



FOR SALE

508 E 53rd Street #100, Austin TX 78751



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
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WILLIAM ROBERTSON
512-808-6805
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DEMOGRAPHICS

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

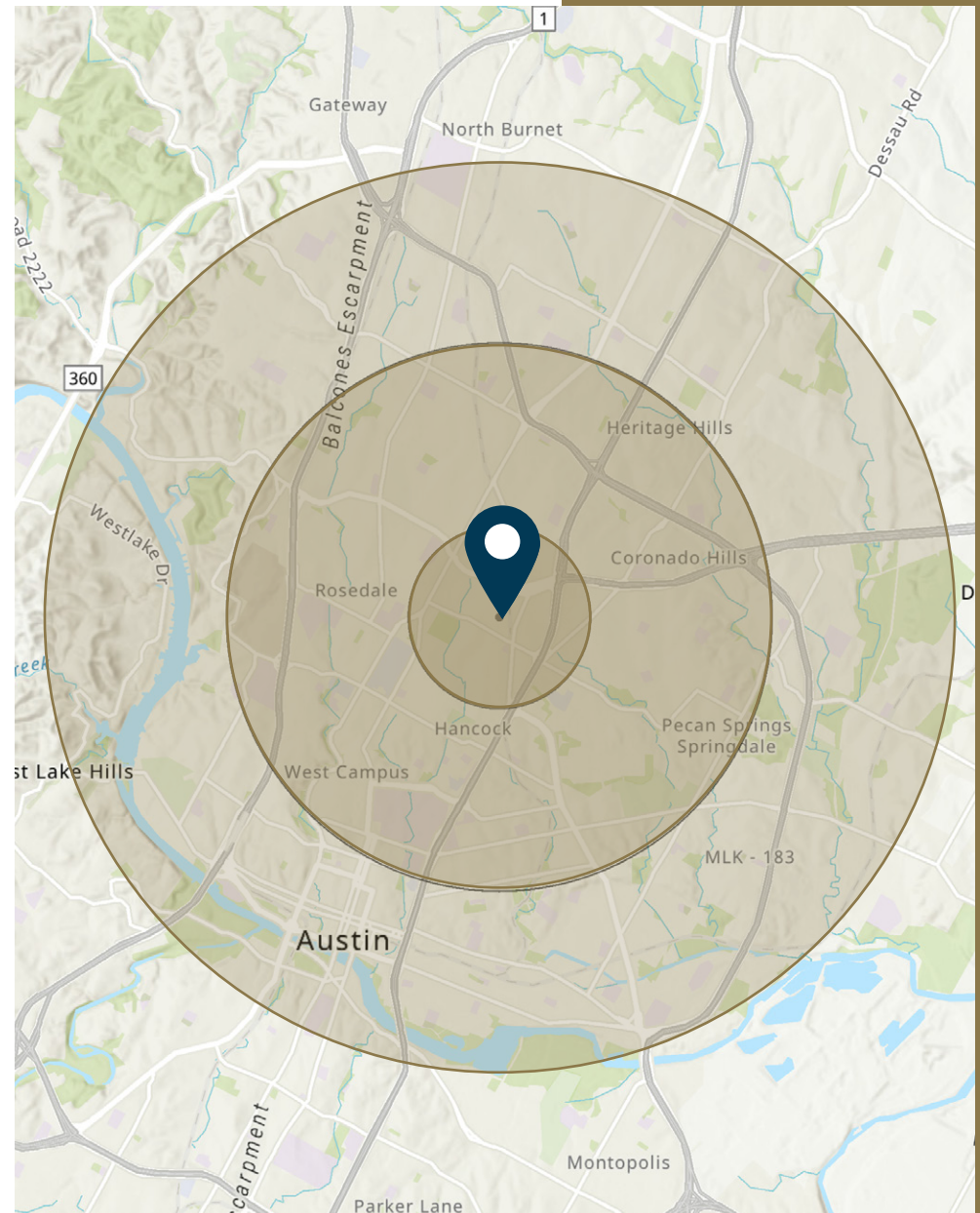
DAYTIME POPULATION

\$140,389

AVG HOUSEHOLD INCOME

166,600

HOUSEHOLDS



EXTERIOR PHOTO



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NEARBY RETAILERS

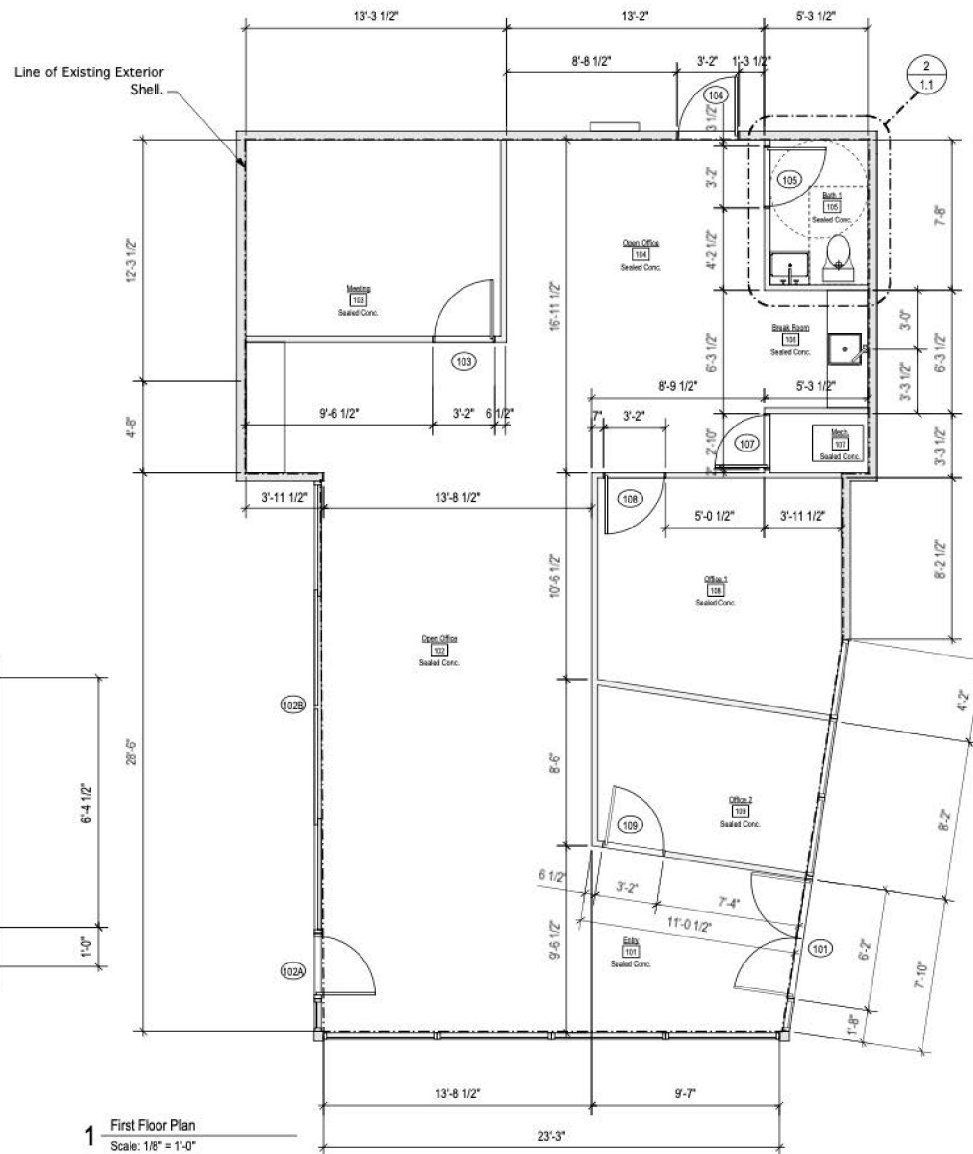


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PROPERTY PHOTOS



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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.

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.

Legends Real Estate LLC	9014951	Contact@legendsrealestate.com	512-457-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Frank Seely	283168	frank@legendsrealestate.com	512-750-8150
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Katelynn Nunez	744589	Katelynn@Legendsrealestate.com	512-216-8805
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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