

- Infill freestanding building
- Visibility to 250k+ VPD
- Parking better than 8:1,000
- Delivery Q1 2019

### Availability

- 1,500-4,200 sf

### Lease Rates

- Call for Rates
- NNN's - \$8.00

### Area Highlights

- Over 300,000 people within an 8 minute drive
- Located on redeveloping Oltorf corridor
- Immediate proximity to St. Edwards University (4,600 students)
- 2.1 miles to Downtown Austin

### Demographics

Population Estimate	Population Estimate		
	1 mi	3 mi	5 mi
	31,126	160,277	337,779

Average Household Income	Average Household Income		
	1 mi	5 mi	Trade Area
	\$53,527	\$72,020	\$72,418

Traffic Counts	Traffic Counts	
	205,000 VPD (Hwy IH-35)	44,461 VPD (Oltorf)

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



View from Oltorf (South Elevation)



View looking south (North Elevation)

### Area Retailers & Restaurants



**Adam Zimel**  
 512-682-5548  
 azimel@endeavor-re.com

**Dan Frey**  
 512-682-5507  
 dfrey@endeavor-re.com

**Michele Gary**  
 512-682-5593  
 mgary@endeavor-re.com

**Evan Deitch**  
 512-682-5544  
 edeitch@endeavor-re.com



endeavor-re.com



# 1616 E Oltorf St

with planned TXDoT Interchange Improvements Schematic Overlay and IH-35 Site Access

- Site Ingress Routes
- Site Egress Routes

Southbound Off Ramp for Oltorf St. at Riverside Dr.

Woodland Ave

Northbound On Ramp for IH-35

1616 E Oltorf St.

Texas Turn

Texas Turn

E Oltorf St (44,461 vpd)

Parker Lane

Burleson Rd

E Live Oak St

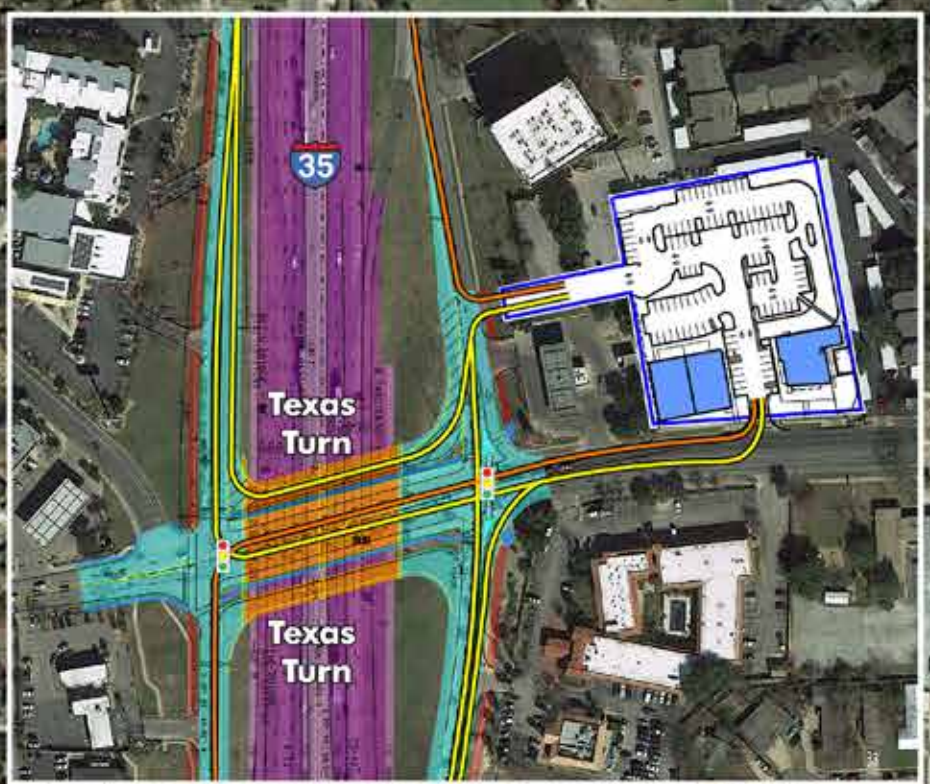
E Oltorf St

St. Edwards Dr.

Northbound Off Ramp for Oltorf St.

