

# 4,200 SF of Retail/Restaurant/Office Space

1700 Montopolis Dr, Austin, TX 78741

**FOR SALE**

**FULLY LEASED**



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# Executive Summary

## Prime Creative Office & Retail Space in Rapidly Growing Southeast Austin

1700 Montopolis Dr presents a rare opportunity for businesses to secure a foothold in one of Austin's fastest-growing corridors. This high-visibility property offers exceptional accessibility and sits just steps from the proposed Blue Line station, part of Austin's Project Connect light rail system.

Recently renovated from floor to ceiling, the 4,250 SF building features a modern, open layout designed to inspire creativity. The property consists of three suites:

**Suite A (750 SF)** | Home to Café Nenai, adding vibrancy and foot traffic.

**Suite B (850 SF)** | Occupied by Arbour Aesthetics, an established beauty services provider.

**Suite E (2,650 SF)** | Leased by Haze and Blaze smoke shop.

Additional amenities include a generous 3.76/1,000 parking ratio, ample street parking on Caddie St, and space to accommodate a food truck, adding further potential to the site.

Positioned on Montopolis Dr near Riverside Dr, this location experiences exceptional vehicle traffic and is poised for significant long-term appreciation as the area continues to develop. Don't miss this opportunity to position your business in one of Austin's most dynamic and evolving districts.



# Highlights

- Ample on-site and street parking
- Easy Access to Hwy 183 & HWY 71
- Short drive to Riverside Dr. amenities
- High Visibility Building in a rapidly growing area
- Within walking distance to the proposed Blue Line Stations on Faro and Montopolis
- Recently renovated building with modern open layout

