

FOR SALE

**2,039 SF of Office/Retail/
Residential on East 7th St**

**1607 East 7th St,
Austin, TX 78702**



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 **ASTERRA™**

Executive Summary

Everything is within a short walk (Walking Score (96) *CO-Star), bike ride (Biking score (89) *Zillow) or drive when you come to 1607 E 7th St. This property sits in the center of booming East Austin and all the amenities, bars and restaurants that are flourishing on East 5th-7th St. This property can be used in a vast array of uses including a great opportunity to live-work because of the layout and configuration of the buildings on this property. Looking for an investment property that can hold multiple tenants? 1607 E 7th has three (3) individual spaces that can be used for office, retail or residential purposes. The property is a block away from E 6th st less than a mile away from 6th St and one and half miles from the Capitol and Downtown Austin.

1607 E 7th consists of two buildings totaling approximately 2,039 SF (per TCAD). Building A is a single-story split home/office with approximately 1,366 SF (per TCAD). The two sides of building A are completely separate from each other and have access from both E 7th St and the alley in back of the property; perfect for an owner looking for a live-work opportunity. Building B located in back of the property and adjacent to the alley, is a garage apartment with approximately 673 SF of space. The Property is zoned TOD and is a mere two blocks from the Plaza Saltillo Station and a short walk to The Foundry development (95,000 SF mixed use project under development), and also The Arnold a 346 SF-unit mixed-use apartment complex. This property is a few blocks from the new HQ Onion Street West development (315,000 SF currently under construction), and within eye sight of Easy Tiger and Ramen Tatsu-Ya t, just to name a few.

The property has full utilities including existing electric and water services and features access to both 7th Street and the alley behind the property which runs from Comal St to Chalmers Ave. Parking is located in the back through the alleyway and features a two-car garage.

Highlights

- Walking and Biking paradise
- Close proximity to Downtown and I-35
- Nearby Amenities within walking distance
- Flexible Configuration
- Live Work Opportunity with an ADU
- TOD Zoning

