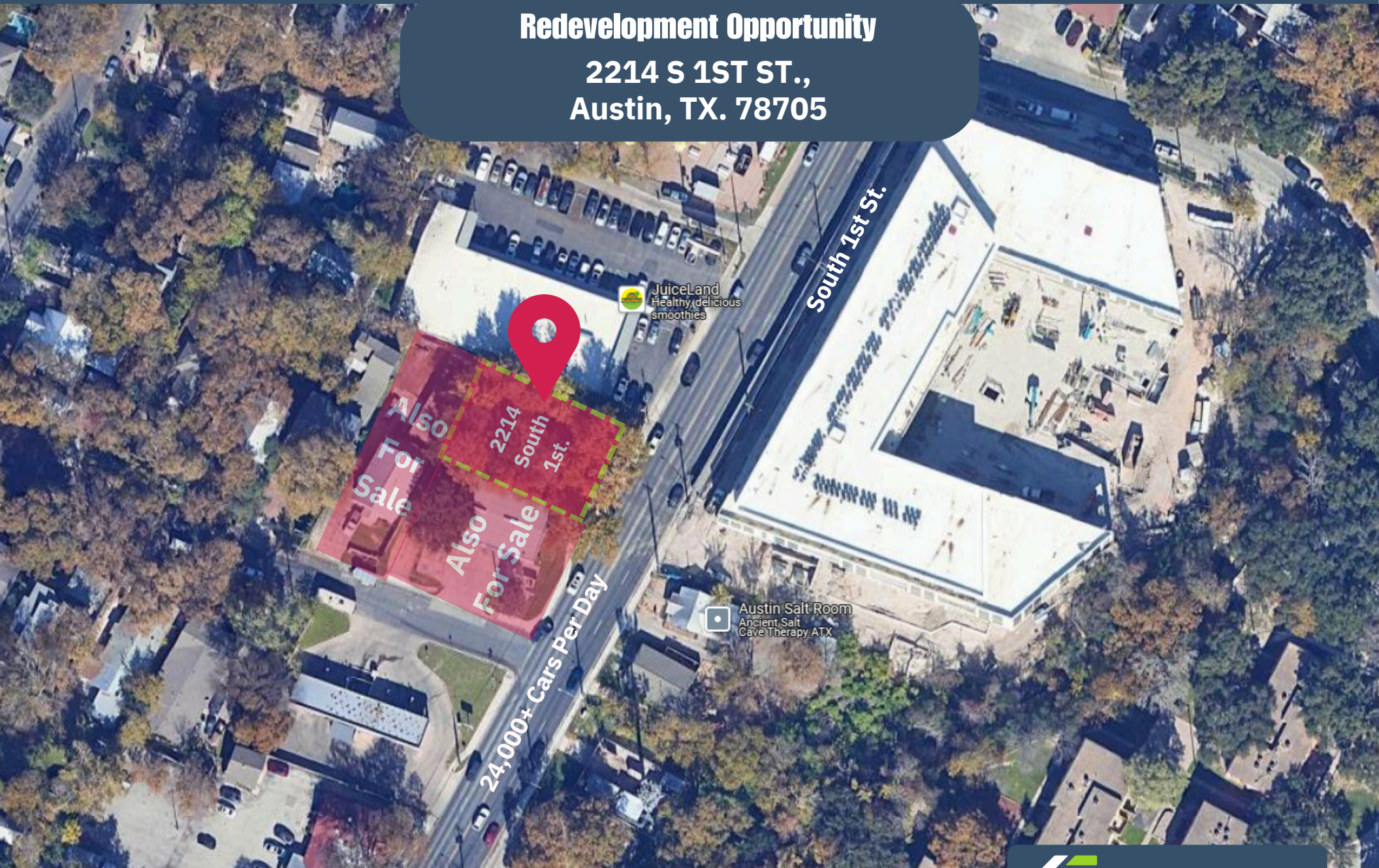


Land Cover Play

Redevelopment Opportunity

2214 S 1ST ST.,
Austin, TX. 78705



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Asking Price
\$1,495,000

 **respace**
INVESTMENTS SALES RENTALS MANAGEMENT

2214 S 1st St. Austin, TX. 78704



PROPERTY OVERVIEW

Fully Permitted for Food Services

& Restaurant Use – Equipped with an existing grease trap

Ample Parking – Plenty of space for customers and staff

798 Sq. Ft. Building – Compact and efficient layout

Outdoor Seating Area – Inviting space for guests to enjoy

Strong Income Potential – Operate now while planning future redevelopment

Prime Location on One of Austin's Busiest Streets

High Traffic Visibility – South 1st Street sees an average of 23,165 vehicles per day (2019)

Redevelopment Opportunity – Adjacent lots also available for sale

Positioned for immediate use or long-term investment, this property offers both cash flow and growth potential in one of Austin's most dynamic corridors.