# Details

Sale Price: \$1,950,000

Property Type: Retail/Restaurant/Office

Total Building SF: 4,200 SF

Land Area: 0.2 AC

Zoning: GR-NP

Parking: 15 Spaces On Site  
3.76/1,000

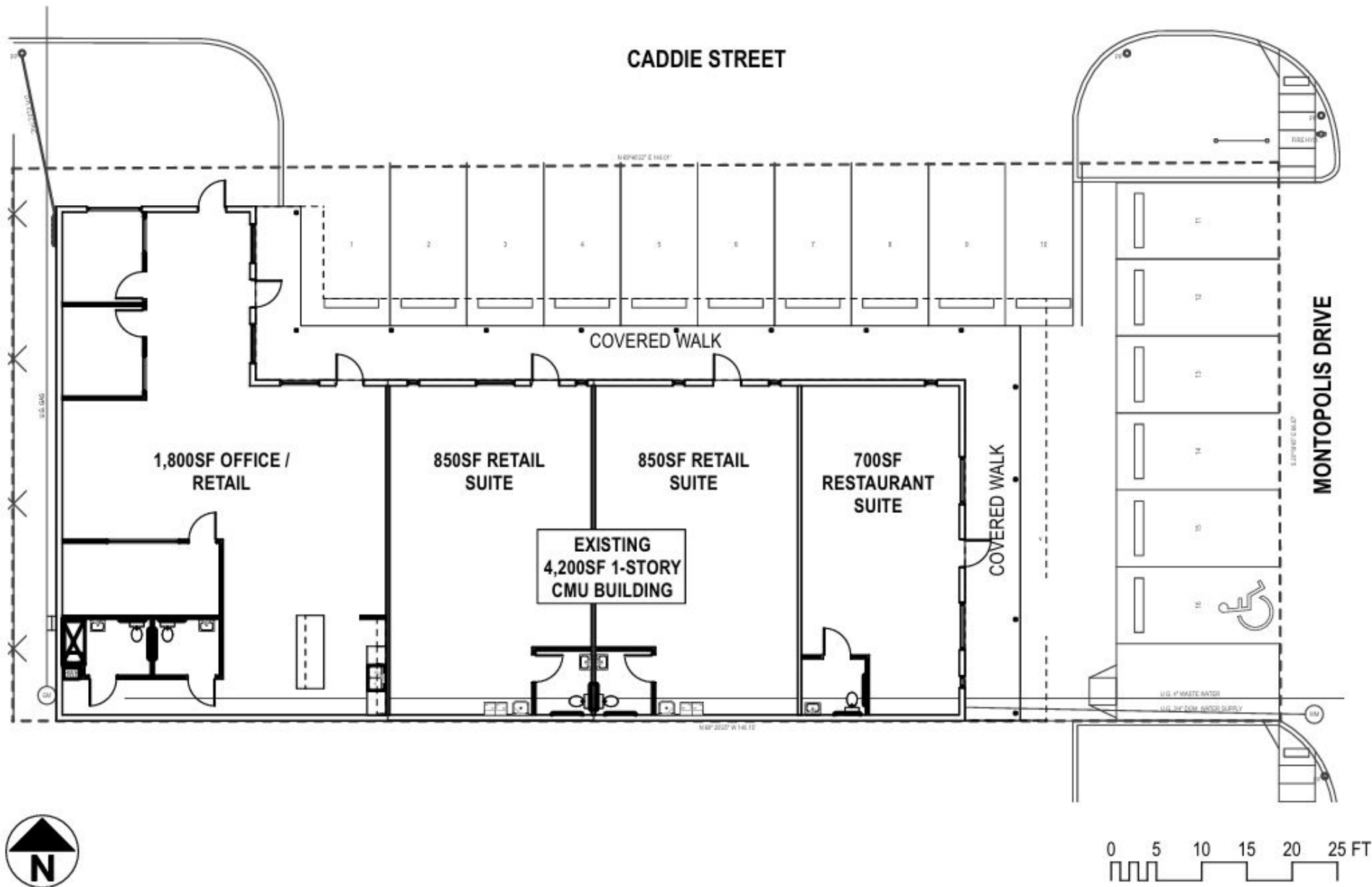
Year Built: 1971

Class: B

Neighborhood: Montopolis



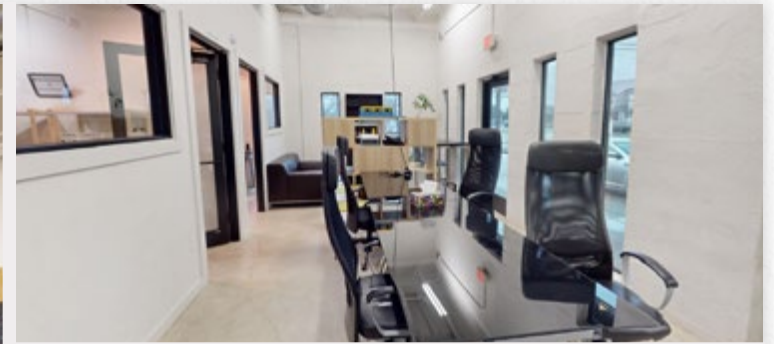






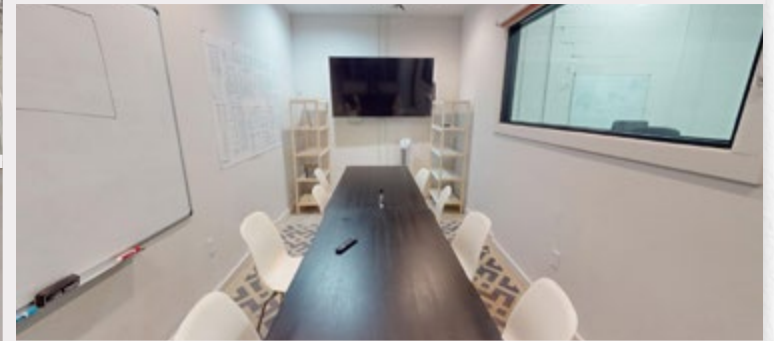
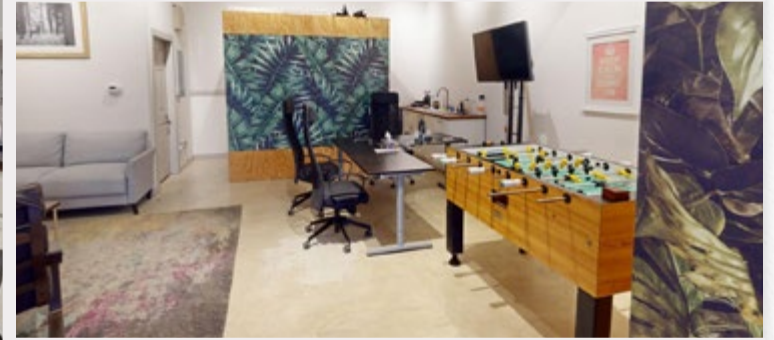


