



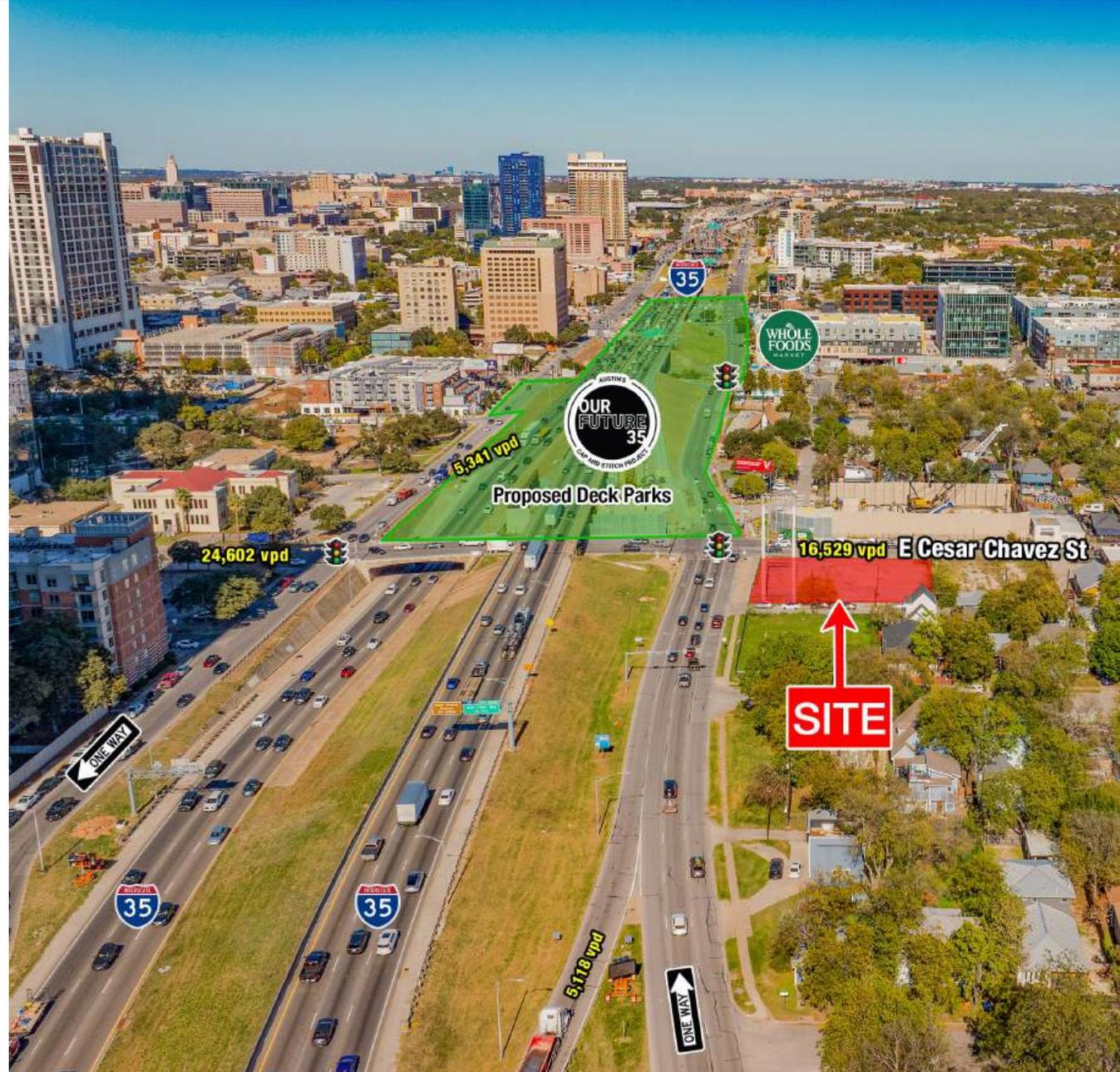
FOR SALE OR LEASE

0.45 AC | 901 E CESAR CHAVEZ ST | AUSTIN, TX 78702

PROPERTY OVERVIEW

901 E Cesar Chavez St Austin, TX 78702

- 0.45 acres located at the hard corner of the primary entrance to East Austin
- Zoning: CS-MU-V-CO-NP
- Multitude of uses: retail, commercial, residential, automotive, hospitality, and more
- Existing pylon signage available
- 2 existing curb cuts with easy access off I-35
- TXDOT has indicated this site is not in their right of way for their I-35 expansion
- Steps away from the future I-35 proposed deck parks



PROPERTY ACCESS & VISIBILITY



TRAFFIC COUNTS

IH-35 Frontage Road: 10,129 VPD

E Cesar Chavez St: 16,529 VPD

DEMOGRAPHICS

Year: 2025	1 Mile	3 Mile	5 Mile
Total Population	27,186	195,684	365,014
Total Households	16,061	97,130	173,527
Average HH Income	\$107,072	\$69,133	\$66,549
Daytime Population	101,265	338,674	573,238

FUTURE INFRASTRUCTURE IMPROVEMENTS

- Lowered freeway with improved ramps and fronts
- New drainage infrastructure under and near the intersection
- Improved bike/pedestrian facilities
- Potential for future deck parks reconnecting neighborhoods

ZONING

Site Development Regulations for CS Zoning District	
Minimum Lot Size	5,750 SF
Minimum Lot Width	50-FT
Minimum Setbacks: Front Yard Street Side Yard Interior Side Yard/Rear Yard	10-FT 10-FT 0-FT
Maximum Height	60-FT*
Maximum Impervious Coverage	95%
Maximum Building Coverage	95%
Maximum Floor-to-Area Ratio ("FAR")	2:1
*Height is further restricted by the Conditional Overlay established by the Zoning Ordinance.	

Mixed Use Additional Permitted Uses			
Vertical Mixed Use Buildings, subject to compliance with Section 4.3, Subchapter E	Commercial uses permitted in the CS zoning district	Civic Uses permitted in the CS zoning district	Townhouse Residential (Prohibited by the Conditional Overlay)
Multi-family Residential	Single-family residential	Single-family attached residential	Small lot single-family residential
Two-family residential	Condominium residential	Duplex residential	Group residential
Group home, class I (General)	Group home, class I (Limited)	Group home, class II	Short-term rental



Conditional Uses Established by the CO	
Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
College and university facilities	Communications services
Construction sales and services	Custom manufacturing
Electronic prototype assembly	Exterminating services
Guidance services	Hospital services (limited)
Hotel-motel	Indoor entertainment
Limited warehousing and distribution	Local utility services
Off-site accessory parking	Outdoor sports and recreation
Research services	Restaurant (drive-in, fast food)
Restaurant (limited)	Restaurant (general)
Service station	Hospital services (general)
Club or lodge	Transitional housing

OBLIQUE AERIAL



NEIGHBORHOOD DEVELOPMENTS



The Austin Convention Center

The Austin Convention Center is embarking on an exciting transformation that will redefine its role in downtown Austin. Beginning in April 2025, the city is launching a comprehensive redevelopment project to create the Convention Center of tomorrow. This ambitious expansion aims to deliver a larger, more efficient facility on a smaller footprint, transforming the space into a more active and community-friendly event destination.



Waterline

Offering an unprecedented opportunity to live, work and revel in the best of Austin, Waterline's 74-story building features sunlit spaces for offices, residences, retail, restaurants as well as indoor-outdoor wellness-centric amenities—all with year-round access to the Ann and Roy Butler Hike-and-Bike Trail, Downtown Austin's museums, theaters and the city's connective Capital Metro public transit system.



The Travis

At 562' in height, the Travis is Austin's tallest single-purpose apartment tower. Located at the southern end of Red River St, the tower sits at the cusp between the fabric of downtown Austin and the park trails lining the Colorado River. This gives the resort style amenity deck on level 8, and the 423 tower residents above, uninterrupted views across the S Congress Ave bridge and down the center of the Colorado river as it flows past downtown. Where the tower meets the banks of the river, it addresses the active trails along its edge with an art gallery and studio, bicycle storage and maintenance areas, and a small 600 sf coffee shop. From there a monumental stair rises from the trail system to tie it into the city's sidewalk network above.

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

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

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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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

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