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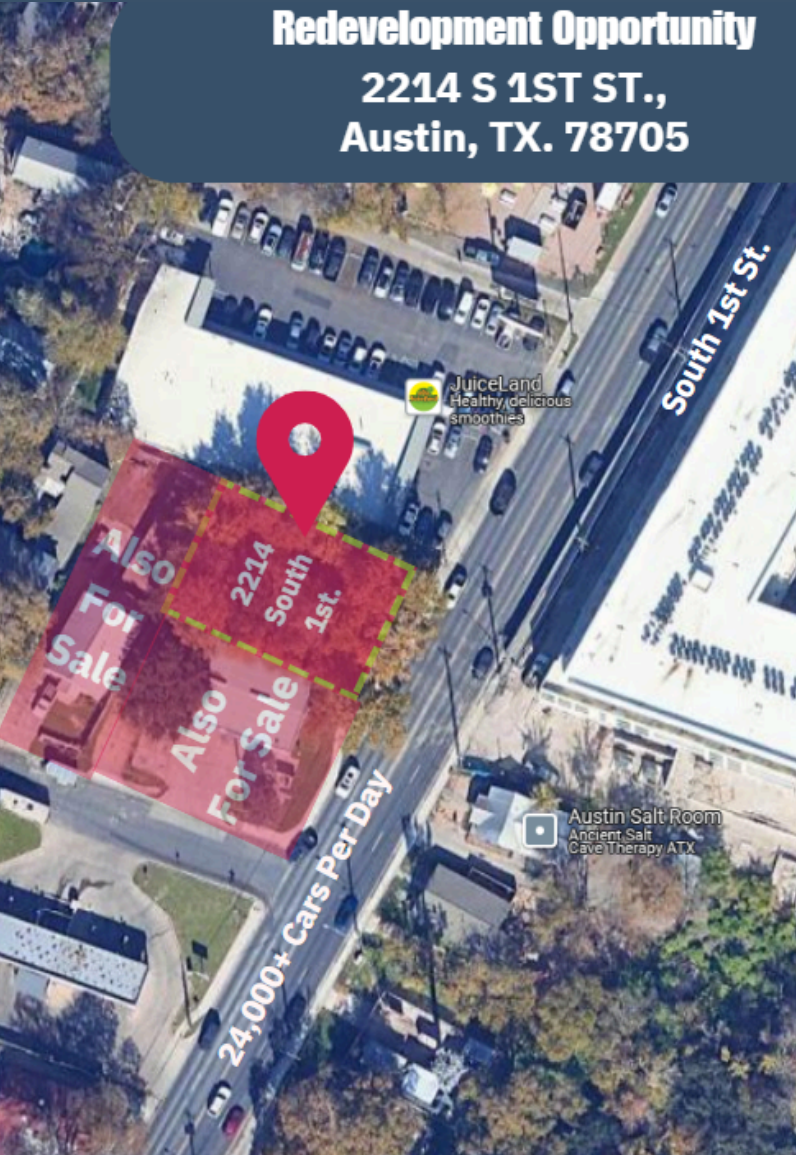
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Redevelopment Opportunity

2214 S 1ST ST.,
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At A Glance

Cap Rate: 4.17% | **Pro-Forma** 4.60%

NOI: \$62,400 | **Pro-Forma** \$68,700

Size: 793 SF (0.12 AC Lot)

Lease: 5 Years | NNN | 3% Annual Bumps

Tenant: High-End French Bakery (Opening Q2 2026)

Investment Highlights

Stable Cash Flow – 5-year NNN lease with rent escalations

Prime Location – South 1st Street corridor, high visibility & strong foot traffic

Future Upside – Land cover play with redevelopment potential

Equity Growth – Attractive land value (\$285.97/SF) + tenant buildout

Why This Deal Works

- **Cash Flow Today:** Income backed by a strong single tenant
- **Future Upside:** Redevelopment potential as South 1st continues to densify
- **Rare Opportunity:** Small footprint retail ownership in a prime Austin corridor
- **Location Insight:** South 1st Street – surrounded by new mixed-use and multifamily developments, strong demand drivers, and a thriving retail scene.

