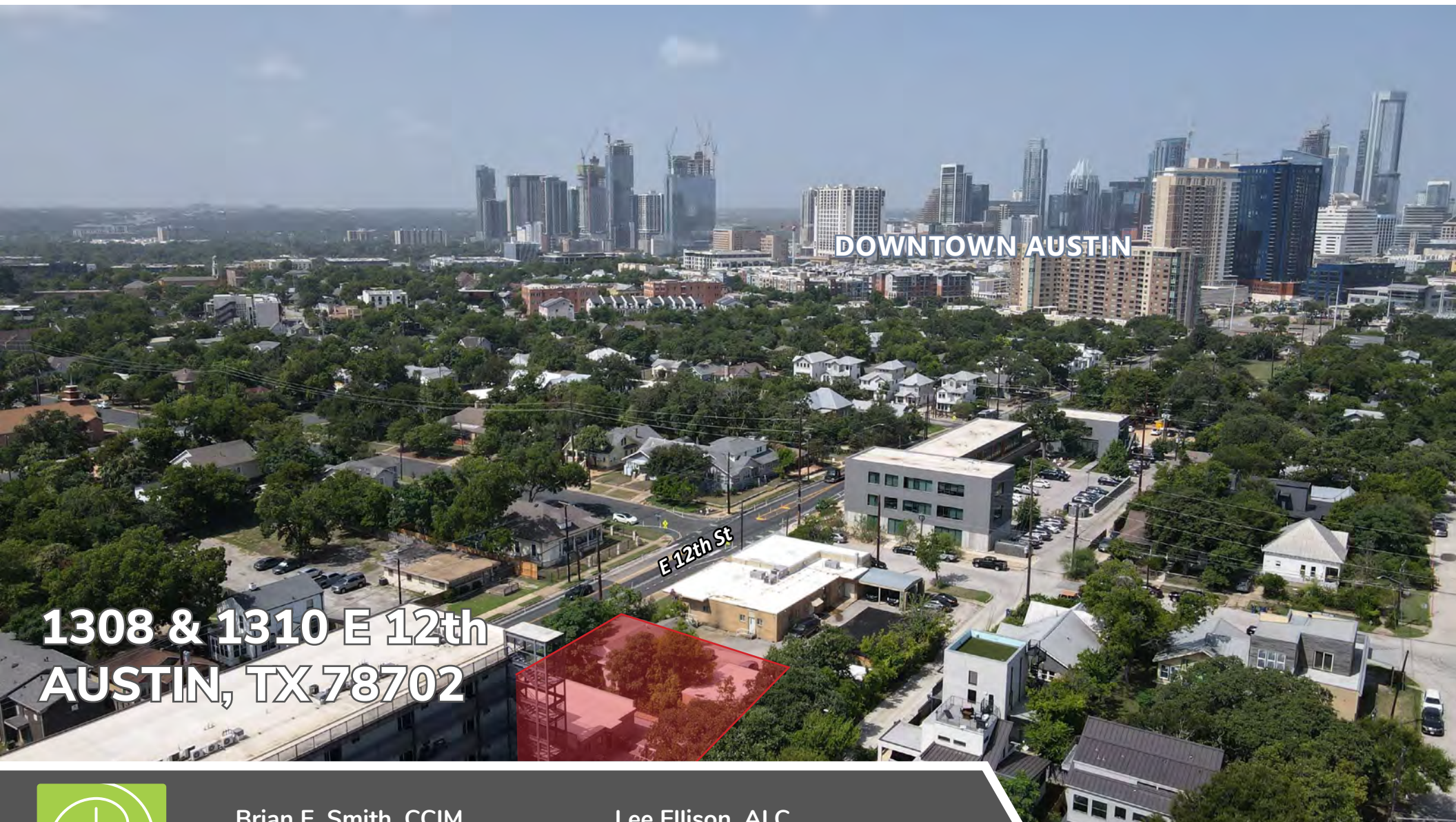


FOR SALE

EAST AUSTIN REDEVELOPMENT SITE



**1308 & 1310 E 12th
AUSTIN, TX 78702**



Brian E. Smith, CCIM

Associate

brian@cipaustin.com | 512 682 1014

Lee Ellison, ALC

Senior Vice President

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512 682 1000

9130 Jollyville Rd.
Suite 300
Austin, TX 78759
ciptexas.com

FOR SALE

SUMMARY

1308 & 1310 E 12th St | Austin, TX 78702



ADDRESS: 1308 & 1310 E 12th St, Austin, TX 78702

SIZE: .3208 acres or 13,975 square feet

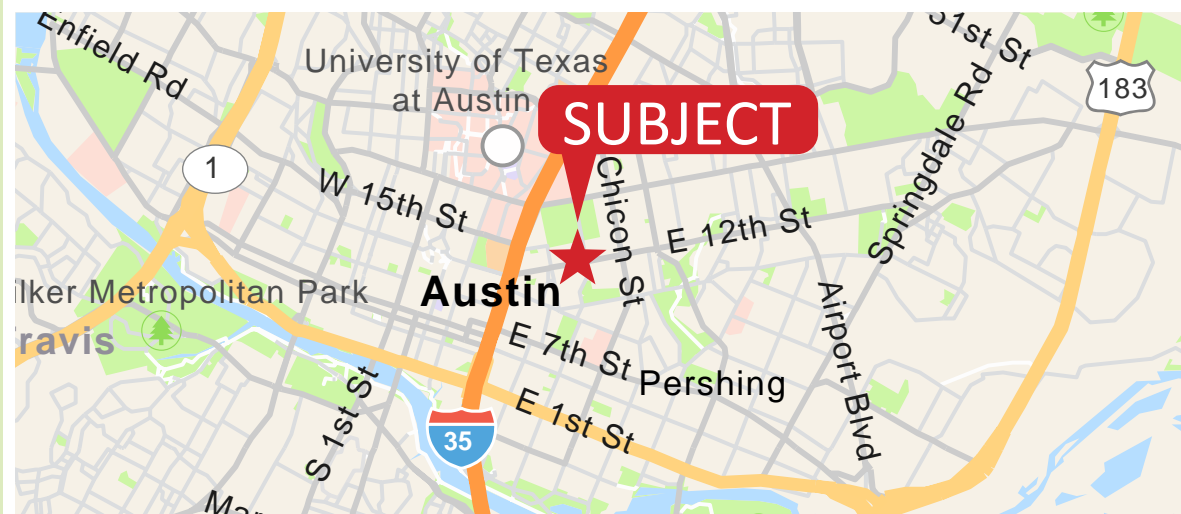
ZONING: CS-MU-NCCD-NP (Commercial Services-Mixed-Use-Neighborhood Conservation Combining District-Neighborhood Plan)

- 50' Height Limit
- 3-4 Stories
- 10' Rear Setback
- 90% Maximum Impervious Cover
- 80% Off-street parking ratios
- Permitted uses include Multifamily, Office, Retail, Bar, Restaurant and Financial Services just to name a few

PRICE: ~~\$2,250,000~~ \$2,100,000

AREA HIGHLIGHTS:

- 1308 and 1310 E. 12th Street lies within the East 12th Street Business District, which has been a part of Austin's diverse history for decades.
