

Real Estate

Harrison-Pearson

Since 1918

For Sale

1610-1612 S. Congress Avenue
Austin, Texas 78704
5,280+/- sq. ft. Restaurant Building
13,813+/- sq. ft. Land Area

Location: 1610-1612 S. Congress Avenue is prominently located in the heart of the South Congress Business District, at the northwest corner of South Congress and W. Milton Street. The Property is best known as the home of Vespaio (Italian) Restaurant & Chapulin Cantina.

Building: 1935 vintage, one story, free standing, masonry, single Tenant occupied, restaurant ("Building"), containing a rentable area of 5,280+/- square feet of floor space. The Building is divided into two (2) retail store fronts (1610 S. Congress – Vespaio Restaurant) and (1612 S. Congress - Chapulin Cantina).

Land: The ("Land") area totals 13,813+/- square feet of surface area or .3171+/- acre (see Survey). The Land has 98.3 feet of frontage along Congress Avenue and an over-all depth of 140 feet along W. Milton Street. The Land slopes gradually from East to West and also from South to North, providing adequate drainage. The Land area, not covered by Building is paved. An alley at the rear of the Property connects W. Milton Street with W. Monroe Street and provides additional access to the Property. The Property's legal description is LOT 5&6, BLOCK 22, SWISHER ADDITION, AUSTIN, TRAVIS COUNTY, TX.

Zoning/ Flood Plain: Commercial Services (CS-V-CO-NP), allows for a building height of sixty (60') feet. Flood Zone X indicates the Property is located outside the 500-year flood zone).

Demographics: The Property ID is 04000013180000 or 302172. For 78704 Zip Code the average annual Income is \$141,341.00, median age is 37, and white collar jobs comprise 87%. The Congress Avenue Traffic Count totals 11,090 per day.

Parking: 20+/- On Site, plus additional Store Front parking on Congress Avenue.

Lease Status: The Lease Term for both restaurants expires April 30, 2025; but the Lease grants Tenant an option to extend the term to March 31, 2035.



Don Heimbecker

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SALE PRICE \$13,500,000

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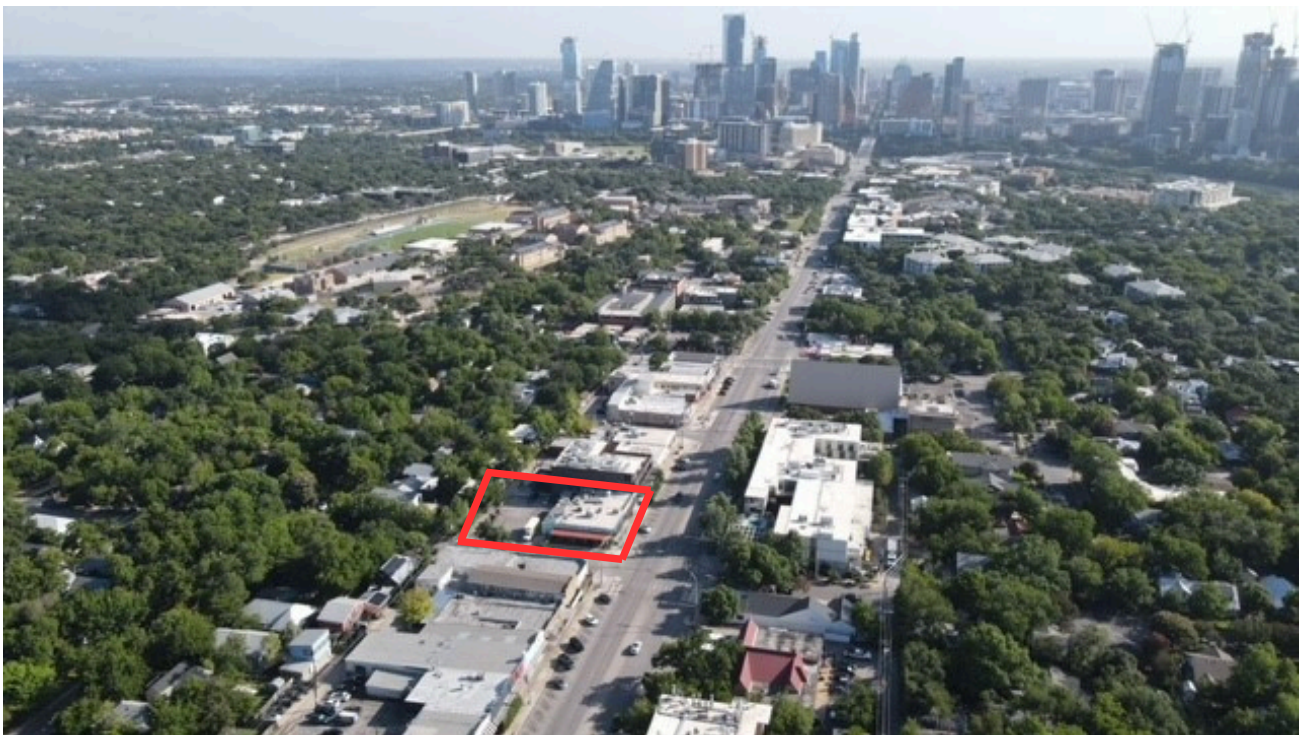
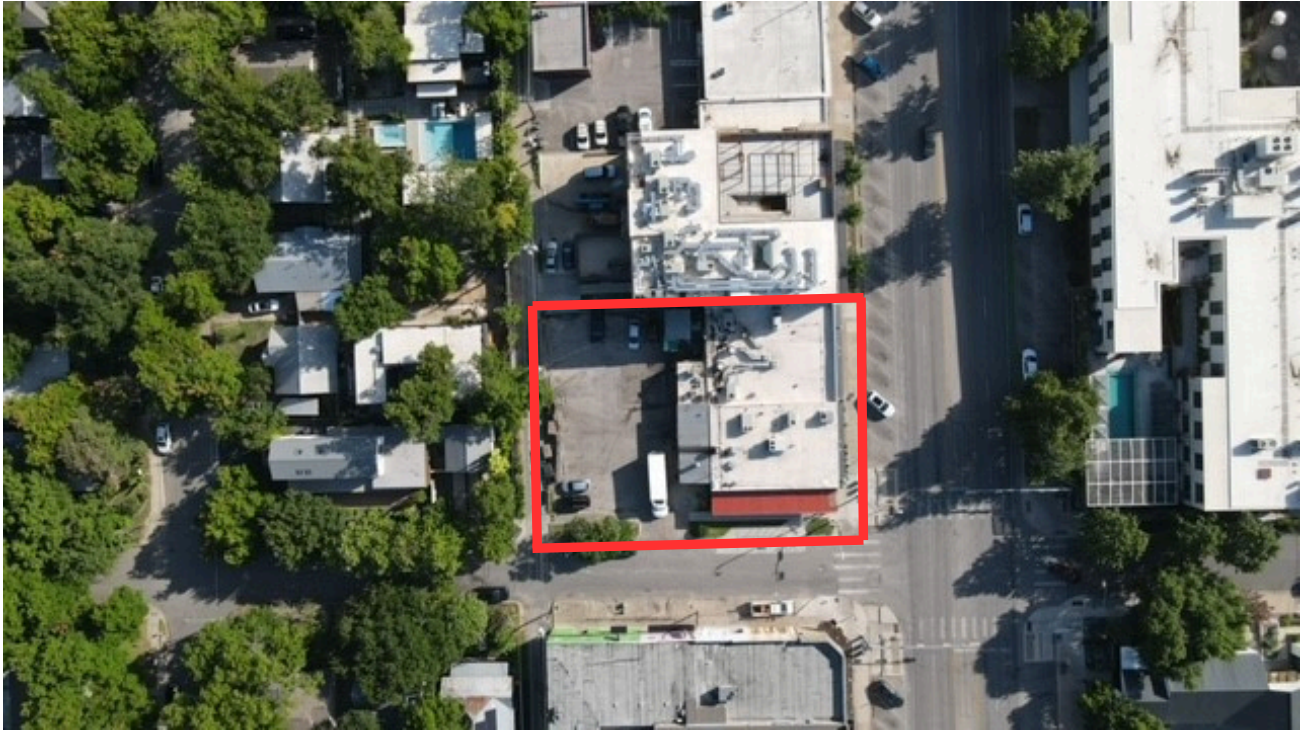
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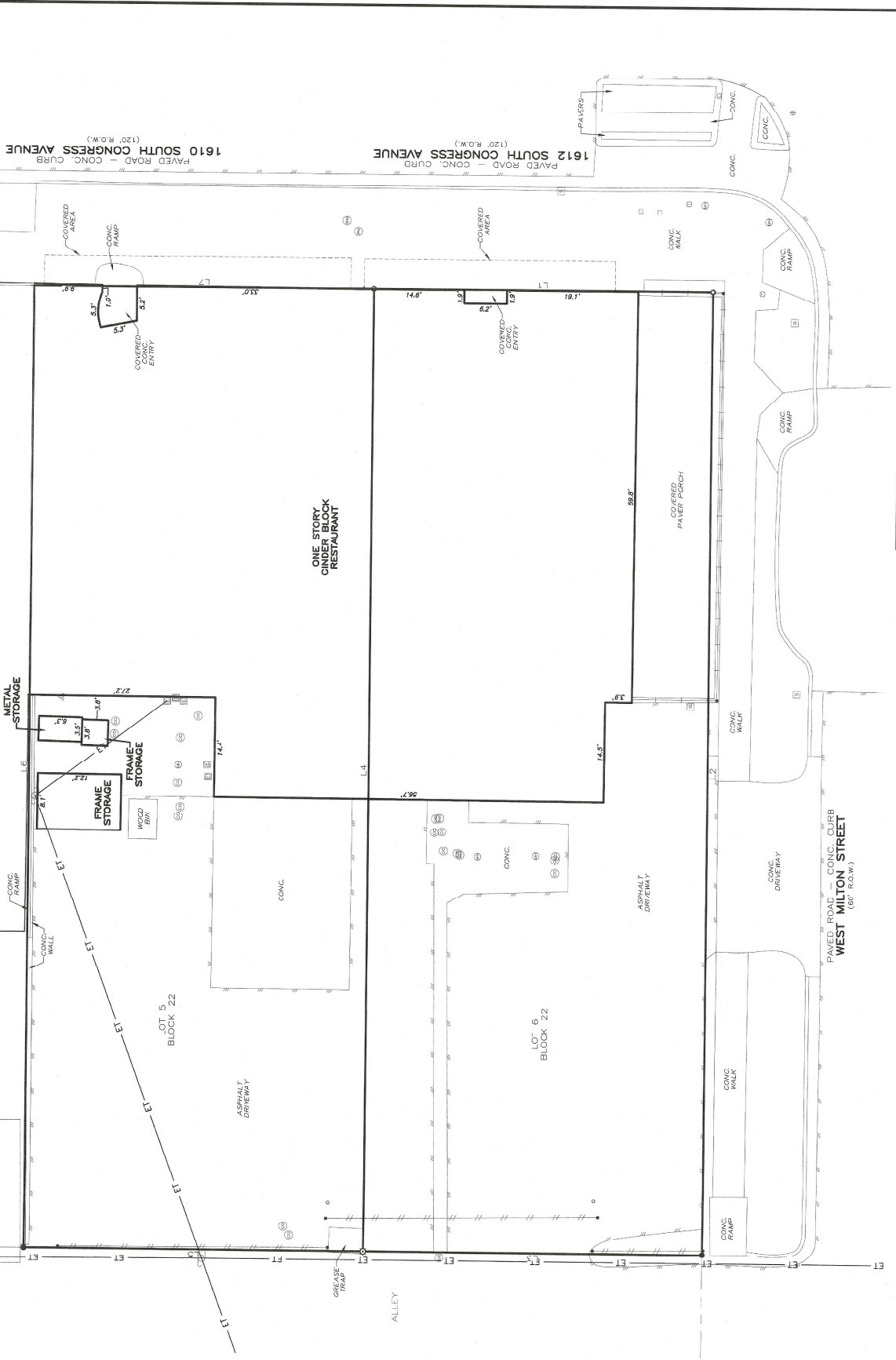


