



StreetFront

COMMERCIAL

FREE STANDING BUILDING AVAILABLE

1818 W. 35TH STREET, AUSTIN, TX 78703



BRETT MAZE

Maze@StreetFrontCommercial.com | 512.500.2592

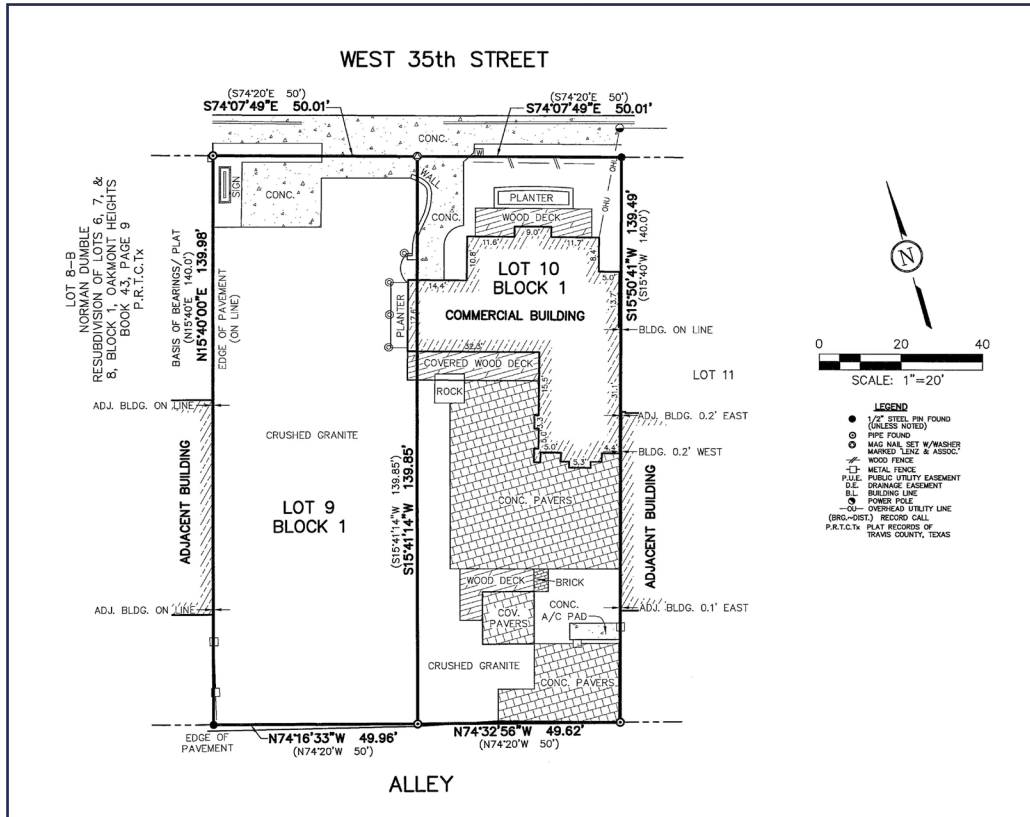
BRITT MORRISON

Morrison@StreetFrontCommercial.com | 512.500.2592

BUILDING AVAILABLE | 1



SURVEY



AVAILABILITY

- » 1,794 SF - First Floor
- » 576 SF - Second Floor



LEASE RATES

Call for Details



TRAFFIC COUNTS (TXDOT)

Mopac Expy: 168,138 VPD ('23)



PROPERTY DETAILS

- » Strong daytime density
- » Approximately 2500sf of patio space and outdoor bar
- » Ability to expand building
- » Fantastic lineup of restaurants along 35th Street



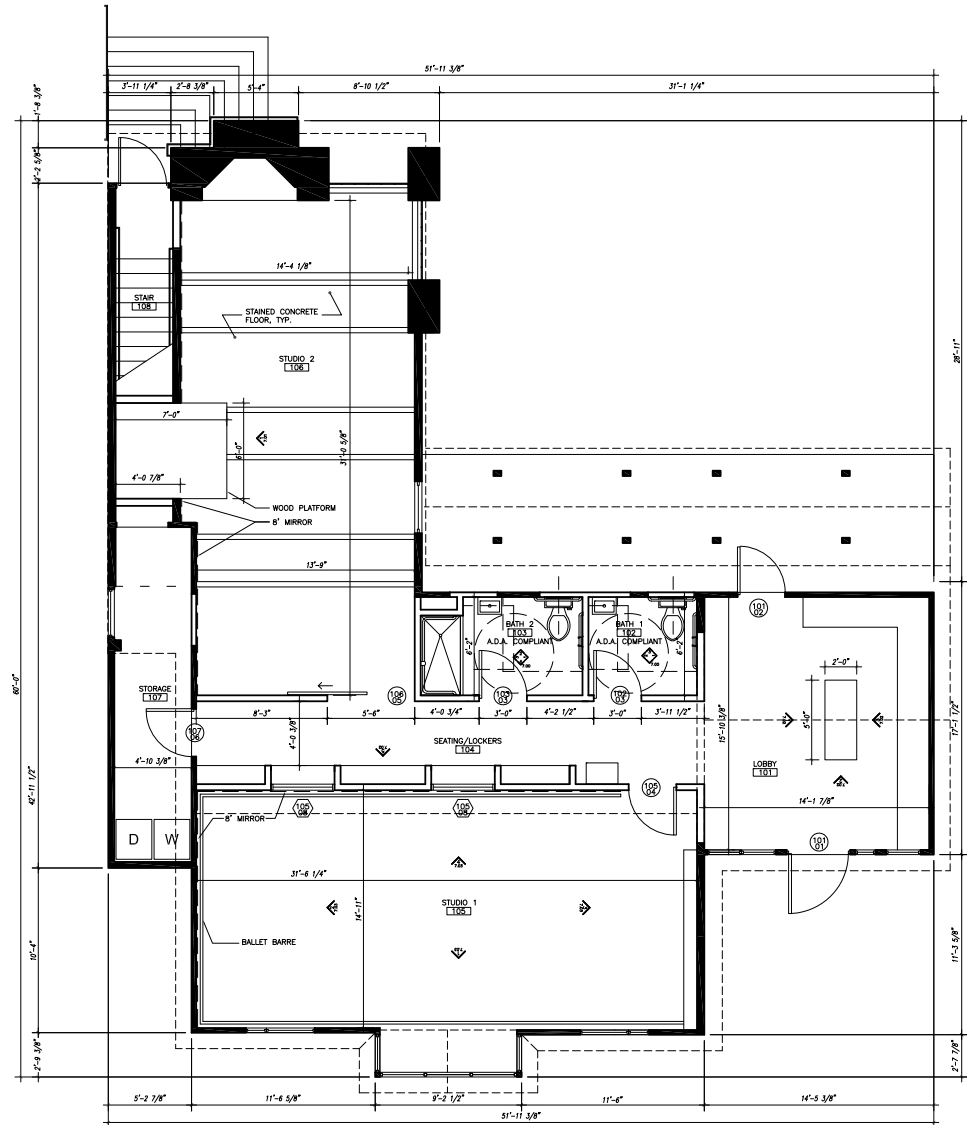
DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	12,826	136,608	346,282
DAYTIME POPULATION	30,416	304,403	588,069
TOTAL HOUSEHOLDS	5,793	63,536	161,395
AVERAGE HH INCOME	\$203,487	\$155,297	\$154,097



NEARBY ATTRACTIONS

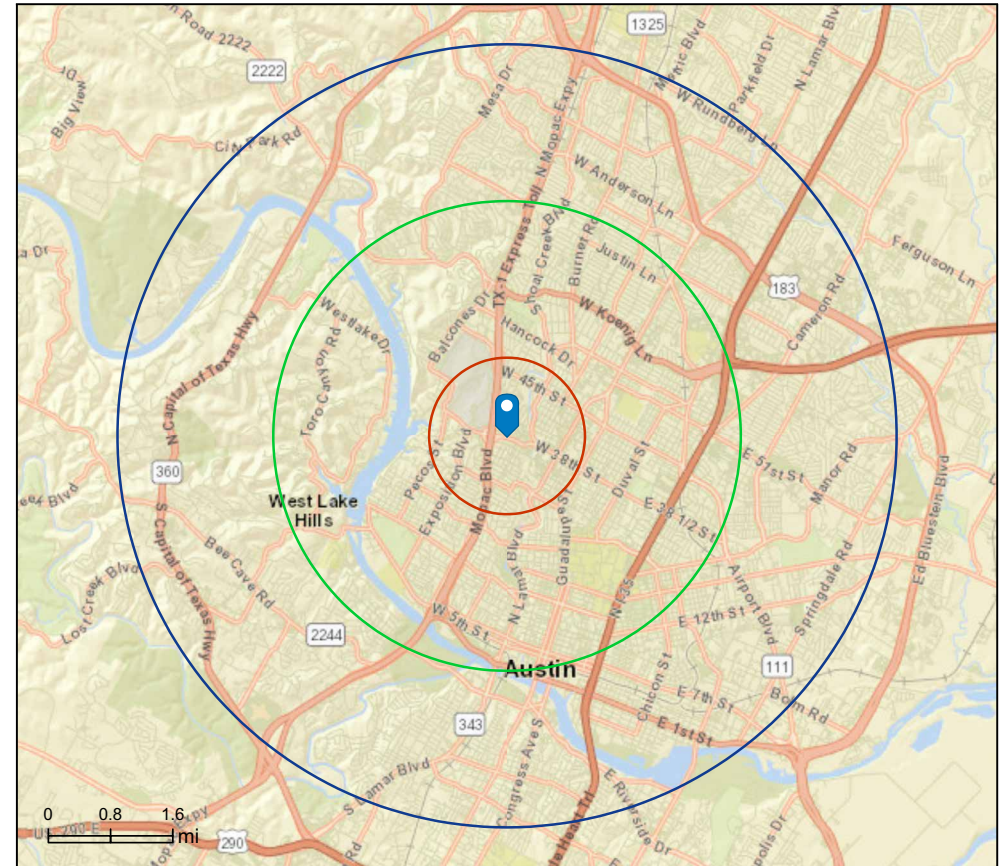




1 LEVEL 1



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,948	112,487	289,448
2020 Total Population	12,029	131,008	332,404
2020 Group Quarters	574	12,661	17,876
2024 Total Population	12,826	136,608	346,282
2024 Group Quarters	588	13,051	18,277
2029 Total Population	12,716	138,054	354,147
2024-2029 Annual Rate	-0.17%	0.21%	0.45%
2024 Total Daytime Population	30,416	304,403	588,069
Workers	24,543	248,084	450,644
Residents	5,873	56,319	137,425
Household Summary			
2010 Households	4,941	49,886	125,155
2010 Average Household Size	2.06	1.98	2.19
2020 Total Households	5,256	59,307	150,489
2020 Average Household Size	2.18	2.00	2.09
2024 Households	5,793	63,536	161,395
2024 Average Household Size	2.11	1.94	2.03
2029 Households	5,903	66,797	171,610
2029 Average Household Size	2.05	1.87	1.96
2024-2029 Annual Rate	0.38%	1.01%	1.23%
2010 Families	2,210	17,529	55,291
2010 Average Family Size	2.91	2.79	3.04
2024 Families	2,857	21,940	63,596
2024 Average Family Size	2.91	2.76	2.95
2029 Families	2,856	22,304	65,430
2029 Average Family Size	2.85	2.70	2.88
2024-2029 Annual Rate	-0.01%	0.33%	0.57%
Housing Unit Summary			
2000 Housing Units	5,196	50,017	126,589
Owner Occupied Housing Units	52.2%	38.5%	39.4%
Renter Occupied Housing Units	44.2%	57.1%	56.6%
Vacant Housing Units	3.7%	4.4%	4.0%
2010 Housing Units	5,508	55,375	139,197
Owner Occupied Housing Units	51.1%	36.1%	37.8%
Renter Occupied Housing Units	38.7%	54.0%	52.2%
Vacant Housing Units	10.3%	9.9%	10.1%
2020 Housing Units	5,672	66,312	166,406
Owner Occupied Housing Units	52.4%	33.3%	35.3%
Renter Occupied Housing Units	40.3%	56.1%	55.1%
Vacant Housing Units	7.1%	10.1%	9.5%
2024 Housing Units	6,270	71,839	180,524
Owner Occupied Housing Units	52.1%	32.7%	35.2%
Renter Occupied Housing Units	40.3%	55.7%	54.2%
Vacant Housing Units	7.6%	11.6%	10.6%
2029 Housing Units	6,518	76,007	192,441
Owner Occupied Housing Units	49.5%	31.3%	33.5%
Renter Occupied Housing Units	41.1%	56.5%	55.7%
Vacant Housing Units	9.4%	12.1%	10.8%
2024 Households by Income			
Household Income Base	5,793	63,536	161,395
<\$15,000	4.7%	13.9%	13.9%
\$15,000 - \$24,999	1.7%	3.5%	4.0%
\$25,000 - \$34,999	4.7%	4.5%	4.5%
\$35,000 - \$49,999	6.8%	7.3%	7.9%
\$50,000 - \$74,999	11.1%	12.6%	13.9%
\$75,000 - \$99,999	7.4%	9.9%	10.7%
\$100,000 - \$149,999	13.9%	13.2%	13.3%
\$150,000 - \$199,999	14.8%	10.4%	10.9%
\$200,000+	34.9%	24.7%	24.1%
Average Household Income	\$203,487	\$155,297	\$154,097



2024 Population 25+ by Educational Attainment			
Total	9,248	84,943	240,271
Less than 9th Grade	0.6%	0.8%	3.5%
9th - 12th Grade, No Diploma	1.5%	1.1%	2.4%
High School Graduate	4.8%	5.3%	7.8%
GED/Alternative Credential	0.4%	1.2%	1.9%
Some College, No Degree	7.5%	9.4%	10.9%
Associate Degree	3.3%	3.0%	4.0%
Bachelor's Degree	38.9%	45.0%	40.7%
Graduate/Professional Degree	43.1%	34.2%	28.7%
2024 Population 18+ by Marital Status			
Total	10,827	122,477	301,530
Never Married	34.8%	59.3%	50.5%
Married	49.6%	31.7%	37.6%
Widowed	6.9%	2.5%	3.2%
Divorced	8.7%	6.5%	8.8%



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
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