

IMPACT

COMMERCIAL GROUP
COMPASS

Prime E 7th St Infill Opportunity <600 ft from I-35

\$2,499,990

Located within the **Plaza Saltillo** Transit Oriented District Designation within the **Corridor Mixed-Use Subdistrict** allows for **broadest potential uses** in the District

.27 AC

60' BUILDING HEIGHT

95% IMPERVIOUS COVER

UP TO 45 living units/AC

VIEWS TO DOWNTOWN



Brushy St

ALTO

60' Midrise

110,000 sf

Class A Office (2025)

East 6th St

92'

128'

60'

San Marcos St

96/100 Walkability Score

East 7th St

917-919 East 7th Street

PRIME LOCATION WITHIN RAPIDLY DEVELOPING IH-35 CORRIDOR



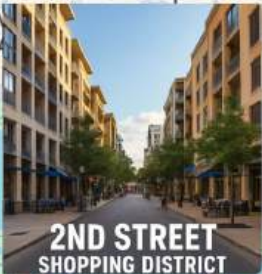
**6TH STREET
ENTERTAINMENT DISTRICT**



TEXAS CAPITOL



DOWNTOWN



**2ND STREET
SHOPPING DISTRICT**



**LADY BIRD
LAKE**



**RAINEY STREET
AUSTIN**



**700 River
Newly Built
Luxury Apts**



**Fairmont Austin
Welcome to
Fairmont Austin**



Museum of the Weird



901 East 6th - 5-Story
139,188 sf
Creative Office (2021)

Centro - 5-story
Office + Retail (2022)

1801 East 6th - 5-Story
147,270 sf
Class A Office (2019)

ARRIVE - 5-Story
77,000 sf
Boutique Hotel (2019)

Juno - 5-Story
Multi-family (2022)

The Arnold - 5-Story
Mixed-use (2018)

Residences @ Saltillo - 5-Story
110,000 sf
Mixed Use (2019)

ALTO - 60' Mid-rise
110,000 sf
Class A Office (2025)

565 FT FROM IH-35
14,000+ VEHICLES PER DAY
96/100 WALKABILITY SCORE
4 MIN WALK TO DOWNTOWN
12 MIN TO AIRPORT





Information About Brokerage Services

2-10-2025

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. **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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Jeffrey Schnabel / Sasha Lifschitz	550827/661649	Impact@Compass.com	737-843-4300
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1



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