All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The offering is subject to prior sale, change of price or terms, or withdrawal without notice.

RESTRICTIVE COMMENTS
 1) RESTRICTIVE COORDINATES - #20302647 (TRACT 1) SUBJECT TO
 2) RESTRICTIVE COORDINATES - #20302647 (TRACT 2) SUBJECT TO
 3) RESTRICTIVE COORDINATES - #20302647 (TRACT 3) SUBJECT TO
 4) RESTRICTIVE COORDINATES - #20302647 (TRACT 4) SUBJECT TO
 5) RESTRICTIVE COORDINATES - #20302647 (TRACT 5) SUBJECT TO
 6) RESTRICTIVE COORDINATES - #20302647 (TRACT 6) SUBJECT TO
 7) RESTRICTIVE COORDINATES - #20302647 (TRACT 7) SUBJECT TO
 8) RESTRICTIVE COORDINATES - #20302647 (TRACT 8) SUBJECT TO
 9) RESTRICTIVE COORDINATES - #20302647 (TRACT 9) SUBJECT TO
 10) RESTRICTIVE COORDINATES - #20302647 (TRACT 10) SUBJECT TO
 11) RESTRICTIVE COORDINATES - #20302647 (TRACT 11) SUBJECT TO
 12) RESTRICTIVE COORDINATES - #20302647 (TRACT 12) SUBJECT TO
 13) RESTRICTIVE COORDINATES - #20302647 (TRACT 13) SUBJECT TO
 14) RESTRICTIVE COORDINATES - #20302647 (TRACT 14) SUBJECT TO
 15) RESTRICTIVE COORDINATES - #20302647 (TRACT 15) SUBJECT TO
 16) RESTRICTIVE COORDINATES - #20302647 (TRACT 16) SUBJECT TO
 17) RESTRICTIVE COORDINATES - #20302647 (TRACT 17) SUBJECT TO
 18) RESTRICTIVE COORDINATES - #20302647 (TRACT 18) SUBJECT TO
 19) RESTRICTIVE COORDINATES - #20302647 (TRACT 19) SUBJECT TO
 20) RESTRICTIVE COORDINATES - #20302647 (TRACT 20) SUBJECT TO

THIS AREA DOES NOT APPEAR TO BE IN THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS. THIS STATEMENT IS NOT MADE TO BE USED AS EVIDENCE IN A COURT OF LAW.

TRACT 2: LOTS 5 AND 6, BLOCK 22, SWISHER ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 2, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 16327.12° W	49.30'
L2	N 75281.44° W	140.34'
L3	N 16355.17° E	49.30'
L4	S 75281.56° E	139.99'
L5	N 16356.17° E	49.41'
L6	S 75281.56° E	139.92'
L7	S 16352.2° W	49.41'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
R1	-	49.33'
R2	-	140.00'
R3	-	49.33'
R4	-	40.00'
R5	-	49.33'
R6	-	40.00'
R7	-	49.33'

Scale: 1" = 10'
 BEARINGS CITED HEREON BASED ON THE STATE PLAT COORDINATE SYSTEM, NORTH AMERICAN 1983, TEXAS CENTRAL ZONE.

LEGEND

1/2" IRON ROD SOUND	1/2" IRON ROD SOUND
CALCULATED POINT	CALCULATED POINT
MAN MADE NAUL SET	MAN MADE NAUL SET
CONCRETE POST	CONCRETE POST
WOOD FENCE	WOOD FENCE
UTILITY POLE	UTILITY POLE
CELESTIAL TELEPHONE LINES	CELESTIAL TELEPHONE LINES
CONCRETE	CONCRETE
ASPHALT DRIVEWAY	ASPHALT DRIVEWAY
PAVED ROAD - CONC. CURB	PAVED ROAD - CONC. CURB
CONC. DRIVEWAY	CONC. DRIVEWAY
CONC. WALK	CONC. WALK
CONC. RAMP	CONC. RAMP
PAVERS	PAVERS
COVERED AREA	COVERED AREA
COVERED PAVEMENT	COVERED PAVEMENT
WATER METER	WATER METER
BRASS CANTIT	BRASS CANTIT
RECORD INFORMATION	RECORD INFORMATION
RIGHT-OF-WAY	RIGHT-OF-WAY

WILLIAM G. STEWART
 LICENSED PROFESSIONAL LAND SURVEYOR
 No. 16788
 EXPIRES 08-31-2025

8-10-23
 DAY OF AUGUST, 2023, A.D.

TEXAS LAND SURVEYING, INC. - A Land Surveying Firm
 3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 TBPBELS LAND SURVEYING FIRM, INC. 00000200
 TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FOR THE USE OF THIS INSTRUMENTAL EASE DOCUMENT.

PROPERTY TO INDEPENDENT TITLE / TITLE RESOURCES GUARANTY COMPANY / GREG S. SMITH / GFF 232241-14W
 STATE OF TEXAS
 COUNTY OF WILLAMSON
 MAKE IT THE DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION, COMMENTS, SURFACES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND ALL NECESSARY RECORDS RECORDED HEREIN, EXCEPT AS SHOWN HEREON.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Harrison-Pearson Assoc., Inc.	389551	sam@hpaoffice.com	(512)472-6201
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel T. Pritchard	531170	pritchard@hpaoffice.com	(512)472-6201
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Don Heimbecker	761549	donh@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Harrison-Pearson Assoc., 4014 Medical Parkway Austin TX 78756
Deanna Ange

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (512)472-6201 Fax: (512)472-6461

IABS form

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sammy Lee Calliham	244209	sam@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

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