



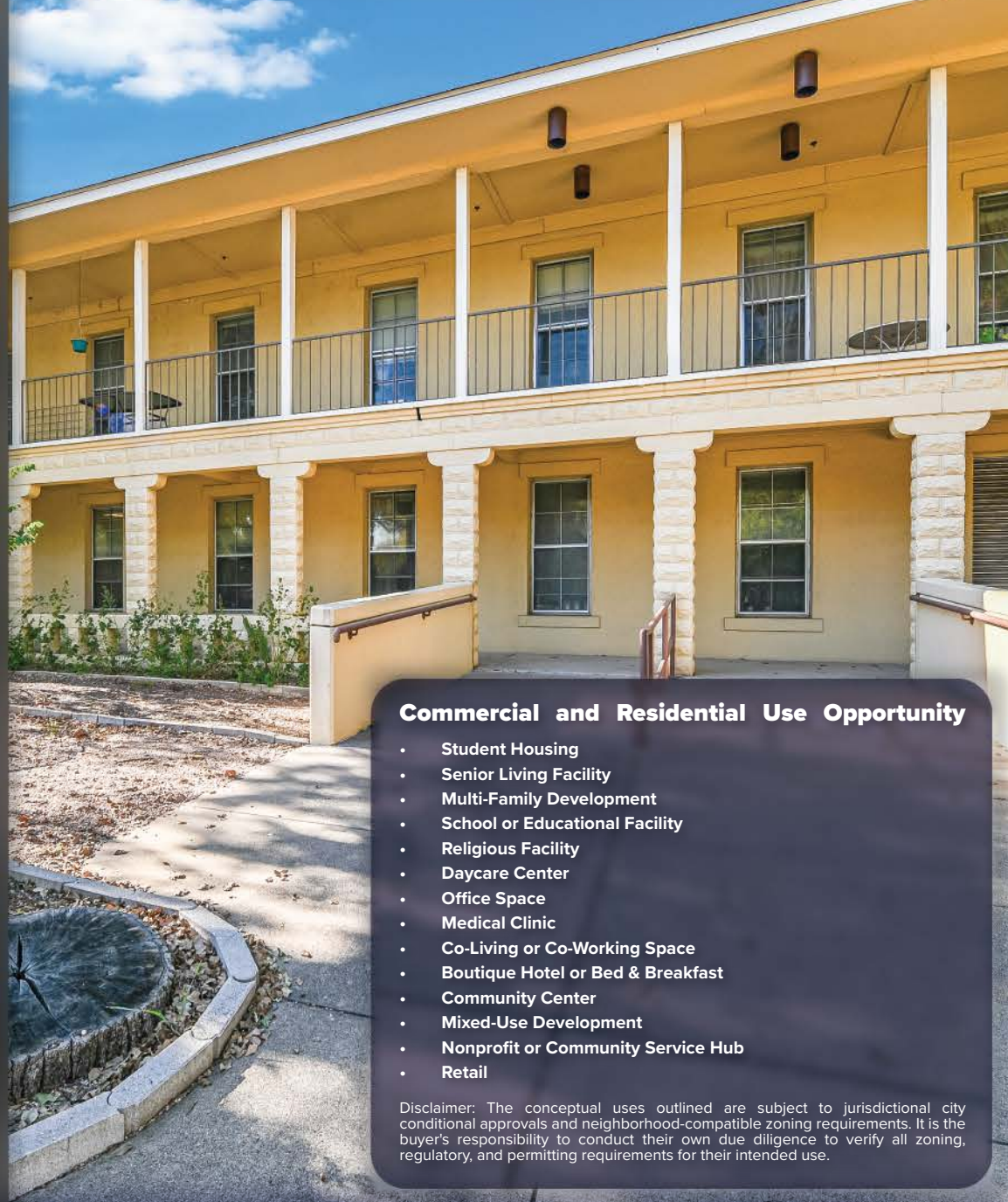


# INVESTMENT OVERVIEW

3710 Cedar Street offers investors and owner/occupants developers a rare acquisition or redevelopment opportunity in a prime infill location near major thoroughfares, UT Austin, and the Central Business District. The level topography, non-flood-zone site features superior dual access points via curb cuts and is surrounded by residential, multifamily, office, and retail properties.

