

SPARKS-LEDESMA HOUSE

1306 E. 7TH STREET, AUSTIN, TX 78702



BECK-REIT
COMMERCIAL REAL ESTATE

AVAILABLE

1st Floor - 938 SF - Of ce/Retail

2nd Floor - 907 SF - Of ce/Retail

RENTAL RATE

Negotiable - Call For Details

NNN OPERATING EXPENSES

Estimated at \$14.28 per square foot for 2019

ZONING

TOD-H-NP Plaza Saltillo TOD

EST. TRAFFIC COUNTS

20,285 VPD - E. 7th Street @ Comal St.

19,344 VPD - E. 7th Street @ Onion St.

NEARBY RETAIL ATTRACTIONS



OVERVIEW

The Sparks-Ledesma House is a three story historic Victorian of ce/retail building, located along the busy 7th street corridor, near downtown Austin. Each floor has it's own separate entrance, and parking is available behind the building and along the road. The building has a monument sign in front of the building, available to the tenants. Landlord pays for water, waste water, electricity, and trash.

HIGHLIGHTS

- Close proximity to Plaza Saltillo redevelopments and MetroRail
- Separate entrances for each suite
- Historic property designation
- Close proximity to downtown Austin and major roadways
- 2 parking spaces with each suite, with additional parking available along the street.
- Numerous restaurants and shopping nearby

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

8,321

86,125

158,724

Total Population

19,672

201,568

379,855

Average HH Income

\$99,963

\$87,786

\$89,256



COMMERCIAL
MARKET EXCHANGE

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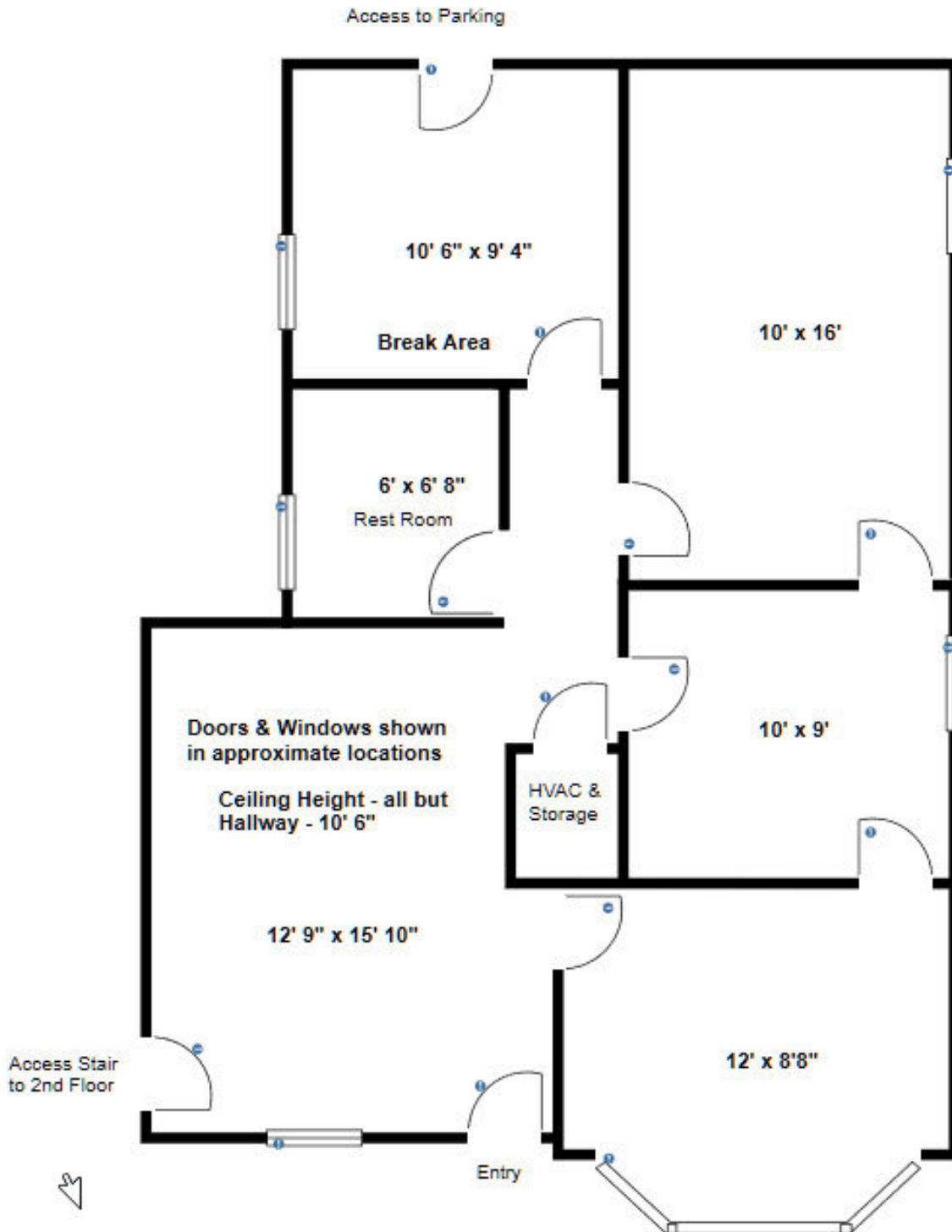
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FLOOR PLAN

1ST FLOOR

938 SF



1306 E 7th Street - 1st Floor

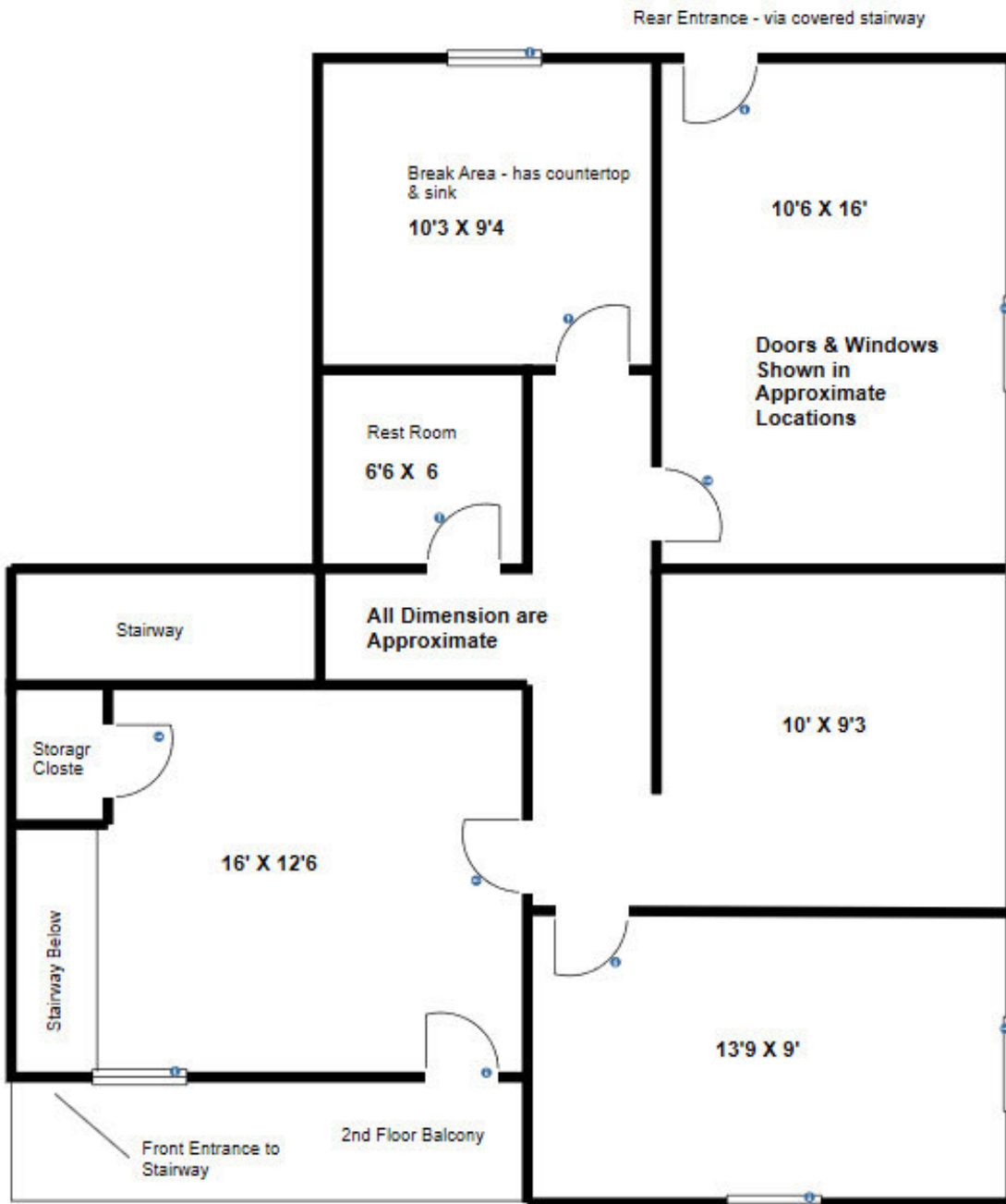
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FLOOR PLAN

2ND FLOOR

907 SF



1306 E 7th Street - 2nd Floor

SPARKS-LEDESMA HOUSE

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ADDITIONAL PHOTOS

EXTERIOR



CREATIVE



OFFICE





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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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