

# Property Summary

FOR SALE

1708 W Koenig Lane, Austin, TX 78756



## PROPERTY DESCRIPTION

Discover a rare turnkey opportunity in the heart of Central Austin. This 1,830 SF freestanding building has been thoughtfully updated with a high-end, retail-style finish-out that blends modern design with versatile functionality. Featuring glass-enclosed offices/conference space, wood flooring, contemporary lighting, and an open-concept layout, the property is ideal for creative office users, boutique retail, or service-oriented businesses seeking a professional, customer-facing environment.

## PROPERTY HIGHLIGHTS

- Recently renovated with high-end retail-style finish-out
- Features glass-enclosed offices/conference, wood floors, and modern lighting
- Excellent visibility and frontage along Koenig Lane
- Flexible LO-MU-NP zoning supports office or boutique retail use
- On-site surface parking available
- Turnkey, move-in ready opportunity for owner-user or investor
- Convenient access to North Lamar, Burnet Rd, MoPac, and I-35
- Existing pole sign structure in place for new signage installation

## OFFERING SUMMARY

Sale Price:	\$1,375,000		
Building Size:	1,830 SF		
<hr/>			
DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	2,202	8,436	31,096
Total Population	4,213	16,423	61,825
Average HH Income	\$132,127	\$134,956	\$133,725

Eugene Batson  
512-909-5080  
EUGENE@75.LIFE

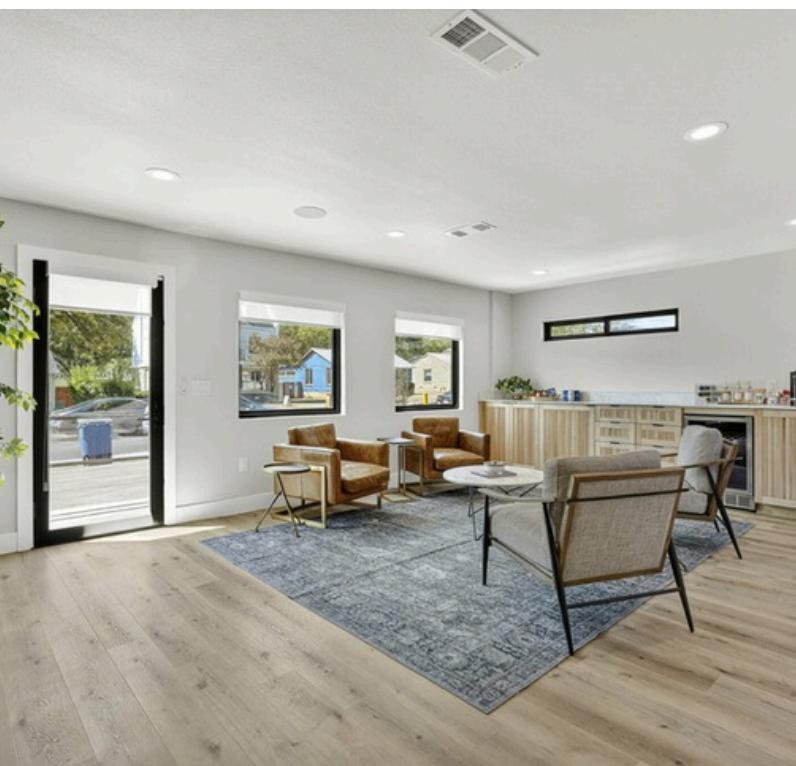
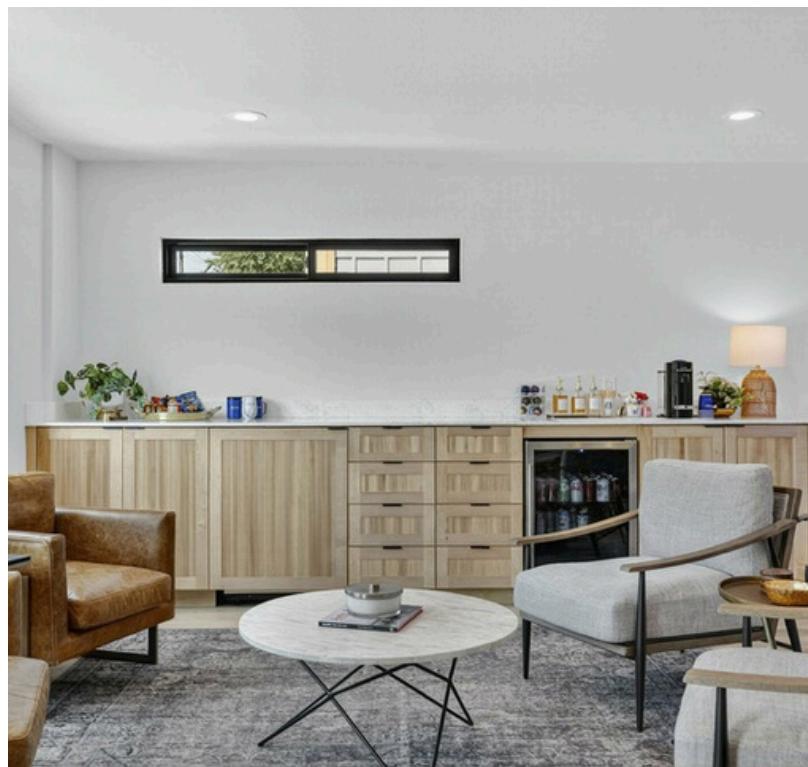
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# Additional Photos

