

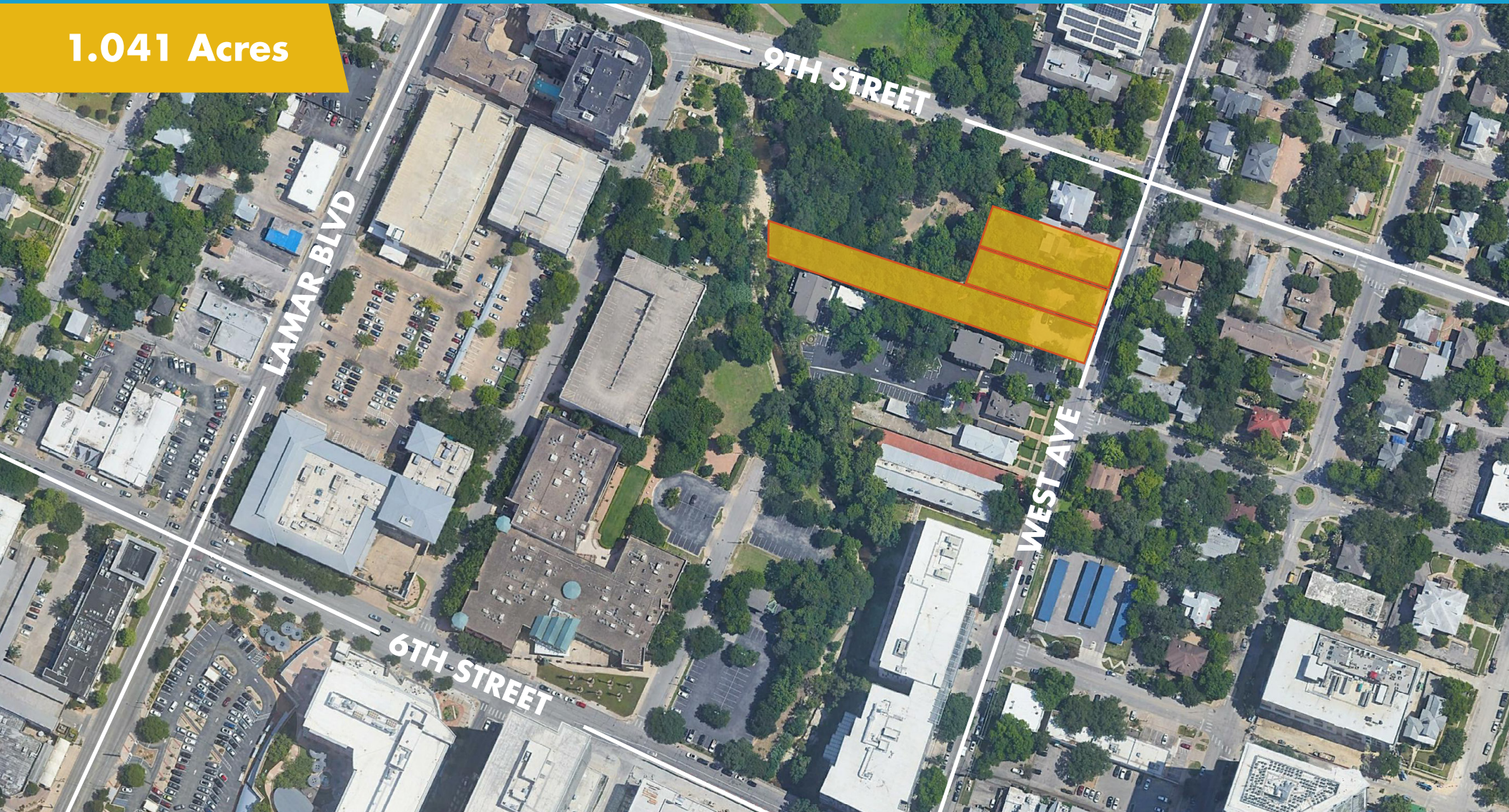
# FOR GROUND LEASE

# 802, 804 & 806 WEST AVE

802, 804 & 806 WEST AVENUE • AUSTIN, TEXAS 78701



1.041 Acres





# FOR GROUND LEASE **802, 804 & 806 WEST AVE**

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## Site

Three Parcel Assemblage  
1.041 Acres Total

## FAR

1:1\*

## Zoning

GO\*

## Ground Lease Term

99 years

## Current Use

Commercial

\*With downtown density bonus the FAR goes to 3:1 and max height goes to 90'.



## SITE HIGHLIGHTS:

- Walking distance to downtown/Congress Avenue
- Walking distance to dozens of apartments, hotels, restaurants, and bars along W. 6th St. and Lamar Blvd. including the Whole Foods Flagship store
- 5-minute drive to Mopac Expressway
- 5-minute drive to IH-35
- Unrivaled access to N. Lamar Blvd.

