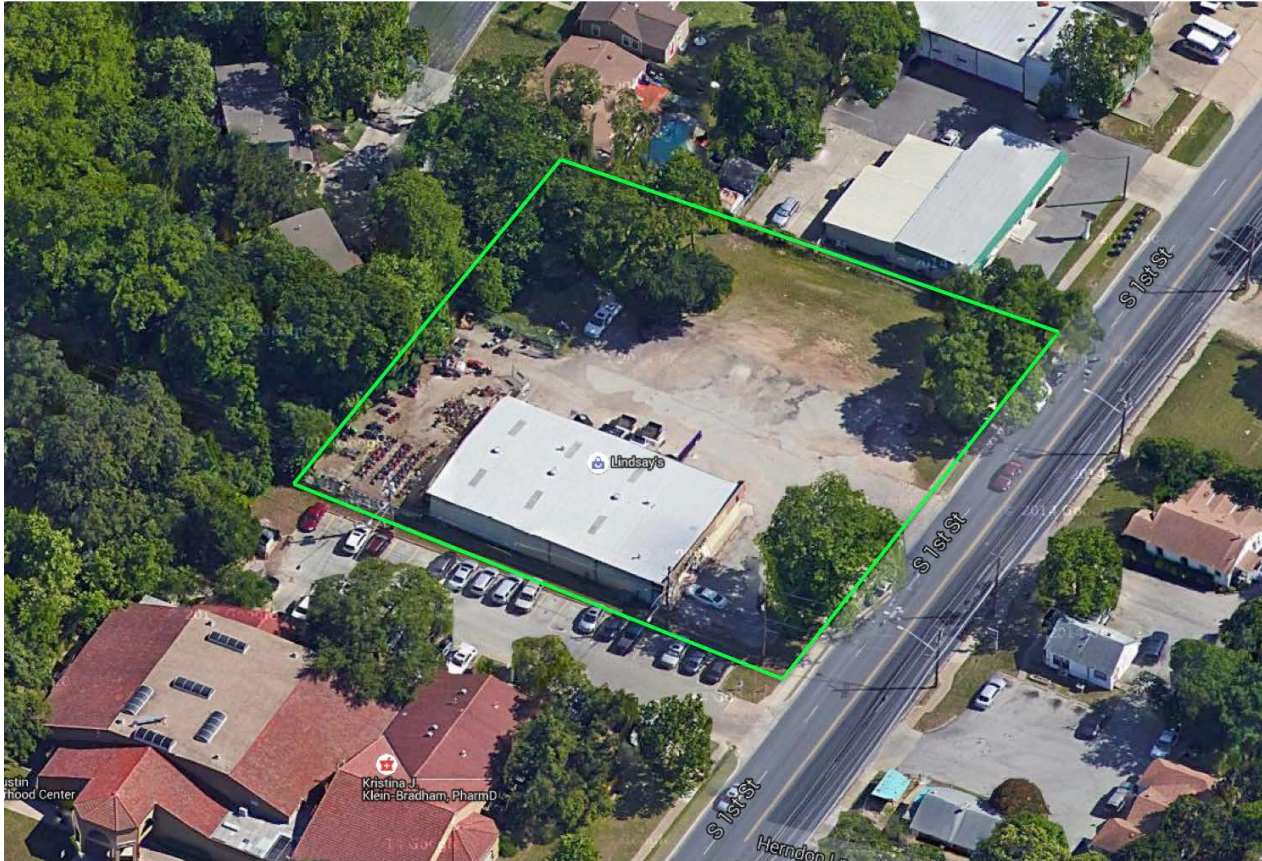


FOR SALE

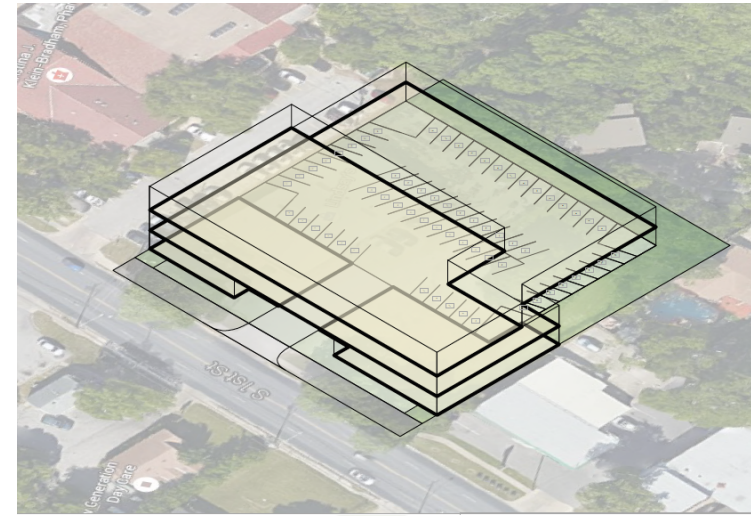
# 0.919ac Infill Development Land (IMPROVED)

2607 South First Street | Austin, TX 78704



## PROPERTY SUMMARY

<b>Land Area:</b>	+/-0.9190ac : 40031sf
<b>Zoning:</b>	CS-MU-V-CO-NP (related compatibility docs attached)
<b>Impervious Coverage:</b>	95%
<b>Existing Improvements:</b>	6,000 square feet (1981)
<b>Flood:</b>	None (see attached)
<b>Easements:</b>	None on Site
<b>Tenants:</b>	Owner Occupied
<b>Price:</b>	Call Agent to Discuss
<b>*Please DO NOT disturb Tenant</b>	



## HIGHLIGHTS

Located in the heart of Austin's vibrant 78704 zip code, this +/-0.919 acre Property is an incredible development opportunity in the South First Business District compatible for a 58,000sf Mixed-Use development, a 7,900sf parked restaurant, or a greater retail footprint. This is a High profile destination 1.8 miles from Austin CBD.