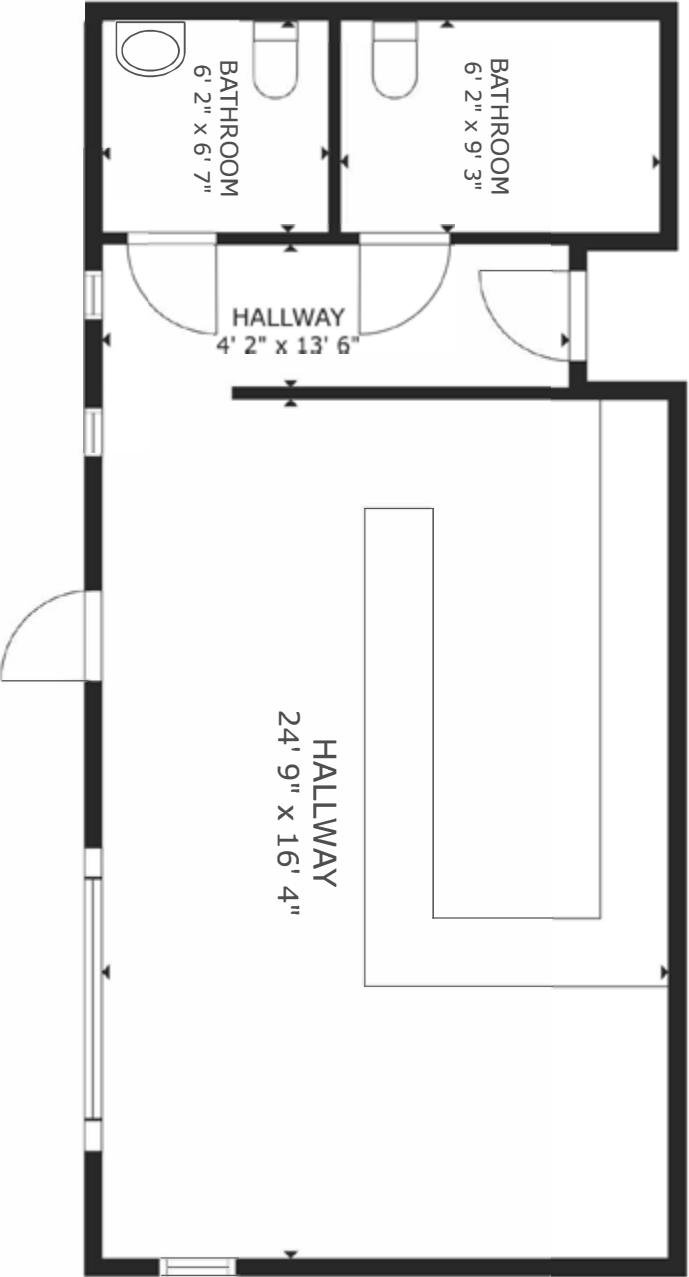
Suite E



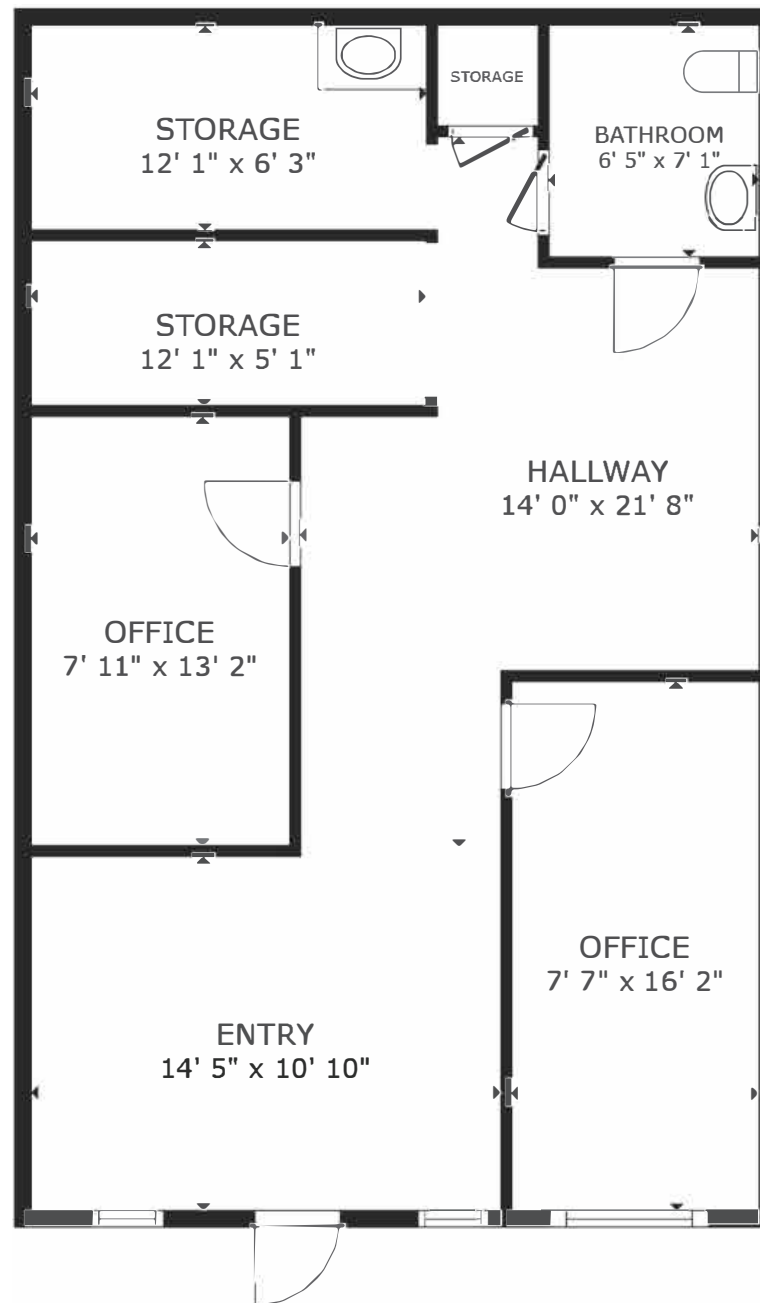


