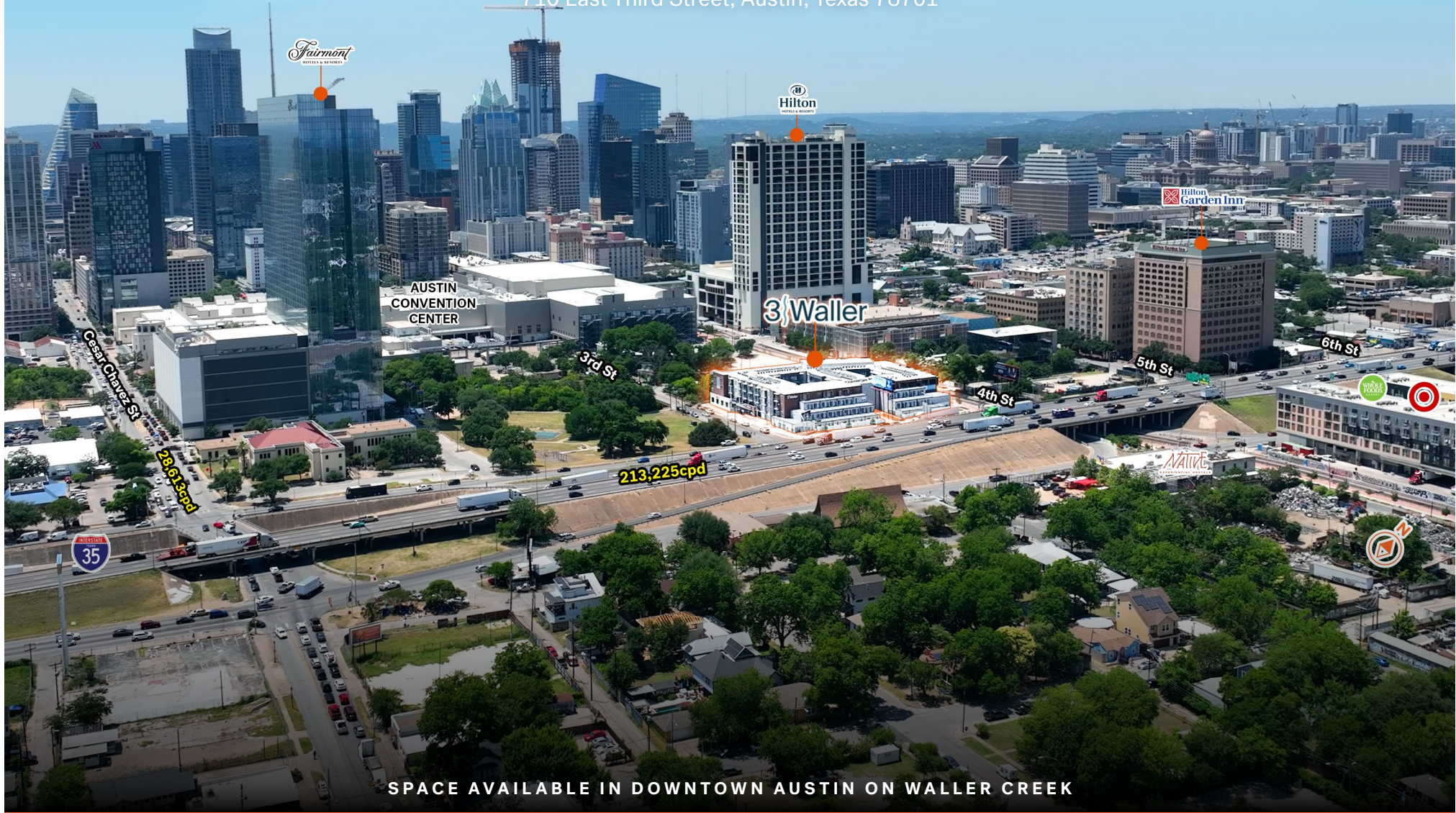


# 3 Waller

710 East Third Street, Austin, Texas 78701



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## 2021 DEMOGRAPHIC SNAPSHOT



### POPULATION

1 MILE	20,533
3 MILE	188,637
5 MILE	343,792



### HOUSEHOLDS

1 MILE	6,435
3 MILE	70,108
5 MILE	146,127



### DAYTIME POPULATION

1 MILE	63,862
3 MILE	319,489
5 MILE	553,885



### AHHI

1 MILE	\$104,430
3 MILE	\$82,206
5 MILE	\$82,323

## PROPERTY INFORMATION

- Shell space available now for tenant finish out
- Space is split level, reference floor plan on page 12
- Space with patio available overlooking redeveloped Waller Creek
- 260 micro apartment units above
- Located on Lance Armstrong bikeway
- New MetroRail platform located 1 block from site







## LOCATION

710 E 3rd St  
Austin, TX 78701



## AVAILABLE SPACE

2,615 SF (Lower Level:  
2,120 SF, Upper Level: 495  
SF)



