



OFFICE & RETAIL SPACE FOR LEASE

2806 Manor	774 RSF - Available Immediately
2808 Manor	944 RSF - Available Immediately
3201 Merri Lynn	864 RSF - Available Immediately



2806 & 2808 Manor are two bungalows suited for retail food and beverage concepts. Located in the East Submarket of Austin, these properties are less than a mile east of IH 35, across from the University of Texas campus and south of Mueller Redevelopment.

Property Highlights:

- TOD zoning (allows for sale of liquor, beer, wine)
- On site street parking
- Signage available
- Opportunity for patio and fenced yard
- Minutes from UT campus and Mueller
- Less than 3 miles from downtown Austin



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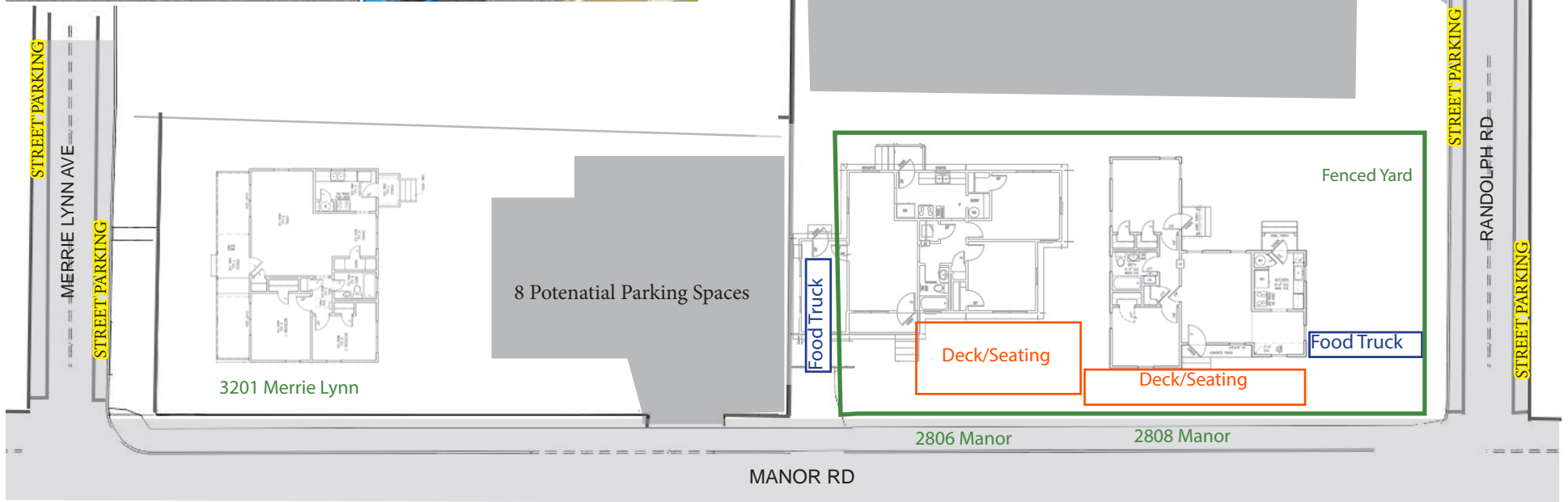
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MANOR BUNGALOWS

