



2425 E 7th Street

2425 E 7th Street, Austin, TX 78702

Endeavor Real Estate Group

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endeavor-re.com

- Located at the southwest corner of E. 7th Street and Pedernales
- Freestanding building on 0.38 acres
- Signalized Intersection
- Lot has 102' of frontage on E. 7th Street
- 1.5 miles to 6th & Congress in Downtown Austin
- Potential for in excess of 14:1,000 parking ratio on existing building
- 3 points of ingress & egress

Space Available

- 2,209 SF
- Available for Ground Lease

2020 Estimated NNN Expenses

- \$9.96/SF

Demographics



Population Estimate

1 mi	3 mi	5 mi
15,609	176,621	350,190

Daytime Population

1 mi	3 mi	5 mi
14,092	230,608	399,201



Avg. Household Inc.

1 mi	3 mi	5 mi
\$61,961	\$70,242	\$79,340



Major Retailers



2425 E 7th St, Austin TX

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Huston-Tillotson College

SALT & TIME

burn

WHISKEY'S

COUNTER CAFE

CUVEE OFFICE

CHASE

7 East
177 Units

2124 Lofts
60 Units

Villas on 6th
160 Apts

2021 E 5th
Office

Zavala Elementary

Este Condos
66 Units

Livestrong Foundation

UT Elem Charter School

The Pedernales Lofts
104 Units

Casa Colombia

2425 E 7th St



E 7th Street

upcycle

Payless

HEB

507 Calles Whse ReDev

sky study

UBER EATS

hops & grain

ELITE

City of Austin Webberville Svc Ctr Water Utilities

2400 Webberville Mixed Use

Rosewood-Zaragoza Neighborhood Center City of Austin

The Orchard 57 Farmhomes

Lyons Gardens Senior Living 177 Units

Lifeworks Family Resource Center HQ & Apts

Austin Community College

701 Tillery Creative Office

HEB Center

T-Mobile

AutoZone

FAMILY DOLLAR

MELROSE

CASH STORE

Central Family Dental Center

0 500 1000 FT

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Northwestern Ave
CapMetro Commuter Rail

Romana's Auto Group

Pedernales St

Major Brand Gas

Three Points Appliance Repair

Vacant

E 7th Street (14,940 vpd)

Casa Colombia

Frost Bank

2425 E 7th St



0.38 Acres
2,209 SF Improvement

Existing Curb Cuts

Pedernales St (4,930 vpd)
Diaz St

1ST STOP

H&R BLOCK



boost mobile

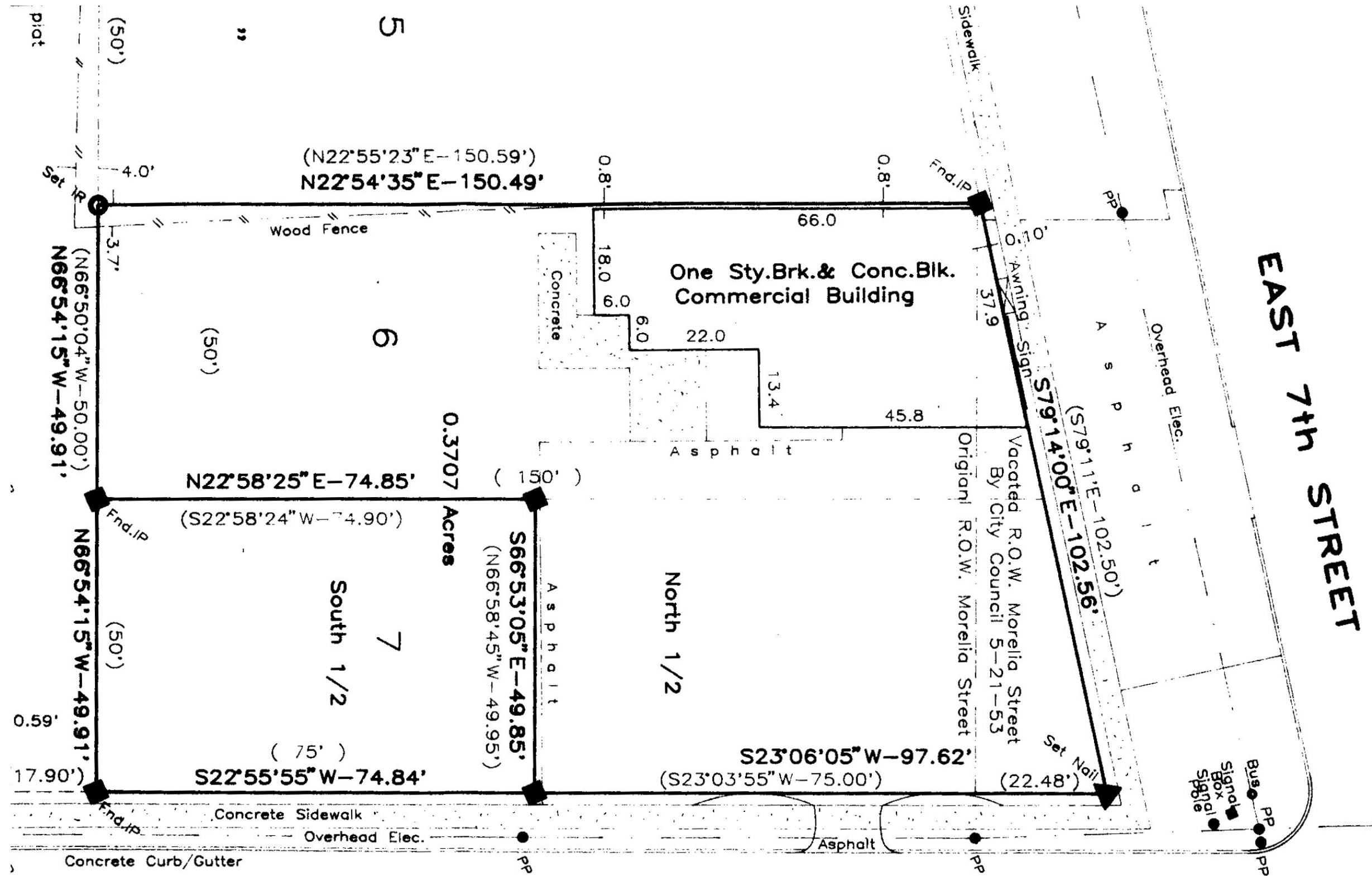
ZEE CIGS



upcycle

0 100 200 FT

ENDEAVOR



PEDERNALES STREET



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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date