## TRAFFIC COUNTS

213,225 CPD  
IH 35

13,844 CPD  
IH 35 Frontage



## RATE

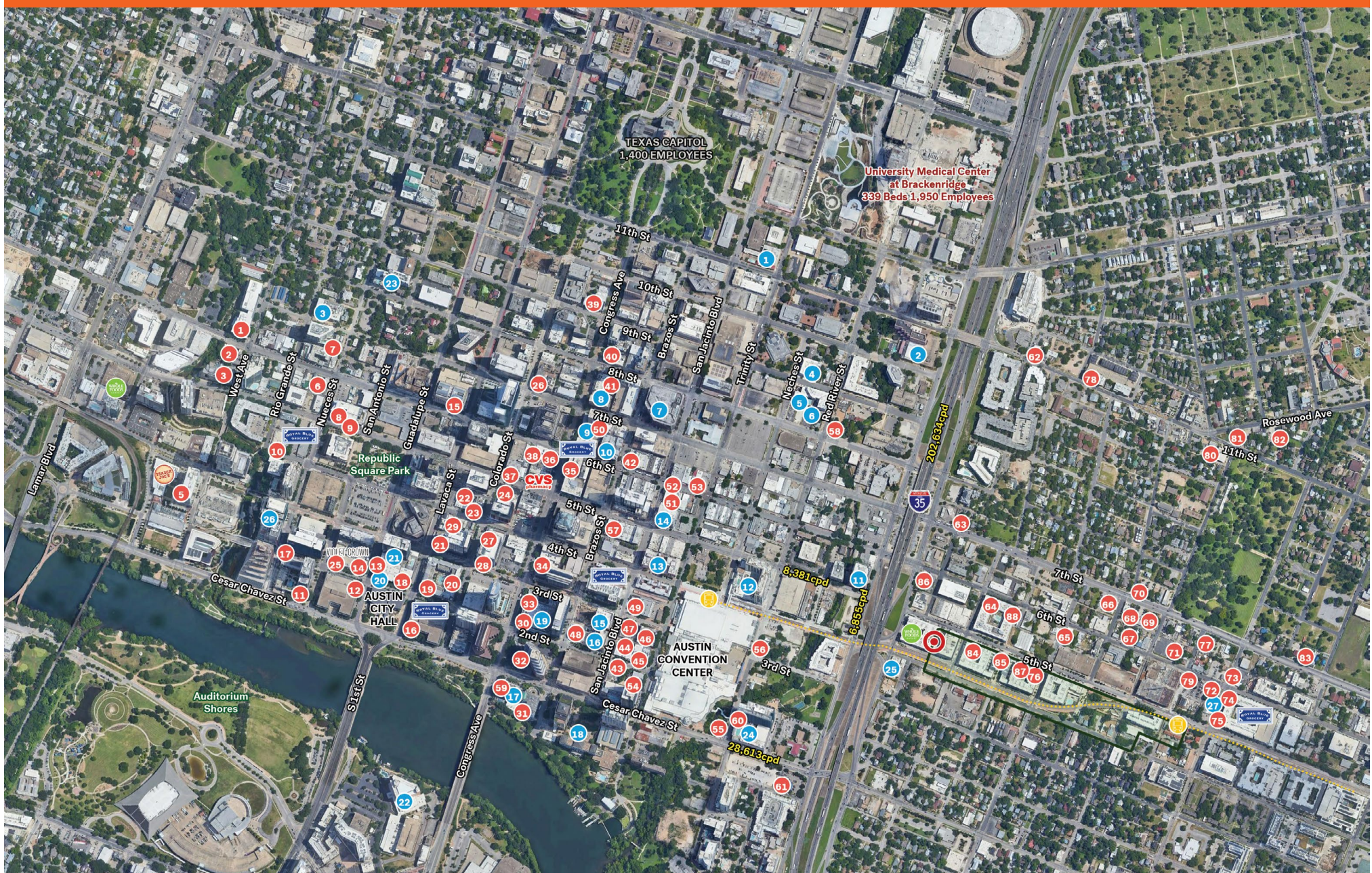
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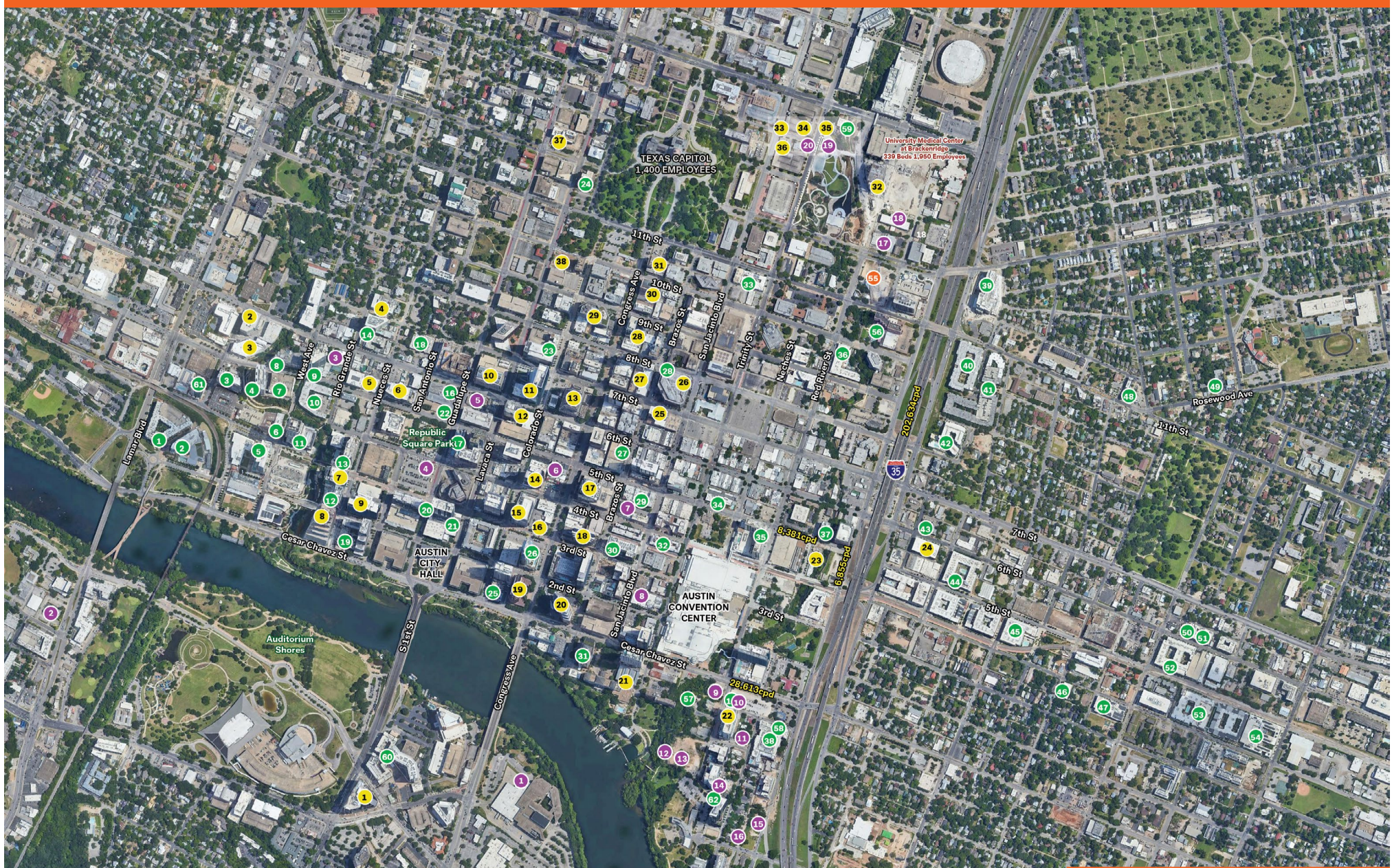
## RESTAURANT

- |                                 |                                       |                        |
|---------------------------------|---------------------------------------|------------------------|
| 1. The Grove Wine Bar + Kitchen | 32. Fareground Food Hall              | 64. Spartan Pizza      |
| 2. Sammie's Italian             | 33. Cooper's BBQ                      | 65. Buenos Aires       |
| 3. Irene's                      | 34. Swift's Attic                     | 66. Macroband          |
| 4. J. Carvers Oyster Bar        | 35. Cava                              | 67. Licha's Cantina    |
| 5. True Food Kitchen            | 36. Velvet Taco                       | 68. Angie's            |
| 6. Walton's Fancy & Staple      | 37. Comedor                           | 69. Kebabalicious      |
| 7. Ranch 616                    | 38. Ruth's Chris Steak House          | 70. Wilder Wood        |
| 8. Fixe                         | 39. Quattro Gatti                     | 71. Revelry Kitchen    |
| 9. Wu Chow                      | 40. Chipotle                          | 72. Cisco's            |
| 10. Polvos                      | 41. Roaring Fork                      | 73. Ramen Tatsu-ya     |
| 11. ATX Cocina                  | 42. Eureka                            | 74. Il Brutto          |
| 12. Lambert's                   | 43. Gus's Fried Chicken               | 75. La Matta           |
| 13. Fleming's Steakhouse        | 44. P.F. Chang's                      | 76. Gyu-Kaku Sushi     |
| 14. La Condesa                  | 45. Cafe Blue                         | 77. Easy Tiger         |
| 15. Gloria's                    | 46. Fogo de Chao Brazilian Steakhouse | 78. Old Thousand       |
| 16. Ill Forks                   | 47. Max's Wine Dive                   | 79. Rollin Smoke BBQ   |
| 17. North Italia                | 48. Cedar Door                        | 80. Hillside Farmacy   |
| 18. Trace                       | 49. Vince Young Steakhouse            | 81. Rosewood           |
| 19. Taverna                     | 50. Caroline                          | 82. Micklethwait       |
| 20. Bar Chi Sushi               | 51. Backspace                         | 83. Nasha              |
| 21. Bob's Steak & Chophouse     | 52. Parkside                          | 84. Hopdoddy           |
| 22. Peche                       | 53. Iron Cactus                       | 85. Chipotle           |
| 23. Truluck's                   | 54. Micheladas Cafe y Cantina         | 86. Krab Kingz Seafood |
| 24. Lonesome Dove               | 55. Iron Works BBQ                    | 87. Snooze AM Eatery   |
| 25. Numero28                    | 56. Moonshine Grill                   | 88. Fukumoto Sushi     |
| 26. Perry's Steakhouse          | 57. Eddie V's                         |                        |
| 27. Capital Grille              | 58. Stubb's Bar-B-Q                   |                        |
| 28. Red Ash                     | 59. Veracruz                          |                        |
| 29. RA Sushi Bar                | 60. Garrison 61. IHOP                 |                        |
| 30. Corner Restaurant & Bar     | 62. Franklin Barbecue                 |                        |
| 31. Arlo Grey                   | 63. Gabrielas                         |                        |

