

FOR SALE
1706 SOUTH LAMAR

1706 SOUTH LAMAR BOULEVARD • AUSTIN, TEXAS 78704





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Property

Two buildings (a front and back building) on 0.20 acres
1,886 SF total

Pricing

\$1,450,000

Potential Use

Office and/or Retail

Unbeatable Location

Situated right off S. Lamar Boulevard within short walking distance to an abundance of amenities



Property Highlights

- Prime location at the heart of South Lamar
- High visibility with abundant walkable restaurants, retail, and other amenities
- Two standalone, single-story buildings
- 4:1000 parking in front and in between the two buildings

2020 Demographics

	1-MILE	3-MILE	5-MILE
Population	23,920	166,880	371,367
Average HH Income	\$123,798	\$107,828	\$101,666
Households	12,769	77,065	158,665

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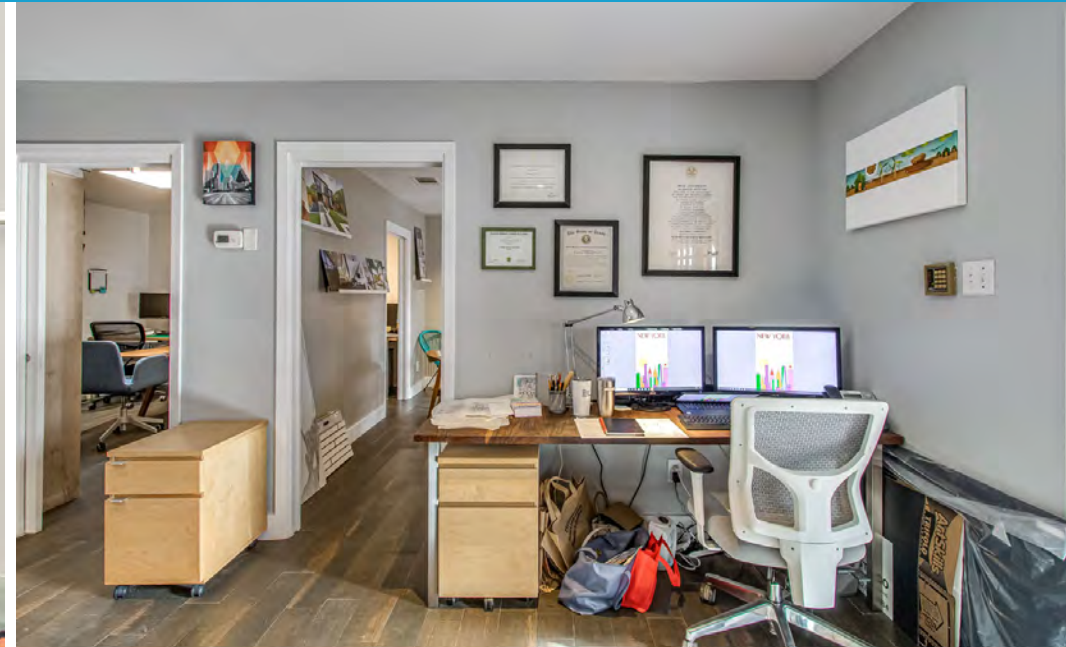
PHOTOS - EXTERIORS