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Listing Details

Sales Price: Contact for Price

Property Type: Office/Retail/Residential

Total Building SF: 2,039 SF

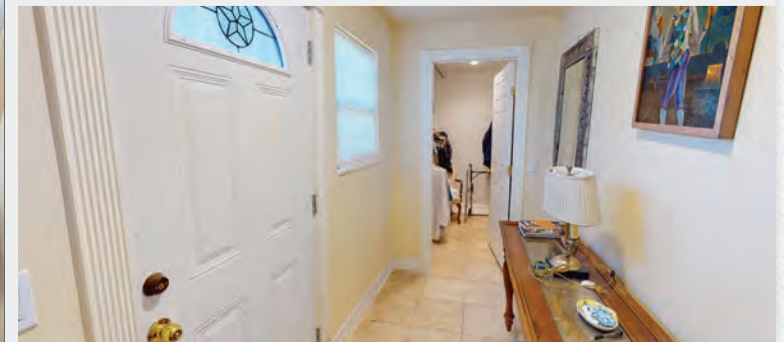
Land Area: 0.15 AC

Zoning: TOD

Parking: 3 Parking Spaces

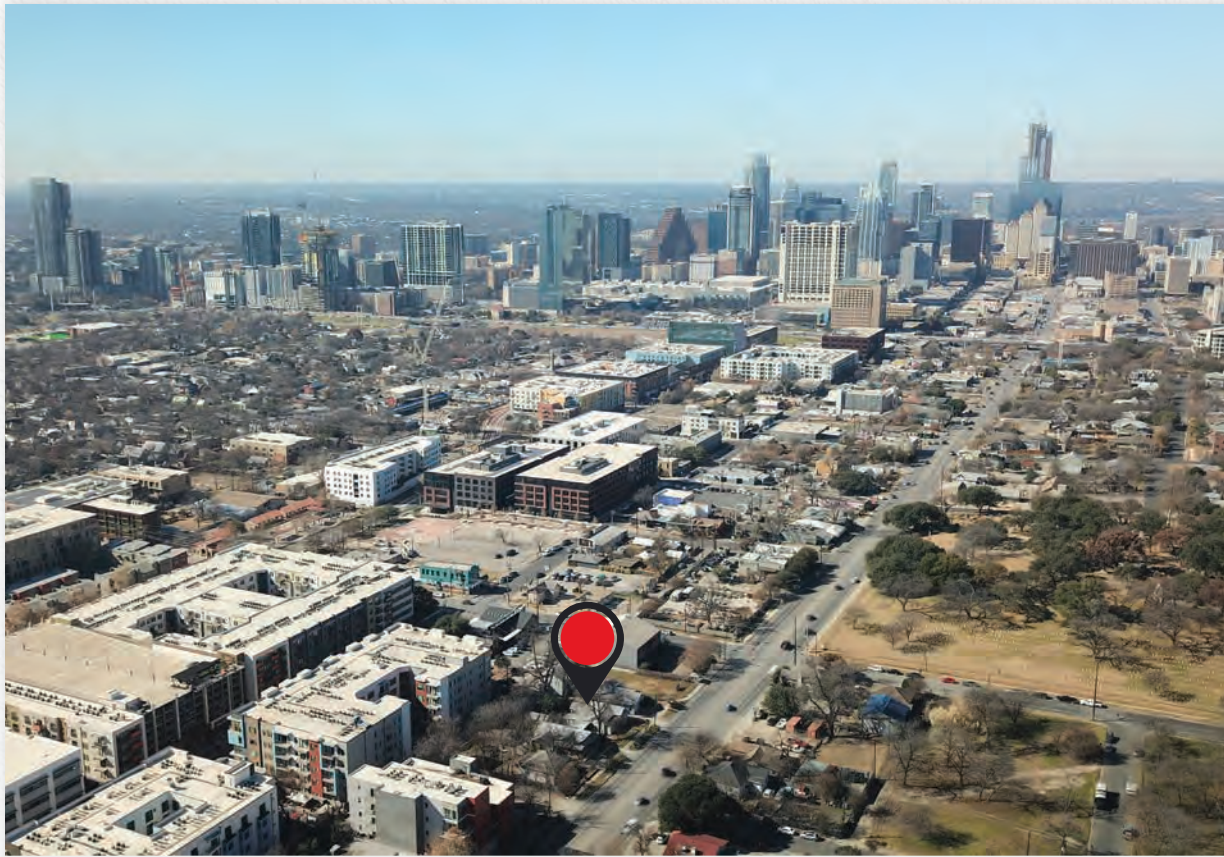
Other:





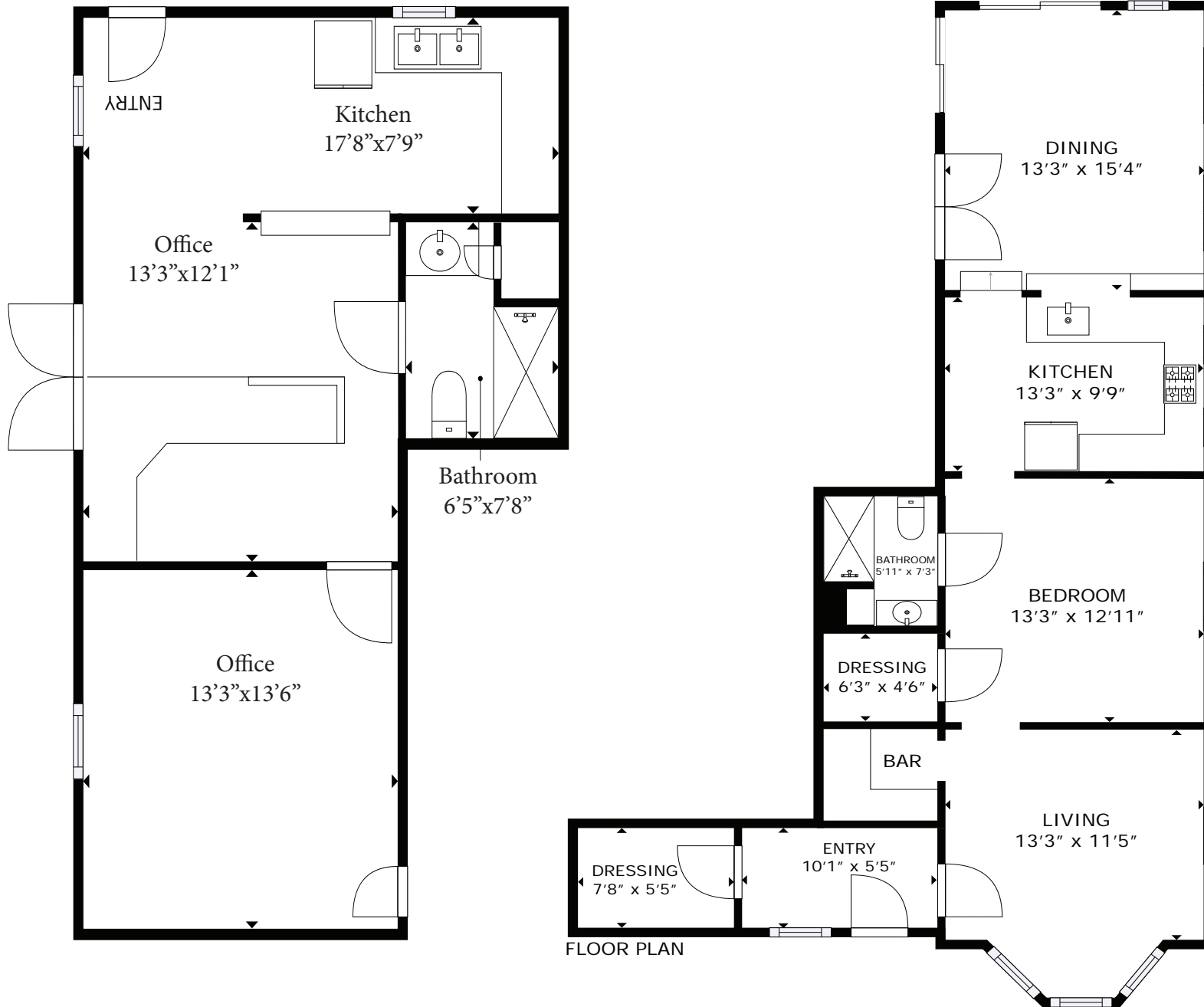
PHOTOS

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PHOTOS

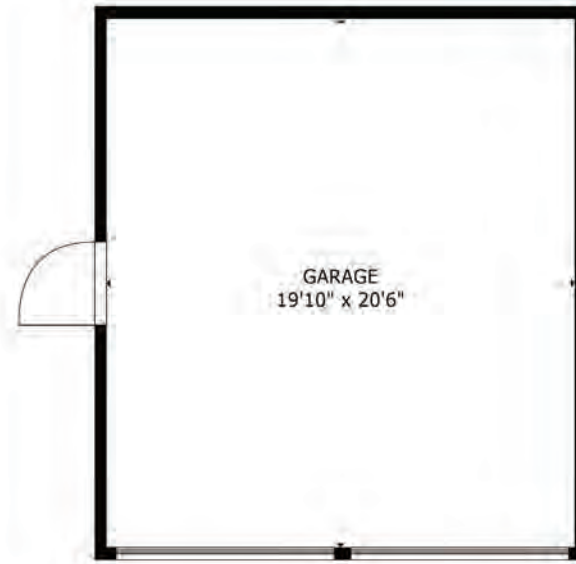
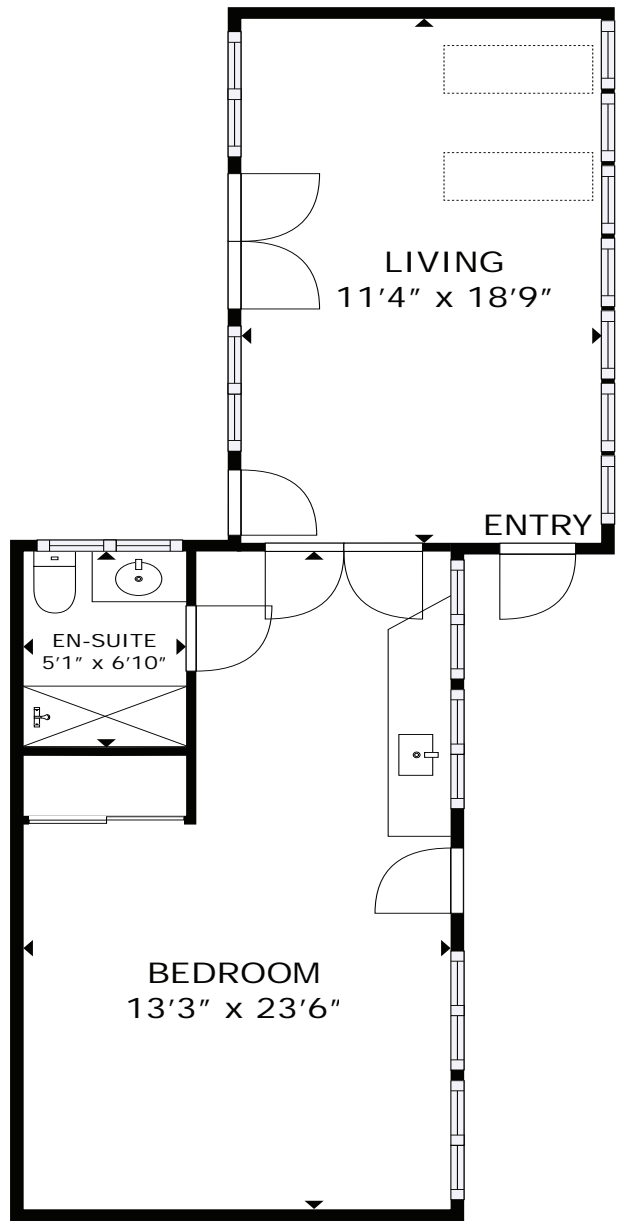
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FLOOR PLANS - Office and Front Apartment

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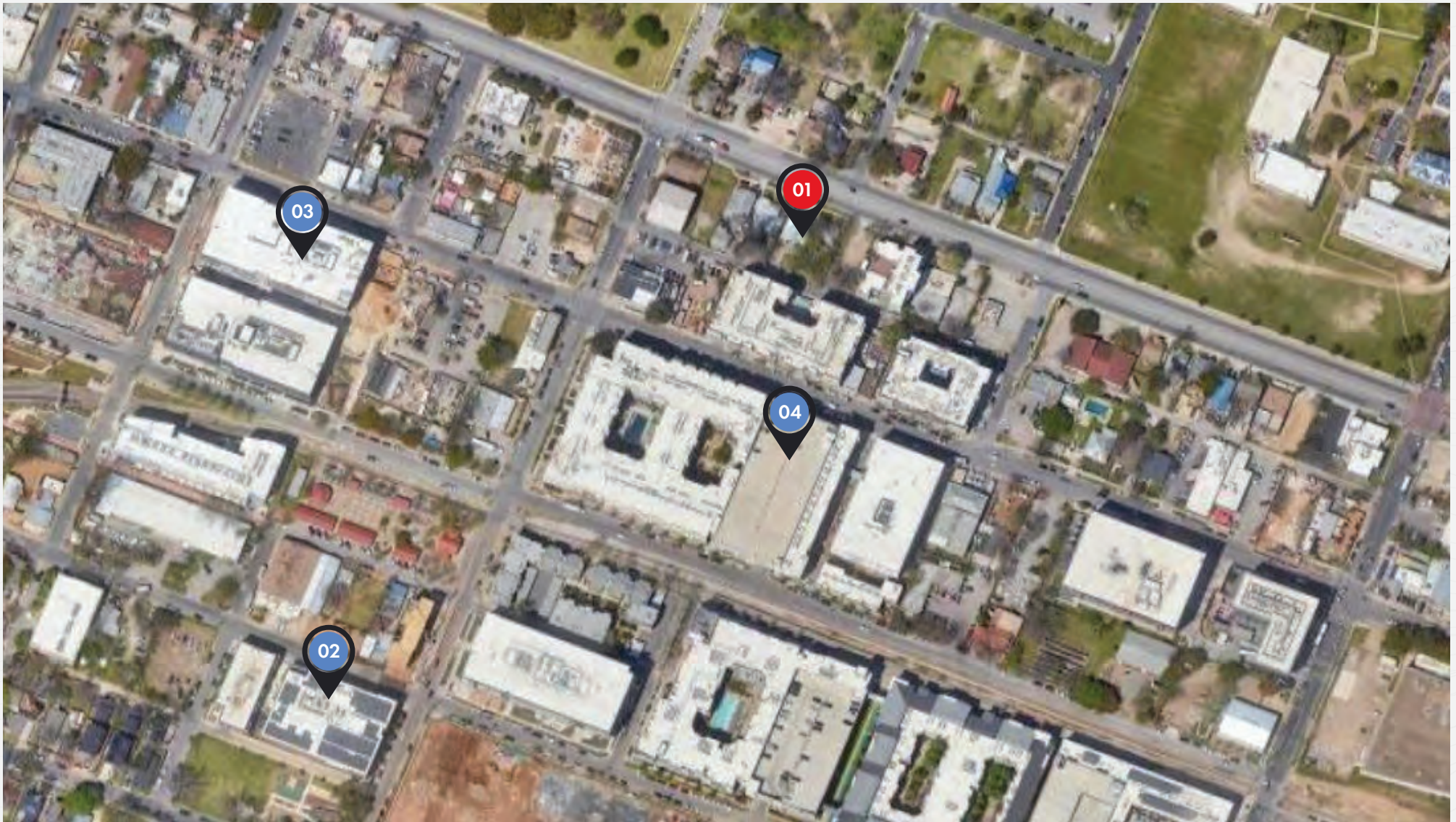
FLOOR PLANS - Back Apartment and Garage

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LOCATION OVERVIEW

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01

1607 E 7th St

02

The Foundry Development -
95,000 SF mixed use project
under construction

03

New HQ Onion Street
West Development -
315,000 SF currently under
construction.

04

The Arnold - 346 SF-Unit
mixed use apartment complex

DEVELOPMENTS

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	27,055	218,929	395,150

Estimated annual population growth of 1.75%



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$56,472	\$117,742	\$120,260



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	11,691	93,604	166,767
Households by Marital Status			
Married	2,542	18,948	42,122
Married No Children	1,660	11,127	23,126
Married w/Children	882	7,821	18,996
Education			
Some High School	10.86%	9.52%	10.80%
High School Grad	14.55%	11.30%	12.43%
Some College	16.10%	17.64%	17.74%
Associate Degree	8.06%	9.32%	8.97%
Bachelor Degree	31.18%	32.60%	31.42%
Advanced Degree	19.26%	19.63%	18.64%
Annual Consumer Spending			
Apparel	\$20,878	\$149,961	\$274,273
Entertainment	\$55,011	\$397,690	\$735,419
Food & Alcohol	\$105,023	\$775,780	\$1,418,054
Household	\$68,543	\$466,900	\$857,352
Transportation	\$87,859	\$677,129	\$1,258,164
Health Care	\$15,994	\$113,643	\$214,876
Education/Day Care	\$31,998	\$214,848	\$391,400

Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2021/22 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START
A BUSINESS
CNBC

#2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY
IN AMERICA
WALLETHUB

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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' 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.

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