

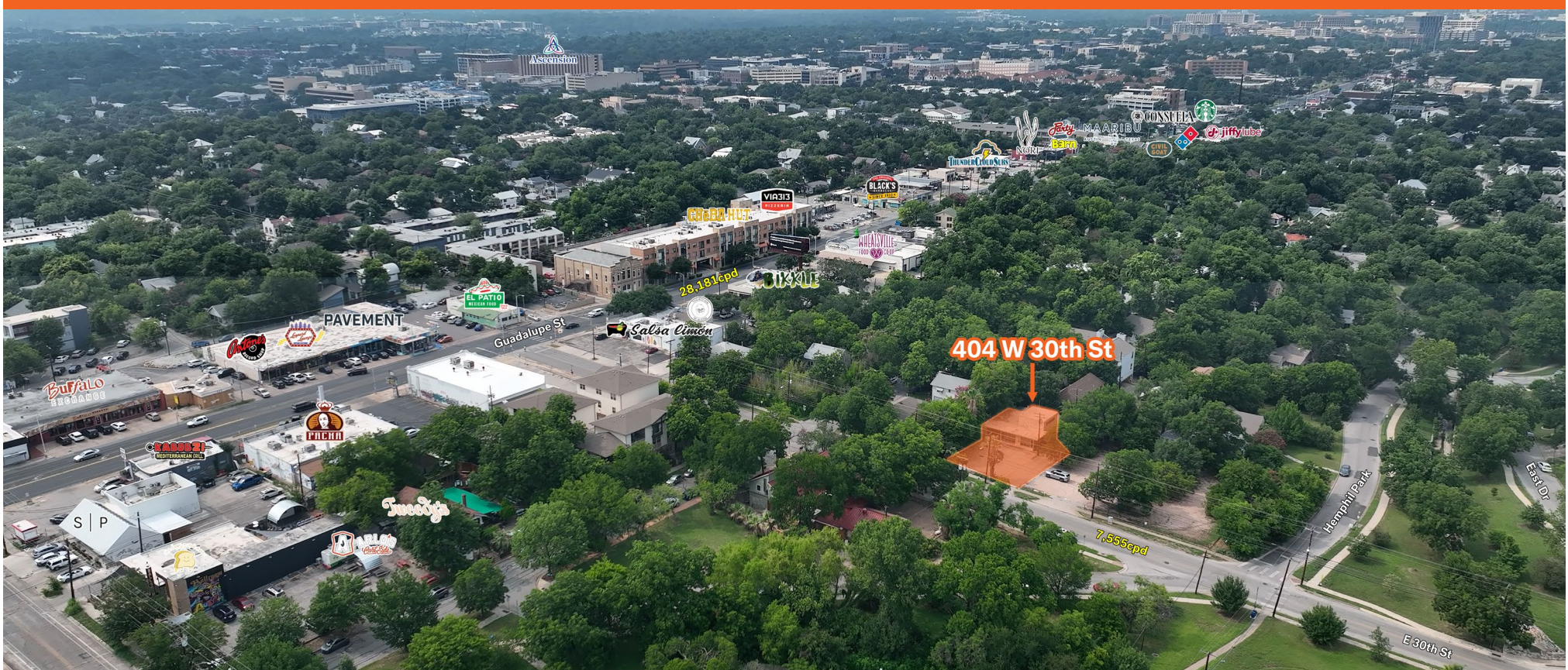


404 W. 30th

FREESTANDING RETAIL OPPORTUNITY IN CENTRAL AUSTIN | 404 W. 30th St, Austin, TX 78705

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2023 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	37,755
3 MILE	164,682
5 MILE	370,300