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AREA OVERVIEW

- u **Retail Building** – at one of the busiest streets in Austin, S 1st. With constant north and south bound traffic for workplace commuters, exposure is guaranteed.
- u **Directly across** – Multiple large multifamily projects with dozens of clientele living across the street from this location
- u **Zoning: CS** - Commercial Sales

AREA TRAFFIC GENERATORS



3-MILE RADIUS

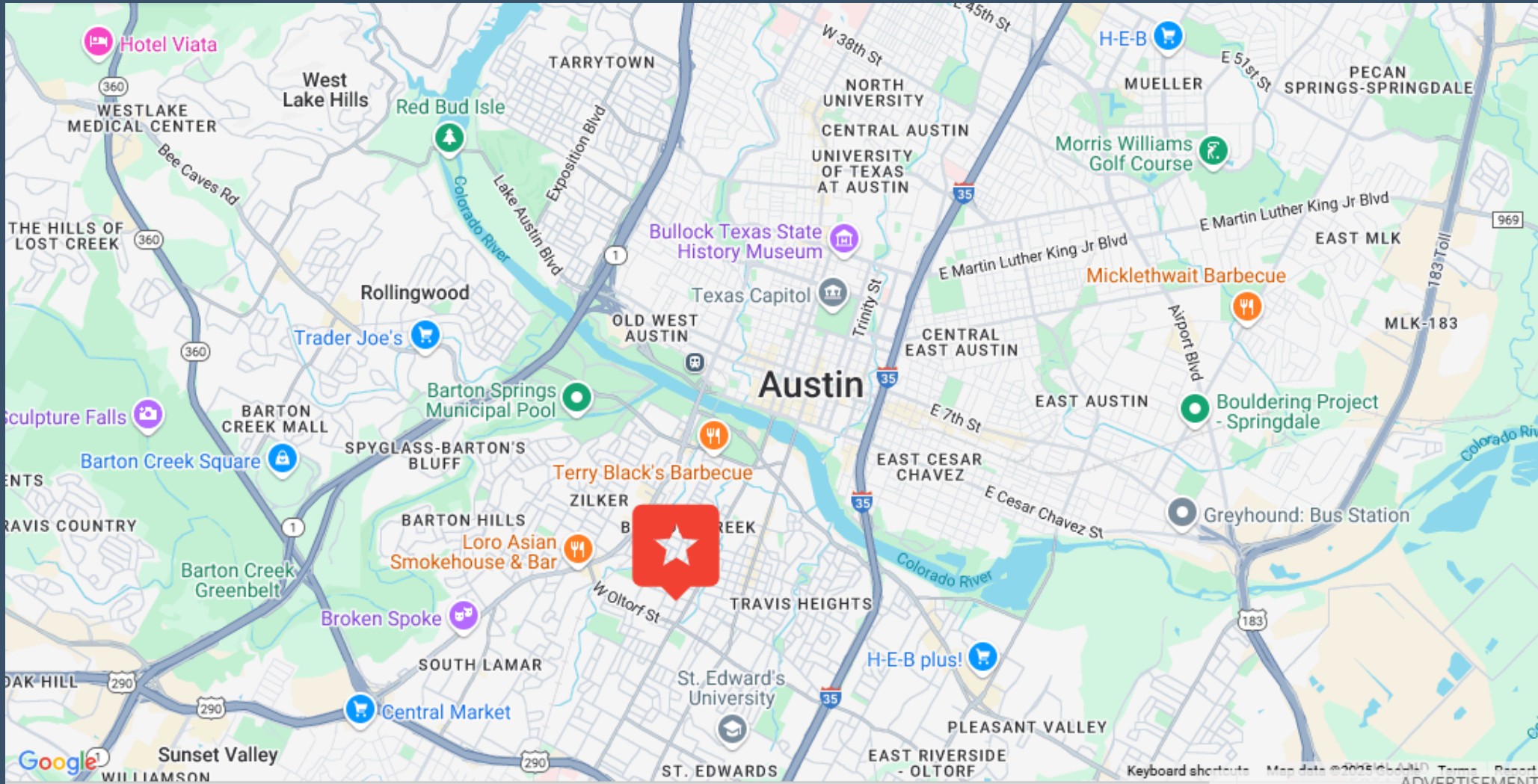
148,304
POPULATION

\$152,537.00
Mean HH Income

50,479
78704
Population



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Exterior Photos



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Interior Photos



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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

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.

- 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:

1. that the owner will accept a price less than the written asking price;
2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
3. 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.

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.

- **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:**

REspace LLC	9005423	Tony@ReGroupUs.com	512-472-0048
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Designated Broker of Firm	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daniel Pettit	820051	daniel@respaceteam.com	469-844-7352
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date