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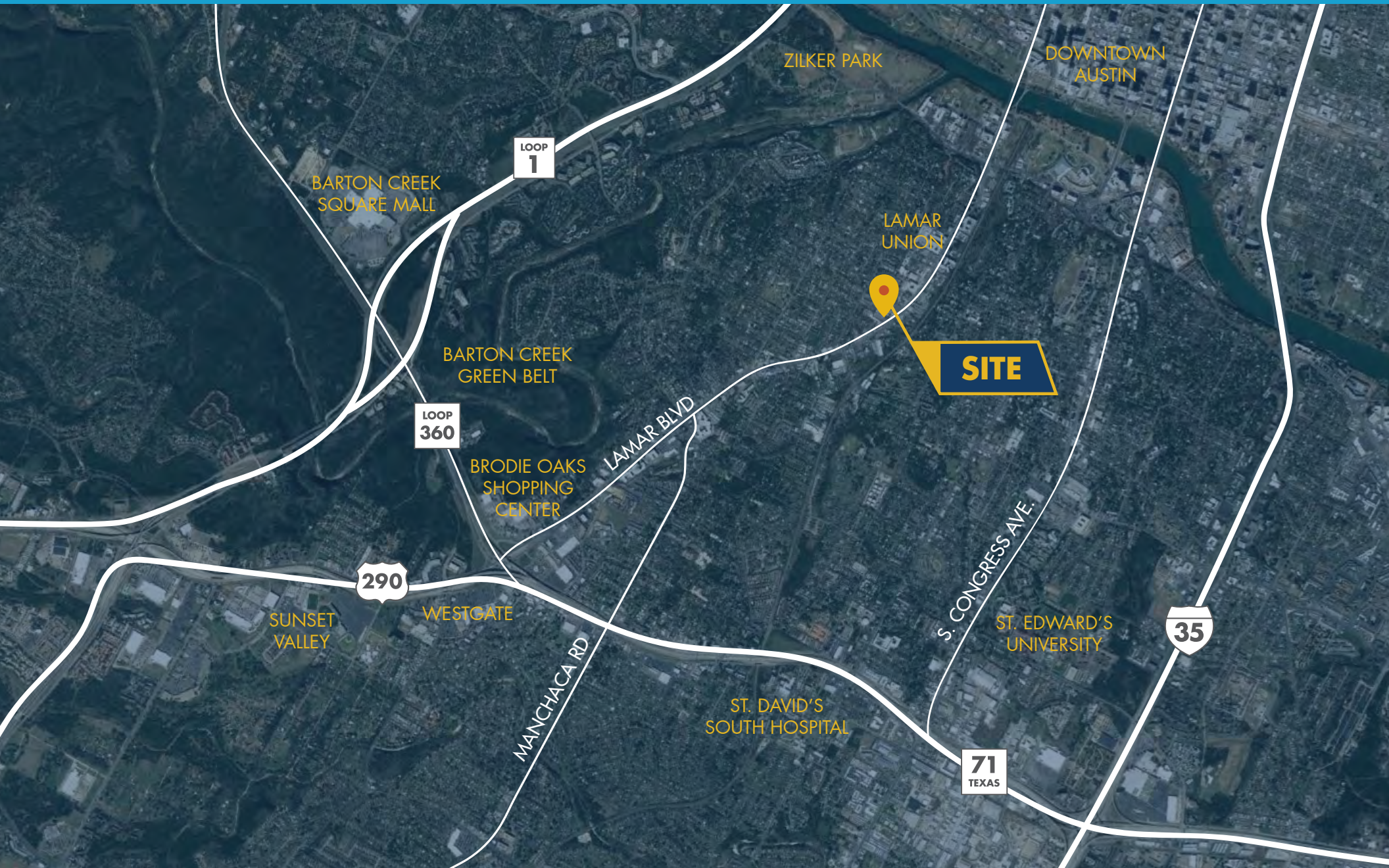
PHOTOS - INTERIORS