## HOTEL

- |                                      |                           |                         |
|--------------------------------------|---------------------------|-------------------------|
| 1. La Quinta                         | 11. Hilton Garden Inn     | 22. Hyatt Regency       |
| 2. Sheraton Austin                   | 12. Hilton Austin         | 23. Wyndham Austin      |
| 3. Lyric                             | 13. Courtyard by Marriott | 24. The Fairmont        |
| 4. Hyatt House                       | 14. The Westin Austin     | 25. Native Hostel       |
| 5. Holiday Inn Express               | 15. Hyatt Place Austin    | 26. Austin Proper       |
| 6. Hotel Indigo                      | 16. Hampton Inn           | 27. The Guild East Side |
| 7. Omni Austin                       | 17. The Line              |                         |
| 8. InterContinental Stephen F Austin | 18. Four Seasons          |                         |
| 9. Element Austin                    | 19. JW Marriott           |                         |
| 10. The Driskill                     | 20. W Austin              |                         |
|                                      | 21. Aloft Austin          |                         |





Continued on next pg...



## OFFICE/MIX

- |                                                                        |                                                                            |                                                          |
|------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------|
| 1. River South<br>Office: 328,458sf<br>Retail: 17,277 sf               | 14. 405 Colorado<br>Office 228,606 sf<br>Retail: 3,665 sf                  | 27. Perry Brooks Tower<br>163,585 sf                     |
| 2. Shoal creek walk<br>218,180 sf                                      | 15. Colorado Tower<br>373,334 sf                                           | 28. 823 Congress<br>220,022 sf                           |
| 3. Shoal Creek Walk 2 - Under Construction (UC)<br>Office: 143,800sf   | 16. 300 Colorado<br>Office: 358,000 sf<br>Retail: 9,655 sf                 | 29. 816 Congress Ave<br>433,024 sf                       |
| 4. 701 Rio Grand<br>Office: 116,929sf                                  | 17. Frost Bank Tower<br>535,078 sf                                         | 30. Capitol Center<br>189,000 sf                         |
| 5. Horizon Bank Redev.. - UC<br>Office: 135,822 sf<br>Retail: 2,936 sf | 18. 301 Congress<br>428,419 sf                                             | 31. 1001 Congress<br>24,737 sf                           |
| 6. IBC Bank Plaza<br>194,749 sf                                        | 19. 100 Congress<br>411,536sf                                              | 32. Innovation Tower - UC<br>Office: 325,000 sf          |
| 7. 3rd & Shoal<br>347,072 sf                                           | 20. One Congress Plaza<br>518,385 sf                                       | 33. 1836 San Jacinto<br>1 - UC<br>Office: 603,000 sf     |
| 8. Block 185 - UC<br>Office: 793,883 sf<br>Retail: 5,774 sf            | 21. San Jacinto Center<br>398,660 sf                                       | 34. State Office Building<br>2 - UC<br>Office: 416,000sf |
| 9. 500 West 2nd<br>500,512 sf                                          | 22. The Quincy<br>Office: 77,781<br>Residential: 330,451<br>Retail: 10,359 | 35. State Office Building<br>Office: 143,988 sf          |
| 10. 300 West 6th<br>454,225 sf                                         | 23. Waterloo Central - UC<br>Office: 39,000 sf                             | 36. SXSW Center<br>Office: 98,500sf<br>Retail: 4,005sf   |
| 11. Indeed Tower<br>Office 667,103sf<br>Retail: 11,817sf               | 24. 901 E 6th<br>Office: 123,944sf<br>Retail: 8,637sf                      | 37. Westview<br>Office: 95,352 sf<br>Retail: 8,274 sf    |
| 12. Chase Tower<br>398,503 sf                                          | 25. 211 Seventh<br>159,313 sf                                              |                                                          |
| 13. One American Center<br>503,951 sf                                  | 26. Austin Centre<br>326,335 sf                                            |                                                          |

