



2210 San Gabriel St.
Austin, TX 78705

For Sale

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2210 San Gabriel St.

Austin, TX 78705

- Price: \$3,325,000
- 4,159 Square Feet
- Acreage: .43 (18,731 SF)
- Year Built: 1904
- The property qualifies for a Historic Site Property Tax Exemption
- Parking: 17 (4.2:1000)
- Zoning: LO-H-ETOD-DBETOD-NP
- Use: Owner Occupied or Investment
- Known as the "James T. Hurt House", the house was designed in a "Queen Anne/Colonial Revival" style, associated with late Victorian turn of the century residential construction.
- Vaulted ceilings on both floors. Beautifully-appointed office and conference areas with original pine flooring, moulding and custom tile accents on its four fireplaces.

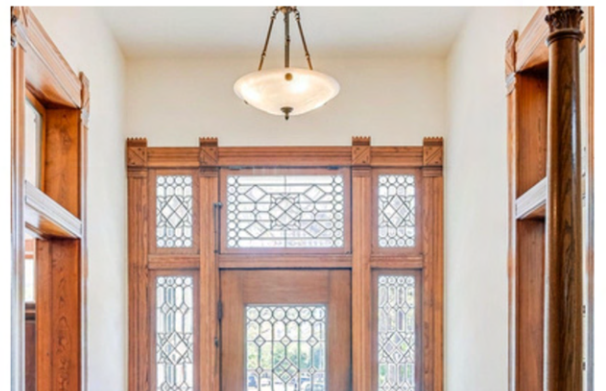




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- Tasteful upgrades to the original plaster walls, electrical system and plumbing and the more modern additions of common area spaces and restrooms add to the comfortable operation of a modern office without detracting from the original, historic charm.
- Ground level plan uniquely lends itself to either open office or large private executive suites and conference areas. Second story features a more traditional office layout with each office easily sized for multiple occupancy.
- Unique opportunity to capture a classic piece of Austin's history.
- Contact Seller's agent to schedule a tour.