RENDERING SITEPLAN

RETAIL SPACE FOR LEASE

- 2806 Manor Rd 774 RSF
- 2808 Manor Rd 944 RSF
- 3201 Merrie Lynn 864 RSF



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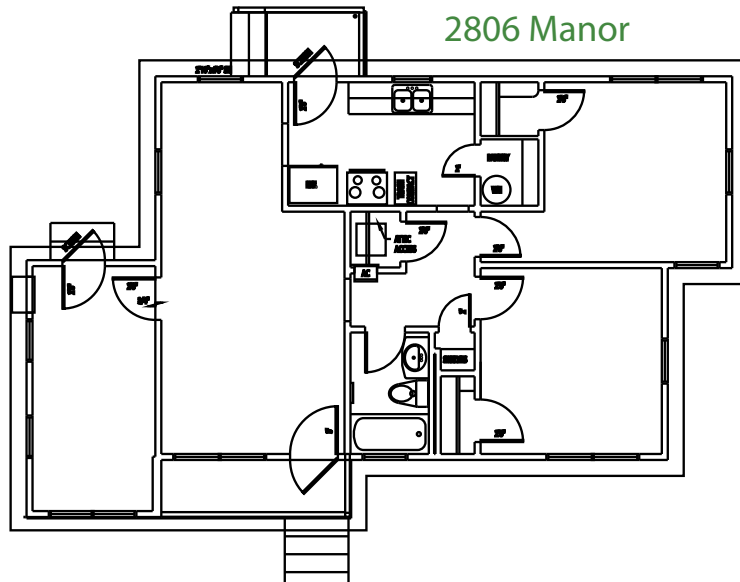
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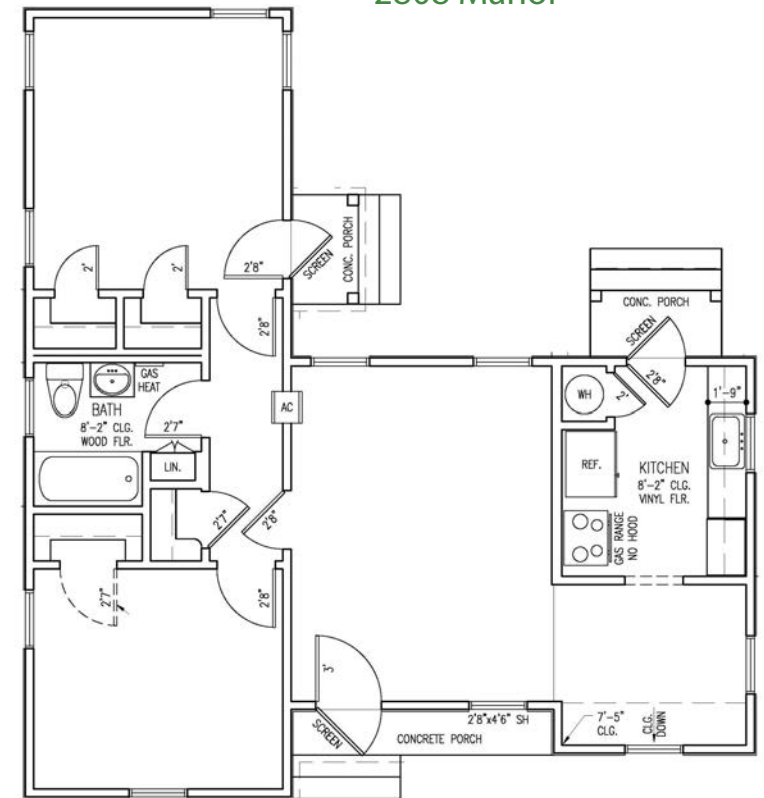
RETAIL SPACE FOR LEASE

2806 Manor Rd 774 RSF

2808 Manor Rd 944 RSF



2806 Manor



2808 Manor



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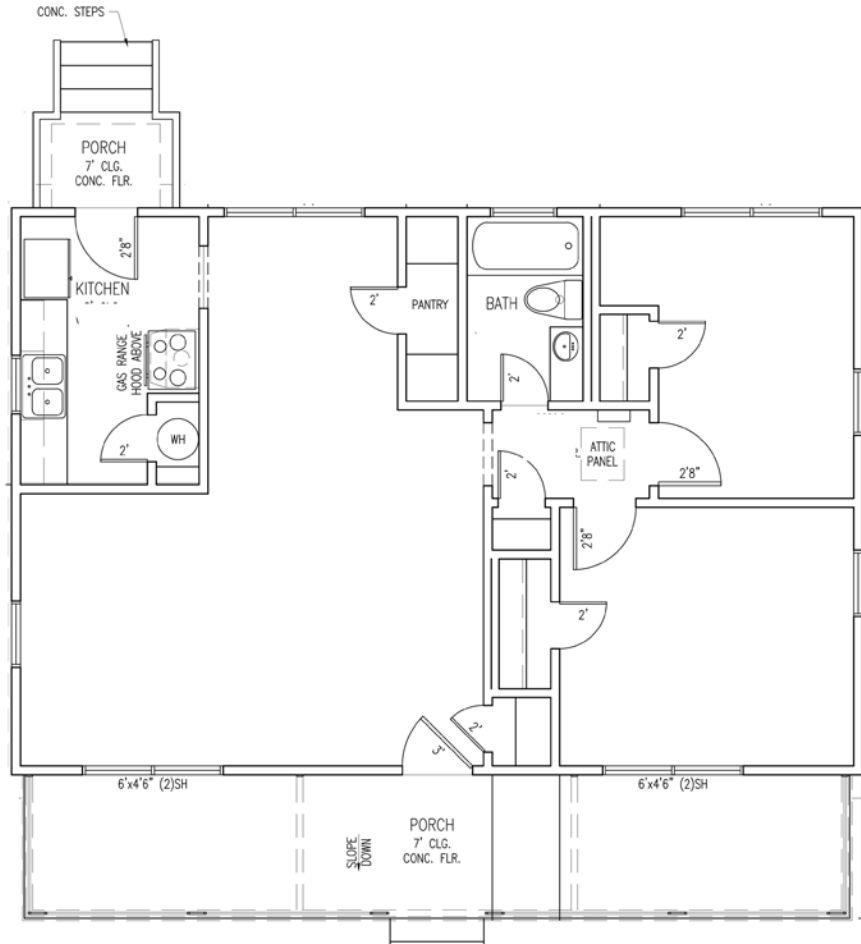
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OFFICE/RETAIL SPACE FOR LEASE

