

East 7th Street Retail

1901, 1917, & 1923 E 7th Street, Austin, TX 78702

Endeavor Real Estate Group

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For Lease

- Located at the southeast corner of E. 7th Street and Chicon Street
- Signalized Intersection
- Lot has 412' of frontage on E. 7th Street

Space Available

- Fully Leased

2022 Estimated NNN Expenses

- \$11.50/SF

Demographics (2022)



Population Estimate

1 mi	3 mi	5 mi
23,127	192,882	352,436

Daytime Population

1 mi	3 mi	5 mi
20,916	222,778	365,933



Median Household Inc.

1 mi	3 mi	5 mi
\$70,867	\$69,584	\$75,600



Traffic Counts (2022 Projection)

- 17,900 VPD (E 7th, just east of Chicon)
- 4,099 VPD (Chicon, just south of E 7th)



ENDEAVOR

Major Retailers



SUERTE



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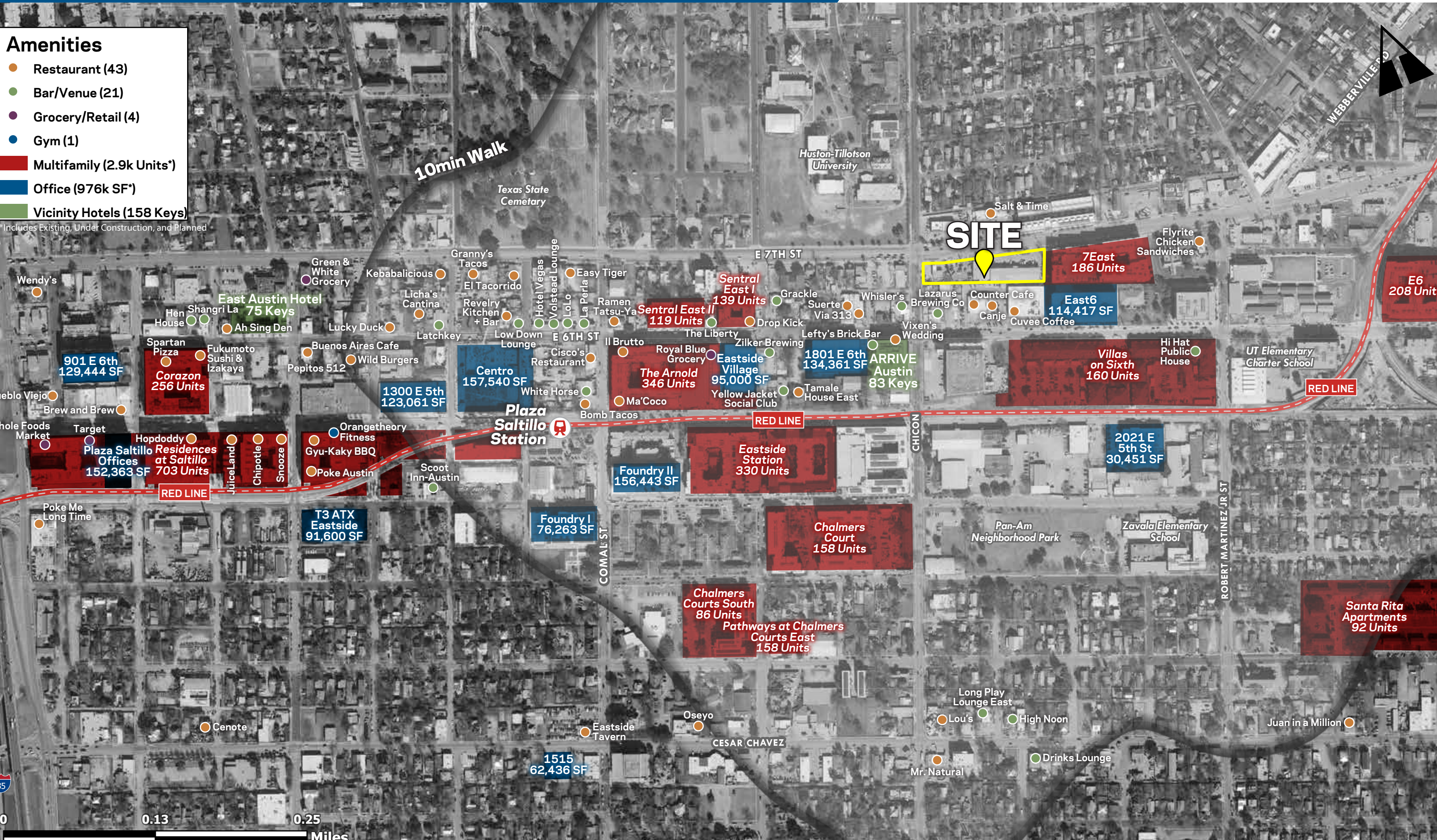
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- ### Amenities
- Restaurant (43)
 - Bar/Venue (21)
 - Grocery/Retail (4)
 - Gym (1)
 - Multifamily (2.9k Units*)
 - Office (976k SF*)
 - Vicinity Hotels (158 Keys)

*Includes Existing, Under Construction, and Planned



SITE

10min Walk

RED LINE

Plaza Saltillo Station

Santa Rita Apartments
92 Units

7East
186 Units

East6
114,417 SF

Villas on Sixth
160 Units

2021 E 5th St
30,451 SF

Eastside Station
330 Units

Chalmers Court
158 Units

Chalmers Courts South
86 Units
Pathways at Chalmers Courts East
158 Units

1515
62,436 SF

1801 E 6th
134,361 SF
ARRIVE Austin
83 Keys

Foundry II
156,443 SF

Foundry I
76,263 SF

The Arnold
346 Units

Sentral East II
119 Units

Sentral East I
139 Units

Centro
157,540 SF

1300 E 5th
123,061 SF

T3 ATX Eastside
91,600 SF

Corazon
256 Units

901 E 6th
129,444 SF

East Austin Hotel
75 Keys



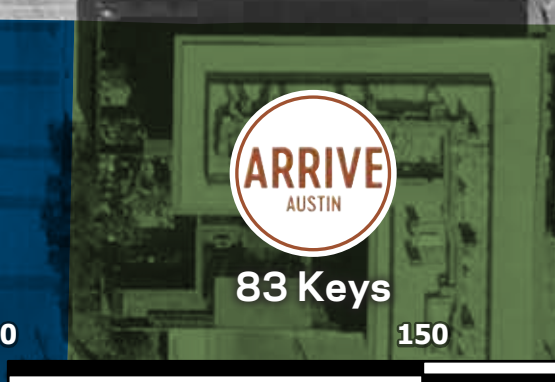
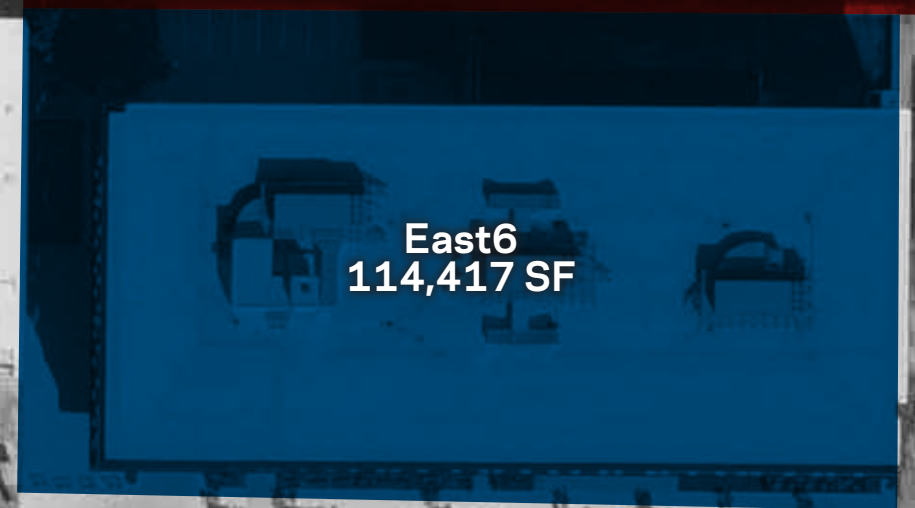
- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



CHICON

E 7TH ST

E 6TH ST



0 150 300 Feet

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For Lease





11-2-2015

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.



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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Evan Gray Deitch	662260	EDeitch@Endeavor-Re.com	512-682-5544
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
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

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