LEAD COMMERCIAL

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease

ADDRESS 1309 E. 12th St, Austin, TX 78702

SUBMARKET East Austin

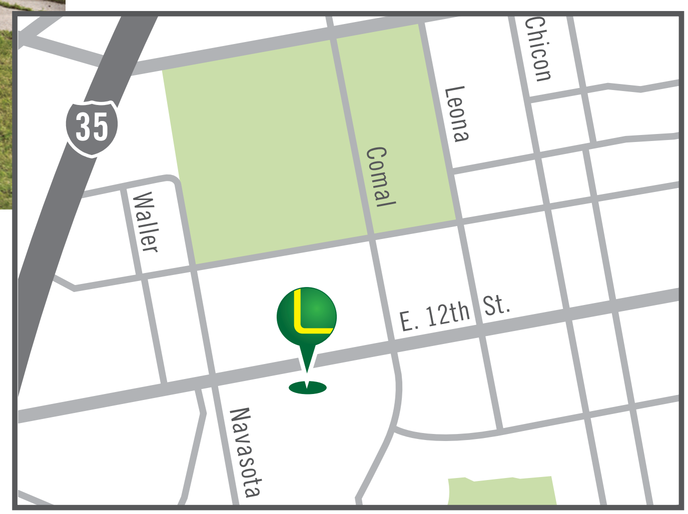
LOT SIZE 13,617 SF

BUILDING SIZE 1,520 SF

ZONING LR-MU-NCCD-NP

PROPERTY TYPE Mixed-Use

AVAILABLE May 2018



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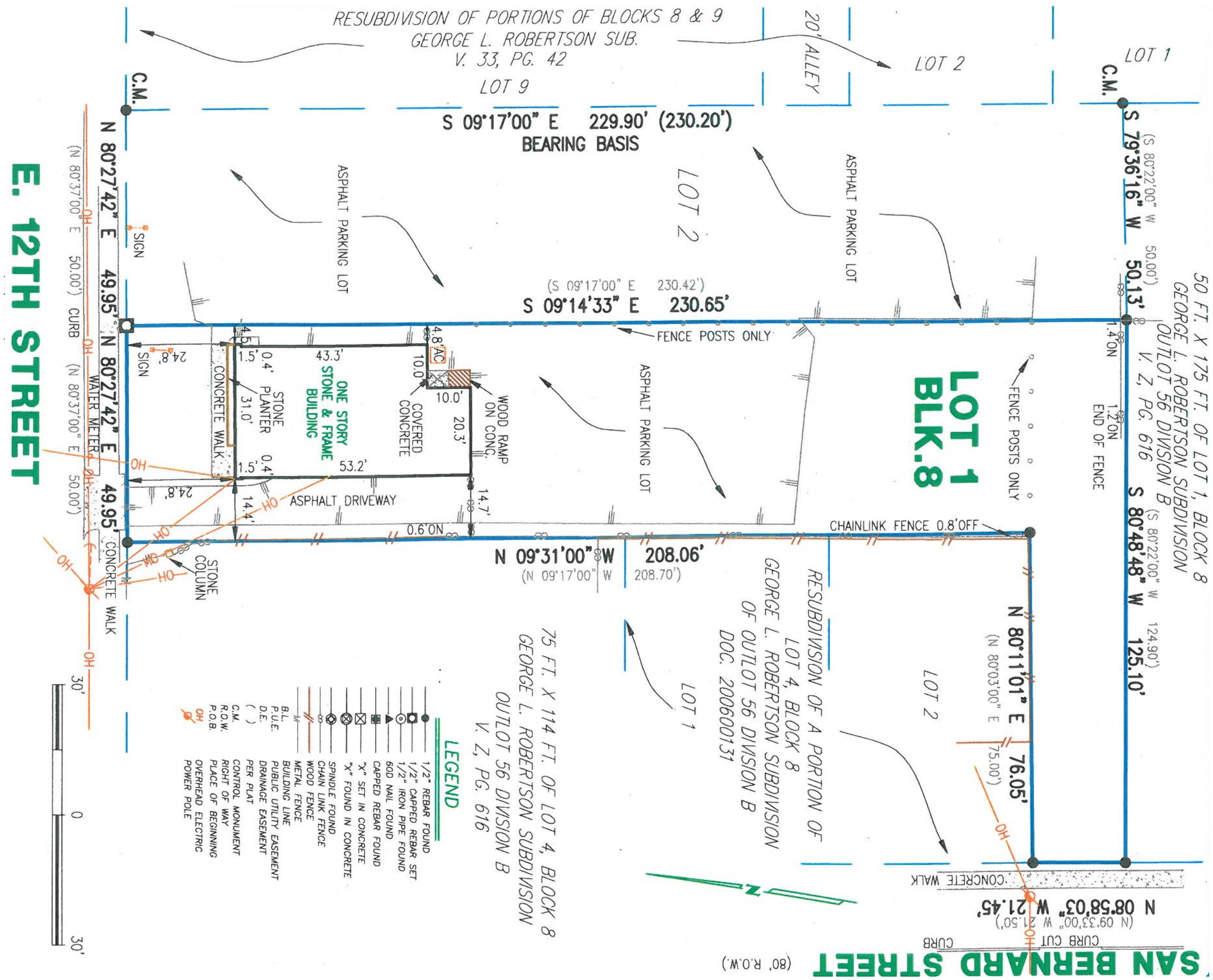
- Potential for countless uses
- Creative opportunity
- Single tenant opportunity
- Walk-able to many east side amenities
- Large lot / great parking
- 0.3 miles to IH-35
- Excellent signage available

