

638 Tillery Street

**PROPERTY FOR SALE**

638 Tillery Street  
Austin, Texas 78702



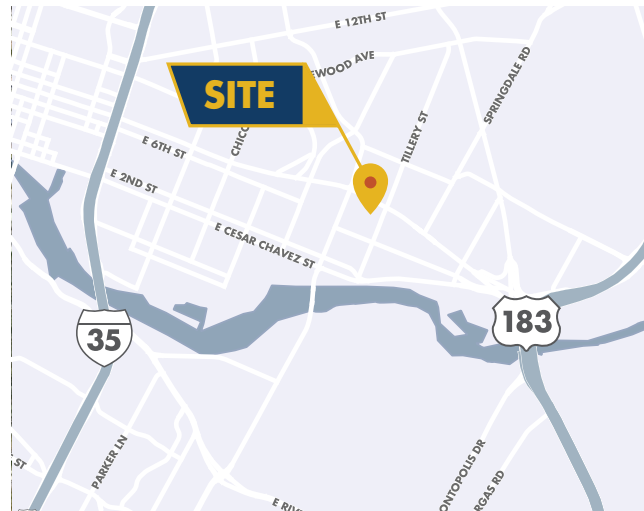
Jason Faludi  
512.684.3805  
[faludi@aquilacommercial.com](mailto:faludi@aquilacommercial.com)

[aquilacommercial.com/638-tillery-street](http://aquilacommercial.com/638-tillery-street)





**638 Tillery Street**, is a unique and potential redevelopment opportunity in East Austin offering ~2,100 SF (main house plus two outparcel studios) on a .7333-acre lot. It includes potential for 20+ parking spots, a greenhouse, outdoor stage, lawn, and storage space. Located across from Flich Coffee Shop and Pueblo Viejo Mexican Restaurant, and near local favorites like Kinda Tropical, Justine's, and Lustre Pearl, it's close to a CapMetro station, making it a vibrant and well-connected spot for various uses.



### Availability

- Lot size: .7333 acres (±31,942 SF)
- ~ 2,100 SF comprised of main house & 2 outparcel studios
- Zoning: CS - MU - CO - NP

### Potential Redevelopment Site

- Ideal for food & beverage operator, retail, creative office, school, or an entertainment venue

### Parking

- Potential for 20+ parking spots

### Property Features

- Green house
- Outdoor stage
- Lawn
- Storage
- Two studios

### Amenities

- Across the street from Flich Coffee Shop
- Pueblo Viejo Mexican Restaurant
- Around the corner from
  - Kinda Tropical
  - Justines
  - Lustre Pearl
- Near the CapMetro Station

### Annual Taxes

- ±\$35k



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Back Studio A



Back Studio B



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Downtown Austin

Tillery St



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## EAST 11TH

### EAT

East Side Pies  
Franklin Barbecue  
Hillside Farmacy  
Micklethwait Craft Meats  
Old Thousand  
Paper Boy  
Quickie Pickie

Rosewood  
Try Hard Coffee

**DRINK**  
Nickel City

**STAY**  
Hotel Eleven

## EAST 6TH STREET

### EAT

Buenos Aires Cafe  
Casa Columbia  
Cisco's  
Counter Cafe  
Cuvee Coffee  
Domo Alley-Gato  
East Side King  
Flyrite Chicken  
Fukumoto Sushi  
Gabriela's Downtown  
H-E-B  
Hi Hat Public House  
Il Brutto  
Joe's Bakery  
John Mueller Meat  
Kebablicious  
La Matta  
Licha's Cantina

Nasha  
Ramen Tatsu-Ya  
Revival Coffee  
Salt & Time  
Short Stop  
Sixth and Waller  
Spartan Pizza  
Subway  
Suerte  
Takoba  
Tamale House East  
Thai Kun  
Via 313  
Vixen's Wedding  
Wendy's Wilder Wood  
Wright Bros. Brew and Brew

Grackle  
Hotel Vegas  
Lazarus Brewing Co  
Kitty Cohen's  
Lefty's Brick Bar  
Liberty  
Milonga Room  
Revelry  
Shangri La  
The White Horse  
Violet Crown  
Whisler's  
Volstead Lounge  
Yellow Jacket Social  
Zilker Brewing

