



1006 EAST CESAR CHAVEZ

Austin, Texas 78702

Unlock the potential of 1006 East Cesar Chavez, a premier property positioned in one of Austin's most vibrant corridors. Zoned CS-MU-CO-NP, this site offers a wide range of commercial and mixed-use development possibilities, ideal for office, retail, or creative space investors.

Located just minutes from downtown, the property benefits from high visibility, strong foot traffic, proximity to key transportation routes, and East Austin's thriving amenities. Whether you're envisioning a dynamic office hub or a versatile mixed-use development, this property provides the flexibility and location to bring your vision to life.

Seize this rare opportunity to invest in the heart of Austin's growing East Side.

RACHEL NATION HOLDINGS
NATION HOLDINGS LLC REAL ESTATE
RACHEL@RACHELNATION.COM 512.514.5458



1006 EAST CESAR CHAVEZ

Austin, Texas 78702

PRICELESS VIEWS: UNBEATABLE LOCATION

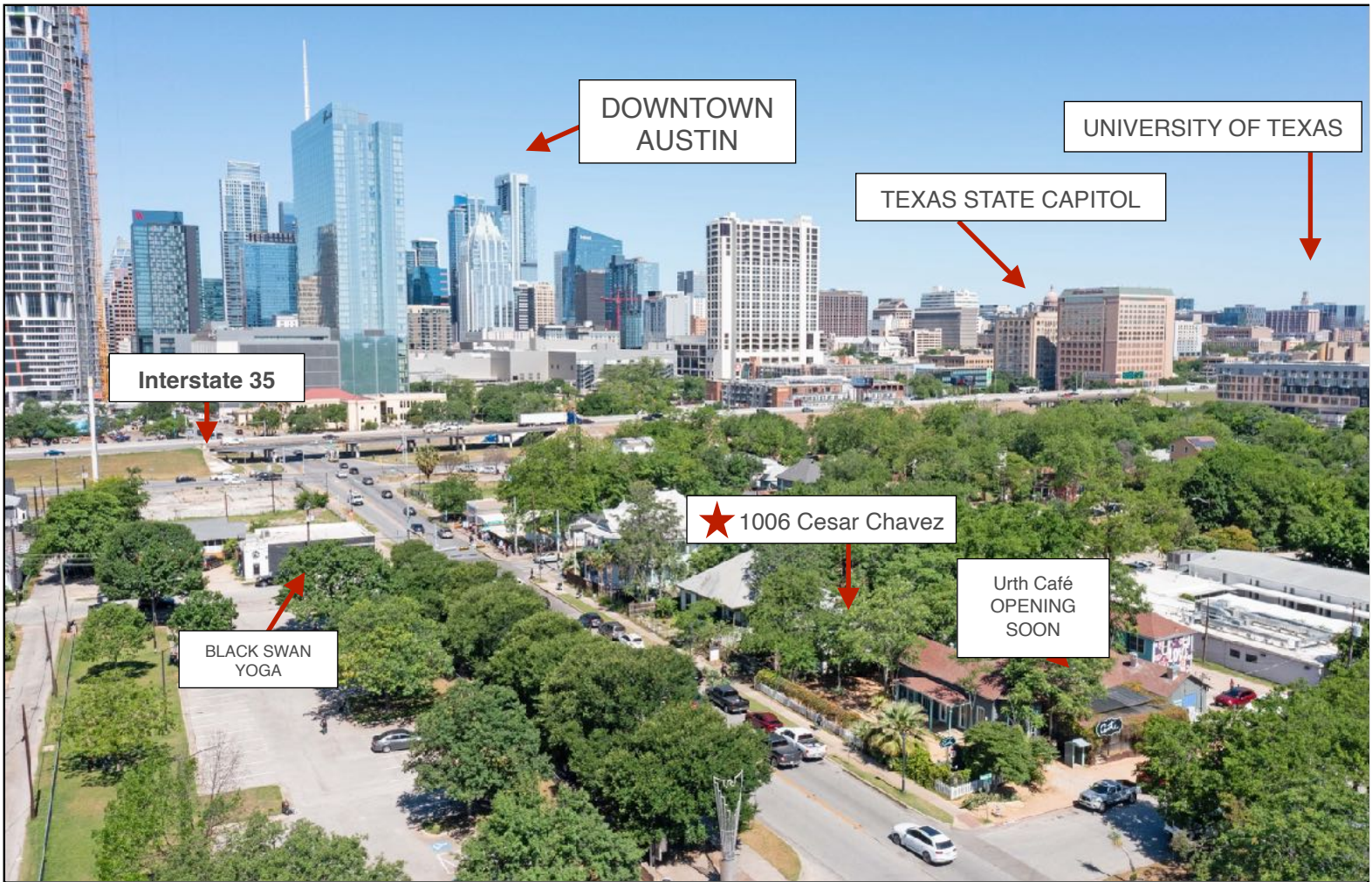
Welcome to East Cesar Chavez, where you can hang your hat among the wide range of businesses, brewpubs, cocktail bars, boutiques, BBQ joints, and cafes.

Stroll to [URTH Caffé](#) (coming soon), [Black Swan Yoga](#), or the [Terrazas Branch](#) of the Austin Public Library.

1006 East Cesar Chavez is steps to the Central business district, Austin's downtown core. Remodel or build new in the heart of Austin. The property features five offices, two bathrooms, and a kitchen. There are four dedicated parking spots.

CS-MU-CO-NP ZONING

LOCATION, LOCATION

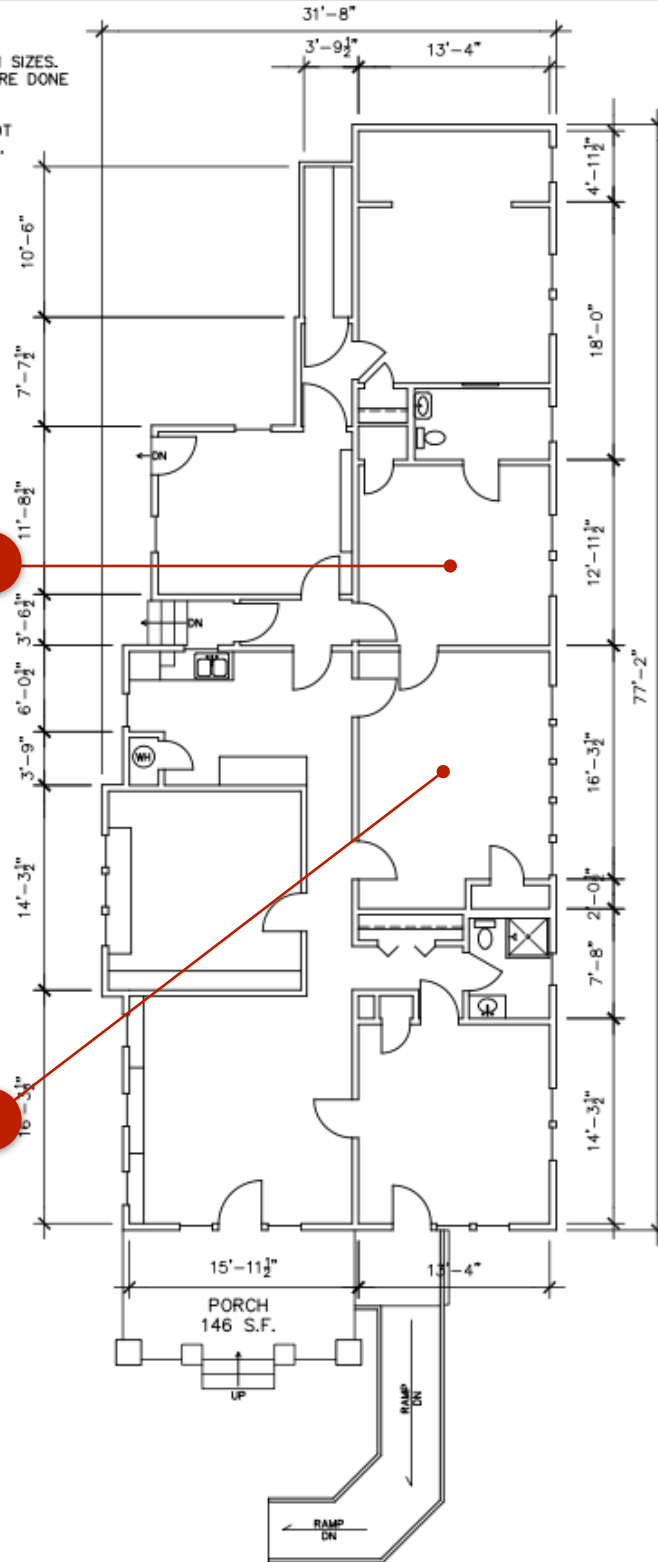


~2186 SF | .15 AC | 5 OFFICES

NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

