



 Phone: (512) 452-9902

 Fax: (512) 453-8412

 3724 Jefferson St., STE# 210  
Austin, TX 78731



---

## FOR LEASE

1610 W. North Loop  
**AUSTIN, TX**

**JAY LEGG**

 (512) 921-9950

 jay.legg@mfbrealestate.com

1610 W. North Loop

Two drive through lanes  
**Former Prosperity Bank**

[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)

# PROPERTY DETAILS

## LAND INFORMATION

LAND ACRES :.727AC  
LAND SF 31,680 SF



## BUILDING INFORMATION

TYPE

RETAIL

LOCATION

Central Austin

GLA

2,879 SF

STORIES

1

ZONING

CS-MU-CO-NP

PARKING

20 on site spaces

DOCKS

NONE

CONSTRUCTION

MASONRY

YEAR BUILT

2014

## SITE DETAILS

### PYLON SIGNAGE

FRONTAGE

196 feet W N. Loop 165 feet William Holland

LEGAL

LOT 9-10 Block 7  
N. Loop Terrace

Free Standing Building

Call for Rentl Rate





# LOCATION OVERVIEW



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 11th-most populous city in the United States, the fourth-most-populous city in Texas, the second-most-populous state capital city, one of two state capitals with a population of over one million people, after Phoenix, Arizona, and the most populous state capital that is not also the most populous city in its state. It has been one of the fastest growing large cities in the United States since 2010. Downtown Austin and Downtown San Antonio are approximately 80 miles apart, and both fall along the Interstate 35 corridor. Some observers believe that the two regions may some day form a new "metroplex" similar to Dallas and Fort Worth. Austin is the southernmost state capital in the contiguous United States and is considered a "Beta -" global city as categorized by the Globalization and World Cities Research Network.

The Greater Austin metropolitan statistical area had a gross domestic product (GDP) of \$86 billion in 2010. Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. The region's rapid growth has led Forbes to rank the Austin metropolitan area number one among all big cities for jobs for 2012 in their annual survey and WSJ Marketwatch to rank the area number one for growing businesses. By 2013, Austin was ranked No. 14 on Forbes' list of the Best Places for Business and Careers (directly below Dallas, No. 13 on the list). As a result of the high concentration of high-tech companies in the region, Austin was strongly affected by the dot-com boom in the late 1990s and subsequent bust. Austin's largest employers include the Austin Independent School District, the City of Austin, Dell, the U.S. Federal Government, NXP Semiconductors, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, the State of Texas, the Texas State University, and the University of Texas at Austin.



Approved by the Texas Real Estate Commission for Voluntary Use  
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyers first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1 Shall treat all parties honestly;
- 2 May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3 May not disclose that the buyer will pay a price greater than price submitted in a written offer unless authorized in writing to do so by the buyer; and
- 4 May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

## Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified.

