



LEAD COMMERCIAL

7609 CAMERON ROAD · AUSTIN, TEXAS 78752 For Sale or Lease



ADDRESS 7609 Cameron Road, Austin, TX 78752

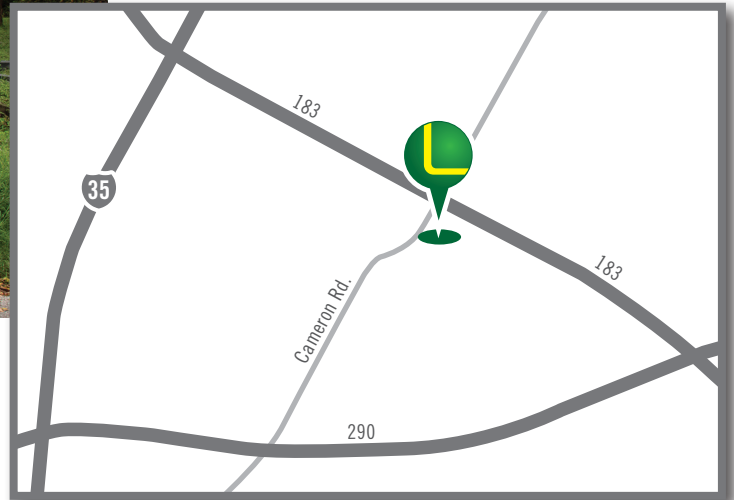
SUBMARKET East Central Austin

LOT SIZE 51,705 SF | 1.187 Acres

BUILDING SIZE 1,350 SF

ZONING SF-3-NP/ Planned Rezone to Commercial

PRICE Negotiable



- Possible Live/Work
- Large lot (1.187 Acres)
- At intersection of Cameron & Hwy 183
- Single user opportunity
- Easy access to major thoroughfares Hwy 183 & IH-35
- Excellent external signage available

Perry Horton
m. 512-415-4565
perry@leadcommercial.com

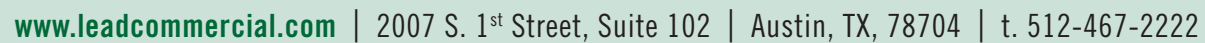
Julie Jumonville
m. 512-431-8526
julie@leadcommercial.com

leadcommercial.com

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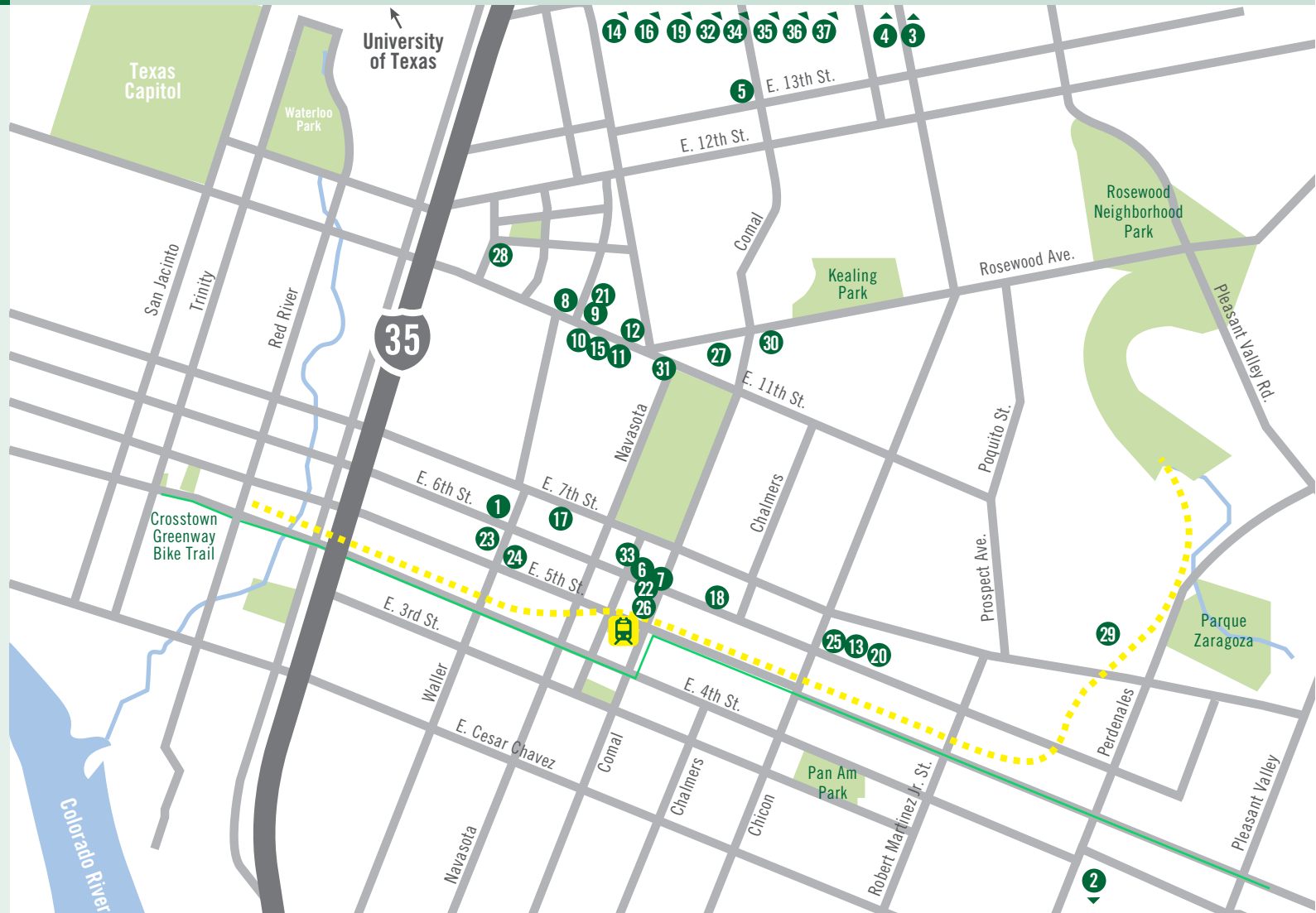


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MAP & AMENITIES

7609 CAMERON ROAD · AUSTIN, TEXAS 78752 For Sale or 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





LEAD COMMERCIAL

KEY FACTS: 1 MILE

7609 CAMERON ROAD · AUSTIN, TEXAS 78752 For Sale or Lease

KEY FACTS

18,378
Population



Average
Household Size

25.5
Median Age

\$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

7609 CAMERON ROAD · AUSTIN, TEXAS 78752 For Sale or Lease

KEY FACTS

85,220
Population



Average
Household Size

25.5

Median Age

\$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

7609 CAMERON ROAD · AUSTIN, TEXAS 78752 For Sale or Lease

KEY FACTS

171,652

Population



Average
Household Size

27.8

Median Age

\$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



White Collar

72%



Blue Collar

11%



Services

17%

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



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.

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