Suite E

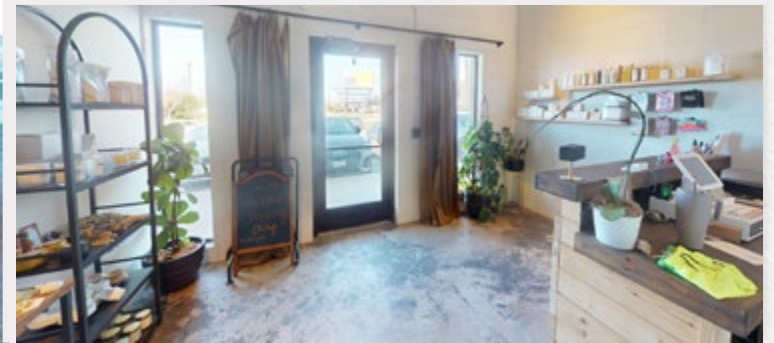
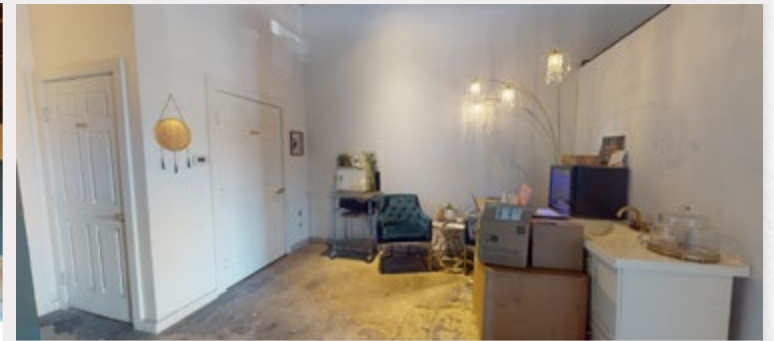