- The district is home to a number of religious institutions, retail shops, convenience stores, beauty parlors and barbershops. These include Altitudes, Ideal Barber Shop, Linder Insurance, Mustang Paint and Body Shop.
- The district is home to a wide assortment of restaurants, bars and eateries that include all the staples of Southern cuisine. Some of these include The Original New Orleans Po-Boy and Gumbo Shop, Sam's BBQ and Galloways Sandwich Shop.
- Other well-known Austin establishments in the vicinity include Franklin BBQ, Hillside Pharmacy, Trona, Full Circle Bar and Hoovers.
- There are numerous multifamily projects in the area including The Avenir, The Chicon, Eleven by Windsor and AMLI Eastside.



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FOR SALE

AERIAL MAP

1308 & 1310 E 12th St | Austin, TX 78702



E 12th St



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AREA MAP

1308 & 1310 E 12th St | Austin, TX 78702



FOR SALE

ZONING MAP

1308 & 1310 E 12th St | Austin, TX 78702



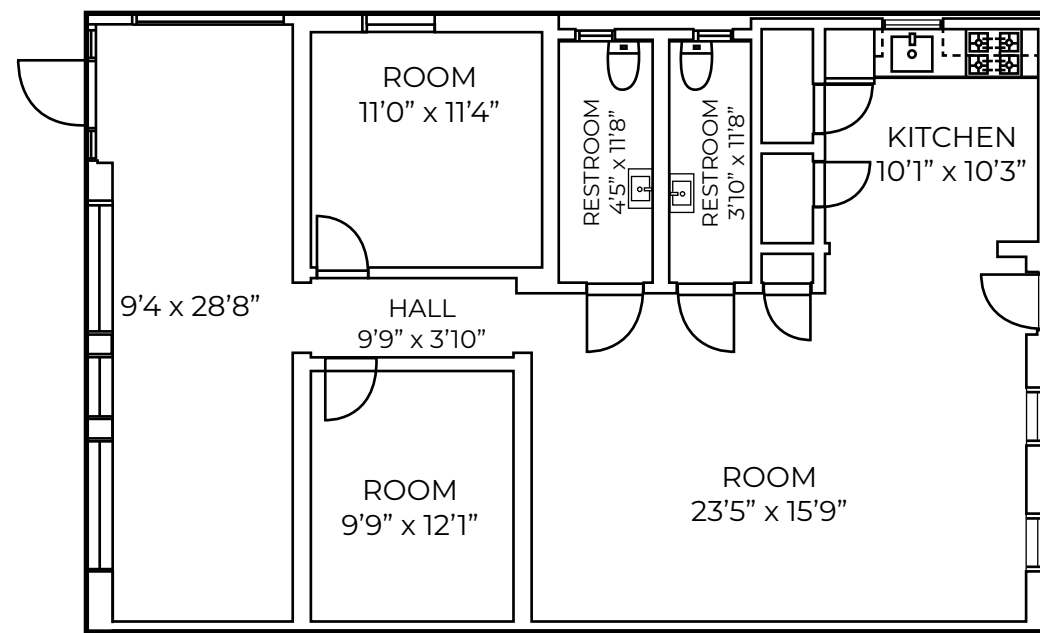
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PHOTOS

1308 & 1310 E 12th St | Austin, TX 78702



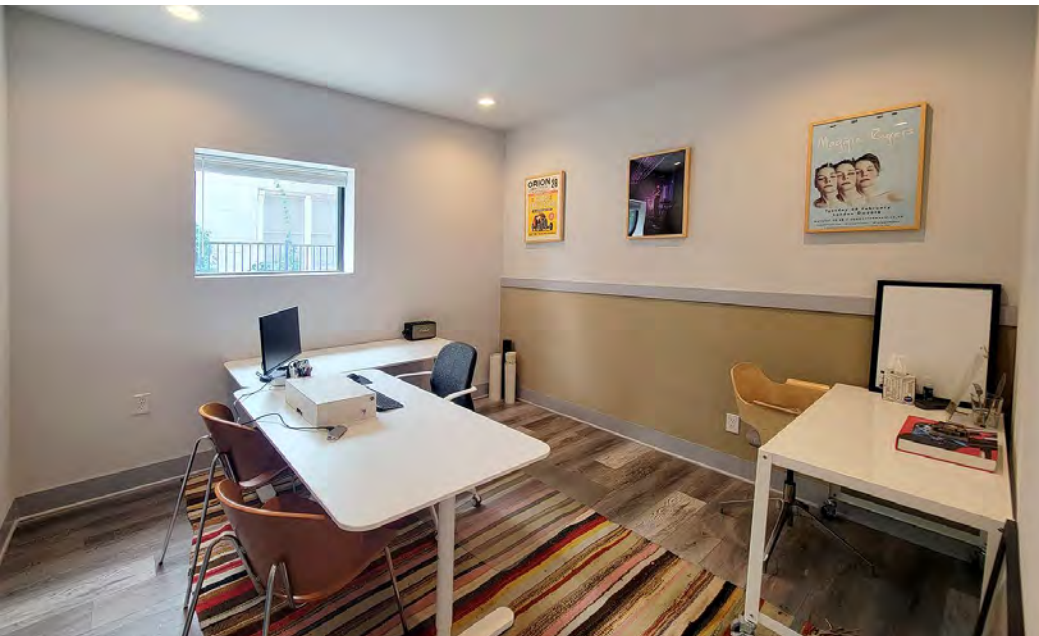
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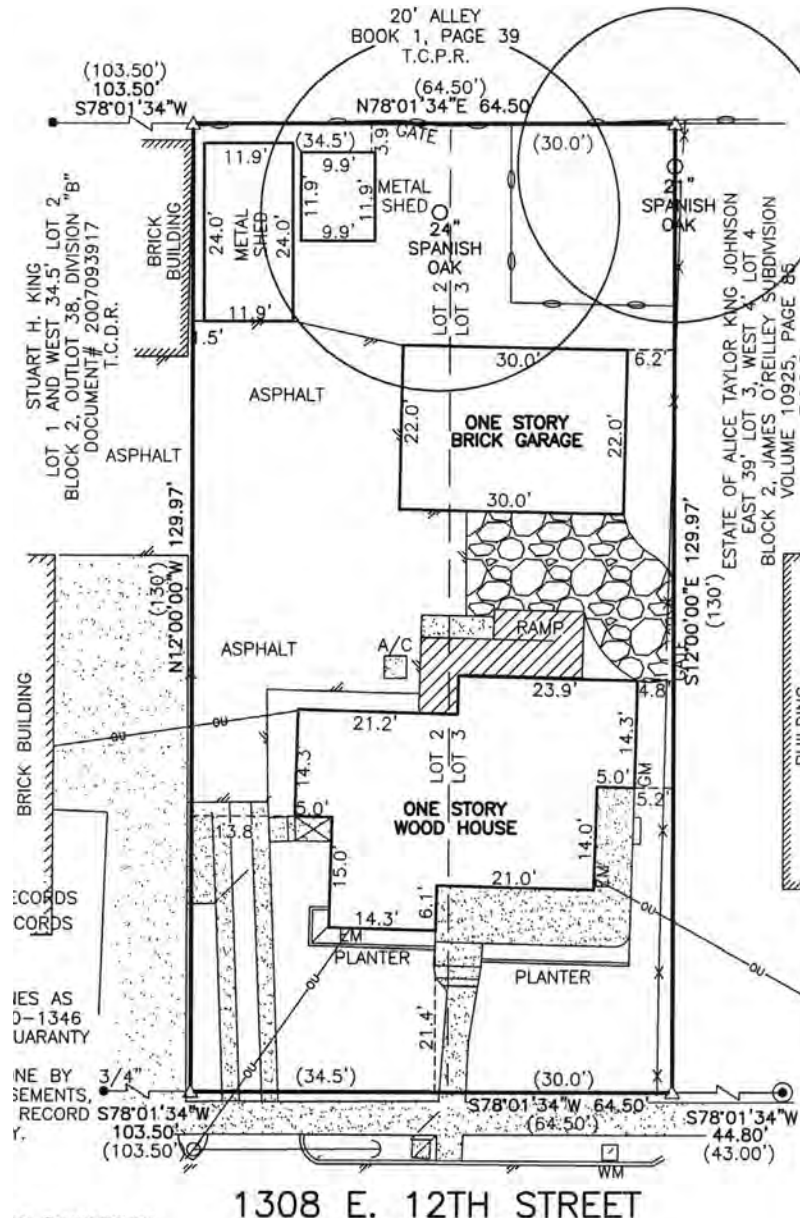
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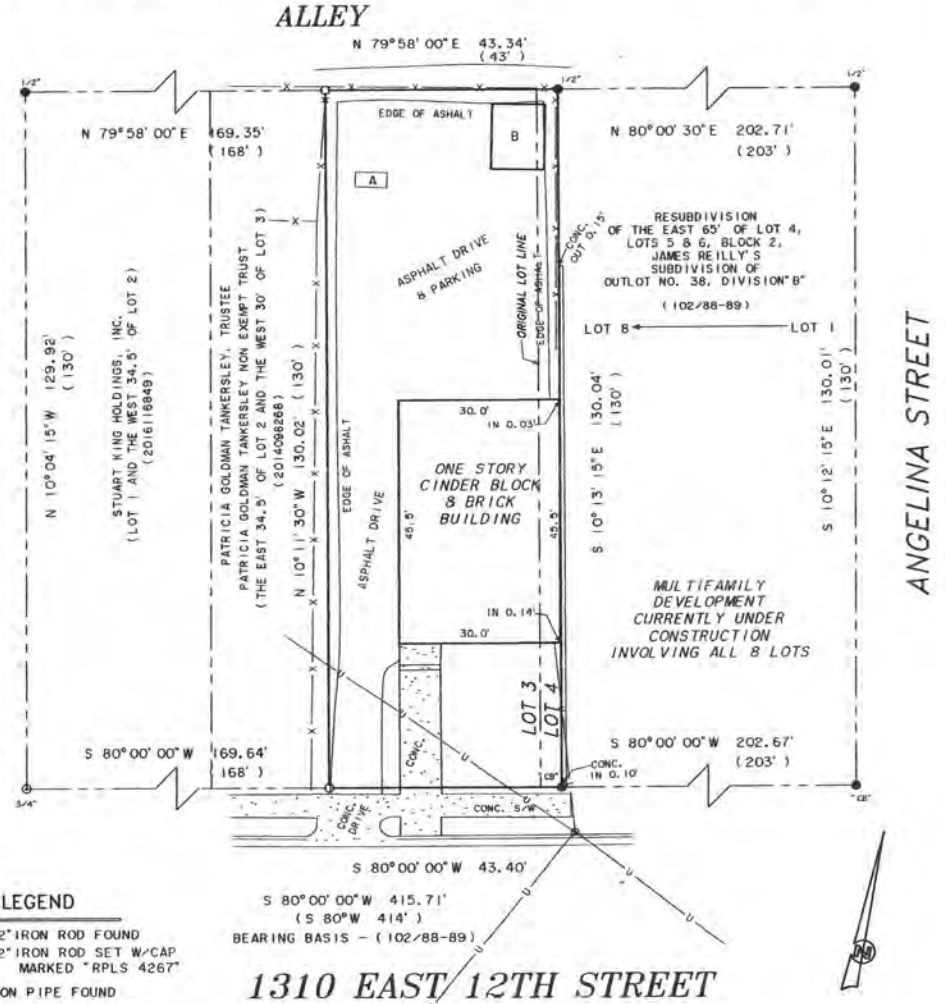
FOR SALE

SURVEYS

1308 & 1310 E 12th St | Austin, TX 78702



SAN BERNARD STREET





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Ellison / Brian E. Smith	430895 / 799752	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone