

PROPERTY SUMMARY

1601 E Cesar Chavez St, Unit 104, Austin TX 78702

FOR SALE



PROPERTY DESCRIPTION

Rare opportunity to acquire a two-level live/work retail condo in the highly sought-after East Cesar Chavez corridor. Ideal for an owner-user or investor, the space offers true live/work functionality with a full kitchen and a bathroom on each level, supporting flexible use as retail, office, or service-based space. Surrounded by dense residential growth and high-traffic retail, this property benefits from strong visibility, walkability, and proximity to Downtown Austin.

PROPERTY HIGHLIGHTS

- Prime East Cesar Chavez corridor location
- Ideal for owner-user or investor
- Flexible two-level live/work configuration
- Full kitchen and two bathrooms (one on each level)
- Dual entry: street-front retail + upper-level access
- Strong visibility — 15,000+ vehicles/day on E Cesar Chavez
- Surrounded by dense residential and retail growth
- Minutes from Downtown Austin, Lady Bird Lake & Rainey St
- Suitable for retail, office, studio, or service users
- 17.5% population growth within 1 mile (2020–2025)

OFFERING SUMMARY

Sale Price:	\$659,900
Building Size:	1,174 SF
Price per SF:	\$562/SF
Property Type:	Live/Work Retail Condo
Zoning:	TOD-NP (Transit Oriented)

Eugene Batson
512-909-5080
EUGENE@7S.LIFE



exp Realty LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

ADDITIONAL PHOTOS

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FLOOR PLAN

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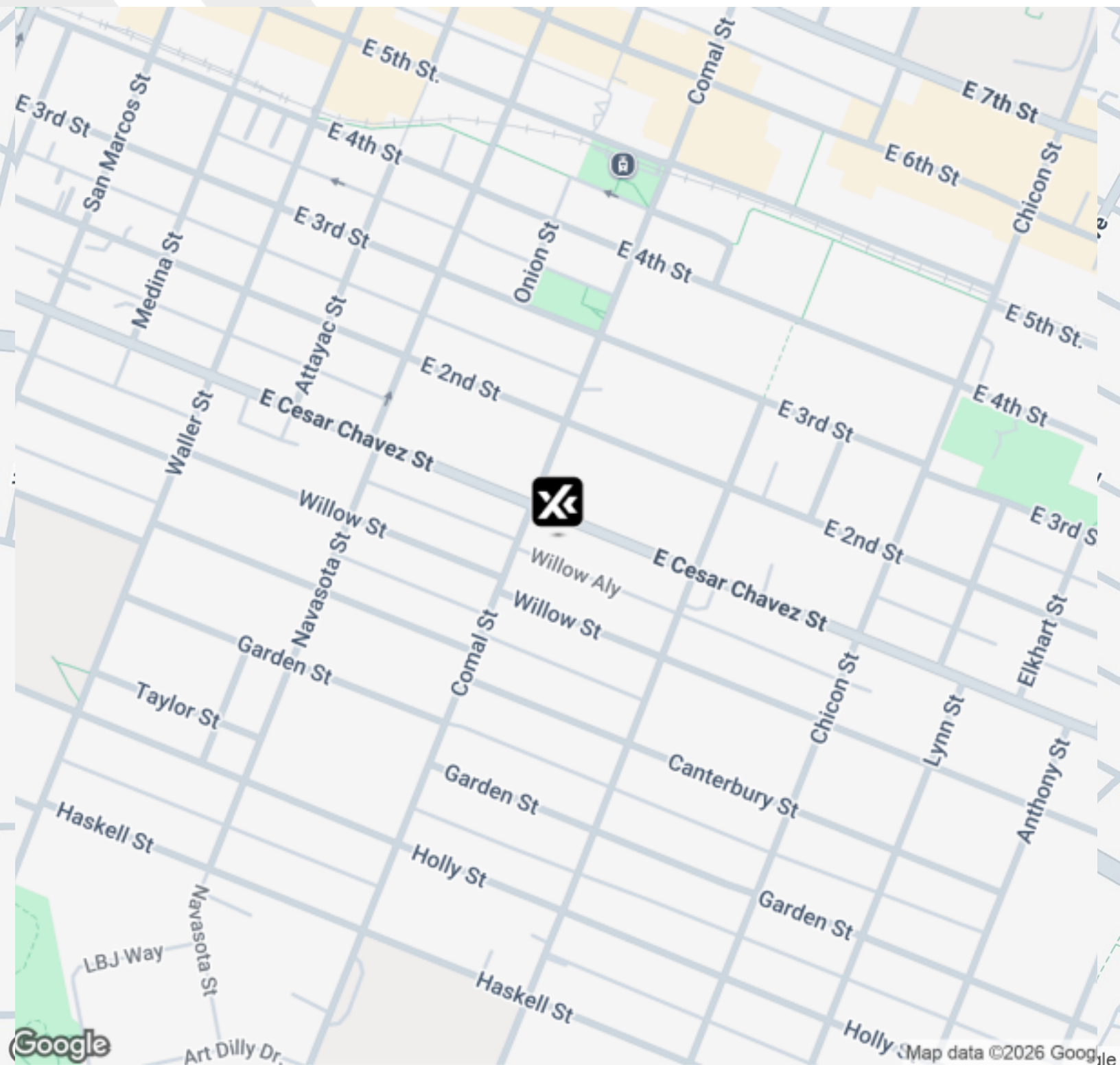


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LOCATION MAP

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DEMOGRAPHICS & MARKET INTELLIGENCE

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POPULATION GROWTH — 1 MILE RADIUS

2020 Census Population	20,863
2025 Estimated Population	24,503
2030 Projected Population	26,176
Growth Rate 2020–2025	+17.5%
Growth Rate 2025–2030	+6.8%

HOUSEHOLD INCOME — 1 MILE RADIUS (2025)

Average HH Income	\$143,419
Median HH Income	\$118,468
Households earning \$100K+	62.7%
Households earning \$200K+	25.4%
Total Households (1 mi)	13,177
HH Growth Rate 2020–2025	+20.8%

EDUCATION & EMPLOYMENT — 1 MILE (2025)

Bachelor’s Degree or Higher	58.2%
Employment Rate	78.2%
Professional/Management Occ.	51.4%
Work Commute Under 30 Min	79.0%
Median Age	37.6 years

TRAFFIC COUNTS — E CESAR CHAVEZ

E Cesar Chavez @ Comal (2025)	15,017-16,684 VPD
E Cesar Chavez @ Navasota (2025)	15,701 VPD
Comal St @ E 2nd St (2025)	3,941 VPD

CONSUMER SPENDING — 1 MILE (2025 ANNUAL)

Total Consumer Spending	\$424.6M
Food & Alcohol	\$115.8M
Entertainment & Hobbies	\$62.8M
Apparel & Footwear	\$21.3M
Household Goods	\$73.6M
Health Care	\$17.8M
Education & Day Care	\$35.2M

DAYTIME EMPLOYMENT — 1 MILE RADIUS

Total Businesses	2,380
Total Employees (Daytime Pop)	29,217
Hospitality & Food Service	421 businesses
Scientific & Technology	372 businesses
Health Care & Social Asst.	290 businesses
Retail & Wholesale Trade	226 businesses

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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.

2-10-2025



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 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.

eXp Realty LLC	603392	tx.broker@exprealty.net	(888) 519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Designated Broker of Firm	License No.	Email	Phone
Karen Richards	508111	tx.broker@exprealty.net	(888) 519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eugene Batson	579779	Eugene@7s.life	512-909-5080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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