

RETAIL FOR SALE

2ND GENERATION SALON | RETAIL

2444 SOUTH 1ST STREET, AUSTIN, TX 78704



FOR SALE

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY - CORE SOUTH AUSTIN GEM

2444 SOUTH 1ST STREET



OFFERING SUMMARY

PRICE:	\$1,480,000
BUILDING SF:	1,735 SF
AVAILABLE SF:	1,735 SF
LOT SIZE:	6,416 SF
SIGNAGE:	Monument Signage
FRONTAGE:	69' per tax records
RENOVATED:	2021
YEAR BUILT:	1949
PARKING:	4-10 Spaces
ZONING:	GR - General Retail

PROPERTY OVERVIEW

Don't miss out on this remarkable opportunity to invest in a prime commercial property in the vibrant heart of Austin, Texas!

Second generation hair Salon Located at 2444 S 1st St. This property comprises of two separate buildings totaling 1735 SQFT (Front building 1,280 square feet and back building 455 square feet). The front building is a 3/1 with kitchen. The back building has a kitchen and bathroom also. 70 feet of prime South 1st frontage with five dedicated parking spaces, a strategic position across the street from a picturesque park, and its proximity to the state capitol (just 2.8 miles away), this property holds incredible potential.



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PROPERTY PHOTOS

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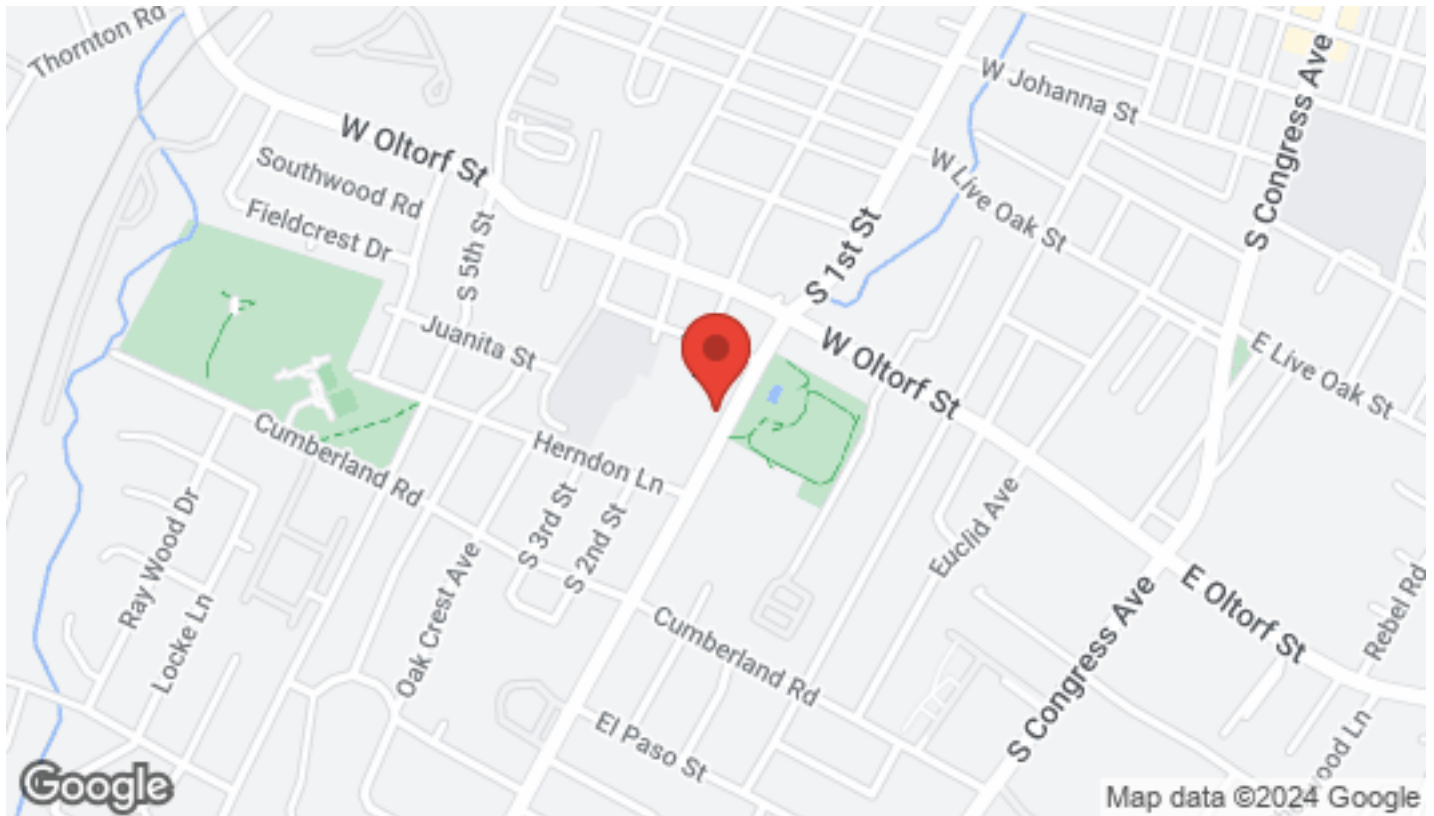