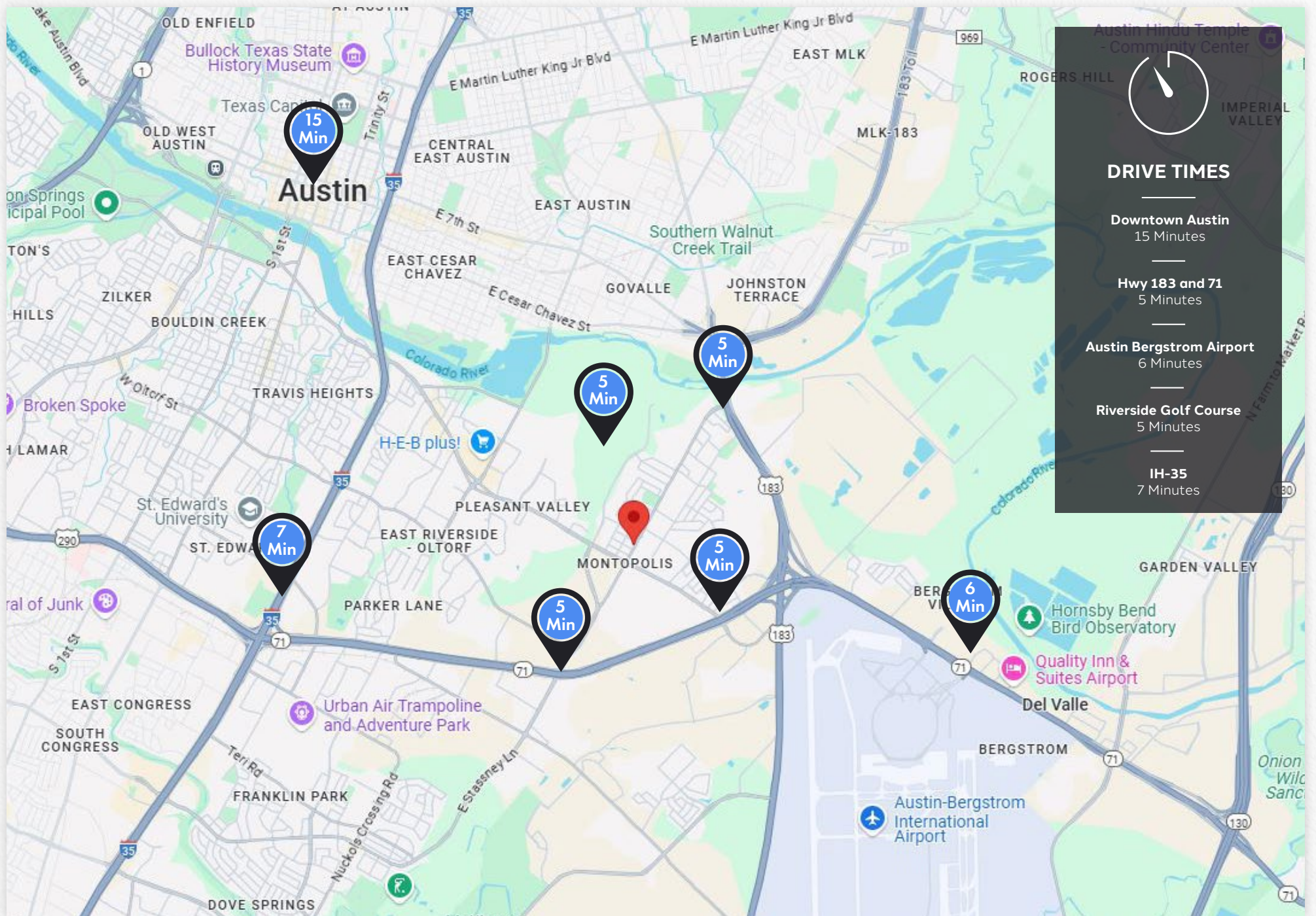




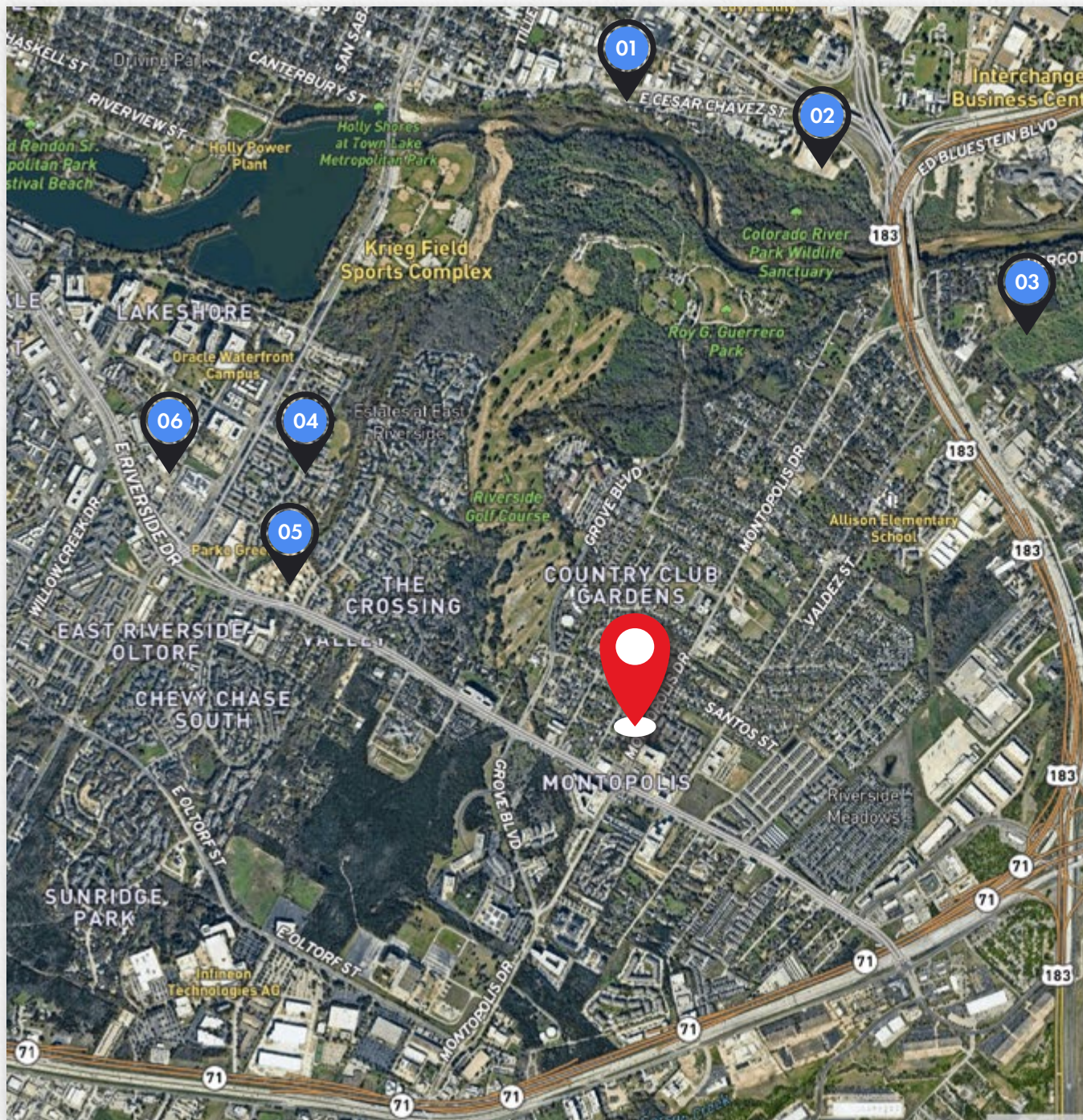
Suite A & B











## Developments and Proposed Developments

### 01 - Red Bluff Hotel and Office Space:

50K SF luxury hotel and 100K SF of Class A Office

### 02 - Borden Plant Development:

Plan to build 1,400 apartments, 220 hotel rooms and hundreds of thousands of square feet of offices, shops and restaurants

### 03 - Velocity Crossing:

400 acre mixed-use site, retail, residential living, hospitality, corporate and medical offices, light industrial facilities, arts, and entertainment

### 04 - River Park:

109 acre - multistory housing, hotels, offices, and restaurant and retail space

### 05 - Block D:

64K entertainment venue and lounge

### 06 - Riverside Place:

10 acre strip center redevelopment



# Market Overview

# AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

# Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.





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## Information About Brokerage Services

*Texas law requires all real estate licensees 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. **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' 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.

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