SURVEY

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease



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MAP & AMENITIES

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease

1. Shangri-La
2. Juiceland
3. Bennu Coffee
4. Austin Daily Press
5. Owen's Garage
6. The Volstead Lounge
7. Hotel Vegas
8. Eastside Yoga
9. Historic Victory Grill
10. Blue Dahlia Bistro
11. Paperboy
12. Quickie Pickie
13. Counter Cafe
14. El Chile
15. Hotel Eleven
16. Salty Sow
17. The Hightower
18. The Liberty
19. Thunderbird Coffee
20. Cuvee Coffee
21. Old Thousand
22. Cisco's
23. Violet Crown Social Club
24. Buenos Aires Cafe
25. Lazarus Brewing Co
26. The White Horse
27. Micklethwait Craft Meats
28. Franklin Barbecue
29. Gourmands
30. East Side Pies
31. Hillside Farmacy
32. Hoover's
33. Takoba
34. Eastside Cafe
35. Mi Madre's
36. Haymaker
37. Dai Due

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KEY FACTS: 1 MILE

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease

KEY FACTS

18,378
Population

25.5
Median Age

2.2
Average Household Size

$47,622
Median Household Income

EDUCATION

13%
No High School Diploma

14%
High School Graduate

21%
Some College

52%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

70%
White Collar

12%
Blue Collar

18%
Services

5.8%
Unemployment Rate

BUSINESS

3,481
Total Businesses

73,910
Total Employees

INCOME

$47,622
Median Household Income

$25,973
Per Capita Income

$14,409
Median Net Worth

Households By Income

The largest group: <$15,000 (19.3%)

The smallest group: $150,000 - $199,999 (4.6%)

Indicator	Value	Difference
<$15,000	19.3%	+9.4%
$15,000 - $24,999	10.5%	+2.1%
$25,000 - $34,999	9.5%	+0.3%
$35,000 - $49,999	12.2%	-0.6%
$50,000 - $74,999	17.5%	+0.4%
$75,000 - $99,999	10.2%	-1.7%
$100,000 - $149,999	10.1%	-4.5%
$150,000 - $199,999	4.6%	-2.3%
$200,000+	6.2%	-3.1%

Bars show deviation from Travis County

LEAD COMMERCIAL

KEY FACTS: 2 MILE

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease

KEY FACTS

85,220
Population

25.5
Median Age

2.0
Average Household Size

$40,950
Median Household Income

EDUCATION

10%
No High School Diploma

13%
High School Graduate

18%
Some College

60%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

74%
White Collar

9%
Blue Collar

17%
Services

5.4%
Unemployment Rate

BUSINESS

8,373
Total Businesses

173,014
Total Employees

INCOME

$40,950
Median Household Income

$30,577
Per Capita Income

$13,077
Median Net Worth

Households By Income

The largest group: <$15,000 (25.8%)

The smallest group: $150,000 - $199,999 (4.4%)

Indicator	Value	Difference
<$15,000	25.8%	+15.9%
$15,000 - $24,999	10.9%	+2.5%
$25,000 - $34,999	8.2%	-1.0%
$35,000 - $49,999	10.9%	-1.9%
$50,000 - $74,999	15.7%	-1.4%
$75,000 - $99,999	8.6%	-3.3%
$100,000 - $149,999	9.3%	-5.3%
$150,000 - $199,999	4.4%	-2.5%
$200,000+	6.2%	-3.1%

Bars show deviation from Travis County

LEAD COMMERCIAL

KEY FACTS: 3 MILE

1309 E. 12TH STREET · AUSTIN, TEXAS 78702 Mixed-Use For Lease

KEY FACTS

171,652
Population

27.8
Median Age

2.1
Average Household Size

$43,309
Median Household Income

EDUCATION

12%
No High School Diploma

13%
High School Graduate

18%
Some College

57%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

72%
White Collar

11%
Blue Collar

17%
Services

5.1%
Unemployment Rate

BUSINESS

12,116
Total Businesses

221,999
Total Employees

INCOME

$43,309
Median Household Income

$33,277
Per Capita Income

$13,549
Median Net Worth

Households By Income

The largest group: <$15,000 (22%)

The smallest group: $150,000 - $199,999 (5.3%)

Indicator	Value	Difference
<$15,000	22.0%	+12.1%
$15,000 - $24,999	11.3%	+2.9%
$25,000 - $34,999	9.2%	0
$35,000 - $49,999	12.0%	-0.8%
$50,000 - $74,999	14.1%	-3.0%
$75,000 - $99,999	8.7%	-3.2%
$100,000 - $149,999	10.3%	-4.3%
$150,000 - $199,999	5.3%	-1.6%
$200,000+	7.1%	-2.2%

Bars show deviation from Travis County

EQUAL HOUSING OPPORTUNITY

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.

Lead Commercial, LLC	9002072	tim@leadcommercial.com	512-467-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy Mooney	518328	tim@leadcommercial.com	512-467-2222
Designated Broker of Firm	License No.	Email	Phone
Perry Horton	604047	perry@leadcommercial.com	512-467-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Jumonville	684315	julie@leadcommercial.com	512-467-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _______________ _______________ Date _______________