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LOCATION MAPS

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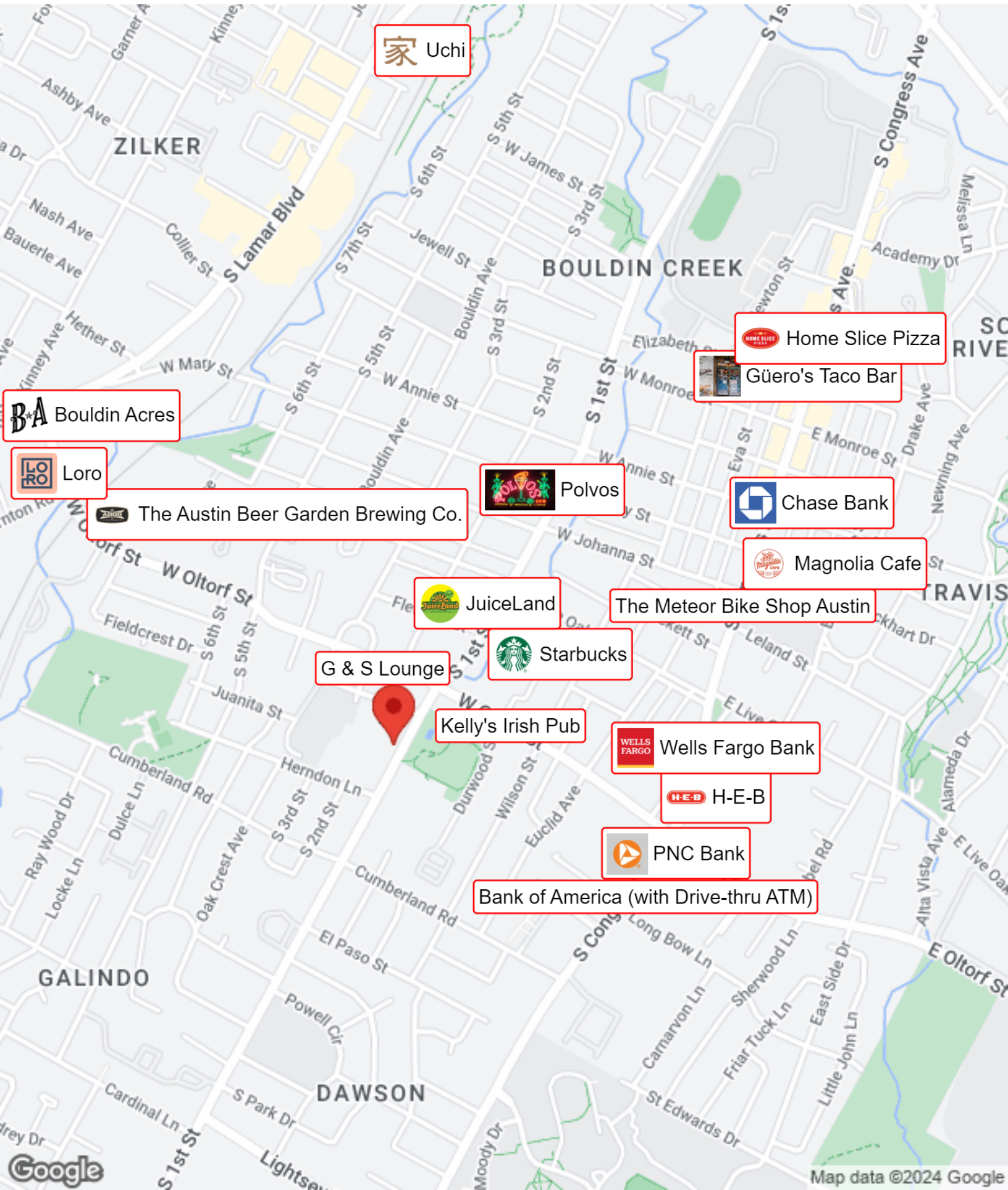
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BUSINESS MAP

2444 SOUTH 1ST STREET



家 Uchi

Home Slice Pizza

Güero's Taco Bar

BA Bouldin Acres

Loro

The Austin Beer Garden Brewing Co.

Polvos

Chase Bank

Magnolia Cafe

JuiceLand

The Meteor Bike Shop Austin

G & S Lounge

Starbucks

Kelly's Irish Pub

Wells Fargo Bank

H-E-B

PNC Bank

Bank of America (with Drive-thru ATM)

AERIAL MAP

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DEMOGRAPHICS

2444 SOUTH 1ST STREET



Demographic Summary Report

2444 S 1st St, Austin, TX 78704							
Building Type: General Retail	Total Available: 0 SF						
Secondary: Freestanding	% Leased: 100%						
GLA: 1,735 SF	Rent/SF/Yr: -						
Year Built: 1949							
Radius	2 Mile		5 Mile		10 Mile		
Population							
2028 Projection	90,843		398,651		867,441		
2023 Estimate	86,706		382,670		834,448		
2010 Census	64,430		300,418		666,491		
Growth 2023 - 2028	4.77%		4.18%		3.95%		
Growth 2010 - 2023	34.57%		27.38%		25.20%		
2023 Population by Hispanic Origin	29,390		154,073		320,954		
2023 Population	86,706		382,670		834,448		
White	75,478	87.05%	312,320	81.62%	676,842	81.11%	
Black	4,277	4.93%	28,854	7.54%	71,769	8.60%	
Am. Indian & Alaskan	1,212	1.40%	6,027	1.57%	11,747	1.41%	
Asian	3,144	3.63%	24,281	6.35%	50,384	6.04%	
Hawaiian & Pacific Island	90	0.10%	480	0.13%	1,077	0.13%	
Other	2,506	2.89%	10,708	2.80%	22,630	2.71%	
U.S. Armed Forces	39		78		334		
Households							
2028 Projection	46,602		170,326		355,071		
2023 Estimate	44,282		162,862		340,409		
2010 Census	31,702		123,927		265,517		
Growth 2023 - 2028	5.24%		4.58%		4.31%		
Growth 2010 - 2023	39.68%		31.42%		28.21%		
Owner Occupied	14,022	31.67%	58,237	35.76%	153,985	45.24%	
Renter Occupied	30,260	68.33%	104,624	64.24%	186,424	54.76%	
2023 Households by HH Income							
Income: <\$25,000	6,582	14.86%	30,254	18.58%	52,669	15.47%	
Income: \$25,000 - \$50,000	7,483	16.90%	28,411	17.44%	58,562	17.20%	
Income: \$50,000 - \$75,000	6,510	14.70%	25,149	15.44%	51,562	15.15%	
Income: \$75,000 - \$100,000	5,658	12.78%	18,576	11.41%	41,101	12.07%	
Income: \$100,000 - \$125,000	3,755	8.48%	14,082	8.65%	32,340	9.50%	
Income: \$125,000 - \$150,000	3,201	7.23%	12,187	7.48%	27,156	7.98%	
Income: \$150,000 - \$200,000	4,033	9.11%	13,524	8.30%	31,247	9.18%	
Income: \$200,000+	7,059	15.94%	20,680	12.70%	45,773	13.45%	
2023 Avg Household Income	\$113,625		\$102,291		\$107,850		
2023 Med Household Income	\$81,917		\$72,510		\$79,508		

KW COMMERCIAL

prepared by Joaquin Lopez | (512)368-2229 | joaquin@localreg.com
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11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joaquin Lopez	0657845	joaquin@localreg.com	512-567-6429
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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