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# AUSTIN IBIZ DISTRICTS



The South First IBIZ District, located in the heart of Austin's trendy 78704 zip code, is the biggest IBIZ District and fittingly has nearly 100 locally owned businesses. Its arrangement of everyday services, boutiques, bakeries, coffeehouses, galleries, restaurants, and specialty shops makes it a high-profile, year-round destination area.

Virtually every manner of beauty and retail therapy is here: jewelry, clothing, flowers, music, art, spas, aesthetic clinics, and holistic healing.

As one of Austin's leading culinary hotspots, cutting edge new restaurants line the South First IBIZ District, pioneering new movements in the city's exciting restaurant scene – stroll the streets here for unique fusions, Tex Mex, food trailers, house-made sweets and more baked specialties.

You'll find art in every nook and cranny throughout the District, from creations by locals to discoveries from around the world. Murals and sculptures not only line the street, but are tucked into side yards and back allies, adding to the funky mix gives this District its distinct personality.

At night, the old-school neon creates a magical backdrop for live music and after-dinner cocktails. There are many ways to experience the South First IBIZ District, although the character of the District is perhaps best experienced by simply strolling sidewalks, browsing the area, and welcoming chance conversations.

## Food & Drink

Alcomar | Bouldin Creek Café | Bouldin Creek Food Court | Doce Neve | El Mercado | El Primo Taco Stand | Elizabeth Street Cafe | Fair Bean Coffee | G's Dynamite Deli | Gourdoughs | Holy Cacao | La Mexicana | La Patisserie by Luxe Sweets | LENOIR Restaurant | Little Mexico | Little Thai | Mellizoz Tacos | Once Over Coffee Bar | Polvos Mexicana & Bar | Seventh Flag Coffee | Soup Peddler Real Food & Juice Bar | South First Food Court | South First Trailer Park and Eatery | Sugar Mama's Bakeshop | Sway | Torchy's Tacos

## Retail

Amelia's Retro-Vogue & Relics | Art People | Austin Natural Soap | Criquet | End of an Ear | esby apparel | Flashback Vintage | Food Mart | Lee's Healing Center/Cantus Imports | Look + See Vision Care | Mana Culture | Metier Cook's Supply | Morning Star Trading Company | Pecan Food Mart | Rabbit Food Grocery | Rivers and Reefs Pet Center | Roadhouse Relics | Roadside Rose | Secret Oktober | Stitch Lab | Texas Custom Boots | Teysha Roots | Turntable Records

## Services

Ancient Ink Tattoo | Angel Funeral Home | Architect Austin | Art e Studio | Austin Real Pros Realtors | Austin Wedding Chapel | Beleza Med Spa | Blindside Tattoos | Capitol Cleaners and Tailors | Casa Blanca Realty/Alberto Garcia Law | Clear Point Wellness | Dave's Perfection Automotive | Don's Automotive | Dr. Christopher Caragan | Gully Cat Tattoo | Halo Hair Studio | Heat Boot Camp | Innate Beauty Medical Rejuvenation Center | Jimmy's Top Tech Auto | Mark Hart Architecture | Mason's Barbershop | Novopelle | Perfection Auto Detailing | Sharp Brothers Locksmith | Shed Barbershop & Supply | The Golden Slipper | Thomas Esparza Jr., Attorney | Vuka Events and Co-Working

The Forbes logo is displayed in a bold, black, serif font on a white rectangular background.

In January 2016, Forbes declared Austin, Texas the next top boomtown in America, based on its potential to prosper in the next decade. Forbes compared 53 metropolitan areas with populations of over one million and ranked percentage of children ages five to 14, birth rate, net domestic migration, percentage of the population ages 25-44 with a bachelor's degree, income growth, unemployment rate, and population growth – factoring in the past, present, and future vitality of each to determine the rankings.

The report focused largely on Texas, stating, “The most vital parts of urban America can be encapsulated largely in one five-letter word: Texas.” The report included four major Texas metros in the top 10: Austin, Houston, Dallas-Fort Worth, and San Antonio, all of which have had double digit job growth from 2010 to 2014, performing much better than the national average of 8.1 percent. Income growth also exceeded the national average in all four metros. Forbes described Texas cities as “people magnets” because of their population growth of young, educated millennials and households with children. Fitting for the Lone Star State’s capital, the report crowned Austin as “the clear star of the show.”

The rankings cited Austin’s 13.2 percent growth in population from 2010-2014, driven by the strongest net domestic in-migration in the nation: 16.4 per 1,000 residents. Austin’s educated populace stands at 43.7 percent, about ten percent higher than the national average.

Forbes predicted the energy sector (oil) might pose a temporary threat to Houston but that jobs in other sectors may be able to keep employment expanding. It did not see any future energy sector issues in the other Texas metropolitans.

Second on the list is Salt Lake City, followed by San Jose, Denver, Raleigh, Houston, Dallas, San Antonio, San Francisco, and Oklahoma City. Forbes cited the “glaring omissions” of the three largest metropolitan areas in America: New York, Los Angeles, and Chicago.

#### **AUSTIN, TEXAS**

-Percent of children ages five to 14: 13.7%  
-Job growth from 2010-2015: 19.1%  
-Population growth from 2010-2014: 13.2%

-Net domestic migration from 2010-2014: 16.4 per 1,000 residents  
-Birth rate from 2010-2014: 13.8 per 1,000 women  
-Bachelor’s degree holders among those ages 25-44: 43.7 percent



## 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:
  - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date