## PROPERTY CONDITION:

- **Total SF:** ±31,400 SF of Building Improvements
- **Property is leased and stabilized via owner occupant's lease and short term 3rd party tenant leases providing maximum flexibility to Buyer. Buyer intends to vacate the Property at a pre-negotiated timeline following the sale of the Property.**
- **Land Area:** 1.57 AC (±68,200 SF) entire city block
- **Zoning:** SF-3-H-NCCD-NP
- **Year Built:** 1908 (since renovated)
- **Historic Zoning Designation:**  
Visit [www.thc.texas.gov/preserve](http://www.thc.texas.gov/preserve) for grants, tax credits, and funding options available
- **Call Brokers for Pricing Details**



### Commercial and Residential Use Opportunity

- Student Housing
- Senior Living Facility
- Multi-Family Development
- School or Educational Facility
- Religious Facility
- Daycare Center
- Office Space
- Medical Clinic
- Co-Living or Co-Working Space
- Boutique Hotel or Bed & Breakfast
- Community Center
- Mixed-Use Development
- Nonprofit or Community Service Hub
- Retail

Disclaimer: The conceptual uses outlined are subject to jurisdictional city conditional approvals and neighborhood-compatible zoning requirements. It is the buyer's responsibility to conduct their own due diligence to verify all zoning, regulatory, and permitting requirements for their intended use.

## FOR MORE INFORMATION, PLEASE CONTACT:

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### CRAIG COUCH

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### NICK OWENS

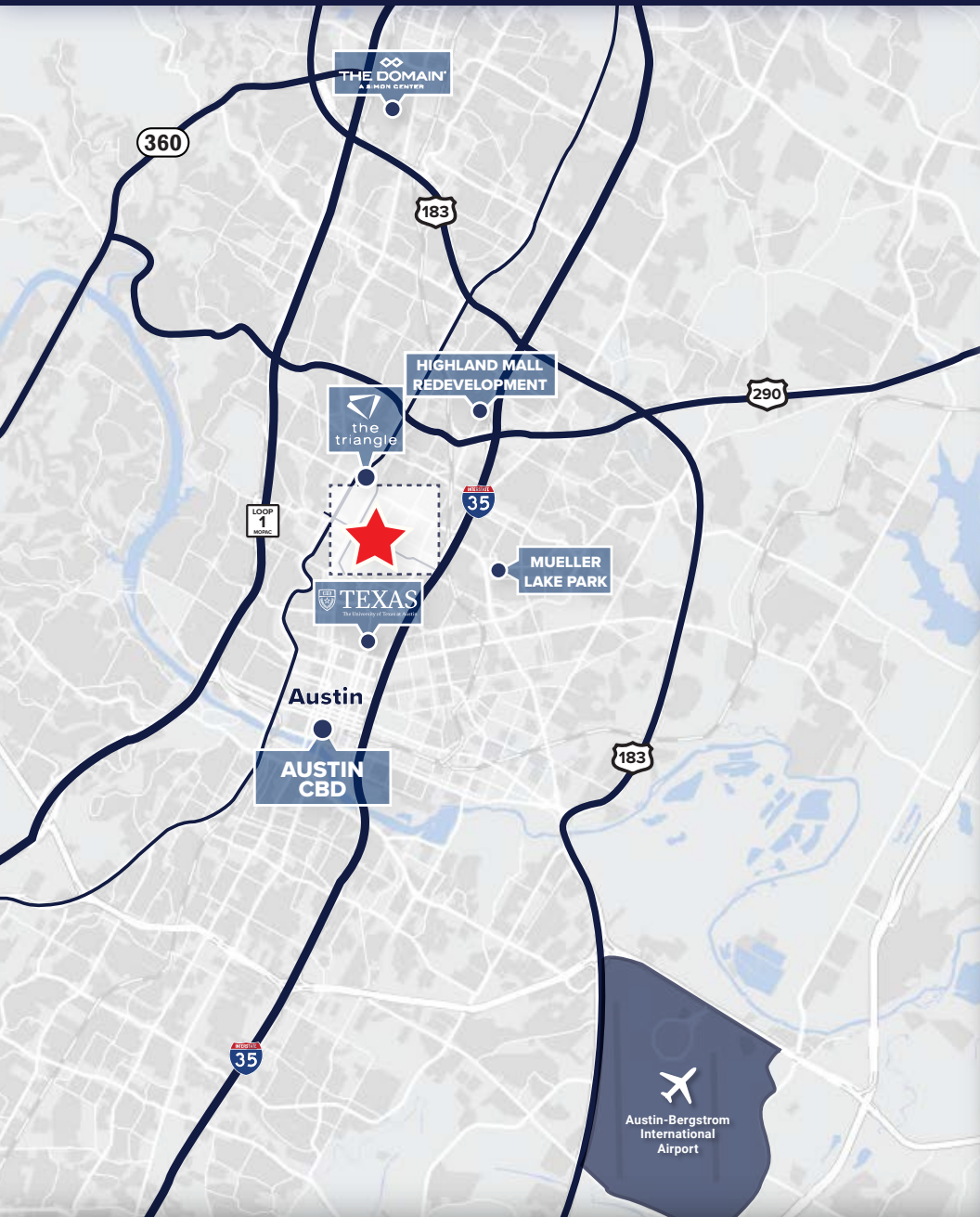
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# MAP VIEWS & AERIAL