2. EXTERIOR GROSS AREA DOES NOT
INCLUDE PORCH SQUARE FOOTAGE.



NOT TO SCALE

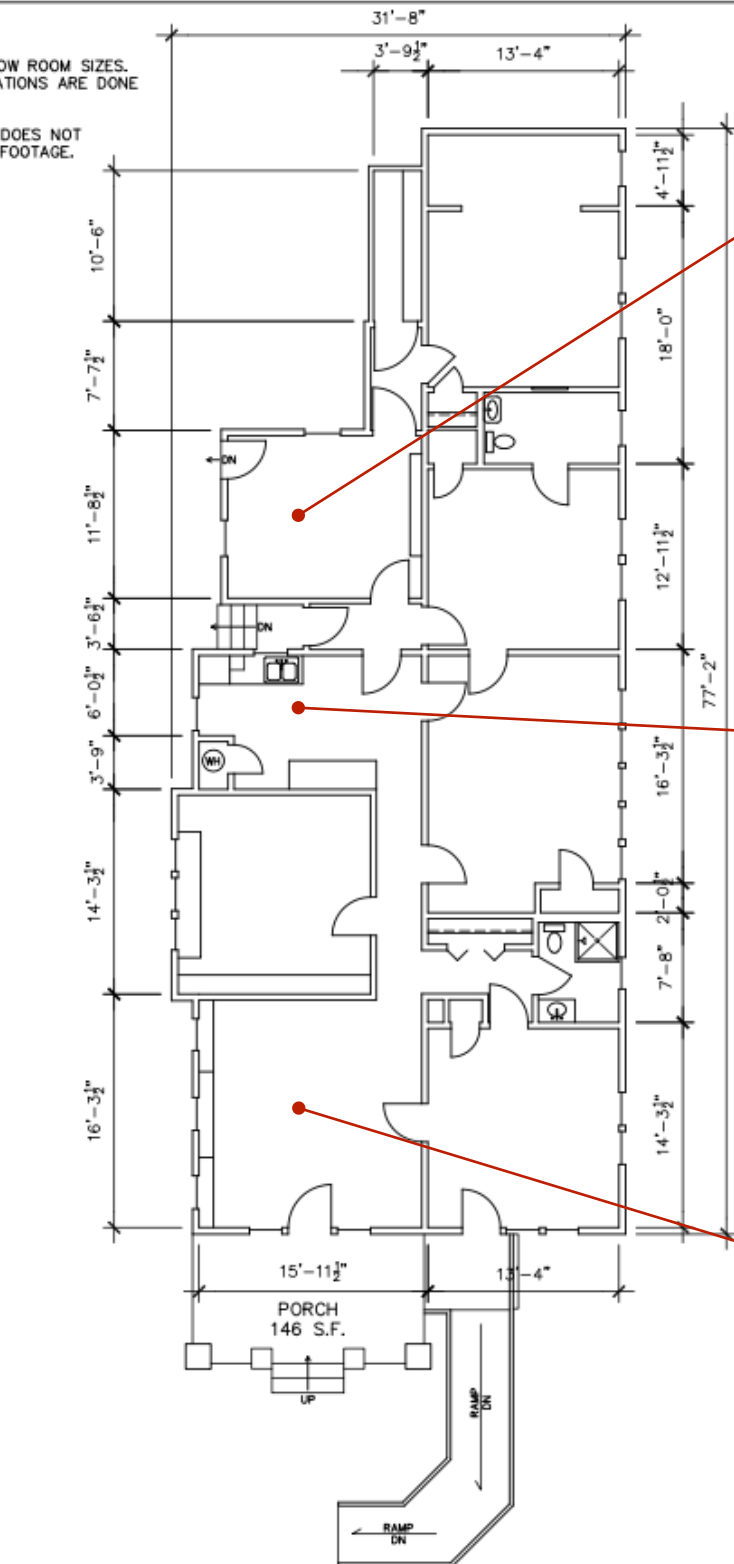
Drawing for:
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1006 E. CESAR CHAVEZ
AUSTIN, TEXAS
EXTERIOR GROSS AREA: 2,186 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS.
ANSI/BOMA 265.3 - 2018
GROSS 1 - LEASING METHOD
Project No.: 2420.01
Date: March 6, 2024
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DIMENSIONS
FLOOR PLANS
Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114

AustinDowntownLot.com



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BROWSE INTERACTIVE MAP

CLICK TO HERE TO
SEE THE GOOGLE MAP

1.3 Mi

TO DOWNTOWN & THE CAPITOL

11 Mi

TO ABIA INTERNATIONAL AIRPORT

2.0 Mi

TO THE UNIVERSITY OF TEXAS

12 Mi

TO THE DOMAIN & THE ARBORETUM

2.3 Mi

TO ZILKER PARK

20 Mi

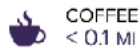
TO LAKE TRAVIS

THINGS TO DO

AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.



COFFEE
< 0.1 MI



CLEANERS
0.1 MI



GYM
0.2 MI



MEDICAL
0.3 MI



PHARMACY
0.3 MI



GROCERIES
0.3 MI



GAS
0.3 MI



ATM
0.5 MI



MOVIE THEATER
0.5 MI

MOST
SERVICES
WITHIN

1

MILE

OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
PLAZA SALTILLO
(0.4 MILES)



DOG PARK
BARKITECTURE
(0.9 MILES)



LAKE
LADY BIRD LAKE
(1.3 MILES)



GOLF COURSE
BUTLER PARK PITCH & PUTT
(1.4 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **217** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	104	BARS	13
FAST FOOD	29	SEAFOOD	12
MEXICAN	27	STEAKHOUSES	9
BARBECUE	17	VEGAN AND VEGETARIAN	7
CAFES, COFFEE AND TEA ...	14	OTHER	13

269



WITHIN 5 MILES

MARKET OVERVIEW

#1

**BEST PLACE TO
START A
BUSINESS**

Austin, Texas, has emerged as a dynamic and rapidly growing city with a flourishing commercial real estate market. A big part of Austin's appeal is its vibrant economy, which has been a magnet for businesses of all sizes. The city boasts a diverse range of industries including technology, healthcare, and entertainment, making it an attractive destination for companies seeking to establish or expand their presence.

#1

**Fastest
growing
major metro**

This economic diversity has not only bolstered the demand for office space but also contributed to the growth of retail and industrial properties. Austin's unemployment rate has consistently been below the national average, creating a steady influx of talent and workers to the region, further fueling the need for commercial real estate. Moreover, Austin's favorable business-friendly policies and the absence of a state income tax make it a cost-effective choice for companies, driving more interest in the local commercial real estate market.

**14 MILLION
PEOPLE IN THE
WORKFORCE**

Texas has maintained its position as the foremost U.S. exporter, boasting \$375 billion in exports. Furthermore, the Lone Star State experienced a 3% GDP growth from Q4 2022 through Q1 2023 and ranks 6th in job growth post-pandemic. Texas is home to 55 Fortune 500 corporate headquarters, more than any other states. Notably, Austin houses Dell, Tesla, and Oracle. Texas also clinches the top spot for population growth and is the leading destination for companies relocating from other states.



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:
 - 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.

<u>Nation Holdings LLC, Rachel Nation Broker</u>	<u>9000038</u>	<u>rachel@rachelnation.com</u>	<u>(512)514-5458</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>mg tk</u>	<u>3/7/25</u>	<u>Date</u>

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov