

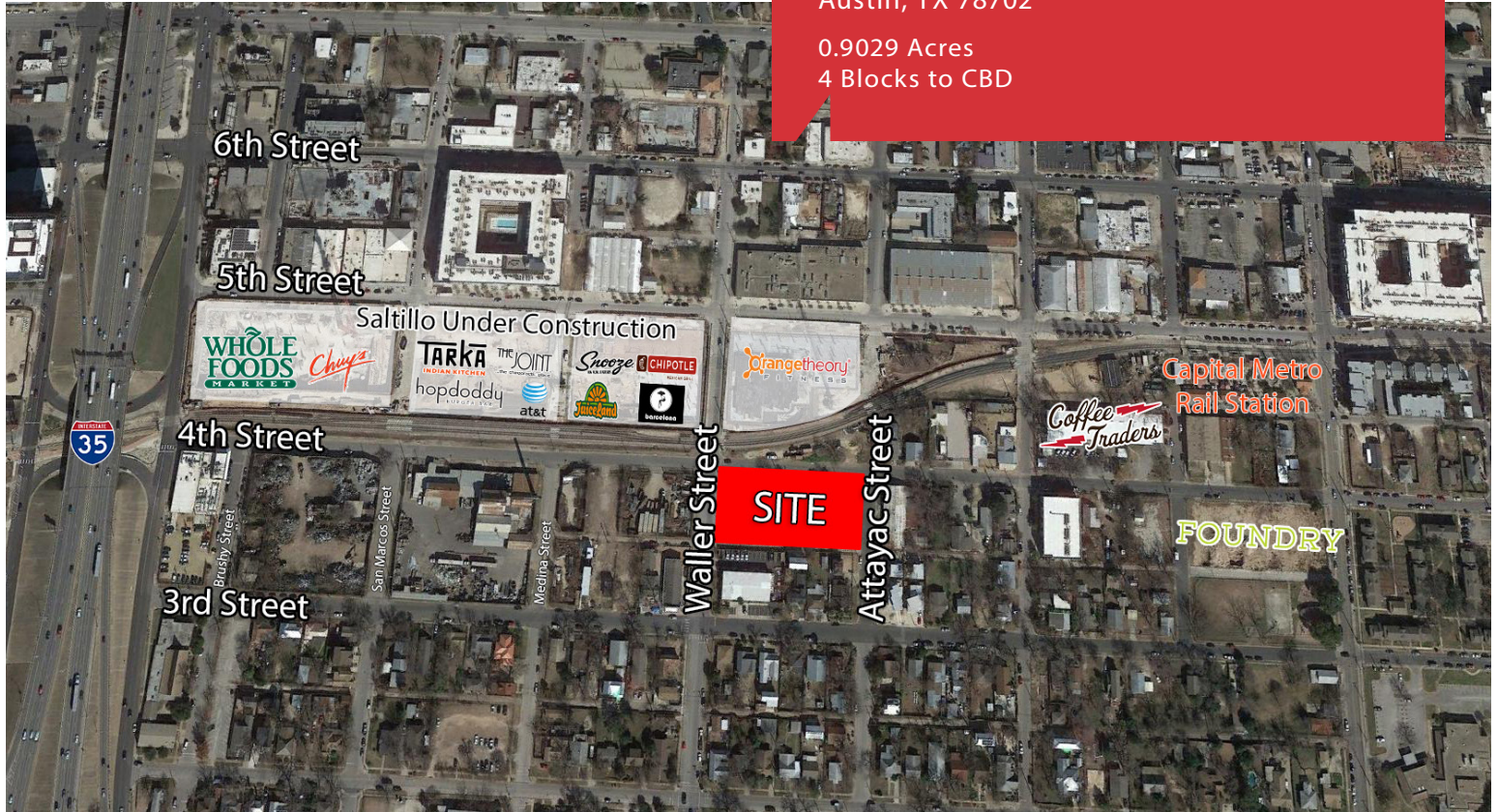
FOR SALE

1201 E 4th Street

Austin, TX 78702

0.9029 Acres

4 Blocks to CBD



Property Highlights FEATURES

- Directly across the street from Saltillo, currently under construction to include Class A Office, Retail and Multifamily.
- Property/area is ideal for redevelopment within walking distance to CBD, Whole Foods, restaurants, breweries and other commercial amenities.
- Property is located within the Saltillo TOD (Live/Work Flex).

LAND SIZE

- 0.9029 Acres

TRAFFIC COUNT

- IH-35: 190,473 VPD

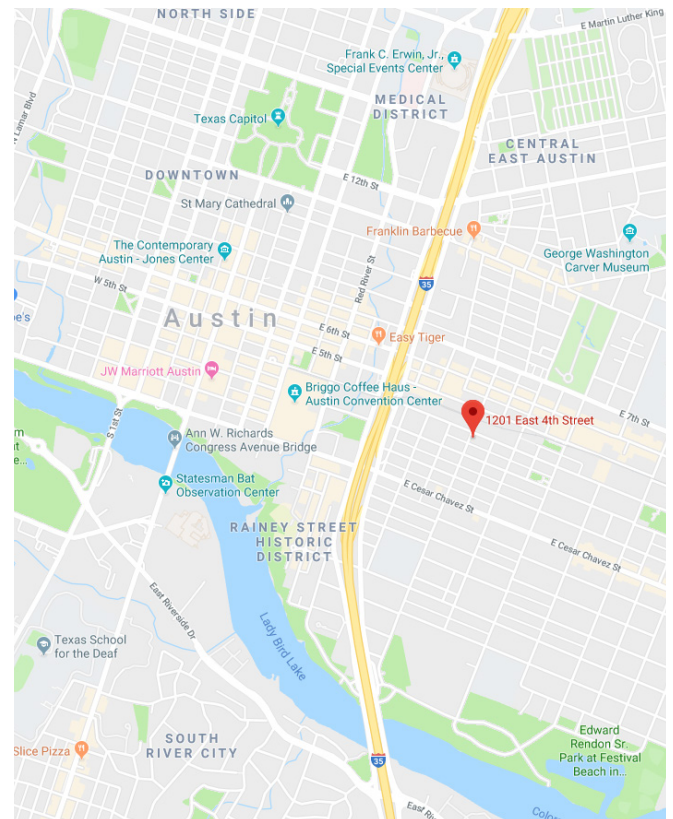
PARCELS:

- 0204060301
- 0204060302
- 0204060303
- 0204060306
- 0204060316
- 0204060317

SALES PRICE

- Call for Offers

**Note: One story structure has been removed.*



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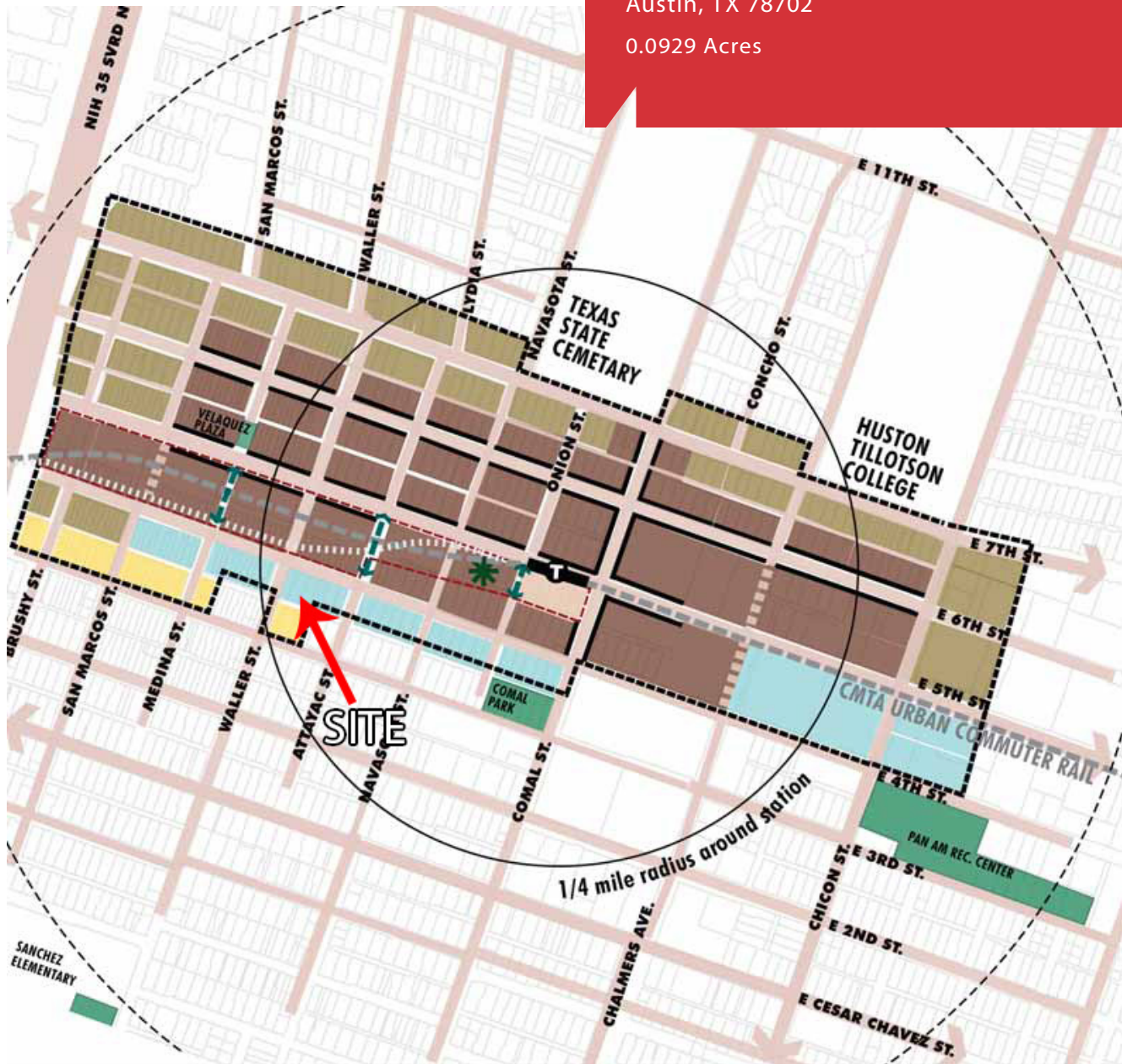
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LEGEND

- LOW DENSITY RESIDENTIAL
- TOD MIXED USE (showing active edges)
- CORRIDOR MIXED USE
- LIVE/WORK FLEX
- EXISTING CITY PARKLAND
- POTENTIAL OPEN SPACE
- POTENTIAL PASEOS

- SALTILLO DISTRICT REDEVELOPMENT AREA (Capital Metro)
- PLAZA SALTILLO
- EXISTING STREETS
- POTENTIAL STREETS
- TOD DISTRICT BOUNDARY
- T METRORAIL STATION
- POTENTIAL FUTURE RE-ALIGNMENT OF RAIL LINE



TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

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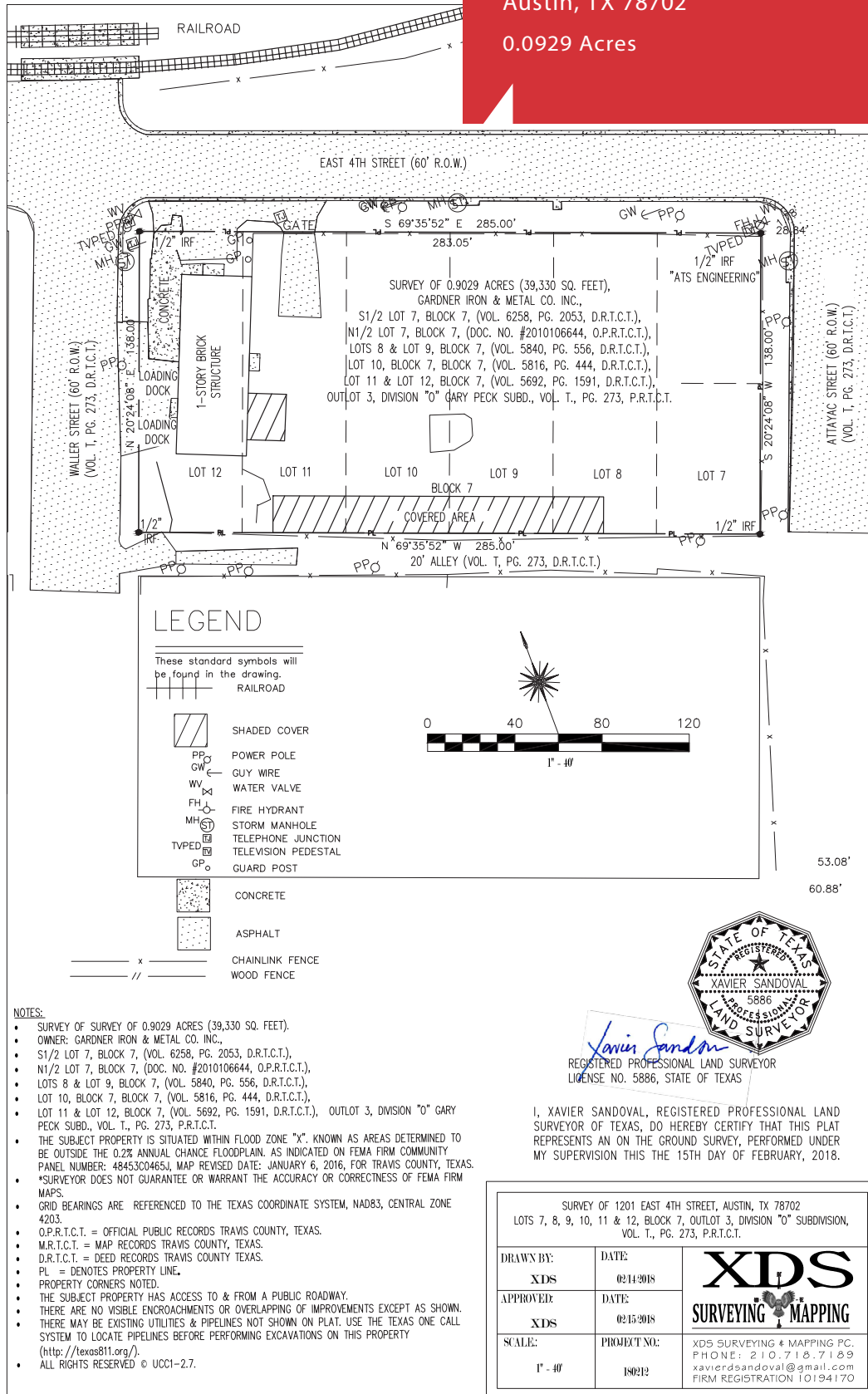
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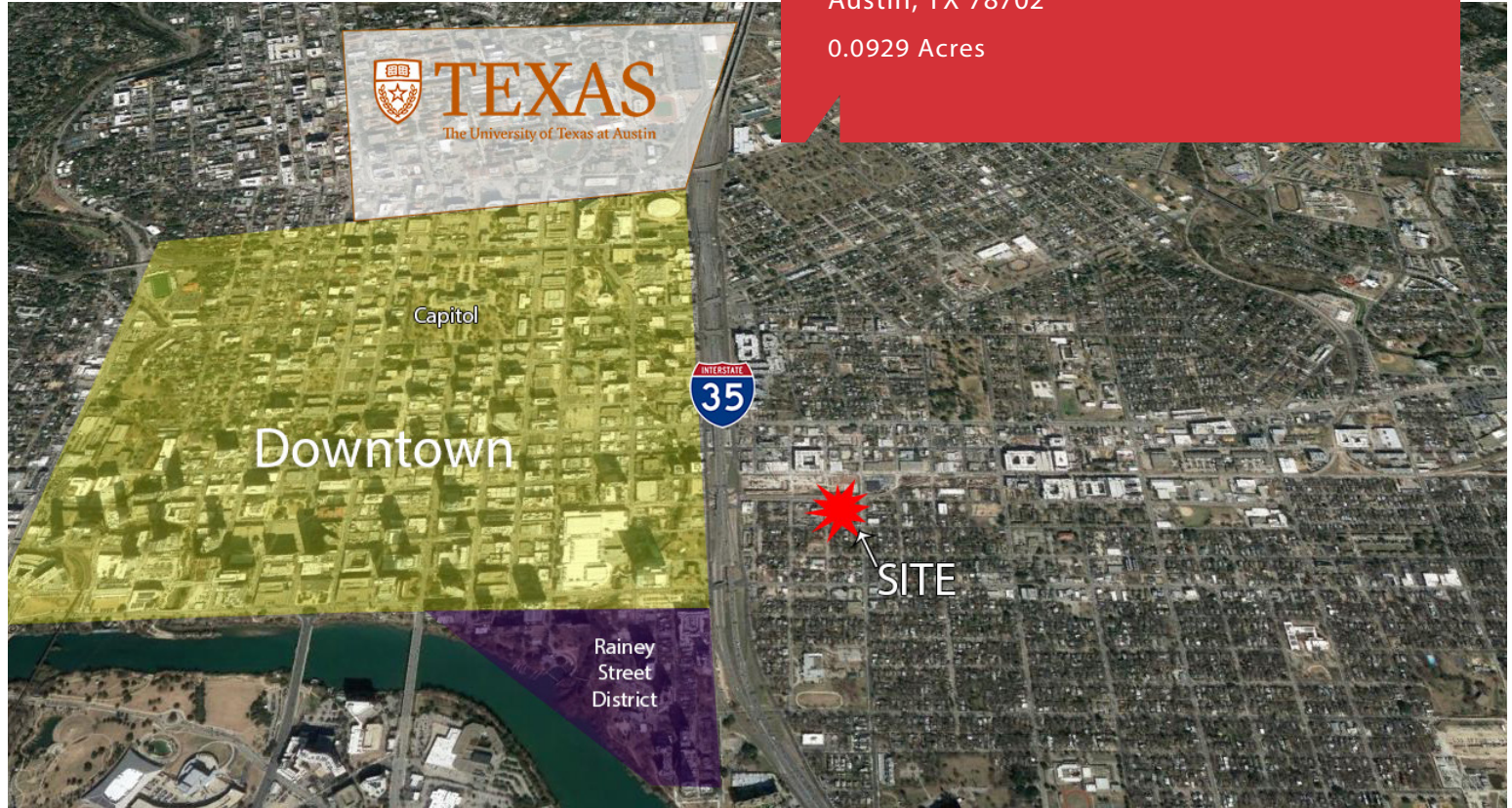
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Radius	1 Mile		3 Mile	
Population				
2023 Projections	24,557		223,391	
2018 Estimate	21,840		201,551	
2010 Census	15,180		157,521	
Growth 2018-2023	12.44%		10.84%	
Growth 2010-2018	43.87%		27.95%	
Households				
2023 Projections	11,498		96,214	
2018 Estimate	10,201		86,536	
2010 Census	6,876		66,488	
Growth 2018-2023	12.71%		11.18%	
Growth 2010-2018	48.36%		31.15%	
Owner Occupied	3,852	37.76%	25,277	29.21%
Renter Occupied	6,349	62.24%	61,259	70.79%

31.32% of the population in the area is between the ages of 25-40.
(Source: CoStar)

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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.

PCR Brokerage Austin, LLC dba NAI Partners	9003950		713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Stojanik	451232	david.stojanik@naipartners.com	512-643-8069
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date