**DRINK**  
Ah Sing Den  
Gourmands

**STAY**  
ARRIVE Hotel  
East Austin Hotel

## EAST CESAR CHAVEZ

### EAT

Austin Daily Press  
BBQ Revolution  
Capital City Bakery  
Cenote  
Counter Culture  
Eastside Tavern  
Eden East  
Flitch Coffee  
Grizzelda's  
Intero Restaurant  
Jacoby's  
Juan in a Million  
Juiceland  
Juniper  
Justine's  
Kemuri Tatsu-Ya  
Kerlin BBQ  
La Barbecue

Mongers  
Oseyo  
Pitchfork Pretty  
Reunion 19  
Sawyer & Co.  
Scotty's BBQ  
Southside Flying Pizza  
Tillery Kitchen & Bar

**DRINK**  
Blue Owl Brewing  
Craftsman  
Drinks Lounge  
Hard Luck Lounge  
Lustre Pearl  
Stay Gold

**STAY**  
Heywood Hotel



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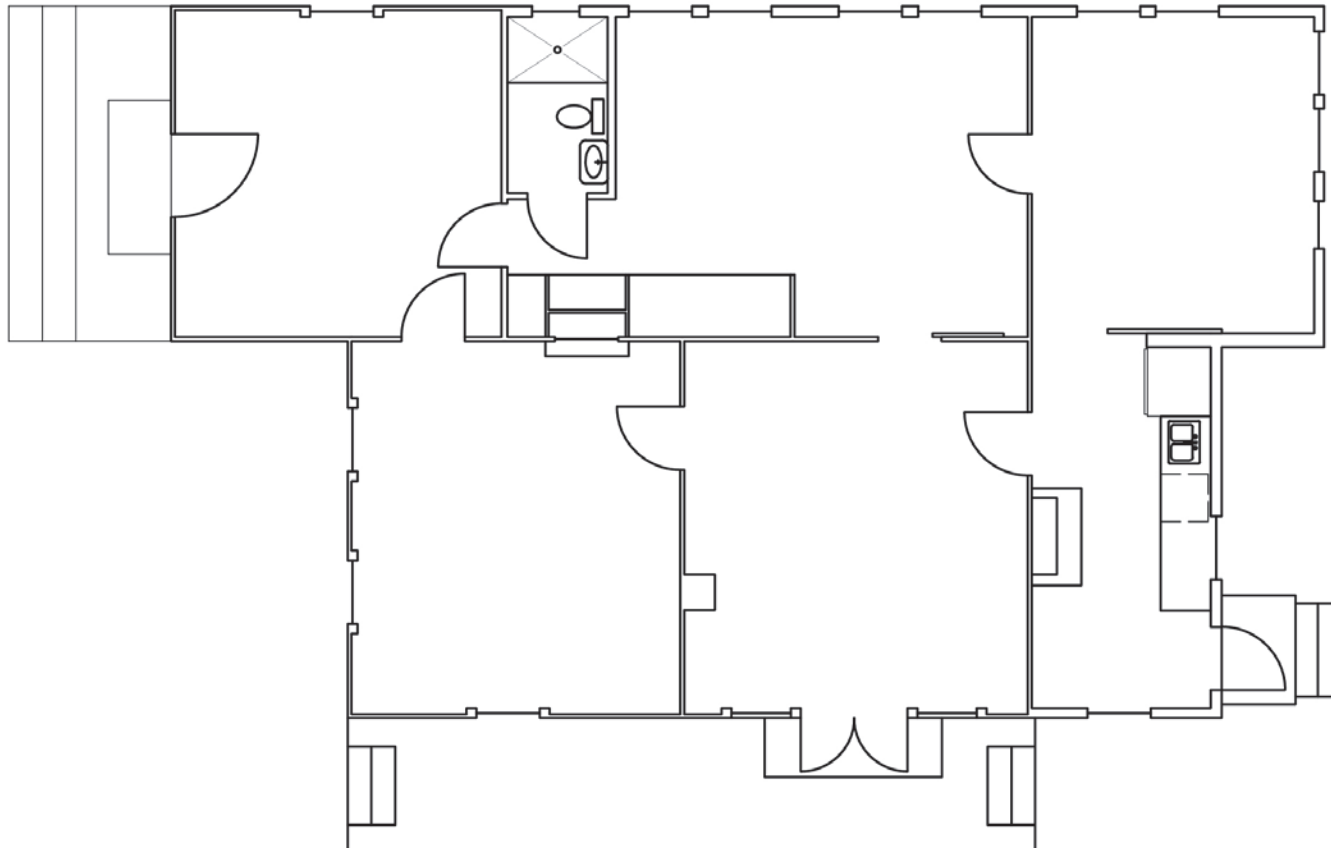
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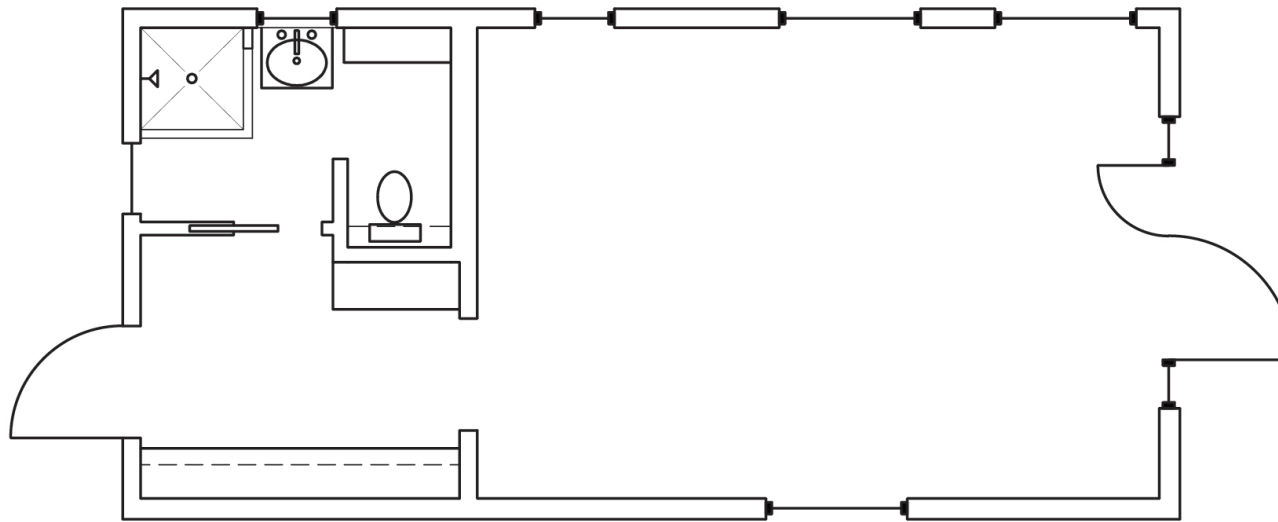
MAIN HOUSE



