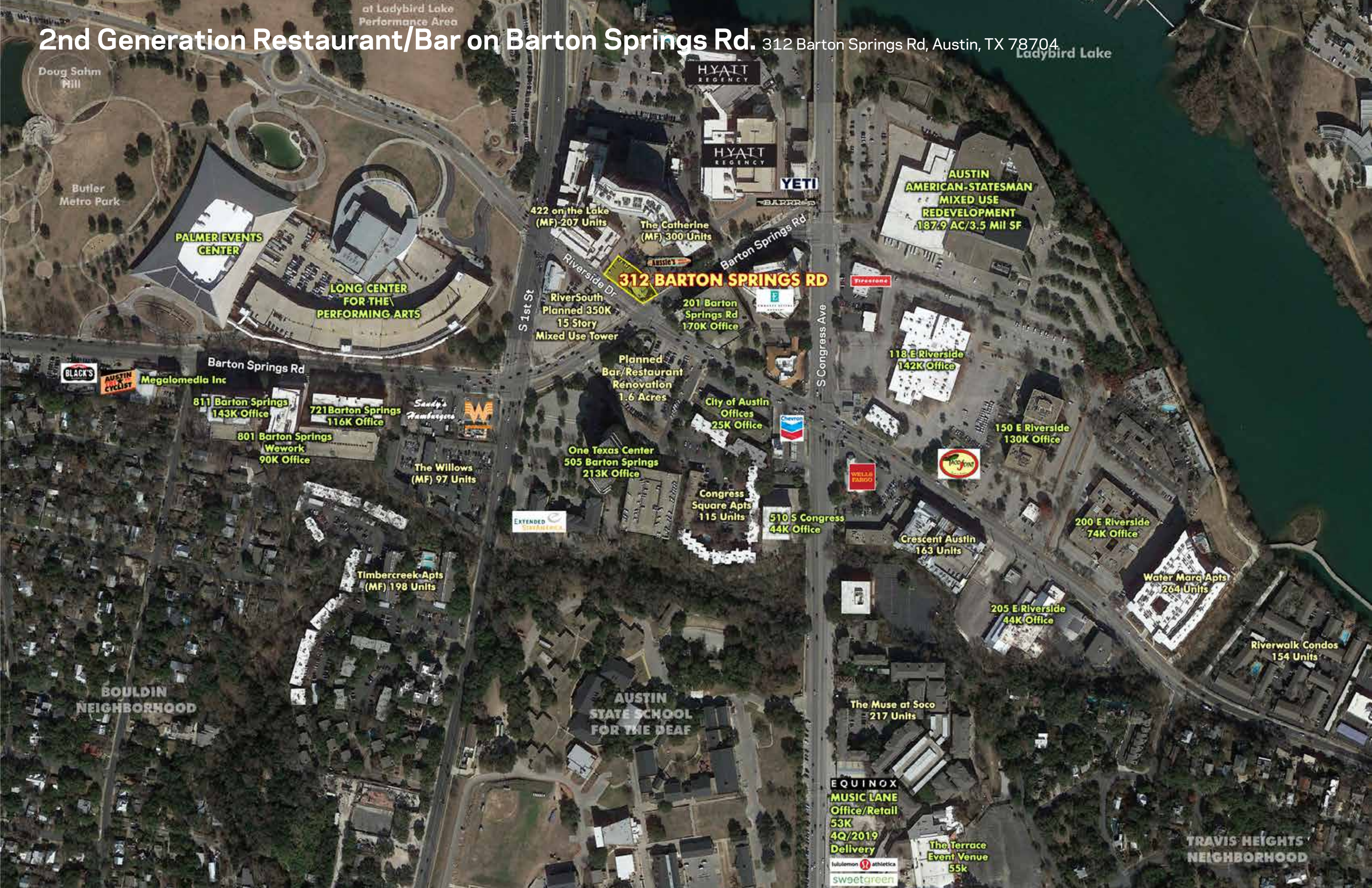
**AUSTIN  
CBD**

Texas  
State  
Capitol

The University  
of Texas



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Doug Sahn Hill

at Ladybird Lake Performance Area

Ladybird Lake

Butler Metro Park

**PALMER EVENTS CENTER**

**LONG CENTER FOR THE PERFORMING ARTS**

422 on the Lake (MF) 207 Units

The Catherine (MF) 300 Units

HYATT REGENCY

HYATT REGENCY

YETI

BARR

**AUSTIN AMERICAN-STATESMAN MIXED USE REDEVELOPMENT**  
187.9 AC/3.5 Mil SF

**312 BARTON SPRINGS RD**

S 1st St

RiverSouth Planned 350K 15 Story Mixed Use Tower

201 Barton Springs Rd 170K Office

Planned Bar/Restaurant Renovation 1.6 Acres

City of Austin Offices 25K Office

One Texas Center 505 Barton Springs 213K Office

Congress Square Apts 115 Units

510 S Congress 44K Office

118 E Riverside 142K Office

150 E Riverside 130K Office

200 E Riverside 74K Office

Water Marq Apts 264 Units

Riverwalk Condos 154 Units

Barton Springs Rd

BLACK'S

AUSTIN CYCLIST

Megalomedia Inc

811 Barton Springs 143K Office

721 Barton Springs 116K Office

801 Barton Springs Wework 90K Office

Sandy's Hamburgers

The Willows (MF) 97 Units

Timbercreek Apts (MF) 198 Units

**AUSTIN STATE SCHOOL FOR THE DEAF**

**BOULDIN NEIGHBORHOOD**

The Muse at Soco 217 Units

EQUINOX  
MUSIC LANE  
Office/Retail  
53K  
4Q/2019  
Delivery

The Terrace Event Venue 55k

**TRAVIS HEIGHTS NEIGHBORHOOD**

lululemon athletica  
sweetgreen



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**LONG CENTER  
FOR THE  
PERFORMING ARTS**

**422 on the Lake (MF)  
207 Units**

**The Catherine (MF)  
300 Units**

**HYATT  
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**AUSTIN  
AMERICAN-STATESMAN  
MIXED USE  
REDEVELOPMENT  
187.9 AC/3.5 Mil SF**

**312 BARTON SPRINGS RD**

**RiverSouth  
Planned 350K  
15 Story  
Mixed Use Tower**

**Aussie's**

**Barton Springs Rd**

**E  
EMBASSY SUITES  
HOTELS**

**201 Barton Springs Rd  
170K Office**

**Firestone**

**Planned  
Bar/Restaurant  
Renovation  
1.6 Acres**

**One Texas Center  
505 Barton Springs  
213K Office**

**City of Austin  
Offices**

**118 E-Riverside  
142K Office**

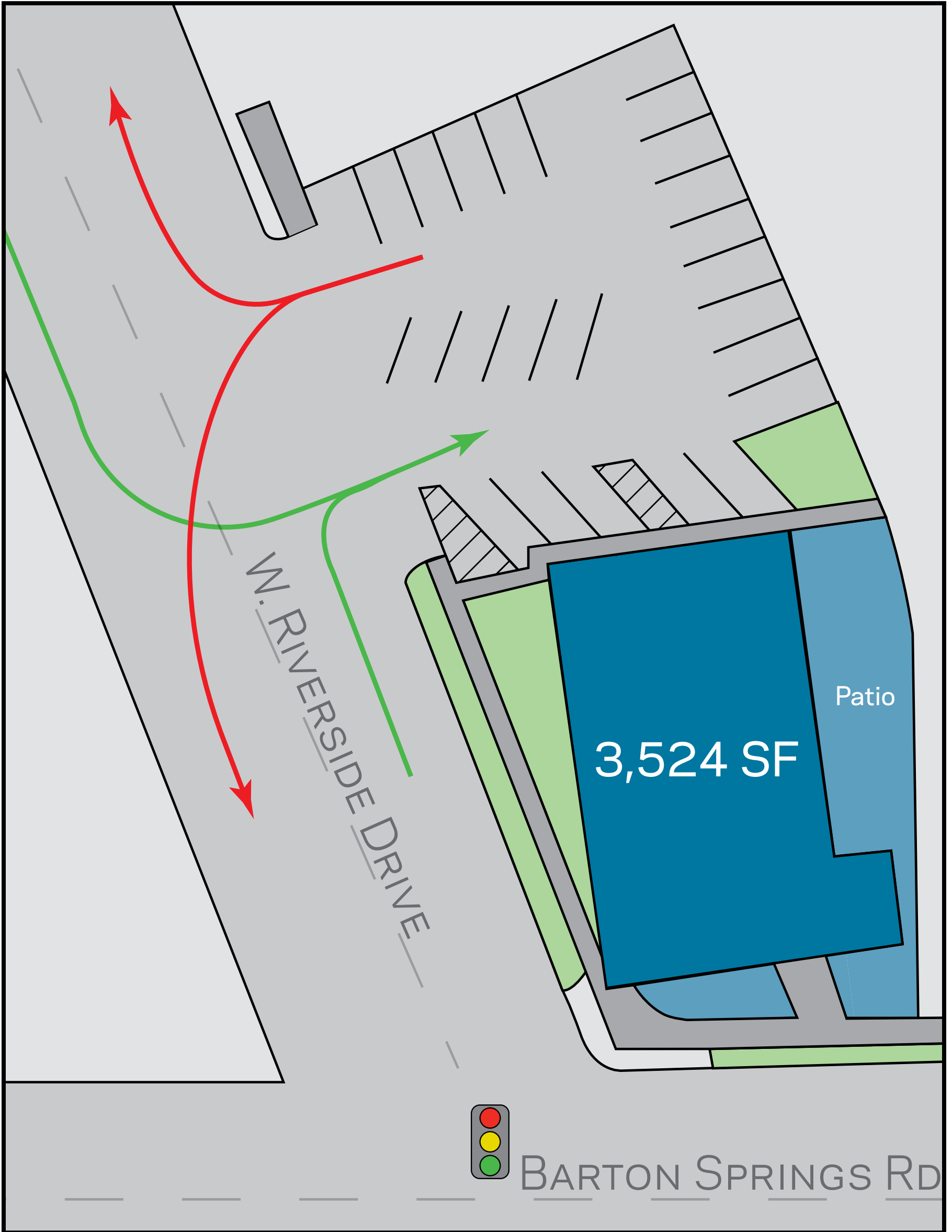
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ENDEAVOR



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## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

\_\_\_\_\_  
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)