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# LOCATION AERIAL

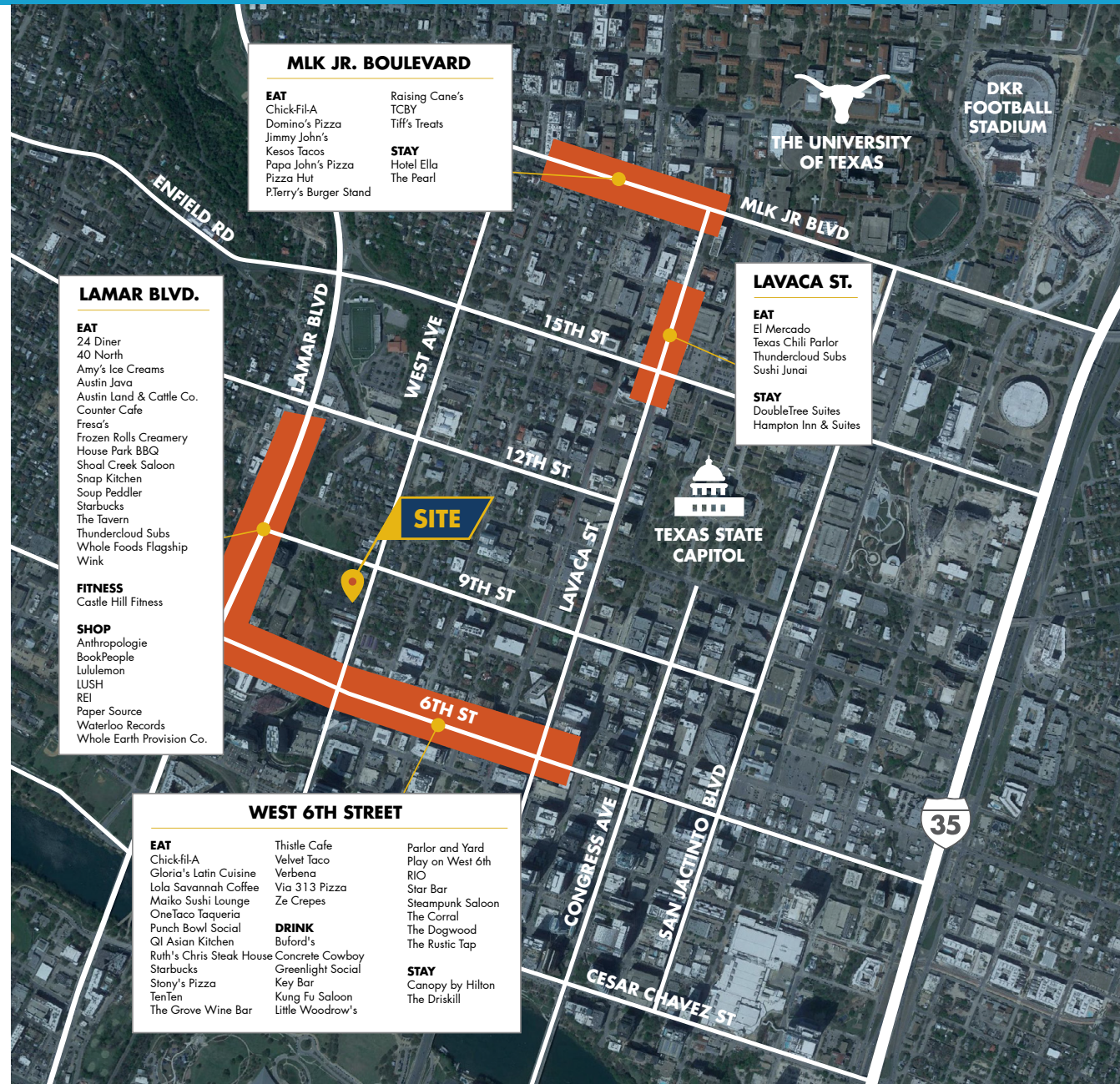
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### Nearby Destinations

Destination	Miles	Minutes
Downtown Austin	>1 mile	>5 min
IH-35	1 mile	5 min
Mopac (Loop 1)	1 mile	5 min
ABIA Airport	11 miles	15 min
The Domain	12 miles	15 min
San Antonio	80 miles	1.5 hours
Houston	160 miles	2.5 hours
Dallas	195 miles	3 hours



#### MLK JR. BOULEVARD

<b>EAT</b> Chick-Fil-A Domino's Pizza Jimmy John's Kesos Tacos Papa John's Pizza Pizza Hut P.Terry's Burger Stand	Raising Cane's TCBY Tiff's Treats
<b>STAY</b> Hotel Ella The Pearl	

**THE UNIVERSITY OF TEXAS**

**DKR FOOTBALL STADIUM**

#### LAVACA ST.

<b>EAT</b> El Mercado Texas Chili Parlor Thundercloud Subs Sushi Junai
<b>STAY</b> DoubleTree Suites Hampton Inn & Suites

#### LAMAR BLVD.

<b>EAT</b> 24 Diner 40 North Amy's Ice Creams Austin Java Austin Land & Cattle Co. Counter Cafe Fresa's Frozen Rolls Creamery House Park BBQ Shoal Creek Saloon Snap Kitchen Soup Peddler Starbucks The Tavern Thundercloud Subs Whole Foods Flagship Wink
<b>FITNESS</b> Castle Hill Fitness
<b>SHOP</b> Anthropologie BookPeople Lululemon LUSH REI Paper Source Waterloo Records Whole Earth Provision Co.

#### WEST 6TH STREET

<b>EAT</b> Chick-fil-A Gloria's Latin Cuisine Lola Savannah Coffee Maiko Sushi Lounge OneTaco Taqueria Punch Bowl Social Qi Asian Kitchen Ruth's Chris Steak House Starbucks Stony's Pizza TenTen The Grove Wine Bar	Thistle Cafe Velvet Taco Verbena Via 313 Pizza Ze Crepes	Parlor and Yard Play on West 6th RIO Star Bar Steampunk Saloon The Corral The Dogwood The Rustic Tap
<b>DRINK</b> Butford's Ruth's Chris Steak House Starbucks Stony's Pizza TenTen The Grove Wine Bar	Concrete Cowboy Greenlight Social Key Bar Kung Fu Saloon Little Woodrow's	<b>STAY</b> Canopy by Hilton The Driskill

**SITE**





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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**Christopher Perry** 428511 perry@aquilacommercial.com 512-684-3803

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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 \_\_\_\_\_