



# 3207 & 3209

EAST CESAR CHAVEZ STREET

Austin, TX 78702



WHERE VERSATILITY MEETS OPPORTUNITY.

## SITE INTRODUCTION:

The property is located in the **EAST CESAR CHAVEZ NEIGHBORHOOD**, an urban-suburban mix just **EAST OF IH-35**, and is minutes from downtown Austin. The area is a vibrant cultural hub with family-owned restaurants, coffee shops, and various local businesses, making it an ideal location for residential, office, or hospitality development

## KEY HIGH-LEVEL PROPERTY INFORMATION:

### TOTAL SITE AREA:

•32,731 sq ft.

### WATERFRONT PROPERTY

•Direct access to the **COLORADO RIVER**, offering unique development potential

### PROXIMITY TO MAJOR ROADS AND HIGHWAYS:

- Interstate IH-35
- Highway 71
- Highway 183
- East Highway 290 (US 290)



## DETAILED PROPERTY INFORMATION:

### TOTAL SITE AREA:

Combined, the properties at 3207 AND 3209 EAST CESAR CHAVEZ STREET cover a total of 32,731 sq ft (approximately 0.75 acres).

### THIS IS THE SUM OF:

- 3207 East Cesar Chavez Street:
  - Area: 19,963.55 sq ft (0.4583 acres)
- 3209 East Cesar Chavez Street:
  - Area: 12,767.44 sq ft (0.2931 acres)

### CURRENT BUILDINGS:

- Total building area across both properties:  
1,368 sq ft
- 3207 East Cesar Chavez Street:
  - Square footage: 530 sq ft
  - Features: Single-family dwelling and open porch/terrace spaces
- 3209 East Cesar Chavez Street:
  - Square footage: 838 sq ft
  - Features: Family dwelling, unfinished basement, and terrace



ZONING INFORMATION:

The subject site is zoned GR-MU-CO-NP and SF-3-NP, providing flexibility for various types of development. Below is the breakdown:



- **GR (Community Commercial):** Designed for commercial uses that serve the neighborhood and community needs. These areas are generally accessible from major traffic routes.
- **MU (Mixed Use Combining District):** This district allows a combination of office, retail, commercial, and residential uses within a single development, enhancing versatility.
- **CO (Conditional Overlay):** As specified in Zoning Ordinance No. 030327-11a (Tract 49), this overlay applies additional conditions to maintain the character and integrity of the community.
- **NP (Neighborhood Plan):** The property falls under the Govalle Neighborhood Plan, which guides development in accordance with community goals and land use policies.
- **SF-3 (Family Residence):** This designation is for moderate-density single-family residential development, supporting Austin's housing needs.
- **Red Bluff Waterfront Overlay:** The property benefits from this overlay, providing additional opportunities related to its proximity to the water.





MEDIAN HOUSEHOLD  
INCOME:

**\$82,345**



UNEMPLOYMENT RATES:

**3.4%**



POPULATION DENSITY:

**2,283,371**  
people per square mile  
in urban areas

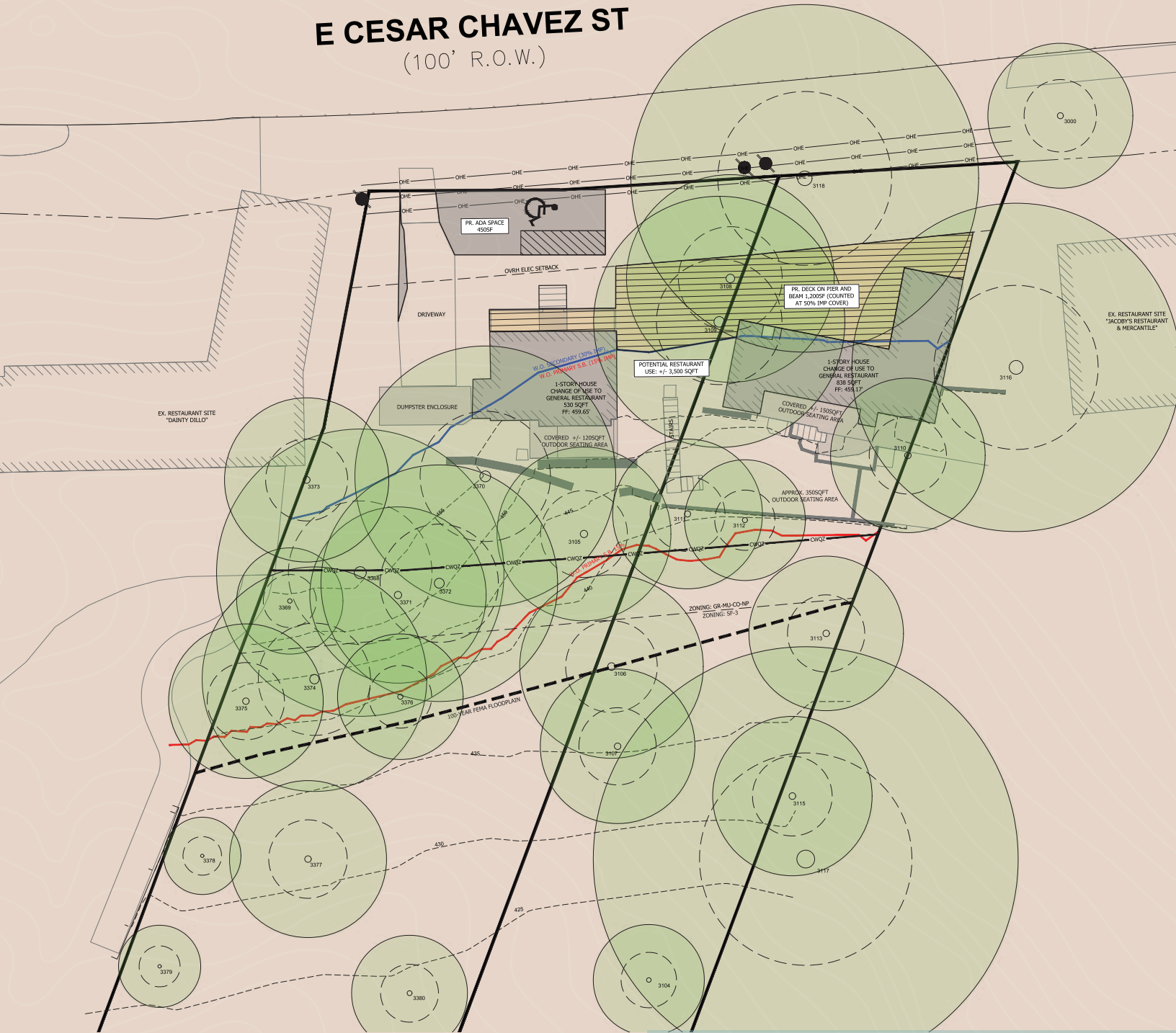


MEDIAN AGE:

**34.5**  
years



## E CESAR CHAVEZ ST (100' R.O.W.)

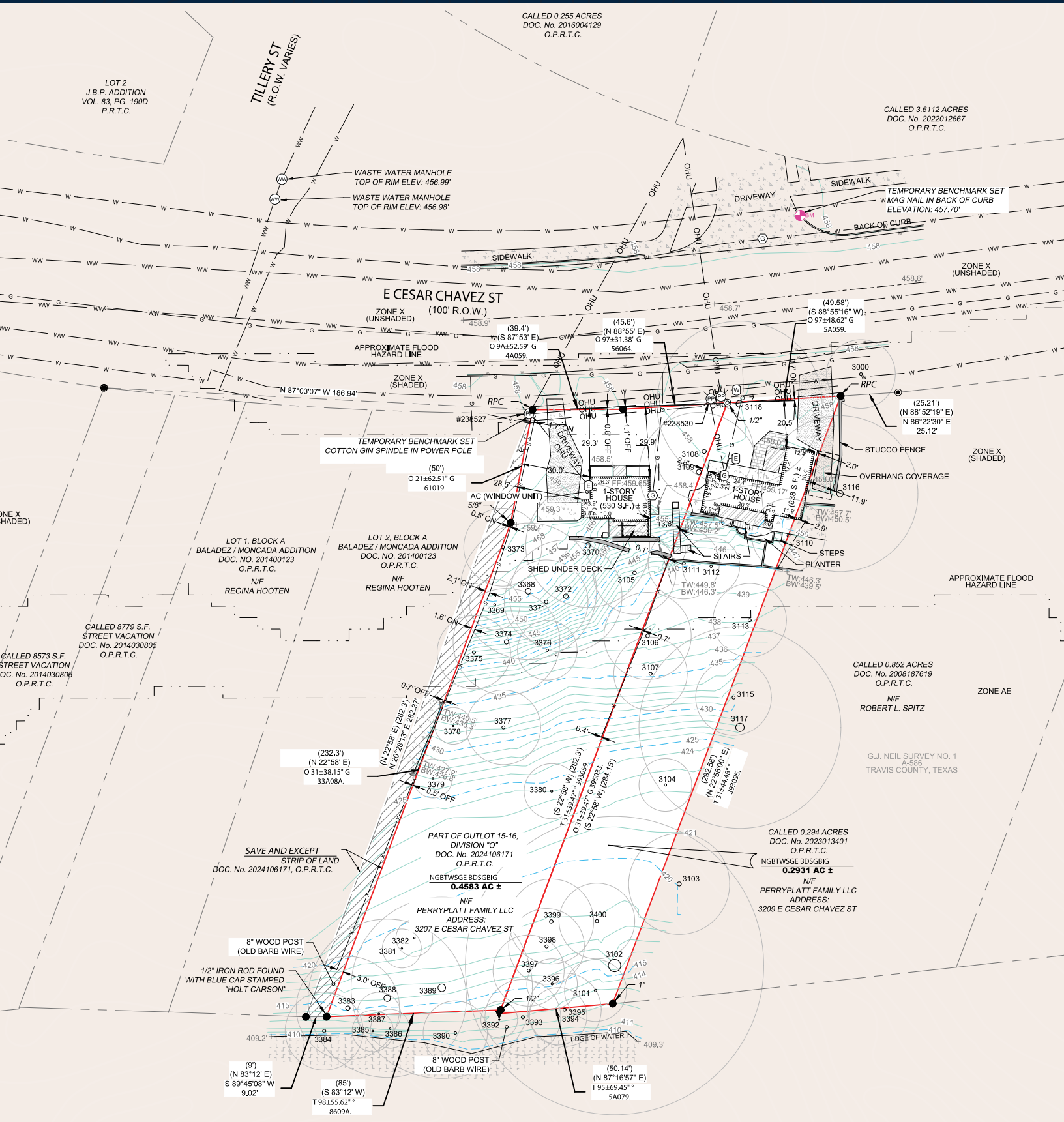


Conceptual feasibility study for a conversion to restaurant use by MILAN CONSULTING & ENGINEERING.



# PROPERTY DETAILS

3207 & 3209 East Cesar Chavez Street, Austin, TX 78702



COLORADO RIVER





## 5 Plaza Saltillo Station (and downtown)

Station is 5 minutes by car (1.6 miles)

- ROUTE 2** - Route 2 - Rosewood/Cesar Chavez: Directly runs along Cesar Chavez Street, providing access to the property with buses arriving every 15 minutes during peak hours.
- ROUTE 4** - Route 4 - 7th Street: Parallel route to Cesar Chavez Street, offering additional east-west transit across downtown.

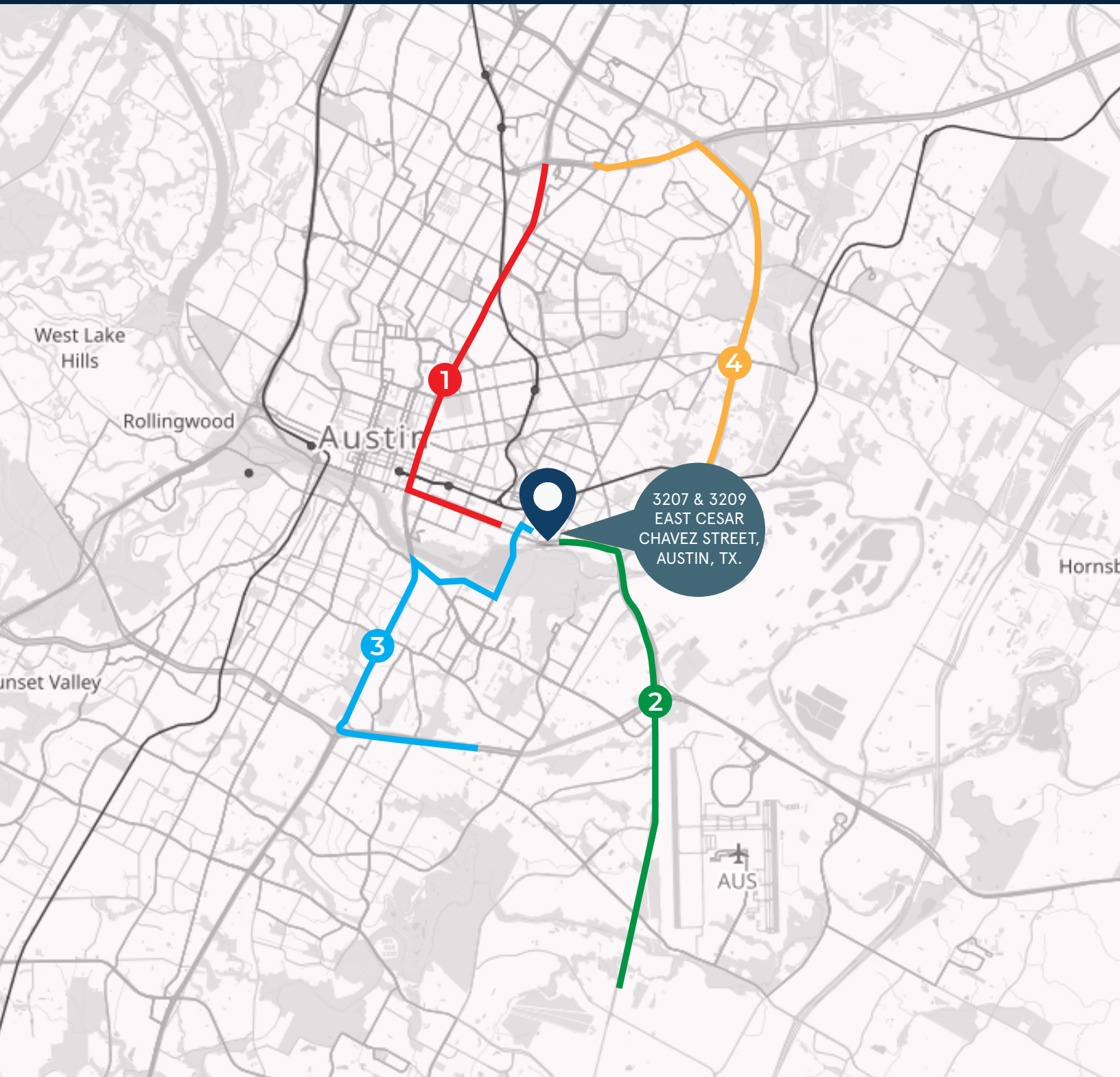


3207 & 3209 EAST CESAR CHAVEZ STREET, AUSTIN, TX.





## DRIVE TIMES TO KEY LANDMARKS AND DESTINATIONS

- 1** Downtown Austin (6th Street District): 8 minutes, 2.2 miles.
- 2** Austin-Bergstrom International Airport: 6 minutes, 4.2 miles.
- 3** Austin Convention Center: 8 minutes, 2.2 miles.
- 4** University of Texas at Austin: 12 minutes, 3.9 miles.
- 5** Plaza Saltillo: 5 minutes, 1.6 miles.





## MAJOR HIGHWAYS

-  Interstate 35 (I-35): 3-5 minutes.
-  South Highway 183 (South Ed Bluestein Blvd): 10-12 minutes.
-  Texas State Highway 71 (Ben White Blvd): 12-15 minutes.
-  East Highway 290 (US 290): 8-10 minutes.

THIS IS A RARE  
OPPORTUNITY TO  
INVEST IN A HIGHLY  
VERSATILE,  
**WATERFRONT**  
**PROPERTY** IN ONE OF  
AUSTIN'S  
FASTEST-GROWING  
NEIGHBORHOODS.



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EAST CESAR CHAVEZ STREET  
Austin, TX 78702

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

### 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:
  - 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 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.

<b>Dovetail Commercial Real Estate LLC</b>	<b>9009327</b>	<b>mb@dovetailcre.com</b>	<b>(512)468-5353</b>
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date