

638 Tillery Street

PROPERTY FOR SALE

638 Tillery Street
Austin, Texas 78702



Jason Faludi
512.684.3805
faludi@aquilacommercial.com

aquilacommercial.com/638-tillery-street

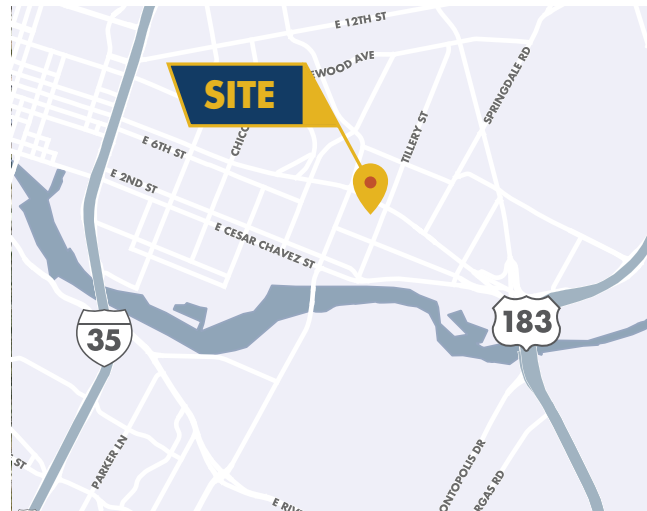
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638 Tillery Street, is a unique and potential redevelopment opportunity in East Austin offering ~2,100 SF (main house plus two outparcel studios) on a .7333-acre lot. It includes potential for 20+ parking spots, a greenhouse, outdoor stage, lawn, and 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
Kebabicious
La Matia
Licha's Cantina

EAT

Nasha
Ramen Tatsuya
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

DRINK

Ah Sing Den
Gourmands

EAT

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

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
Fritch Coffee
Grizzelda's
Intero Restaurant
Jacoby's
Juan in a Million
Juiceland
Juniper
Justine's
Kemuri Tatsuya
Kerlin BBQ
La Barbecue

EAT

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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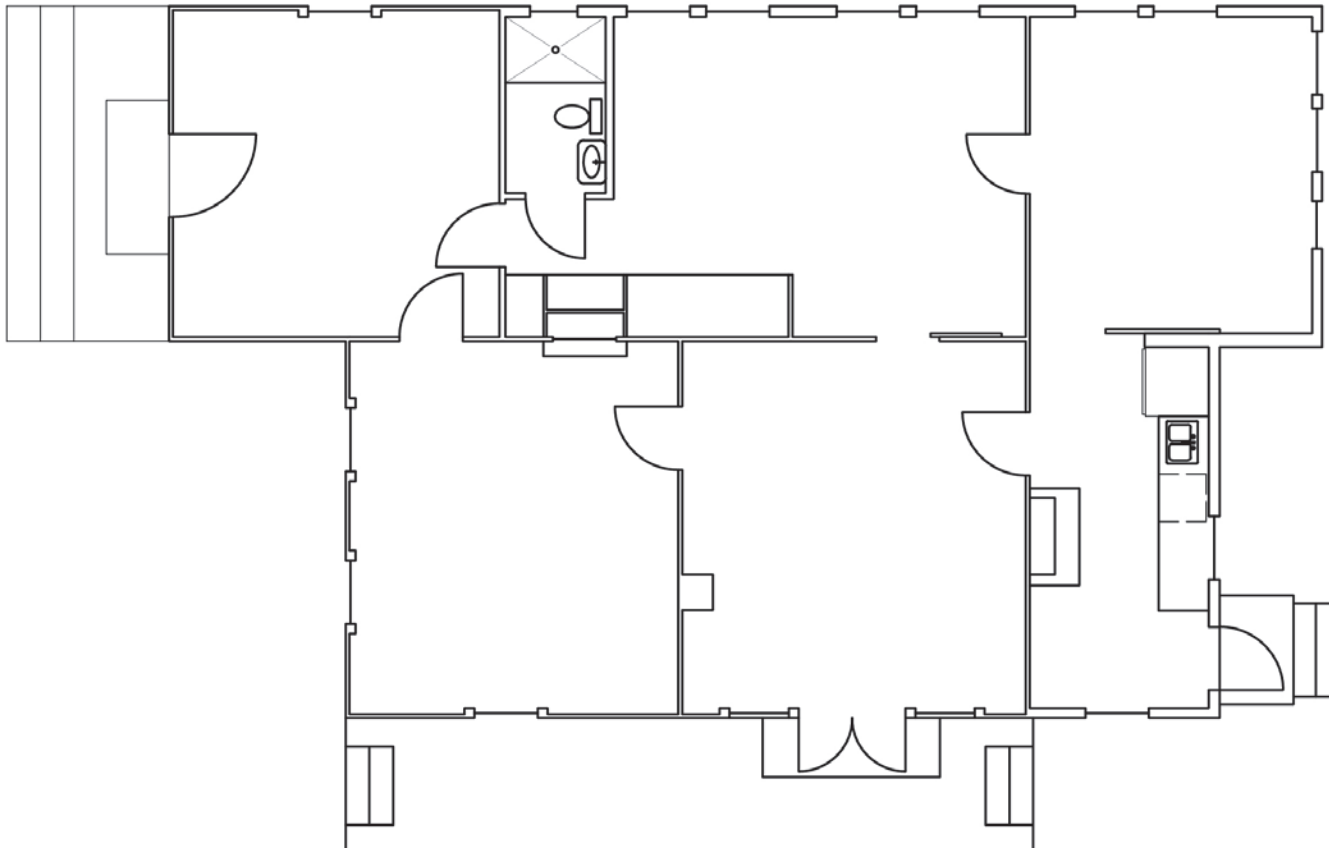
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MAIN HOUSE



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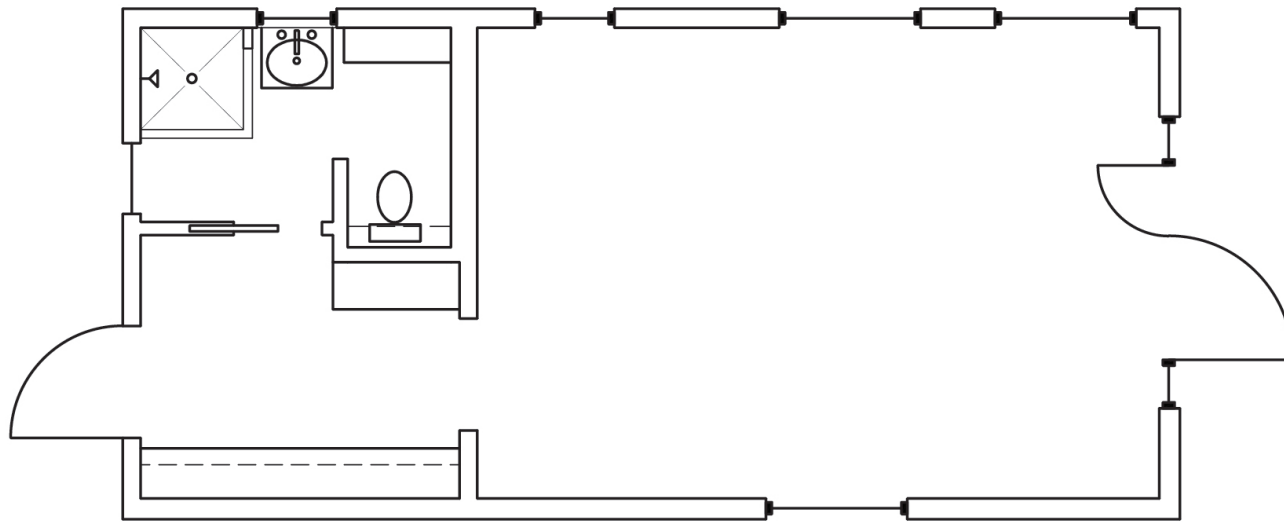
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STUDIO A



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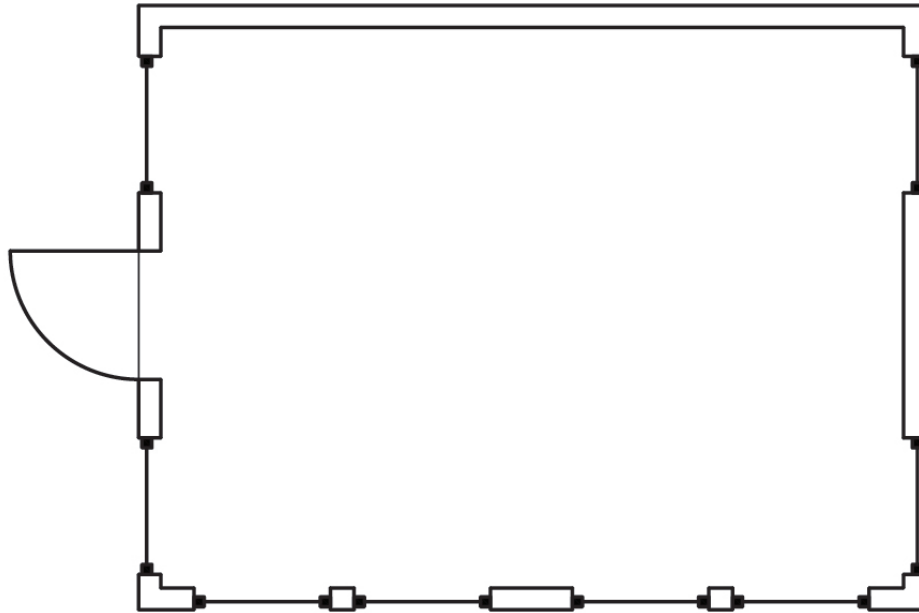
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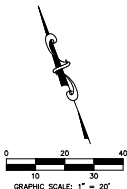
STUDIO B



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- 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. TEXASGSI WAS CONTACTED TO MARK UTILITY LOCATIONS FOR SITE VISITATION.
- 5) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJACENT.
- 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 FOR HIGHWAY 183.
- 7) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP 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 METROPLITAN
 TRANSPORTATION AUTHORITY
 VOL. 9935, PG. 938
 D R T C T

PUNTA REYES
PROPERTIES III, LLC
DOC. NO. 2013066305
O P R T C T

OUTLOT 19,
DIVISION "A"

OUTLOT 19,
SECTION "A"

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

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

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

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

CALLED 0.733 ACRE
 DAVID CATER
 DAVID WILLIAM CATER
 DOC. NO. 2007103339
 O.P.R.T.C.T.

CALLED 5.845 ACRES
 THOMAS C. CALHOON
 VOLUME 13091, PAGE 37
 R P R T C T

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

$$\frac{\text{LOT 1}}{\text{LOT 2}} \text{ --- } \text{ / } \text{ --- } \text{ --- }$$

$\frac{\text{LOT 8}}{\text{LOT 7}}$ — $\frac{\text{COMER ADDITION}}{\text{VOLUME 4, PAGE 177}}$
 P R T C T

[illegible]

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-MU-CO-NB (GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN)

MINIMUM LOT SIZE (S.F.) --
MINIMUM LOT WIDTH --
MAXIMUM HEIGHT --
MINIMUM SETBACKS --
FRONT YARD --
STREET SIDE YARD --
INTERIOR SIDE YARD --
REAR YARD --
MAXIMUM BUILDING COVERAGE --
MAXIMUM IMPERVIOUS COVERAGE --
MAXIMUM FLOOR AREA RATIO --

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

$$\frac{\text{LOT 2}}{\text{LOT 1}}$$

**[A]
1 STORY
FRAME W/ SIDING
BUILDING
432 SQ. FT.**

**[B]
PORTABLE
BUILDING
351 SQ. FT.**

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 201503436 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 PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED 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]

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 1.000056455688.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL SET IN ASPHALT WITH 4WARD CONTROL WASHER SET. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE JULY 1, 2014. 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MON K-22-3001(CB4) HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10 069 913.62 E 3 123 015.90 ELEV 475.95'

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 ONLY THE VISIBLE ABOVE GROUND UTILITY
STRUCTURES.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL NO. 48453C 04651 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.

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. 2003103330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RECORDED IN DOCUMENT NO. 2007103339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TO: DAVID CATER A/K/A/ DAVID WILLIAM CATER, FIDELITY NATIONAL TITLE INSURANCE COMPANY, GRAVES DOUGHERTY, HEARON & MOODY AND FLASHBANG PROPERTIES LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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), 8-9, 10(a), 11(a), 13-14, 16-19, 20(a) AND 21 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2016.

JASON WARD, RPLS
TEXAS REGISTRATION NO. 581

2/17/2011



**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**



Date:	2/17/2011
Project:	0047
Scale:	1" = 20'
Reviewer:	S
Technician:	CA
Field Crew:	JD
Survey Date:	JAN. 2011
Sheet:	1 OF 1



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.

11-2-2015

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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0