The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



# PROPERTY PHOTOS



[CLICK HERE For More Photos](#)

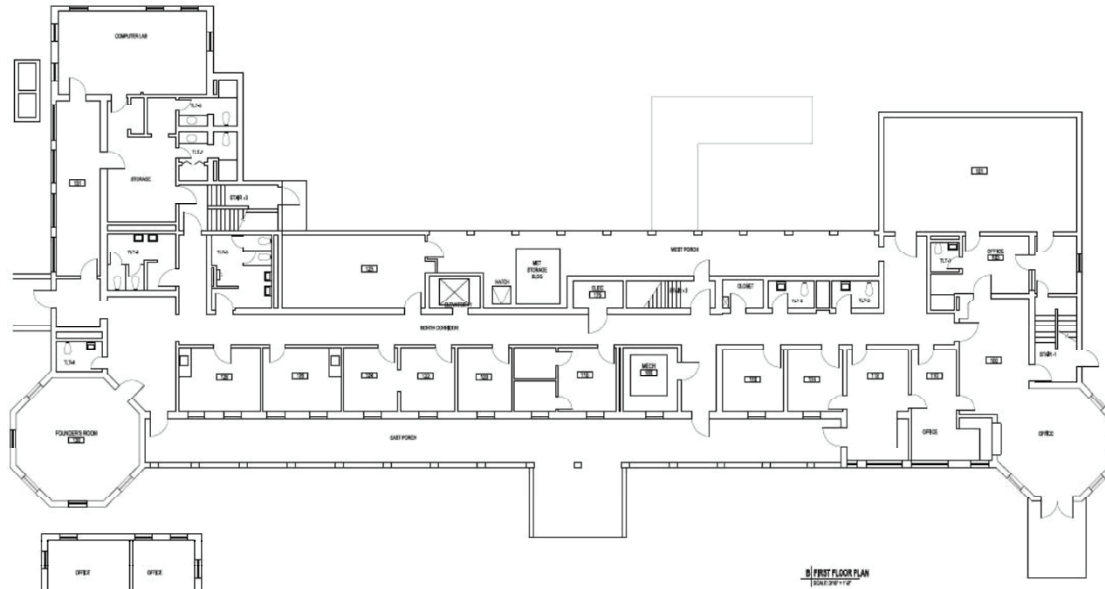


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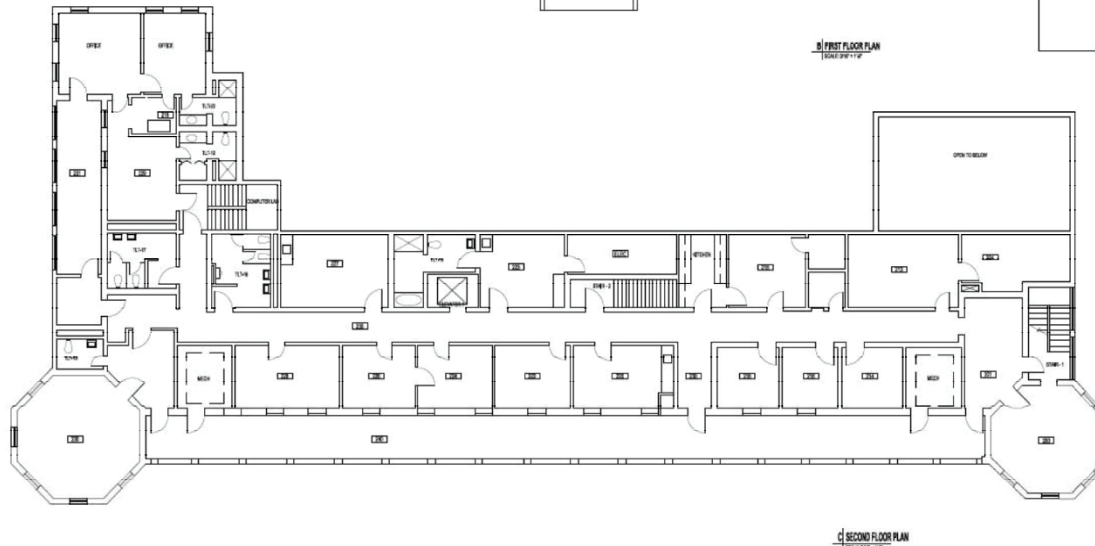


# BUILDING ONE FLOOR PLAN

## FLOOR ONE



## FLOOR TWO



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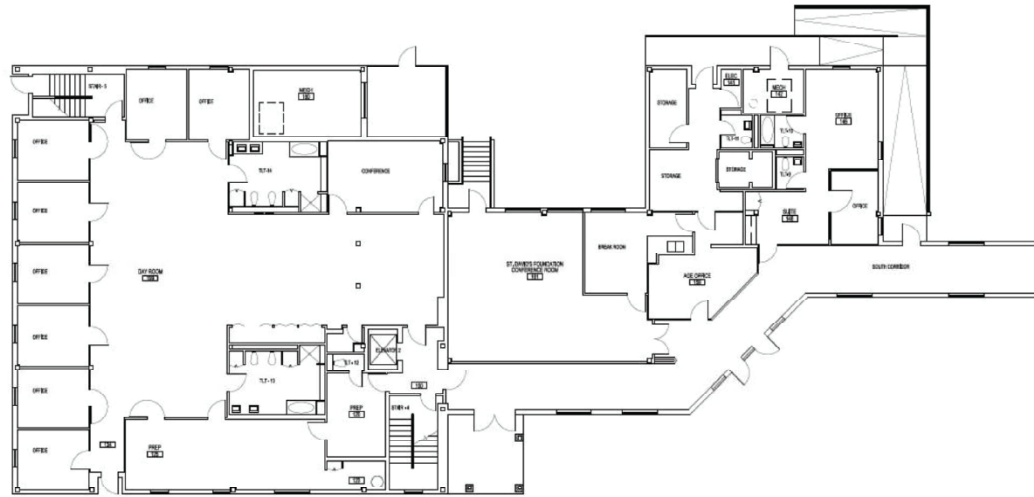
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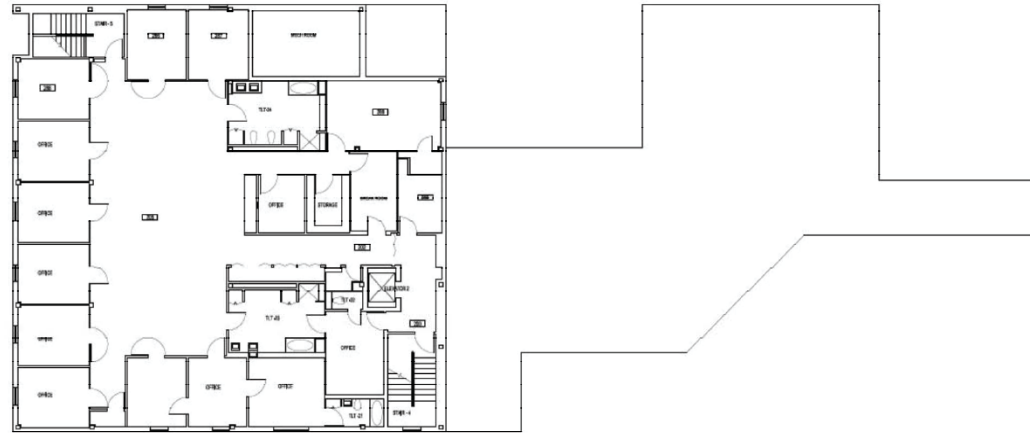
# BUILDING TWO FLOOR PLAN

## FLOOR ONE



ANNEX 1ST FLOOR  
10000000

## FLOOR TWO



ANNEX 2ND FLOOR  
10000000

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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.

11-2-2015



### 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.

<u>Centric Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004397</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Craig Couch</u> Designated Broker of Firm	<u>479537</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Kent McCoy</u> Licensed Supervisor of Sales Agent/ Associate	<u>622411</u> License No.	<u>mccoy@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Nick Owens</u> Sales Agent/Associate's Name	<u>717202</u> License No.	<u>owens@centric-re.com</u> Email	<u>512-320-9190</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date