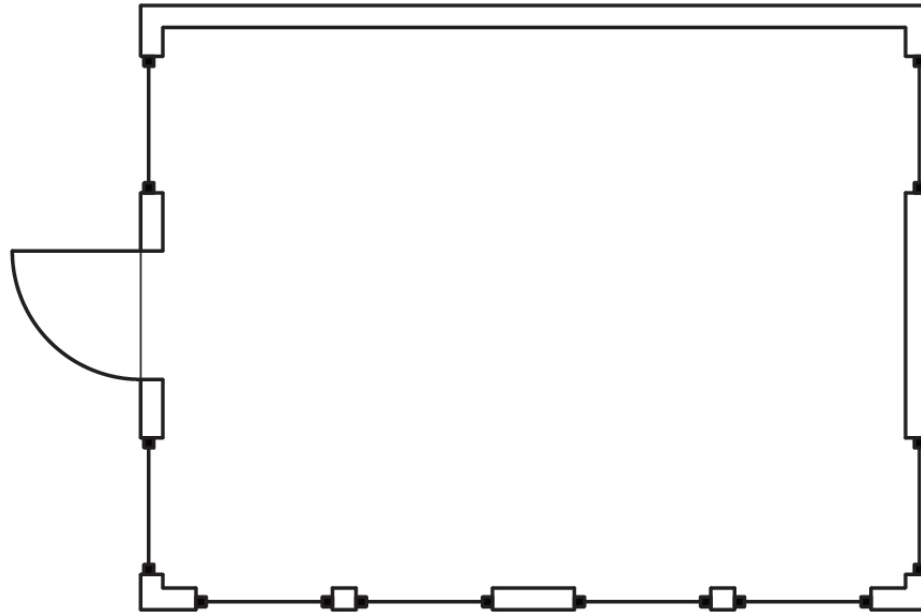
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STUDIO A

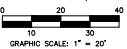


**STUDIO B**





- GENERAL NOTES:**
- 1) PROPERTY ADDRESS: 638 TILLEY STREET, AUSTIN, TEXAS 78702
  - 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
  - 3) THERE WERE NO PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.
  - 4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TESTS WERE CONDUCTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
  - 5) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  - 6) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR EITHER TILLEY STREET OR HOLTON STREET.
  - 7) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  - 8) THE PROPERTY IS NOT LOCATED WITHIN ANY WETLAND AREAS PER US DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.



CALLED 5.221 ACRES  
CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
VOL. 9935, PG. 938  
D.R.T.C.T.

CALLED 2,408 SQ. FT.  
CITY OF AUSTIN  
VOLUME 7171, PAGE 631  
D.R.T.C.T.

**OUTLOT 19,  
DIVISION "A"**

CALLED 50' X 100'  
BILLY EARL WALLIS AND  
MICHAEL RALPH WALLIS  
DOC. NO. 1999137827  
O.P.R.T.C.T.

CALLED 50' X 100'  
PATRICIA CATER A/K/A  
PATRICIA VERHALEN CATER  
DOC. NO. 2014123443  
O.P.R.T.C.T.

LOT 4, BLOCK NO. 1  
EDEN ACRES  
VOLUME 3, PAGE 207  
P.R.T.C.T.

FROM WHICH A 1/2"  
IRON ROD FOUND  
BEARS N61°02'4" W  
1.27'

**HOLTON STREET -  
(50' R.O.W.)**

**TILLEY STREET  
(R.O.W. VARIES)**

CALLED 75 FEET X 126 FEET  
MICHAEL L. KINGSLEY  
VOLUME 8169, PAGE 410  
D.R.T.C.T.

BOUNDARY LINE AGREEMENT  
VOLUME 12279, PAGE 1275

GREENHOUSE  
2,807 SQ. FT.

0.7333 ACRES  
DAVID CATER  
A/K/A DAVID WILLIAM CATER  
DOC. NO. 2007103339  
O.P.R.T.C.T.

1 STORY  
FRAME W/ SIDING  
BUILDING  
1,280 SQ. FT.

BLOCK NO. 2  
EDEN ACRES  
VOLUME 3, PAGE 207  
P.R.T.C.T.

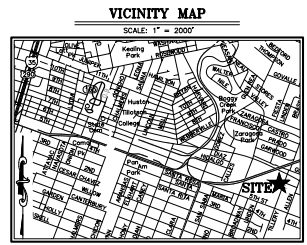
FROM WHICH A 1/2"  
IRON ROD FOUND  
BEARS S10°20'28" W  
1.48'

CALLED 5.845 ACRES  
THOMAS C. CALHOON  
VOLUME 13091, PAGE 3791  
R.P.R.T.C.T.

P.O.B.  
GRID N: 10,067,116.64  
GRID E: 3,125,933.74

HOLLY AND NAUMANN  
SUBDIVISION  
VOLUME 18, PAGE 41  
P.R.T.C.T.

- (A) 1 STORY  
FRAME W/ SIDING  
BUILDING  
432 SQ. FT.
- (B) PORTABLE  
BUILDING  
361 SQ. FT.



**TITLE COMMITMENT NOTES:**  
COMMENT FOR TITLE INSURANCE PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
G.F. NO.: 201603436 EFFECTIVE DATE: DECEMBER 7, 2015 ISSUED: DECEMBER 15, 2015

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSES OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS [ ].

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):  
DELETED
- (BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS [ ] )
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):  
A. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN BOUNDARY AGREEMENT DATED SEPTEMBER 22, 1994, RECORDED IN VOLUME 12279, PAGE 1275 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
[SUBJECT TO - SHOWN ON SURVEY]

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000096456888.

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL SET IN ASPHALT WITH "AWARD CONTROL" WASHER SET. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE JULY 1, 2014. AWARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MON K-22-300(GH41), HAVING A KNOWN GRID COORDINATE & ELEVATION OF N 10,066,213.62, E 3,123,915.99, ELEV. 475.95'.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES UNLESS THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "V", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.L.R.M. PANEL NO. 4843C-0465A, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**LEGAL DESCRIPTION:**  
BEING 0.7333 ACRE (31,942 SQUARE FEET) OUT OF OUTLOT 19, DIVISION "A" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED TO DAVID CATER A/K/A DAVID WILLIAM CATER RECORDED IN DOCUMENT NO. 2007103339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ALTA/ACSM CERTIFICATION:**  
I, DAVID CATER A/K/A DAVID WILLIAM CATER, FIDELITY NATIONAL TITLE INSURANCE COMPANY, GRAVES, DOUGHERTY, HEARON & MOODY AND FLASHBAGN PROPERTIES LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a), 7(b)(1), 7(c), 8-a, 12(a), 11(a), 13-14, 16-19, 20(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2016.

JASON WARD, SPS  
TEXAS REGISTRATION NO. 5811

3/17/2016 DATE



**ALTA/ACSM LAND TITLE  
SURVEY OF 0.7333 ACRE  
OUT OF OUTLOT 19,  
DIVISION "A", ORIGINAL  
CITY OF AUSTIN  
City of Austin, Travis  
County, Texas**

**AWARD**  
Land Surveying

PO Box 98976, Austin Texas 78798  
WWW.AWARDLS.COM (512) 873-2384  
TBPLS FIRM #1917490

Date: 2/17/2016  
Project: 00473  
Scale: 1" = 20'  
Reviewer: ST  
Title: CAL  
Field Crew: JCS  
Survey Date: JAN. 2014  
Sheet: 1 OF 1

**LEGEND**

—	PROPERTY LINE	—	UTILITY POLE
—	EXISTING PROPERTY LINES	—	QUY ANCHOR
○	1/2" IRON ROD FOUND	—	CONCRETE
○	1/2" IRON ROD WITH "HAND-SET" CAP SET	—	BUILDING
○	1/2" IRON PIPE FOUND	—	DOCUMENT NUMBER
○	CALCULATED POINT	—	D.C. NO.
○	THEIR BEARS SIGN	—	R.O.W.
○	MOMENT FOUND	—	R.O.W.
○	SURVEY CONTROL POINT	—	P.A.T.C.T.
○	CLEAN CUT	—	R.P.A.T.C.T.
○	BOLLARD POST (UNLESS NOTED)	—	S.P.A.T.C.T.
○	EDGE OF ASPHALT	—	D.R.T.C.T.
○	FIRE HYDRANT	—	RECORD INFORMATION PER DOC. NO. 2007103339
○	MANHOLE	—	RECORD INFORMATION PER PLAT VOL. 3 PG. 207
○	NO PARKING SIGN	—	RECORD INFORMATION PER VOL. 9935, PG. 938
○	WATER FAUCET	—	RECORD INFORMATION PER VOL. 13091, PG. 3791
○	IRRIGATION CONTROL VALVE	—	RECORD INFORMATION PER VOL. 8169, PG. 410
○	STORM SEWER MANHOLE	—	CALCULATED RECORD INFORMATION
○	WASTEWATER MANHOLE	—	
○	SIGN (AS NOTED)	—	

**ZONING NOTES:**  
1. ZONING DESIGNATIONS SHOWN WERE TAKEN FROM THE CITY OF AUSTIN GIS WEBSITE.  
2. THE FOLLOWING SITE DEVELOPMENT STANDARDS ARE PER THE CITY OF AUSTIN WEBSITE (NO ZONING INFORMATION WAS PROVIDED BY THE INSURER).

COMMERCIAL ZONING:	CS-MED-CD-MP (GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN)
MINIMUM LOT SIZE (S.F.):	—
MINIMUM LOT WIDTH:	—
MINIMUM HEIGHT:	—
MINIMUM SETBACKS:	—
FRONT YARD:	—
REAR YARD:	—
INTERIOR SIDE YARD:	—
MAXIMUM BUILDING COVERAGE:	—
MAXIMUM IMPERVIOUS COVERAGE:	—
MAXIMUM FLOOR AREA RATIO:	—



# 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.

## 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.

**AQUILA Commercial LLC** 567896 **info@aquilacommercial.com** 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Christopher Perry** 428511 **perry@aquilacommercial.com** 512-684-3803

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 \_\_\_\_\_