3201 Merrie Lynn

864 RSF



Additional Renderings



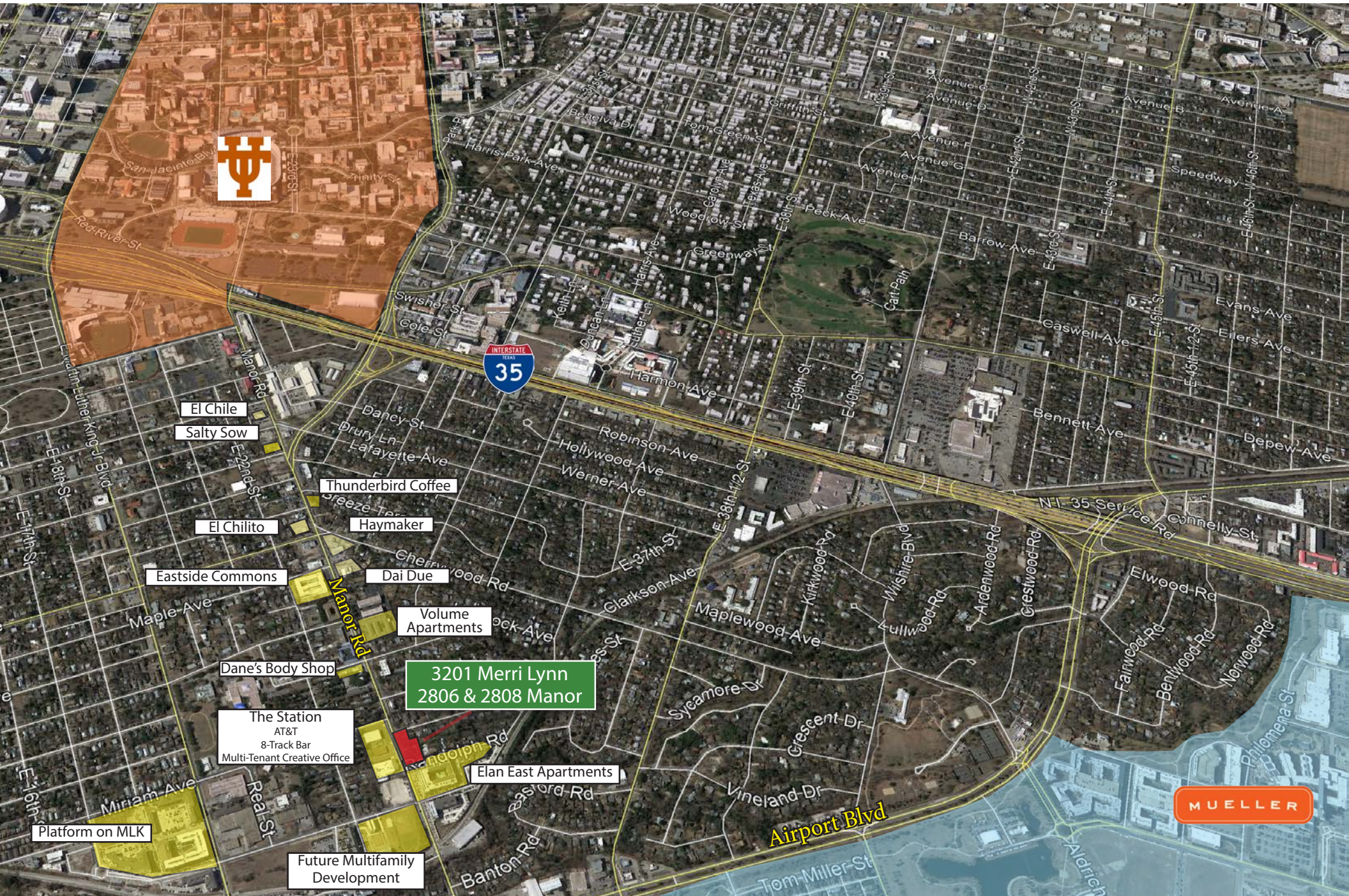
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MANOR BUNGALOWS

AERIAL



3201 Merri Lynn
2806 & 2808 Manor

El Chile

Salty Sow

Thunderbird Coffee

El Chilito

Haymaker

Eastside Commons

Dai Due

Volume
Apartments

Dane's Body Shop

The Station
AT&T
8-Track Bar
Multi-Tenant Creative Office

Platform on MLK

Future Multifamily
Development

Elan East Apartments





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:
 - 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.

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

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Designated Broker of Firm License No. Email Phone

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

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

Buyer/Tenant/Seller/Landlord Initials Date