HOUSEHOLDS

1 MILE	15,382
3 MILE	77,514
5 MILE	170,436



DAYTIME POPULATION

1 MILE	103,866
3 MILE	359,922
5 MILE	606,796

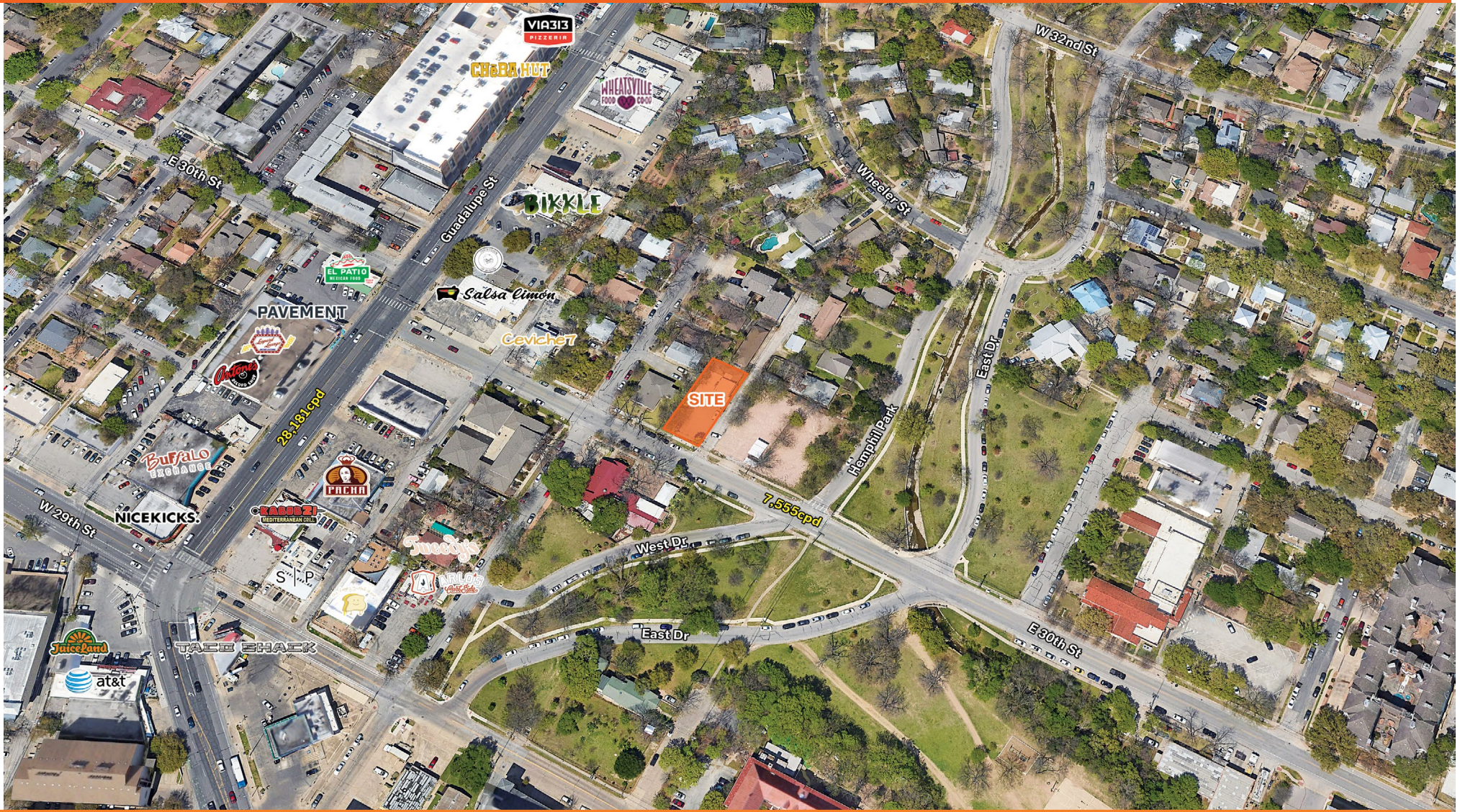


AHHI

1 MILE	\$57,345
3 MILE	\$97,423
5 MILE	\$91,706

PROPERTY INFORMATION

- **Total Size: 2,804 SF** (1st floor: 2,323 sf; 2nd floor: 481 sf)
- Base Zoning for the property is LO-NCCD-NP (please see page 7 for details)
- 9 Parking Spots
- Building and Street Signage Available
- Located North of UT Campus - 1 block east of Guadalupe St
- Owner is currently renovating the interior of the building- please inquire for details