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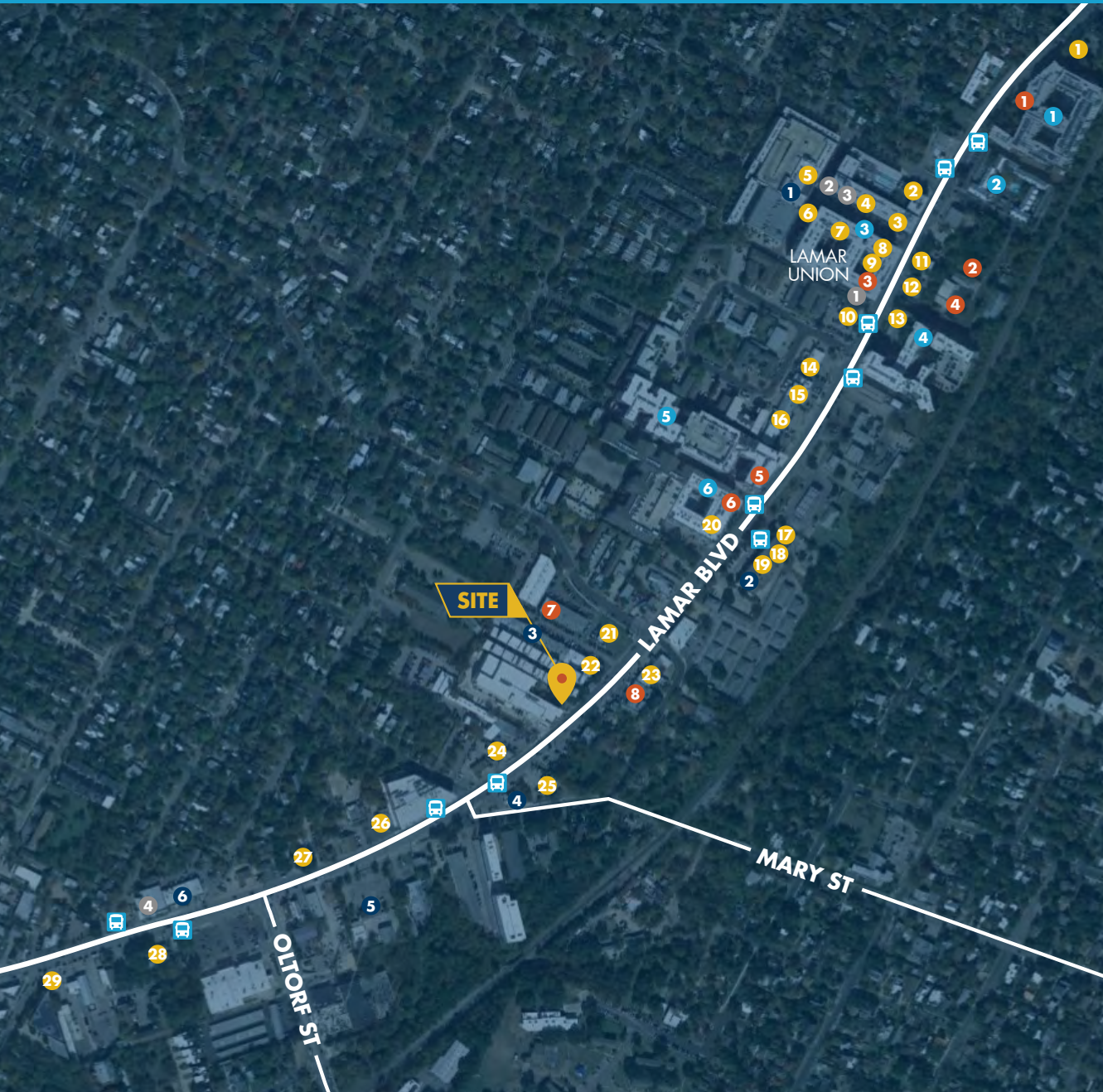
LOCATION MAP

1706 SOUTH LAMAR



NEARBY AMENITIES

1706 SOUTH LAMAR



Eat

1. Uchi
2. Shake Shack
3. Soto South Lamar
4. Caffe Medici
5. The Highball
6. TLC Austin
7. Lick Honest Ice Creams
8. Mandala Kitchen & Bar
9. Juice Society
10. Maudie's Too
11. Stonehouse Coffee & Bar
12. Gibson Street Bar
13. Odd Duck
14. Southside Flying Pizza
15. Ramen Tatsu-Ya
16. Saxon Pub
17. Starbucks
18. Domino's Pizza
19. Chi'Lantro
20. Barlata
21. Picnik
22. Snooze AM Eatery
23. NadaMoo! Scoop Shop
24. Sazon
25. Austin's Pizza
26. Super Thai Cuisine
27. Opa
28. Loro
29. Patika

Live

1. Windsor South Lamar
2. Townhollow Apartments
3. Lamar Union Apartments
4. Gibson Flats Apartments
5. Southpointe Apartments
6. Post South Lamar

Sweat

1. DEFINE body & mind
2. Sanctuary Yoga
3. Orangetheory Fitness
4. Fusion Fitnss
5. Pure Pilates
6. City Surf Fitness Austin
7. Ilovekickboxing Austin
8. Austin Simply Fit

Play

1. Alamo Draffhouse
2. One-2-One Bar
3. Lockout Austin
4. Corner Bar
5. Bouldin Acres
6. Black Sheep Lodge

Pamper

1. Finley's Barbershop
2. Jose Luis Salon
3. Kalologie 360 Spa
4. Bird's Barbershop



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

Buyer/Tenant/Seller/Landlord Initials _____ Date