



**FOR SALE**

508 E 53rd Street #100, Austin TX 78751

  
**LEGENDS**  
REAL ESTATE

# THE OFFERING

Located on a highly visible stretch of North Loop Blvd in North Hyde Park just 3 miles from the Capitol, UT Campus, and Downtown - this 1,300 SF commercial condo is ideal for boutique offices, retail, creative studios, or showroom use.

## KEY DETAILS:

**DMA Region:** Austin, Texas

**Submarket:** Central Austin

**Size:** 1,300 sq. ft.

## Highlights:

- 5 reserved parking spaces
- 1 shared handicap space
- Easy access to Hwy 290 & IH-35
- Nearby: Home Slice Pizza, foreign and Domestic, Kome

## CALL BROKER FOR PRICING



**FRANK SEELY**, Broker

512-750-8150

Frank@legendsrealestate.com

**KATELYNN NUNEZ**

512-216-8805

Katelynn@legendsrealestate.com

**WILLIAM ROBERTSON**

512-808-6805

william@legendsrealestate.com

# DEMOCRAPHICS

1 MILE

**21,575**  
POPULATION ESTIMATE

**28,407**  
DAYTIME POPULATION

**\$120,602**  
AVG HOUSEHOLD INCOME

**11,995**  
HOUSEHOLDS

3 MILE

**177,871**  
POPULATION ESTIMATE

**256,619**  
DAYTIME POPULATION

**\$122,183**  
AVG HOUSEHOLD INCOME

**80,076**  
HOUSEHOLDS

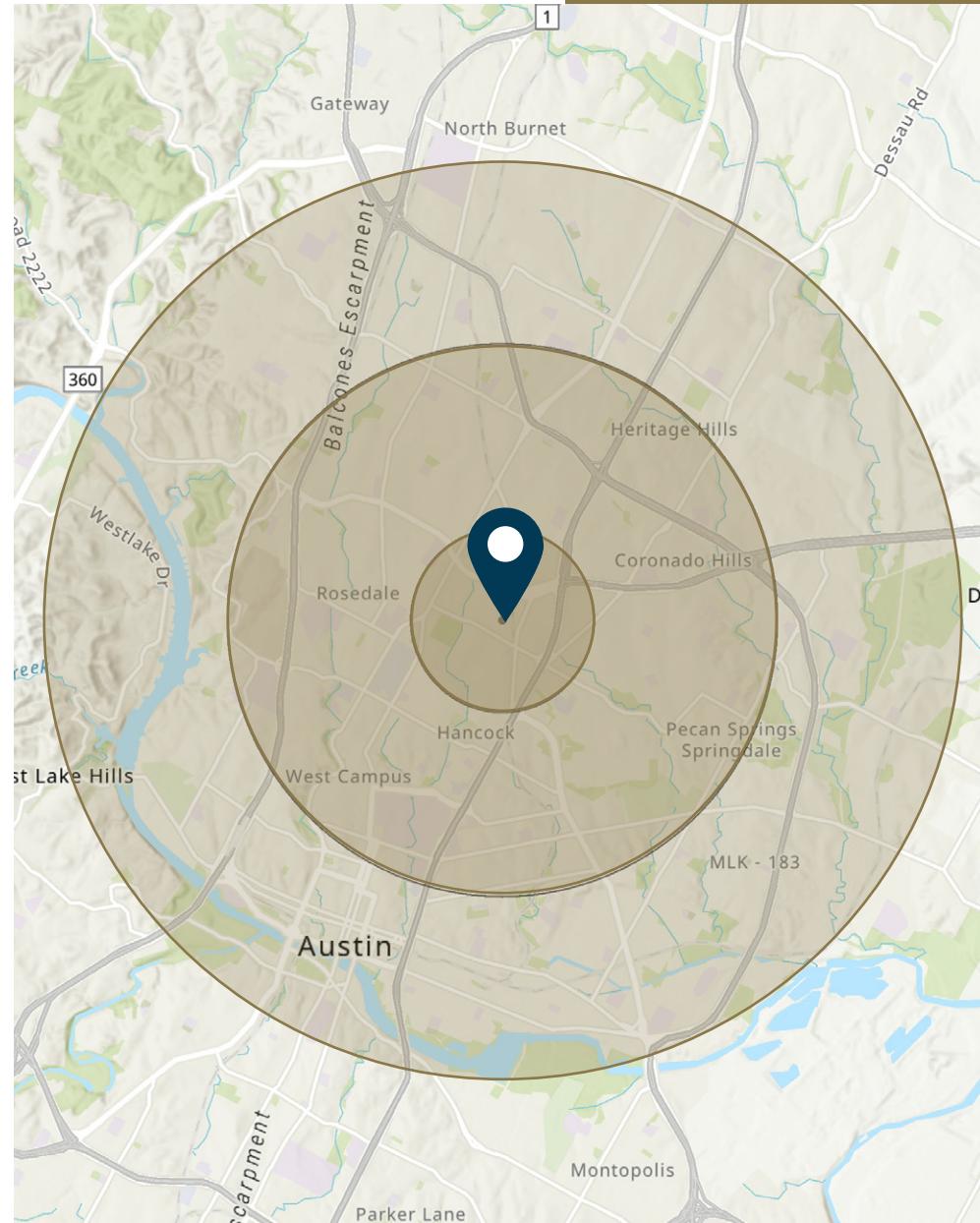
5 MILE

**365,275**  
POPULATION ESTIMATE

**498,476**  
DAYTIME POPULATION

**\$140,389**  
AVG HOUSEHOLD INCOME

**166,600**  
HOUSEHOLDS



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## EXTERIOR PHOTO



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## NEARBY RETAILERS



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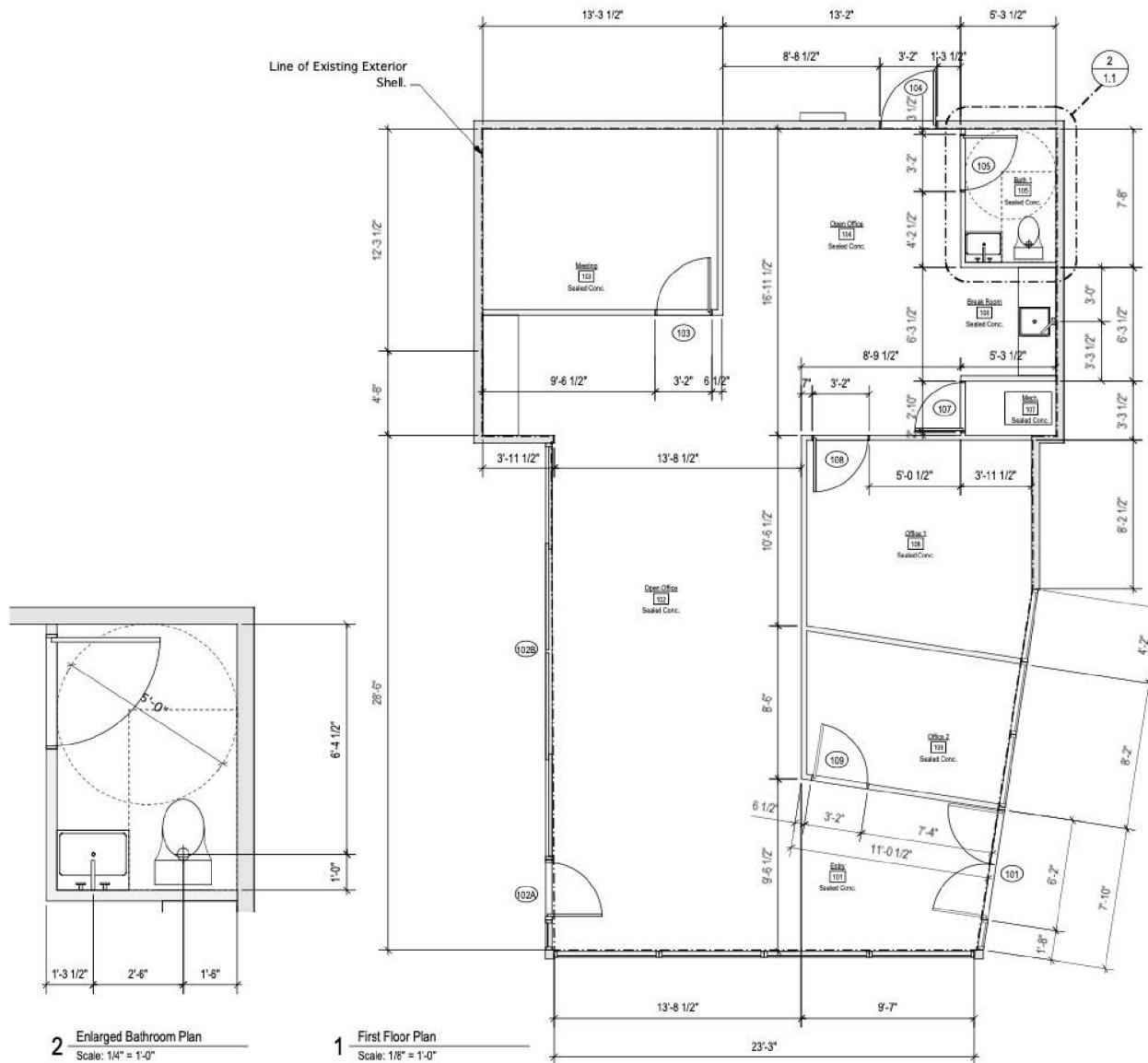
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## FLOOR PLAN



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# PROPERTY PHOTOS



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## LOCATION OVERVIEW

