



4901 E. 51ST STREET | 4019 E. 51ST STREET, AUSTIN, TX 78723

Features

- 1.53AC available
- Close proximity to new Mueller development
- Easy access to Hwy 183 Toll
- Zoned SF-6-NP

FOR SALE

Traffic Counts

Springdale Road	10,828 VPD
E 51st Street	4,640 VPD

Demographics

YEAR:	1 MILE	3 MILE	5 MILE
Total Population	11,679	109,714	298,552
Total Households	4,658	44,864	128,235
Avg HH Income	\$92,655	\$103,224	\$106,530
Daytime Population	8,672	105,706	469,275

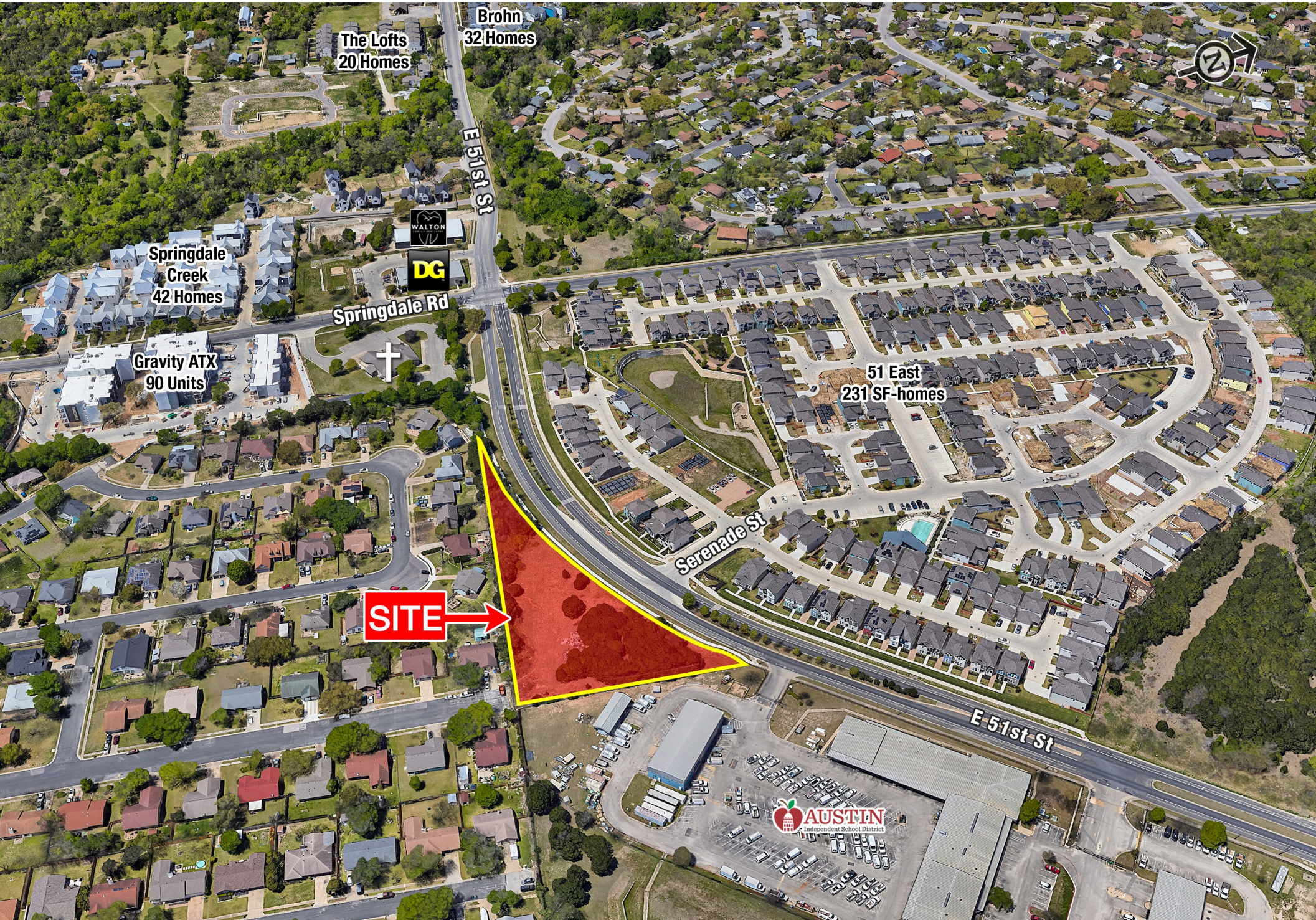
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512.482.6129
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James Van Trease
Vice President
512.482.6106
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Nick Naumann
Director of Brokerage - Austin
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Area Retailers & Businesses