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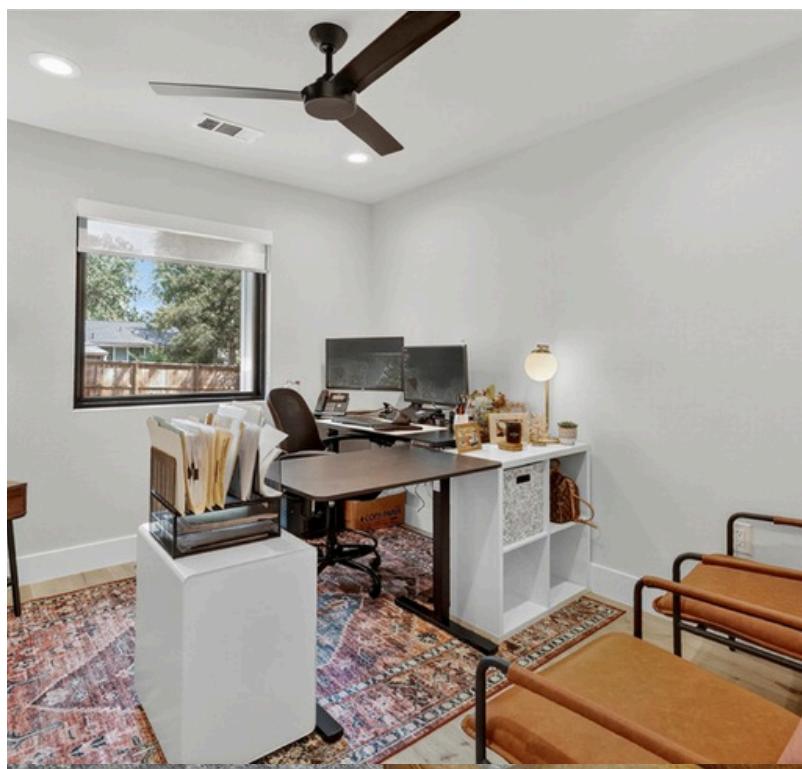
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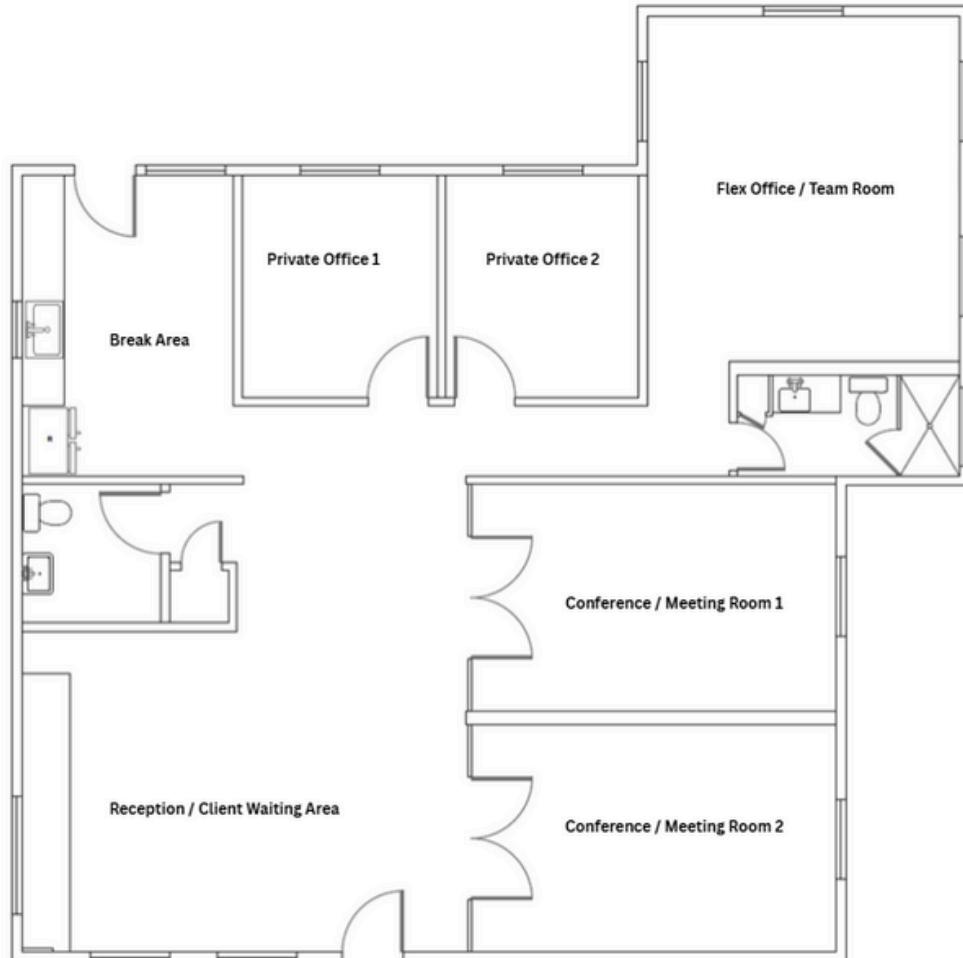
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# Floor Plan

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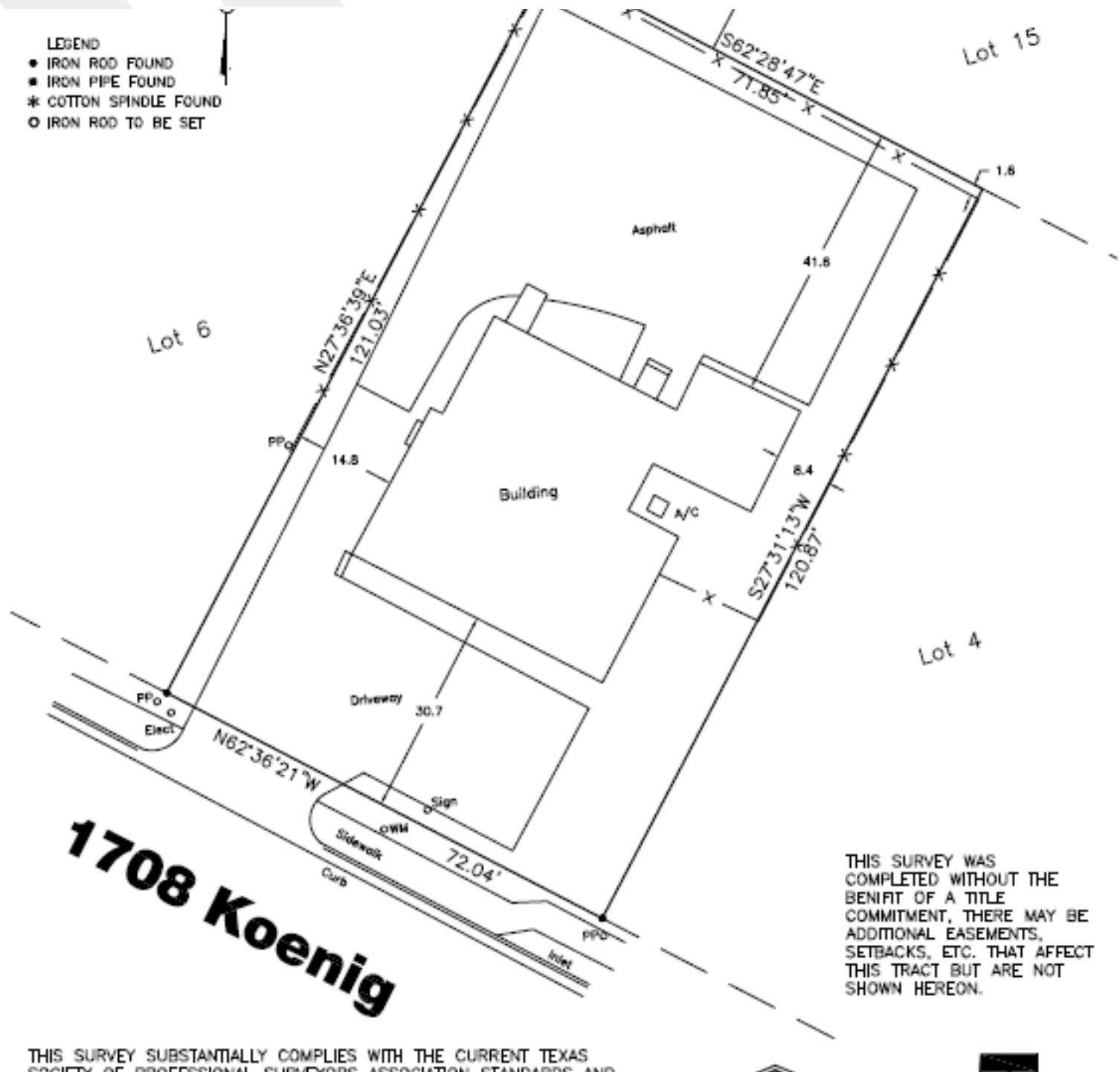
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THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS  
SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND  
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY



THIS SURVEY WAS  
COMPLETED WITHOUT THE  
BENEFIT OF A TITLE  
COMMITMENT, THERE MAY BE  
ADDITIONAL EASEMENTS,  
SETBACKS, ETC. THAT AFFECT  
THIS TRACT BUT ARE NOT  
SHOWN HEREON.

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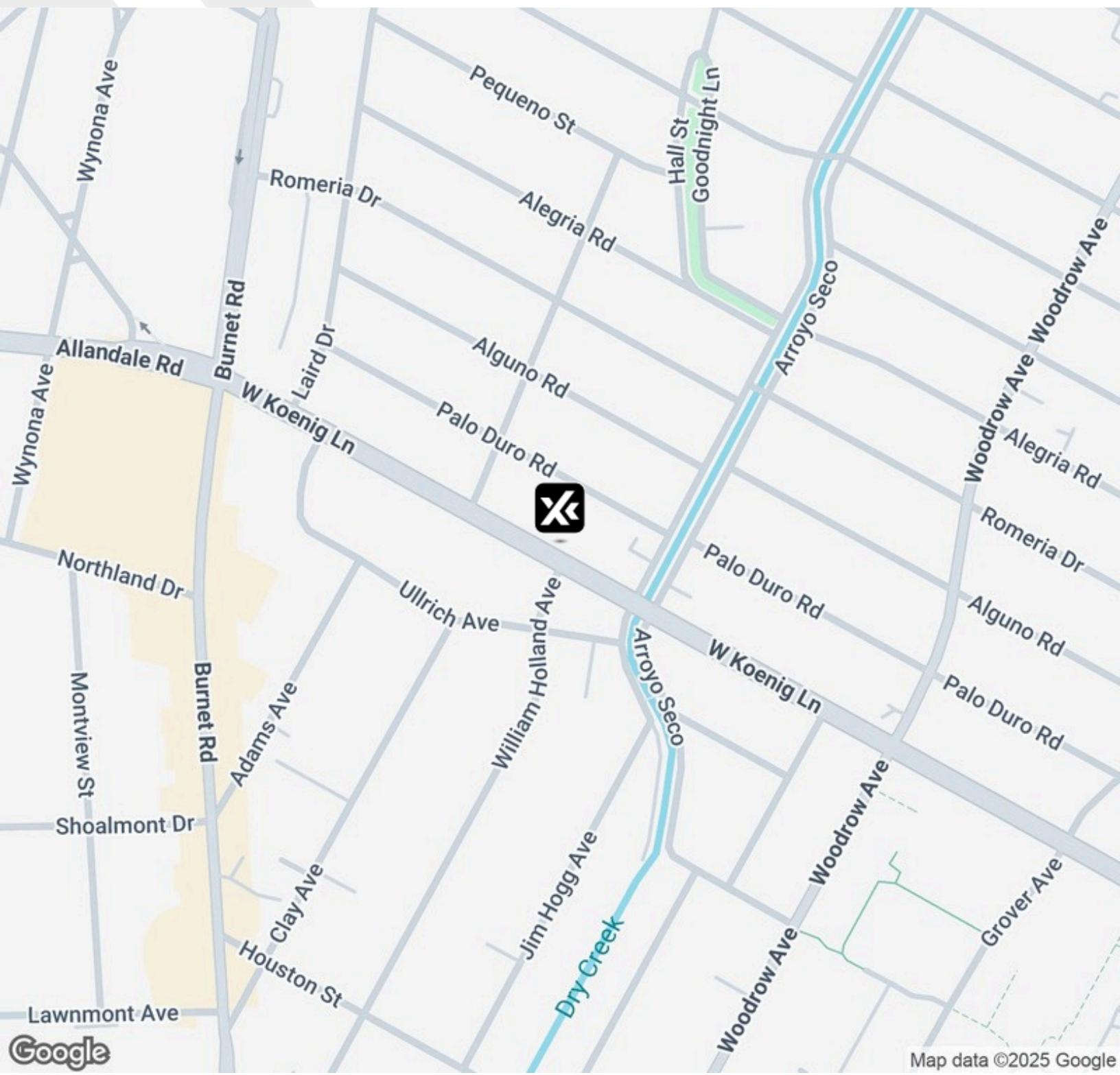


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## Location Map

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## Eugene Batson

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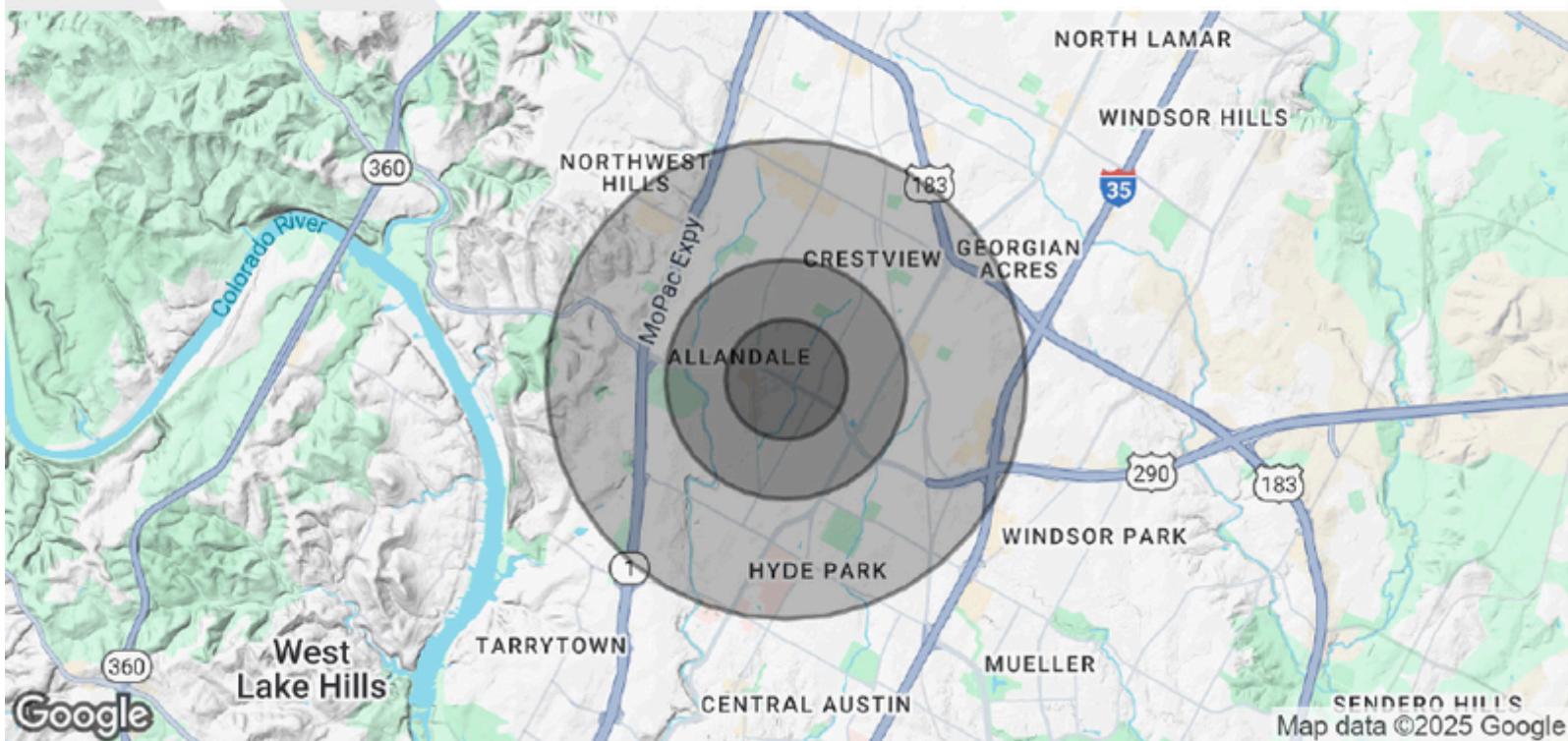
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# Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	4,213	16,423	61,825
Average Age	38	38	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	2,202	8,436	31,096
# of Persons per HH	1.9	1.9	2
Average HH Income	\$132,127	\$134,956	\$133,725
Average House Value	\$831,342	\$827,567	\$815,258

Demographics data derived from AlphaMap

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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.

2-10-2025



### 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.

eXp Realty LLC	603392	tx.broker@exprealty.net	(888) 519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Designated Broker of Firm	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Eugene Batson	579779	Eugene@7s.life	512-909-5080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

LAWS 1-1

Eugene Batson

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