Austin, the capital of Texas and the largest city in Travis County, extends into Hays and Williamson counties and ranks as the 11th most populous city in the United States. Known for its dynamic growth, Austin has been one of the nation's fastest-expanding large cities since 2010. As the 26th-largest metropolitan area in the country and the second most populous state capital after Phoenix, it serves as a hub for innovation, culture, and commerce. Situated along the Interstate 35 corridor, Austin is approximately 80 miles north of San Antonio, forming a combined metropolitan region with a population of about 5 million.

Austin's economy thrives with a gross domestic product (GDP) of \$222 billion in 2022. It is a recognized center for high-tech innovation, supported by a steady influx of talent from the University of Texas at Austin, particularly in engineering and computer science. This talent pipeline fuels industries such as technology and defense, bolstering the city's reputation as a hub for innovation. Austin's largest employers include Dell Technologies, IBM, NXP Semiconductors, the U.S. Federal Government, St. David's Healthcare Partnership, and Seton Family of Hospitals, the State of Texas, Texas State University, and the University of Texas at Austin, alongside the City of Austin and the Austin Independent School District.

With its unique blend of economic strength, global connectivity as a Gamma+ level city, and strategic location in Texas, Austin continues to attract businesses, investors, and residents alike.



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# 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.

Legends Real Estate LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Frank Seely

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Katelynn Nunez

Sales Agent/Associate's Name

9014951

License No.

283168

License No.

License No.

744589

License No.

Buyer/Tenant/Seller/Landlord Initials

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Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission

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