LOCATION

404 W 30th St
Austin, Texas 78705



AVAILABLE SPACE

Total: 2,804 SF
1st Floor: 2,323 SF
2nd Floor: 481 SF



TRAFFIC COUNTS

28,181 CPD
Guadalupe St

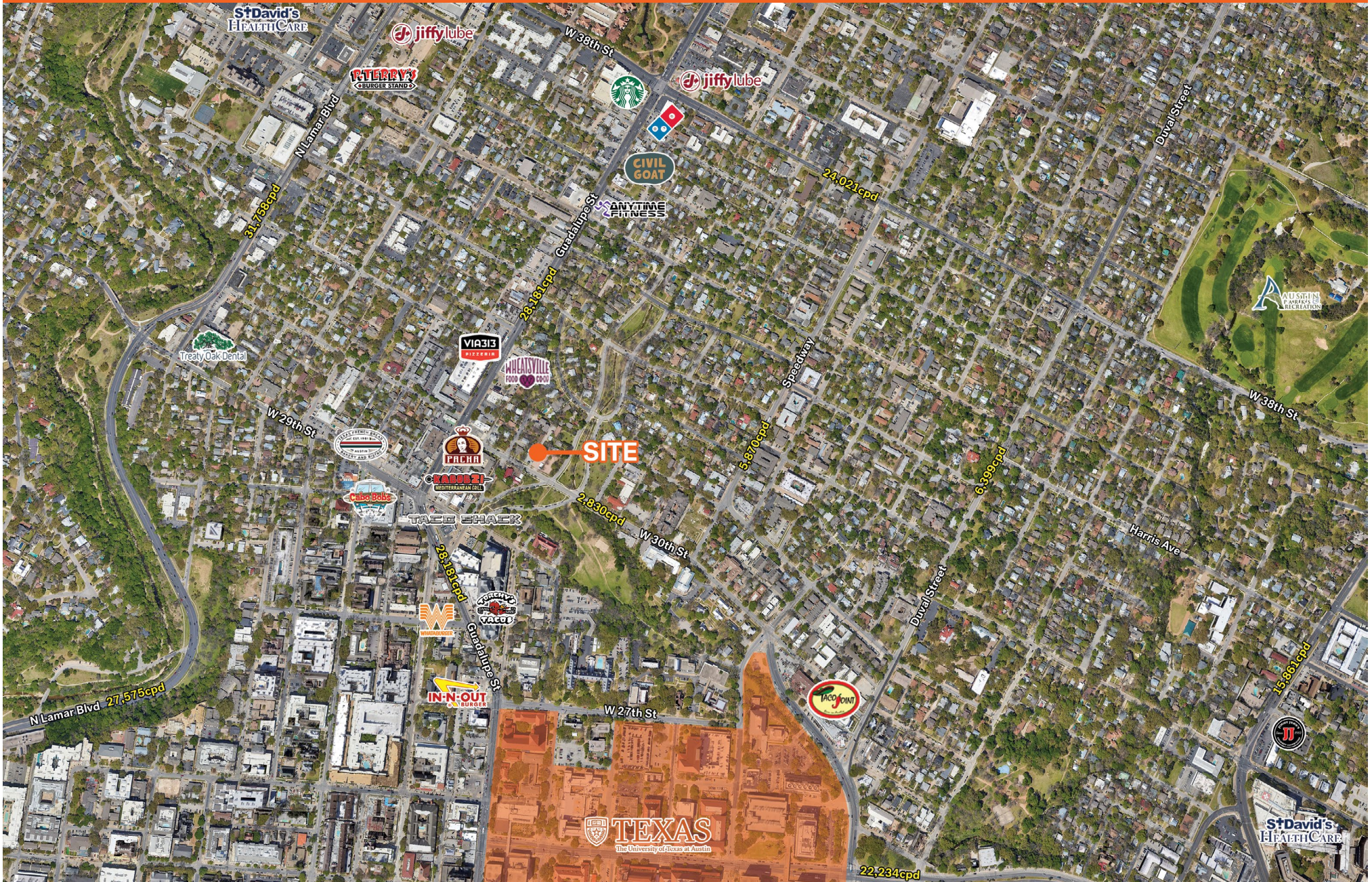
7,555 CPD
East 30th St

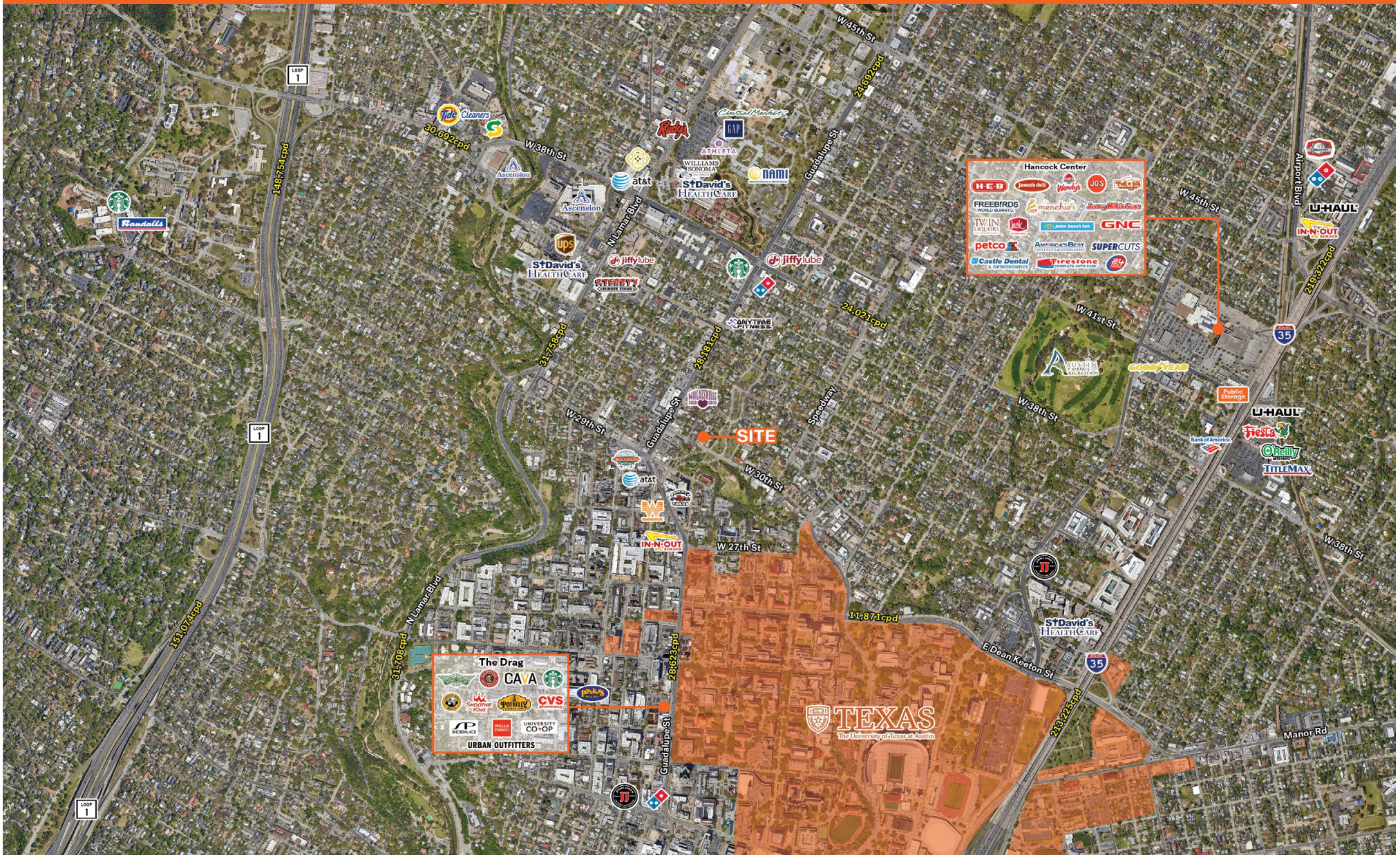


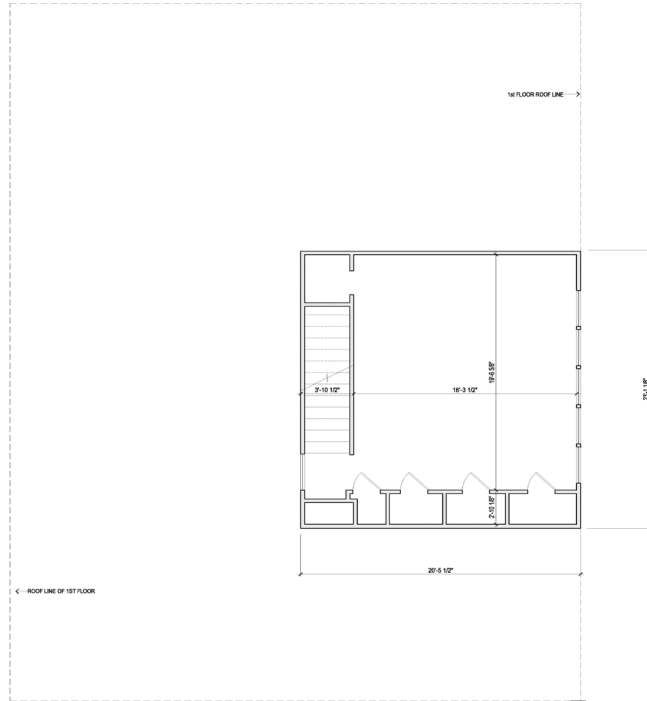
RATE

Please call





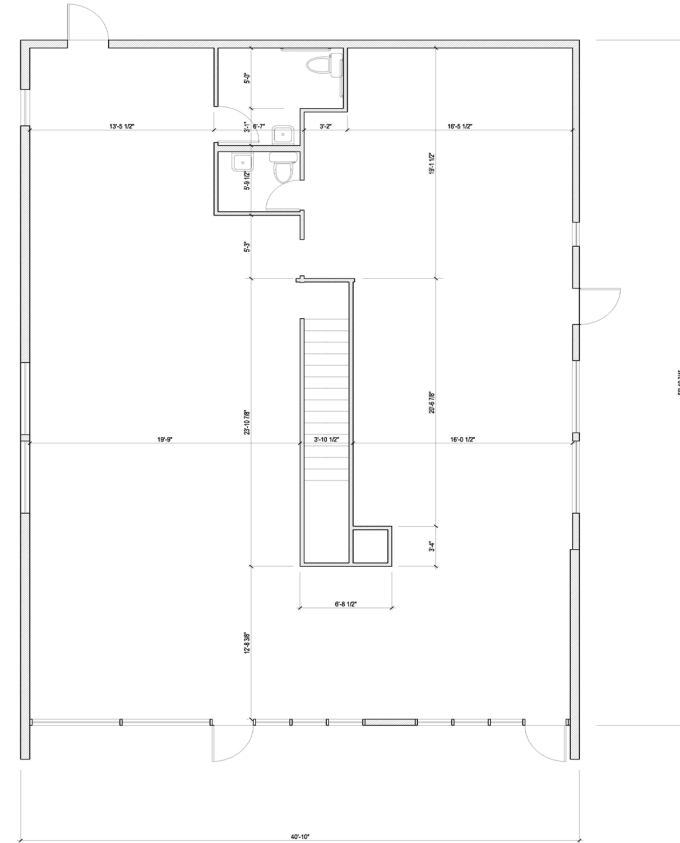




2nd FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

TOTAL LEASE AREA (GROSS)- 481.2 SF



1st FLOOR SPACE PLAN

SCALE: 1/4" = 1'-0"

TOTAL LEASE AREA (GROSS)- 2,323.25 SF

taniguchi
architects

SINGLE TENANT LEASE SCENARIO
404 West 30th Street
07/12/23

ISSUED:
 7-27-23 space plan for marketing

Project No:
 File: commercial 23-003
 Drawn by: EKT
 Reviewed by: EKT
 Date:

REVISIONS
1
2
3
4

SHEET NUMBER
A1.0

SINGLE TENANT LEASE SCENARIO



Permitted and Conditional Uses of
404 West 30th Street
and neighboring properties in “Adams Park 3A District”