Southbound On Ramp for IH-35

Planned TXDoT Interchange Improvements



0 1/8 1/4 Mile

# 1616 East Oltorf NEQ of IH-35 East Oltorf, Austin, TX



Planned Texas Turns  
(under construction)

2.1 Miles Downtown

Interstate Hwy 35 (205,000 vpd)

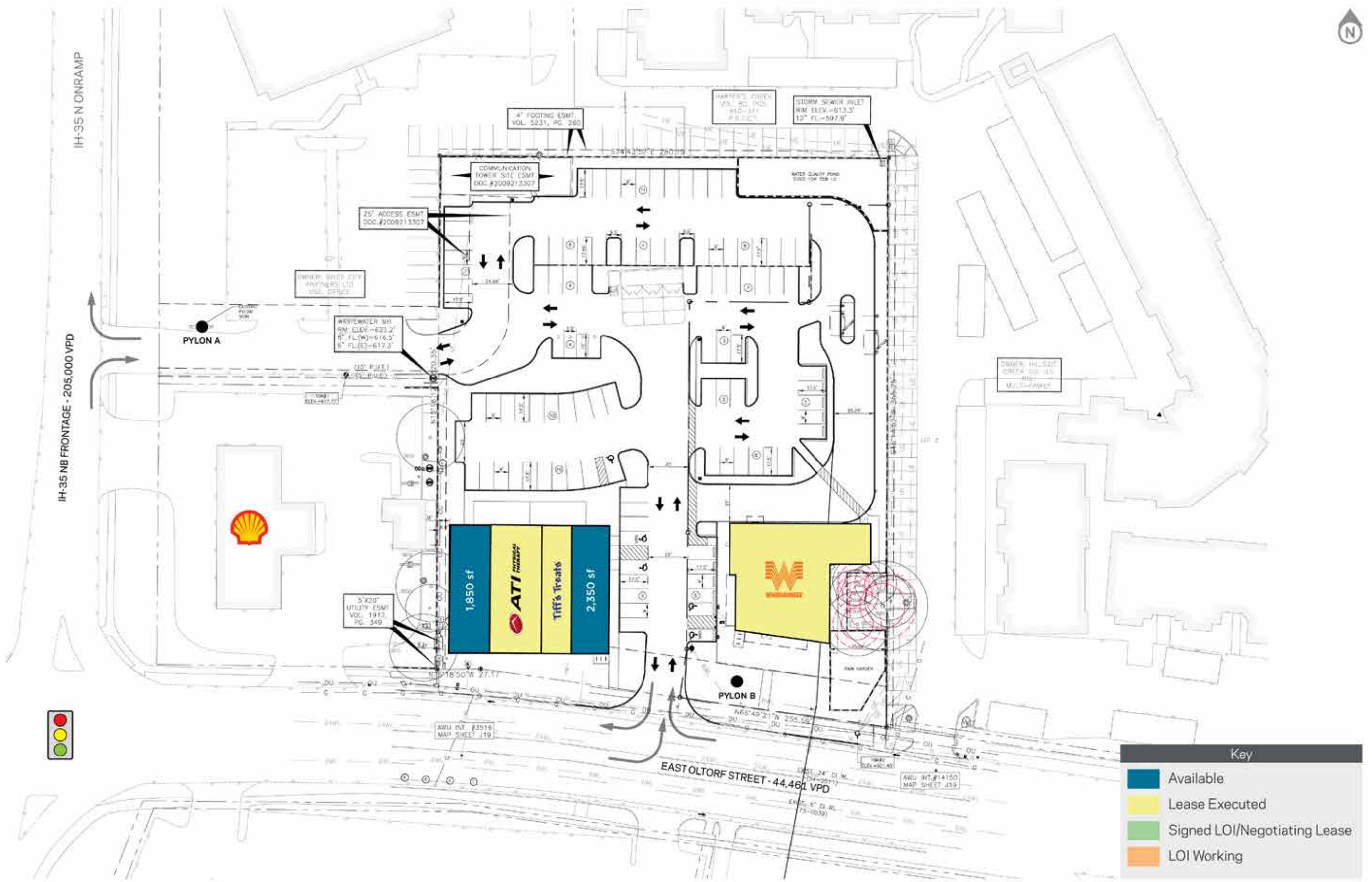
CENTER TURN LANE

E. Oltorf St. (44,461 vpd)

Key

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

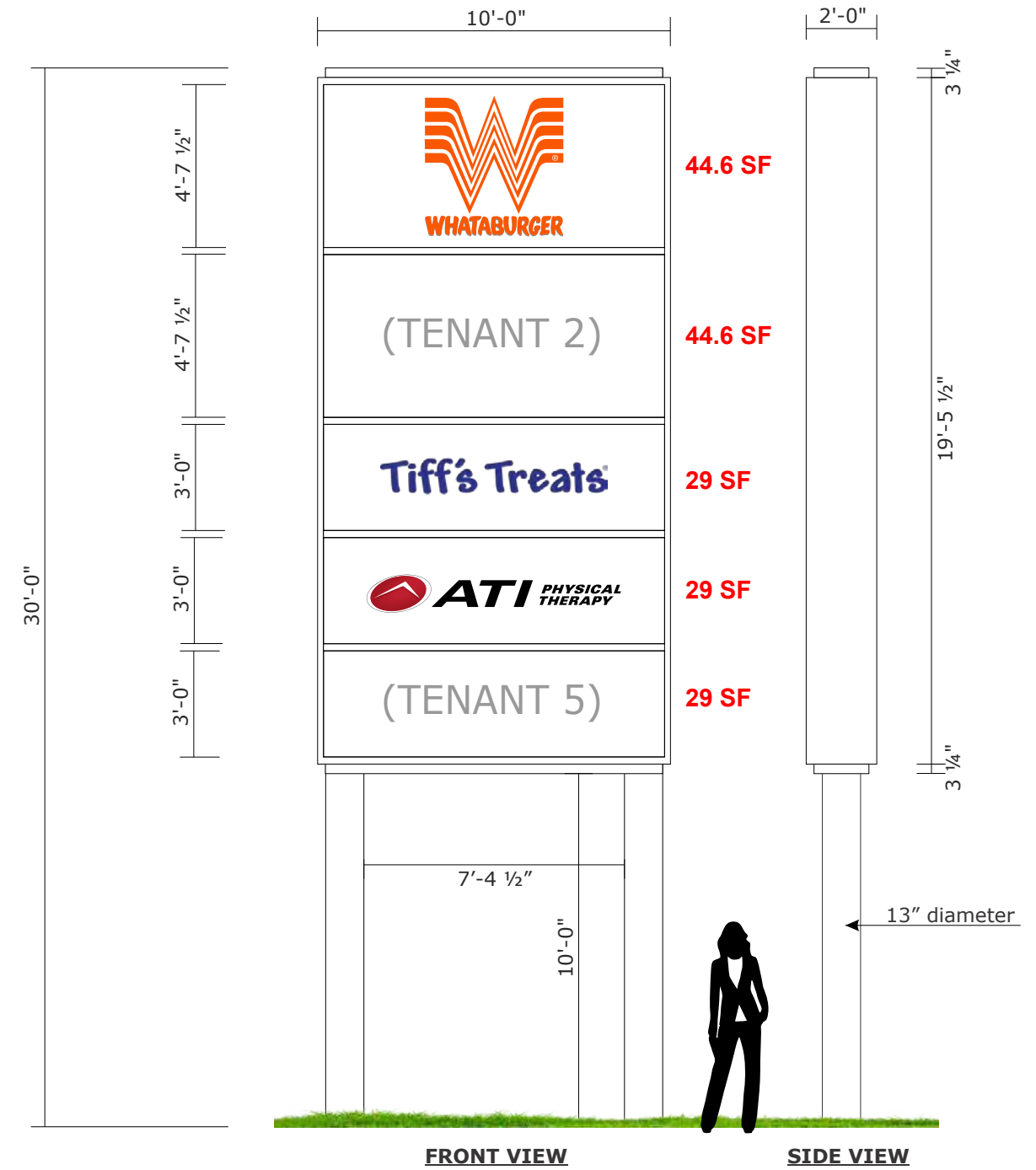
# 1616 East Oltorf NEQ of IH-35 and East Oltorf, Austin, TX



# 1616 East Oltorf NEQ of IH-35 and East Oltorf, Austin, TX



Pylon A (I-35)



Pylon B (E Oltorf)

**1616 East Oltorf** NEQ of IH-35 and East Oltorf, Austin, TX



View from Oltorf (South Elevation)

# 1616 East Oltorf

NEQ of IH-35 and East Oltorf, Austin, TX



View looking south (North Elevation)





11-2-2015



## 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
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Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
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](http://www.trec.texas.gov)

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