**RESIDENTIAL/MIX**

- |                              |                               |                             |
|------------------------------|-------------------------------|-----------------------------|
| 1. Gables Park Plaza         | 23. Brown Building            | 45. Residences at Plaza     |
| 2. Gables Park Tower         | 24. Westgate Tower            | Saltillo                    |
| 3. The Bowie                 | 25. The Ashton                | 46. The Seville on 4th      |
| 4. Monarch Apartments        | 26. The Austonian             | 47. Foundry - East 4th      |
| 5. Seaholm Residences        | 27. Littlefield Quarters      | 48. The East Village        |
| 6. Gables West Avenue        | 28. Brazos Place              | 49. East Village Apartments |
| 7. The Monarch by Windsor    | 29. Brazos Lofts              | 50. Candela Apartments      |
| 8. Austin City Lofts         | 30. The Whitley               | 51. The Indie               |
| 9. Fifth & West              | 31. Four Seasons Residences   | 52. The Arnold              |
| 10. 404 Rio Grande           | 32. Railyard Condominiums     | 53. Eastside Station        |
| 11. The Independent          | 33. Capital Studios           | 54. Fourth&                 |
| 12. Austin Proper Residences | 34. Avenue Lofts              | 55. Symphony Square - UC    |
| 13. 360 Condominiums         | 35. The 5 Fifty-Five          | 56. Alexan Capitol          |
| 14. Seven Apartments         | 36. The Beverly               | 57. The Travis - UC         |
| 15. The Quincy               | 37. Sabine on 5th             | 58. 9092 Rainey Street      |
| 16. 6x Guadalupe - UC        | 38. The Camden Rainey St      | (Future Apartment)          |
| 17. Hanover Republic Square  | 39. The Avenir                | 59. The Linden - UC         |
| - UC                         | (Under Construction)          | 60. The Cathrine            |
| 18. Posada Del Rey           | 40. Eleven by Windsor         | 61. The Spring              |
| 19. Northshore Austin        | 41. AMLI Eastside             | 62. 70 Rainey               |
| 20. AMLI on 2nd              | 42. Tyndall at Robertson Hill |                             |
| 21. W Residences             | 43. 6th & Brushy Condos       |                             |
| 22. Plaza Lofts              | 44. Corazon Apartments        |                             |

## PLANNED/PROPOSED

- |                                                                                                           |                                                                                                        |                                                                                                   |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1. Austin American Statesman<br>Mixed Use                                                                 | 8. Block 16<br>Office: 733,151<br>Retail: 1,556                                                        | Apartment: 644 units<br>Retail: 5,000sf                                                           |
| 2. Zilker Point<br>Office: 159,736sf                                                                      | 9. 98 Red River<br>Office: 977,230 SF<br>Apartment: 352 units<br>Hotel: 232 Units<br>Retail: 20,025 sf | 15. Lady Bird Hotel<br>16. River St Residences<br>Residential: 540,960 sf<br>Retail: 13,240sf     |
| 3. 701 W 6th<br>Residential: 330 units                                                                    | 10. 97 Red River<br>Office: 875,000 sf<br>Retail: 36,000 sf                                            | 17. Waterloo Park Tower<br>Hotel<br>Hotel: 152,811 sf<br>Retail: 5,293 sf                         |
| 4. The Republic<br>Office: 800,987 sf<br>Retail: 19,423 sf                                                | 11. The Modern<br>Condo: 365 Units<br>Retail: 12,000sf                                                 | 18. Health South Redevelopment<br>Office: 170,000sf<br>Residential: 420,000sf<br>Retail: 25,000sf |
| 5. 321 W 6th St<br>Office: 110,435 sf<br>Residential: 397,719 sf<br>Apartment: 363 units<br>Retail: 943sf | 12. 80 Red River P1<br>Residential: 656,517 sf<br>Retail: 2,400 sf                                     | 19. 14th & Guadalupe<br>Office: 310,437 sf<br>Retail: 2,196 sf                                    |
| 6. 415 Colorado<br>Office: 107,860 sf<br>Residential: 426,968 sf                                          | 13. 80 Red River P2<br>Residential: 656,517 sf<br>Hotel: 194,523 sf                                    | 20. 410 Uptown<br>Office: 186,960 sf                                                              |
| 7. 4th & Brazos<br>Office 765,000<br>Retail: 48,000                                                       | 14. 80 Rainey                                                                                          |                                                                                                   |



## Waller Creek District

Because of the tunnel, businesses, governments and nonprofits are able to invest in the Waller Creek District. The City of Austin, the Waterloo Greenway Conservancy and the Waller Creek Local Government Corporation created a vision for the district to guide that investment. There are a mix of private and public projects in the works for this district, including 37 acres of parks and open space.

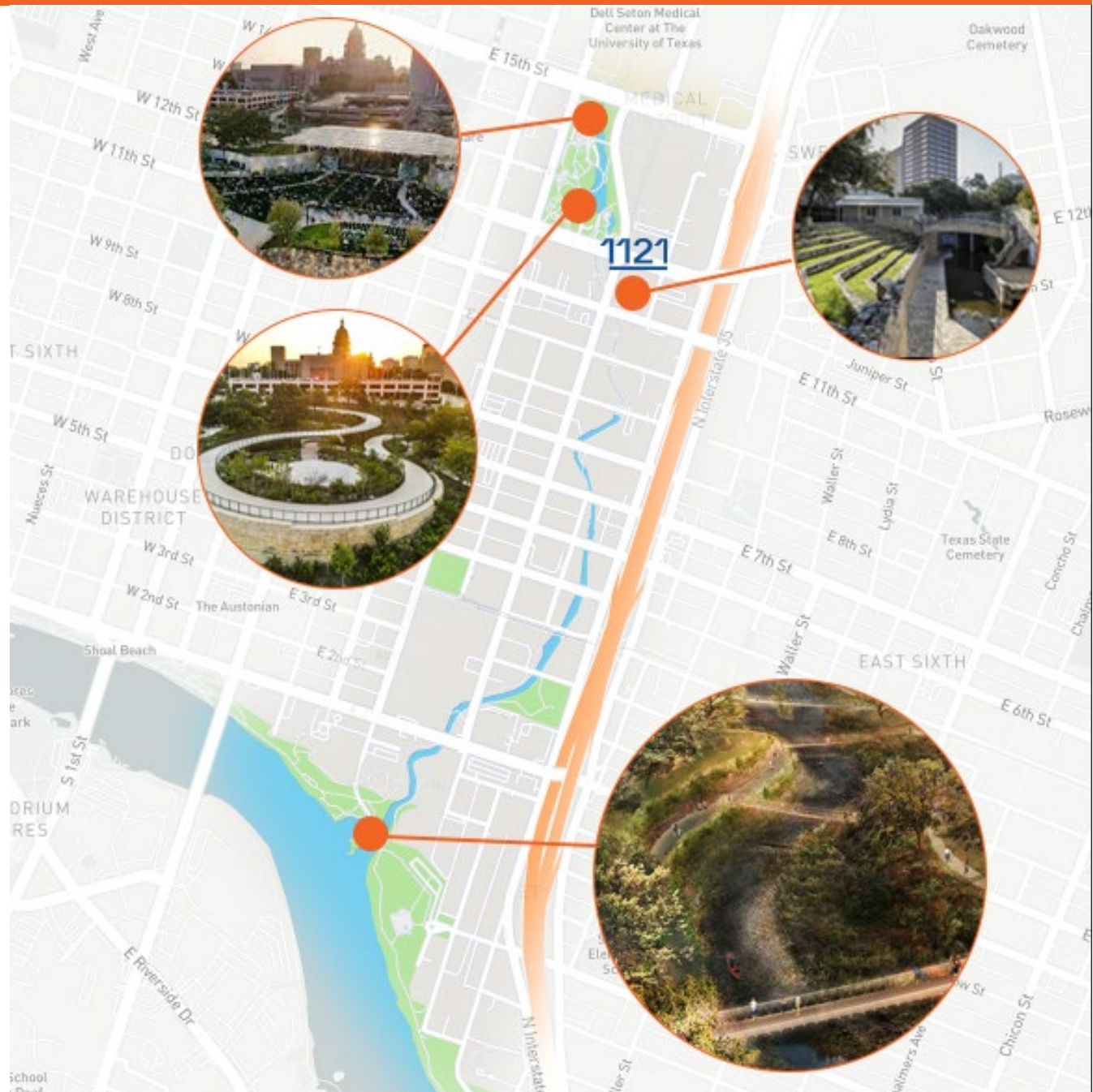
## Waterloo Greenway: For the Benefit of All

Waterloo Greenway is a 1.5-mile park system with the power to bring the entire Austin community together. Once complete, the 35 acres of connected green space – meandering from 15th St. along downtown’s eastern edge to Lady Bird Lake – will be home to a wild array of natural and cultural destinations. Amid epic gardens and rolling pathways, and a twinkling Waller Creek that links them, the environment, arts, health, and adventure will converge — and nourish authentic and uplifting experiences that reflect our city’s diversity.

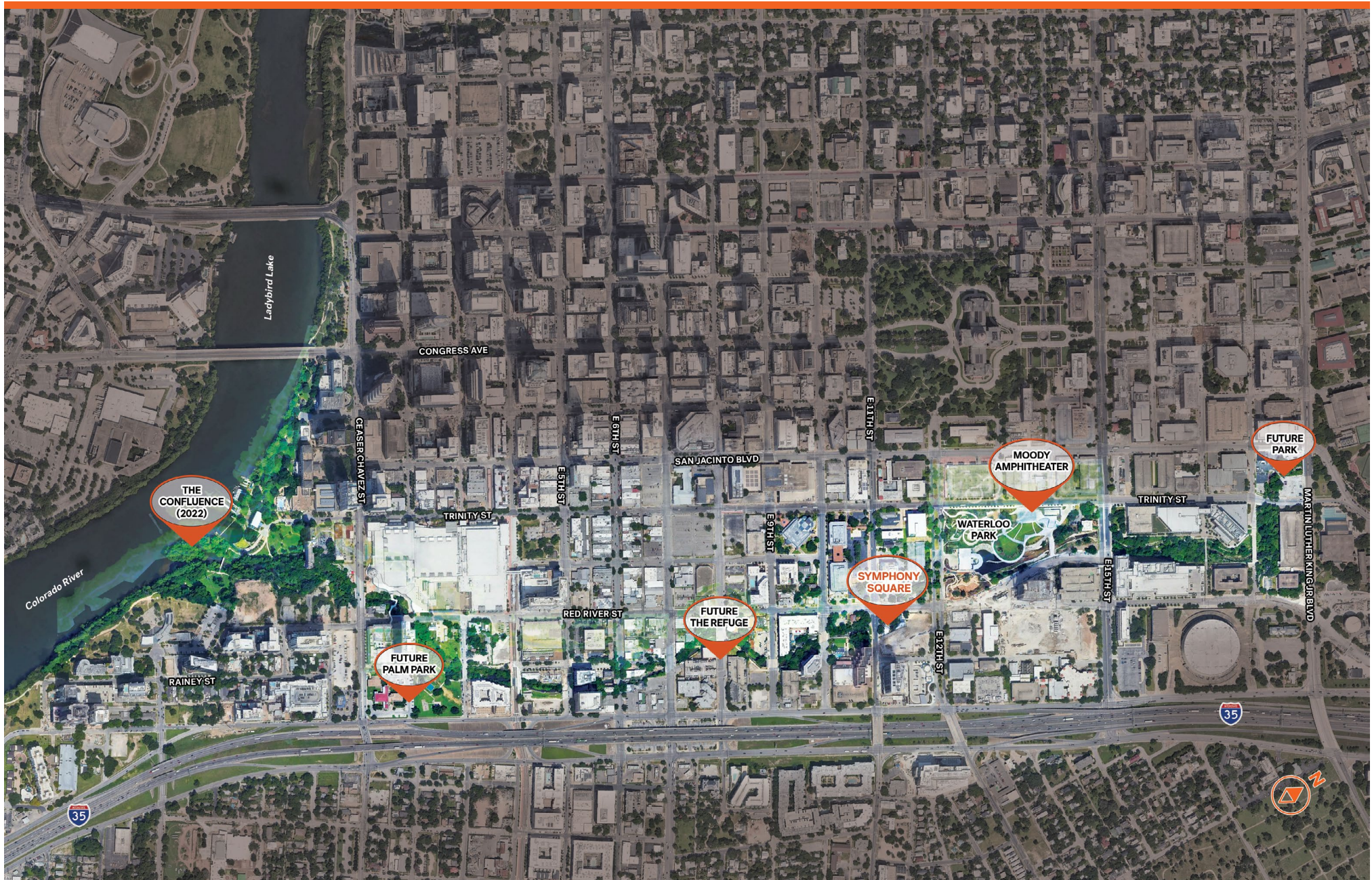
A significant public-private partnership between the City of Austin and, us, the Waterloo Greenway Conservancy, this park of all parks is being planned, designed, and built in a series of geographic milestones. Meeting each one by our 2026 completion goal is ambitious and requires support from the entire community. There’s much work yet to be done, but we’re well on our way: Symphony Square, Waterloo Park, and Moody Amphitheater are now open!

## Funding

Waterloo Greenway is funded by a combination of public and private funds. The total estimated project cost is \$265M. The City of Austin has committed approximately \$150M through bond funding, the Waller Creek Tax Increase Reinvestment Zone, and other sources. The conservancy will raise the remaining \$100M from individual, foundation, and corporate contributions, grants, and more.











# DOWNTOWN Austin

## by the numbers



When Austin prospers, the entire region prospers. As the center of our region's economy, Austin continues to see masive growth. **Downtown Austin** is our region's central business and employment district. Austin is a city thousands of people call home. It's a destination for visitors from around the world seeking entertainment, art, history and culture. It's the seat of our state government, and the "Live Music Capital of the World." People from near and far, gather here for the connection, the music, and the community.

(Downtown Austin Alliance)



**12,728**  
Residential  
Units



**\$624M**  
Combined Tax  
Revenue



**12,359**  
Hotel Rooms



**99k**  
Employees



**16k**  
Residents



**150**  
Acres of Parkland



**15mi**  
Downtown Area  
Trails



**190**  
Historic  
Locations

## DEVELOPMENTAL PIPELINE



**9.2M**  
Total SF Space  
Under Construction

PIPELINE STATUS	# OF PROJECTS	RESIDENTIAL UNITS	OFFICE SF	HOTEL ROOMS
RECENTLY COMPLETED	3	0	0	1,099
UNDER CONSTRUCTION	28	3,691	5,136,691	698
PROPOSED/ IN PLANNING	32	3,724	5,590,686	2,195

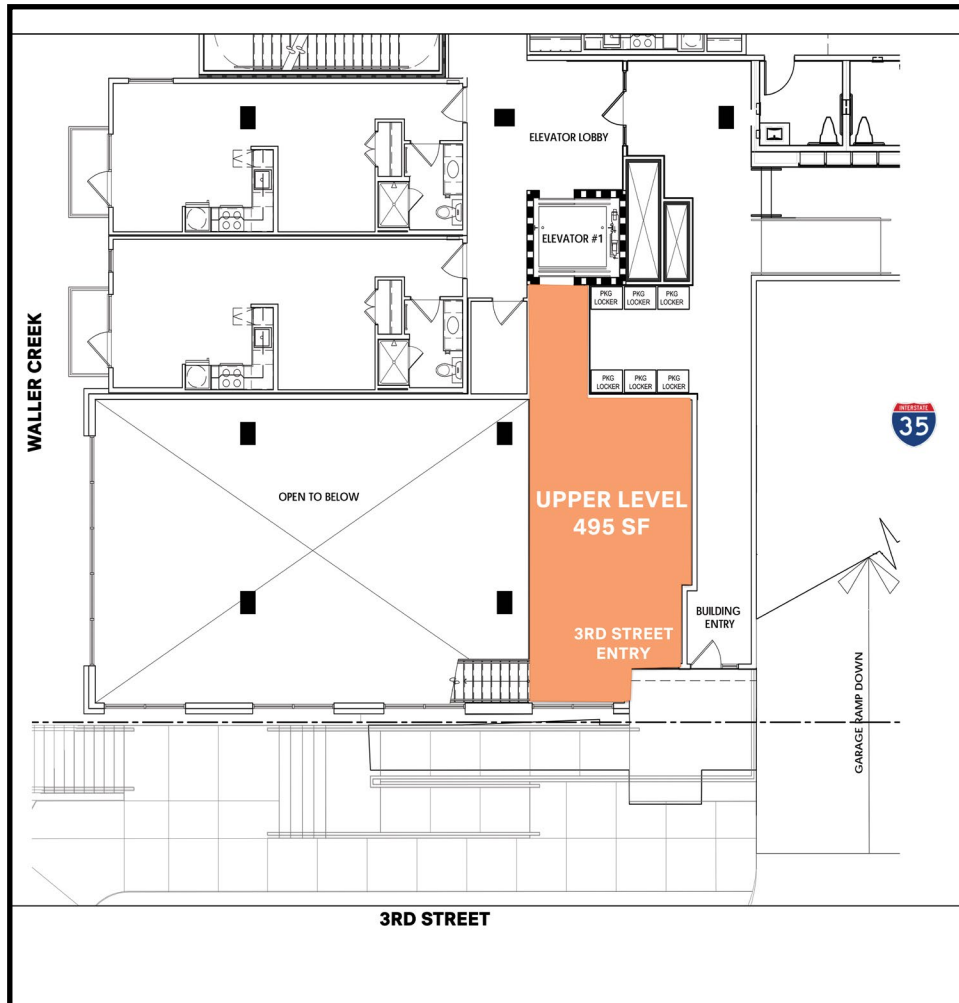


**19M**  
Total SF Space  
Proposed / Planning

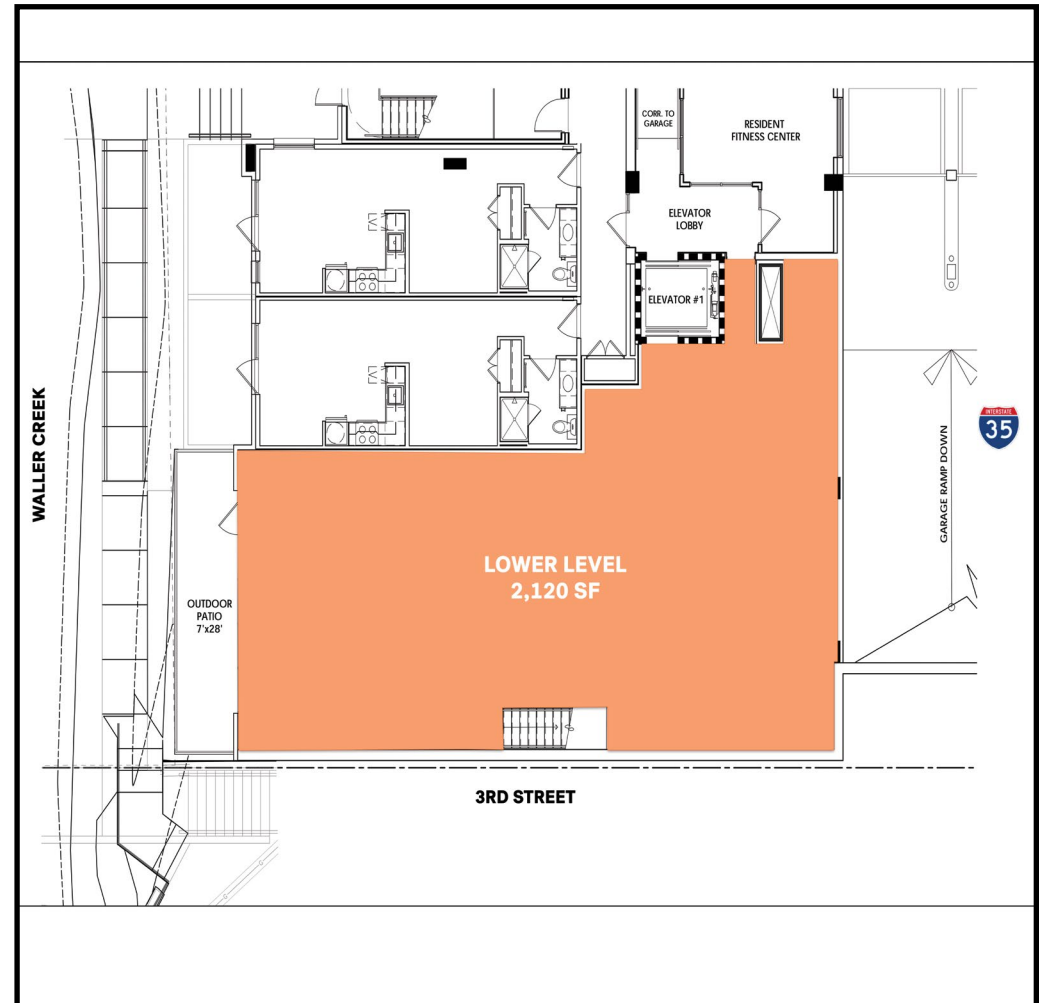
Source: Downtown Austin Alliance Emerging Projects Database (April 2021)



## UPPER LEVEL



## LOWER LEVEL





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Edge Realty Partners LLC	9000422	info@edge-re.com	512.391.6220
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
-----------------------------------	------

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.