per North University Neighborhood Conservation Plan
Ordinance 040826-58 as amended by 20070111-077 and 20081120-026

Base zoning:

LO-NCCD-NP

Permitted residential uses

Bed & Breakfast (Groups 1 & 2)
Multi-family residential
Retirement Housing (Small Site)
Single Family Residential
Two-Family Residential

Conditional residential uses

Retirement housing (Large Site)

Permitted commercial uses

Administrative and Business Offices
Art Gallery
Art Workshop
Business support services (limited to 5,000
gross square feet)
Communications Services
Consumer Convenience Services
Consumer Repair Services
Food Preparation
Food Sales (limited to 2,500 gross square
feet)
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Medical Offices (not exceeding 5,000 sq. ft.
gross floor area)
Personal Improvement Services
Personal Services
Pet Services
Professional Office
Restaurant (General)
Restaurant (Limited)
Software Development
Theater

Conditional commercial uses

Business or Trade School
Indoor Sports and Recreation
Medical Offices (exceeding 5,000 sq. ft. gross
floor area)
Outdoor Sports and Recreation
Plant Nursery
Special Use Historic (Not applicable)

Permitted industrial uses

Custom manufacturing (limited to 2,500
gross sq. ft.)
Urban Farm

Permitted Civic Uses

Administrative Services
Cultural Services
Day Care Services (Limited)
Family Home
Group Home, Class I (Limited)
Public Primary Educational Facilities
Public Secondary Educational Facilities
Religious Assembly

Conditional Civic Uses

Communication Service Facilities
Community Recreation (Private)
Community Recreation (Public)
Day Care Services (Commercial)
Day Care Services (General)
Group Home, Class I (General)
Local Utility Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Safety Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

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info@edge-re.com

512.391.6220

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.