The Lofts
20 Homes

Brohn
32 Homes

Springdale
Creek
42 Homes

Gravity ATX
90 Units

Springdale Rd

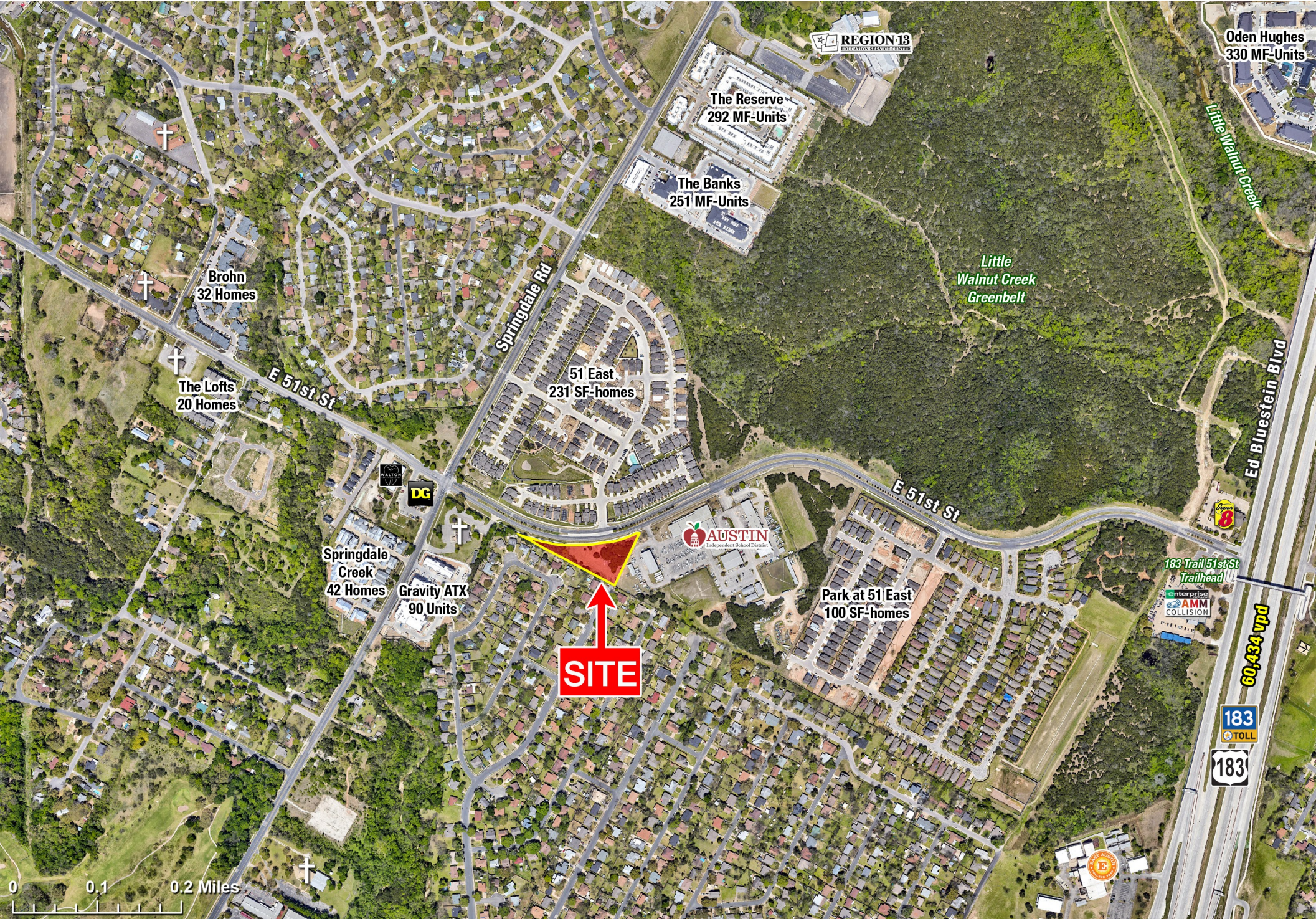
51 East
231 SF-homes

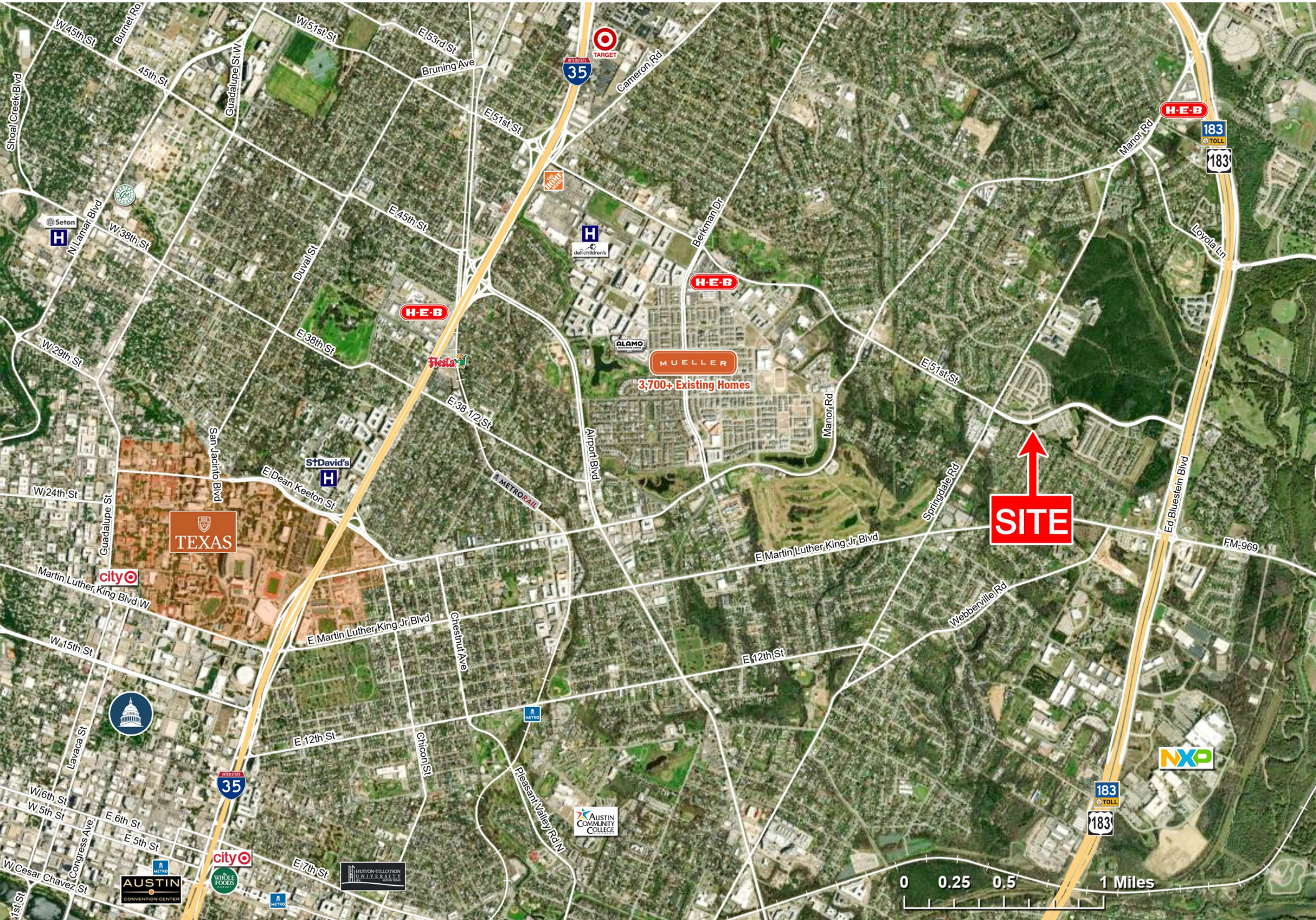
Serenade St

E 51st St

SITE →







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. **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

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- 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.
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LICENSE HOLDER CONTACT INFORMATION:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

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Robert E. Young, Jr.

Designated Broker of Firm

292229

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Christopher Plumpe

Sales Agent/Associate's Name

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License No.

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Email

(512) 482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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