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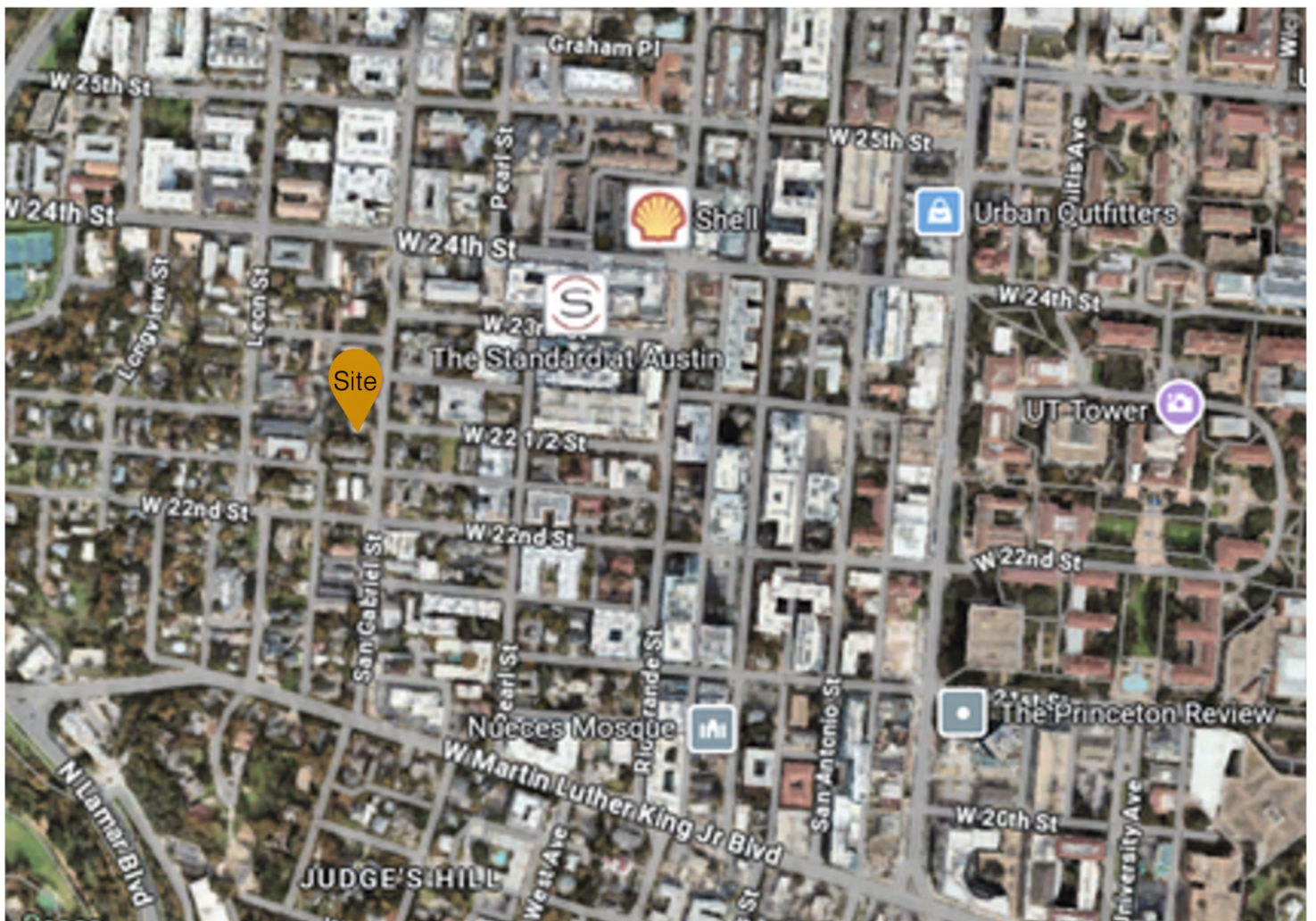
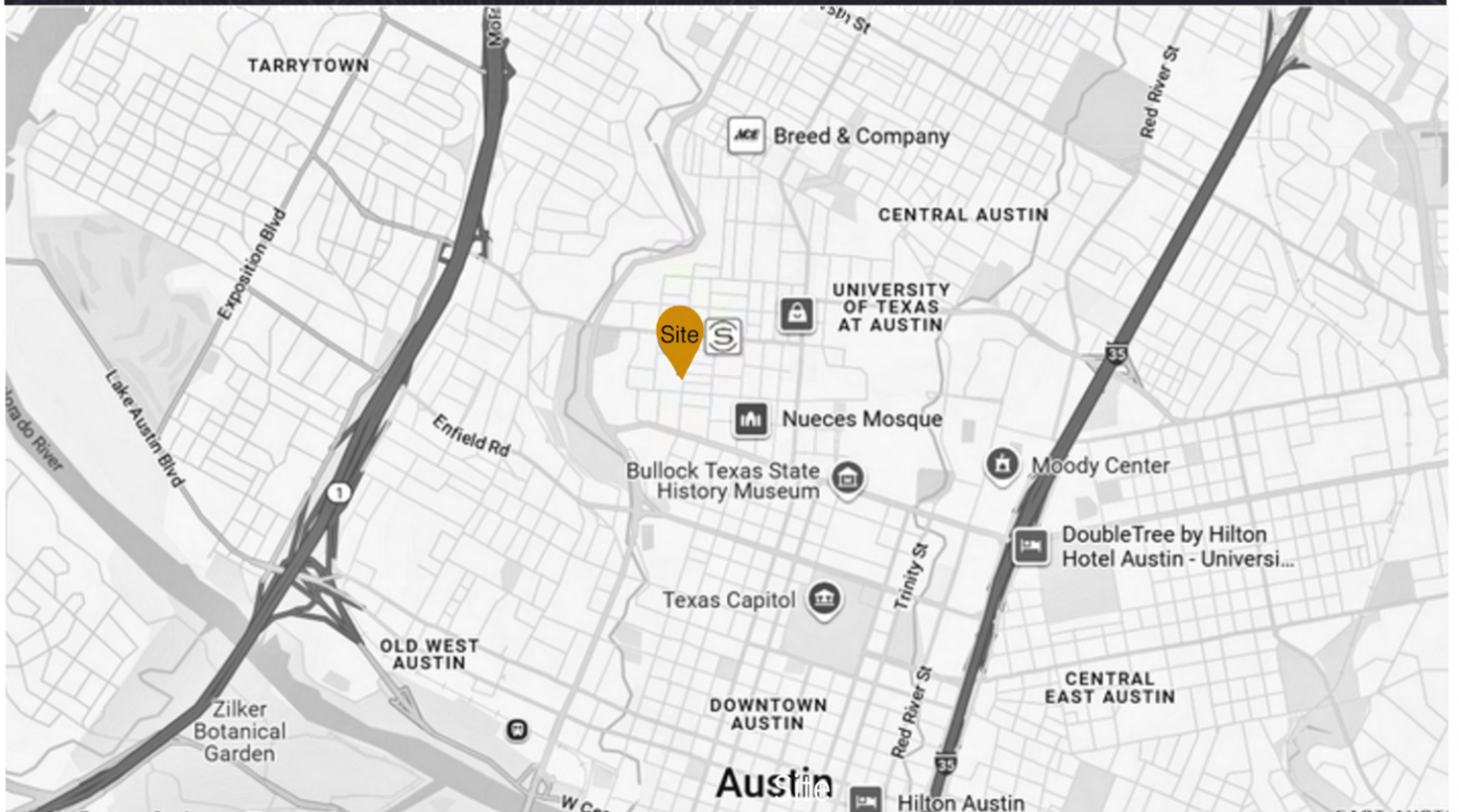


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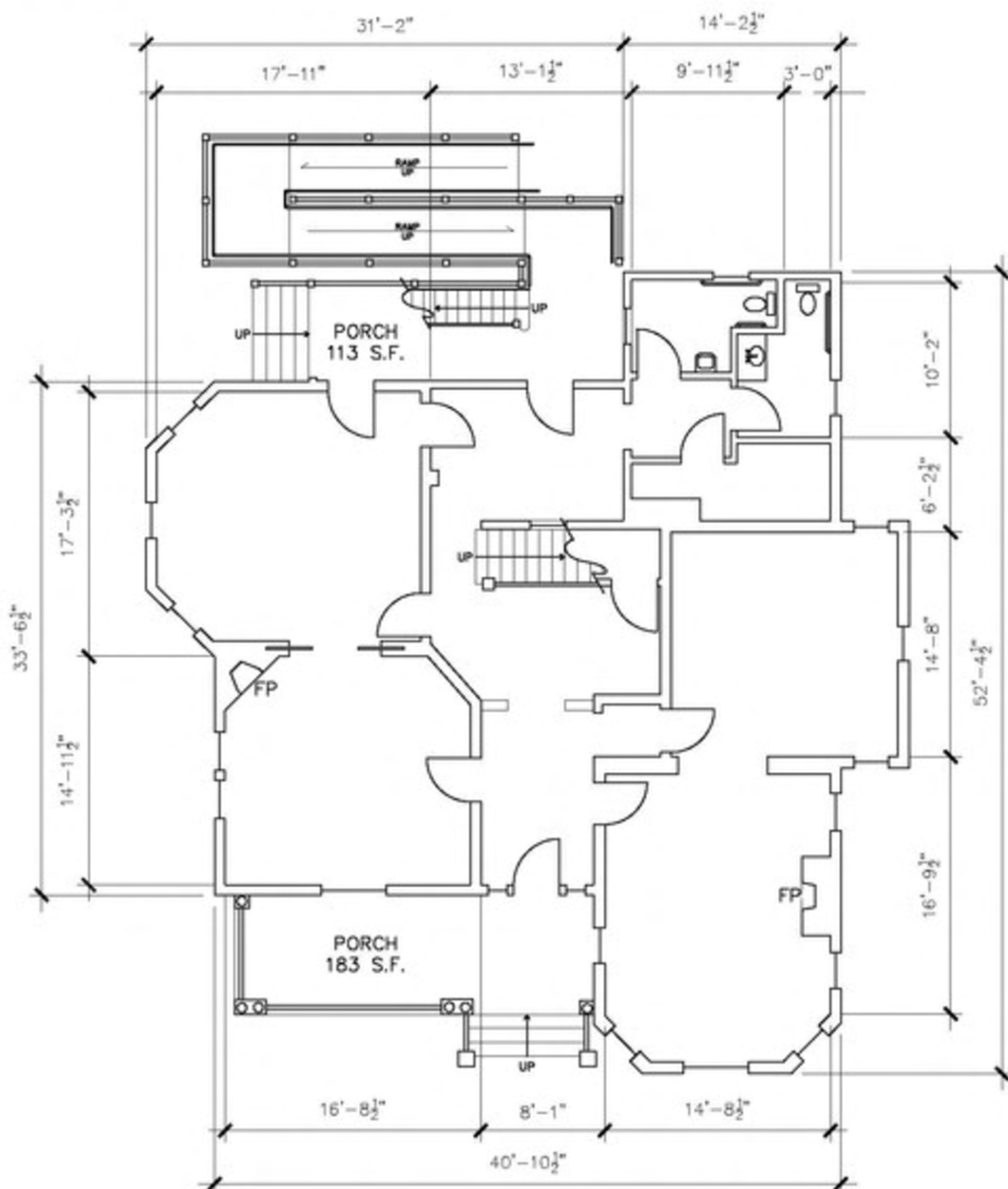
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NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.



SCALE: 1/10" = 1'-0"



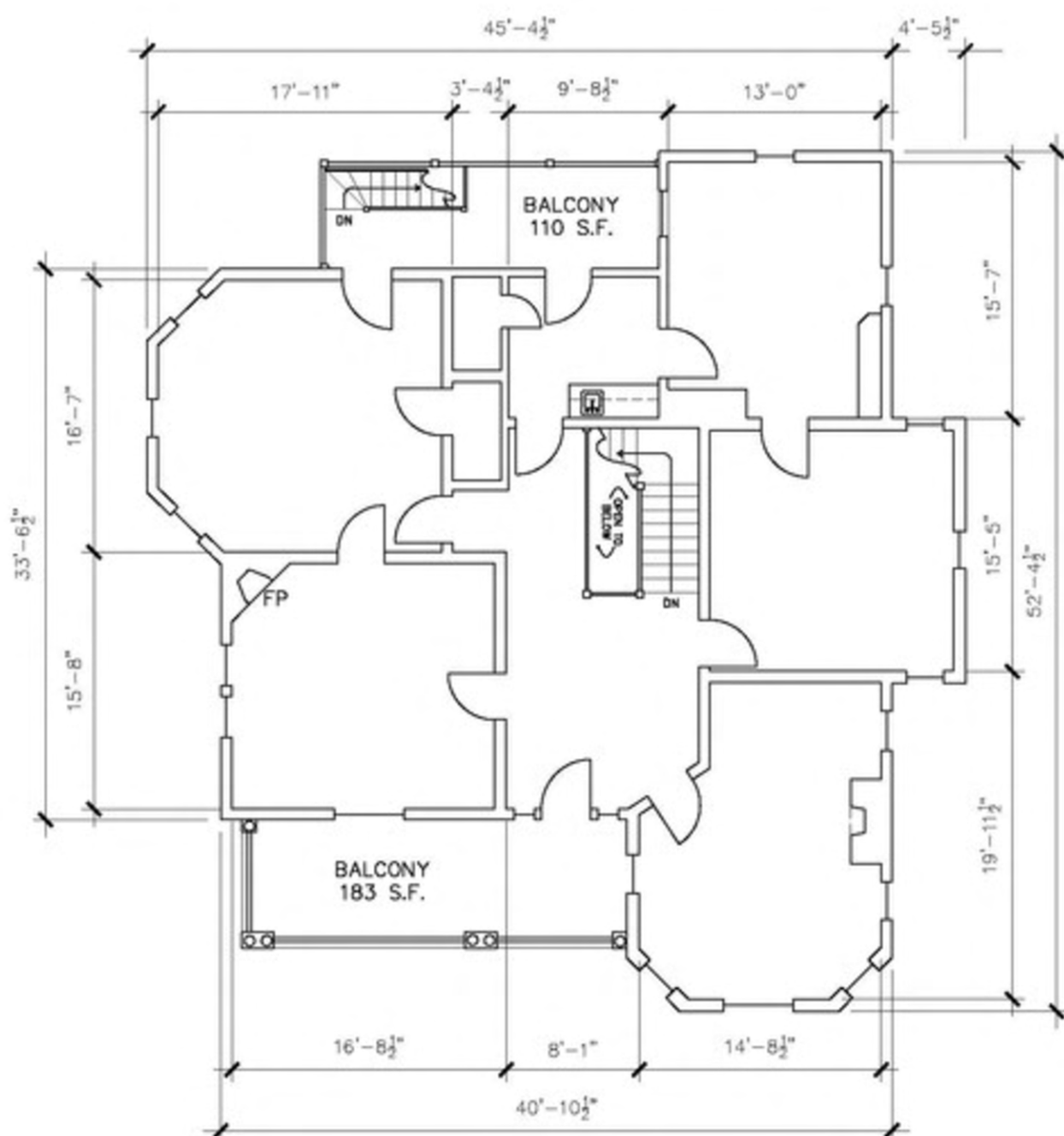
FIRST FLOOR
2210 SAN GABRIEL ST.
AUSTIN, TX 78705
EXTERIOR GROSS AREA: 4,159 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS.
ANSI/BOMA 255.3 - 2018
GROSS 1 - LEASING METHOD
Project No.: 2425.55
Date: December 20, 2024
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PHONE: (512) 342-0114

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SECOND FLOOR
2210 SAN GABRIEL ST.
AUSTIN, TX 78705
EXTERIOR GROSS AREA: 4,159 S.F.

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DIMENSIONSFLOORPLANS.COM
PHONE: (512) 342-8114



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Fike	497227	adam@dovetailcre.com	(512)574-4155
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov