



**TEXANA**  
Commercial

**High Traffic Developer or  
Owner Occuiper Property Sale**

7821 N Interstate 35, Austin, TX 78753



**\$2,200,000**

**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**

**737.867.0000**

## ABOUT THE **PROPERTY**


7821 N Interstate 35 Hwy is at the corner of Hwy 183 and I-35. Prime location for a retail, office, or flex user that wants high visibility on a high traffic road. Strategically located accessible from all parts of the metro area: 8 minutes from Downtown, 10 minutes from Domain, and 12 minutes from Austin airport. Commercial Services (CS) zoned allowing for wide variety of business uses. Call for tour.

- Zoned: CS-NP
- Built: 1961
- Parking: 42 Surface
- 0.88 Acres
- 12,883 Square Feet
- Percent Leased: 0%



# \$2,200,000

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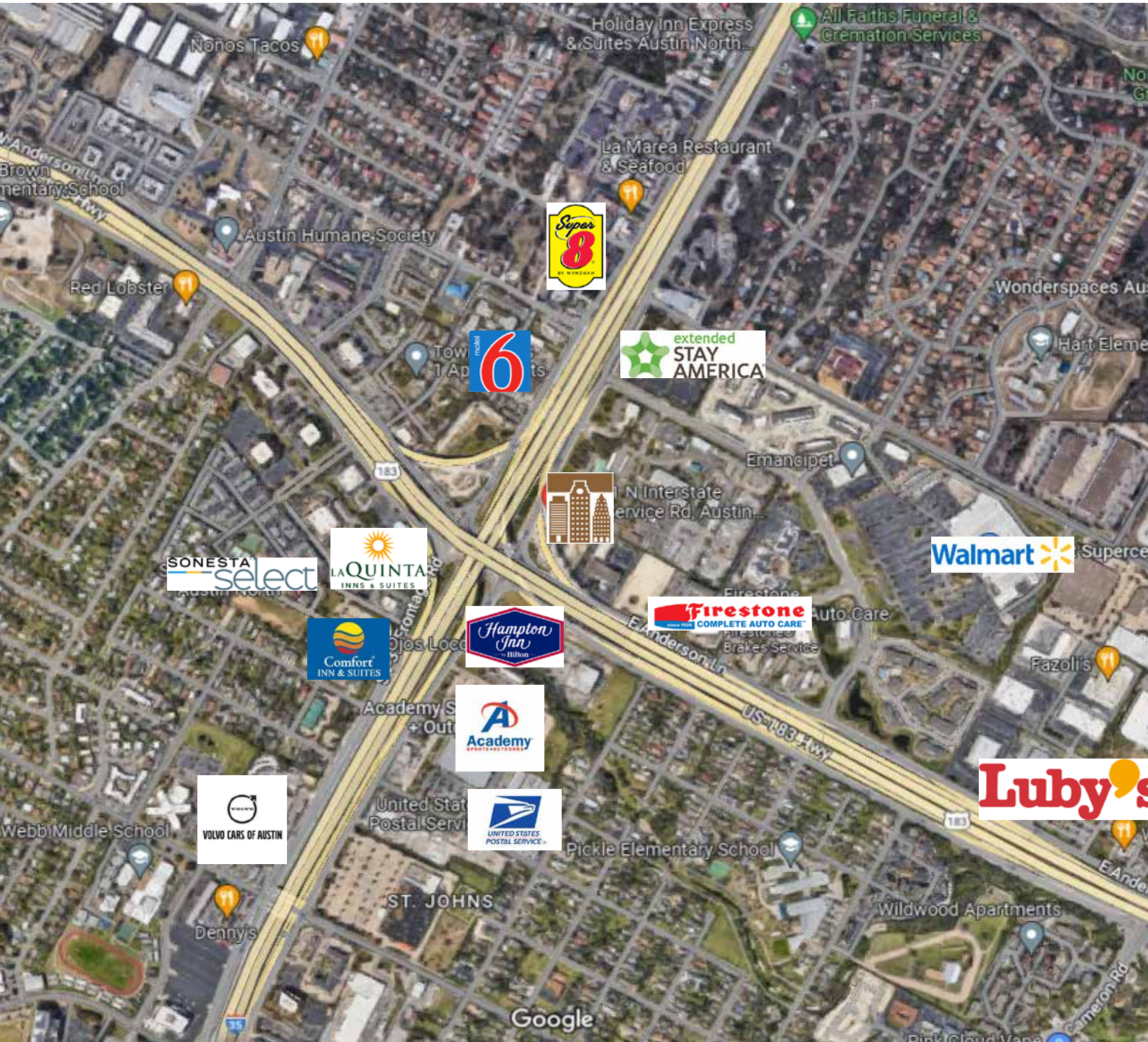
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**LOCAL MAP**



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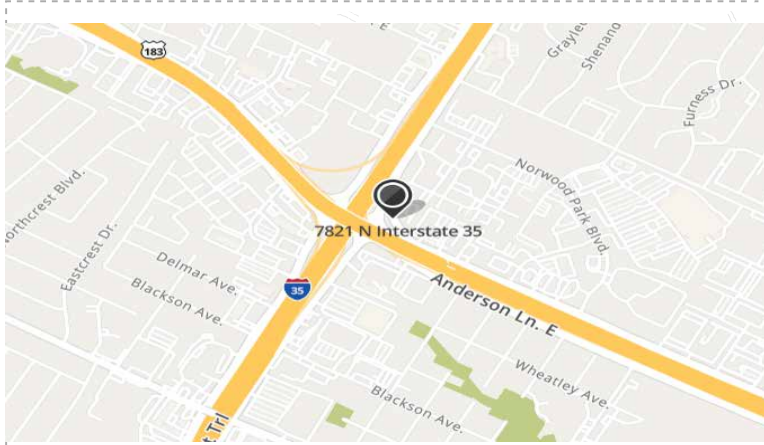


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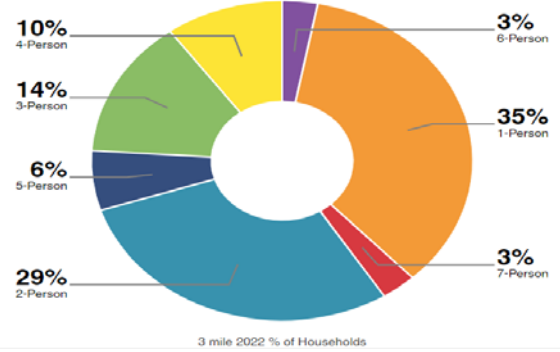
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## INFOGRAPHIC 3 MILE RADIUS



### HOUSEHOLDS



### KEY FACTS

**181,077**

Population



**72,107**

Households

**35.4**

Median Age

**\$85,911**

Average Household Income

### EDUCATION

**18%**

No High School Diploma



**18%**  
High School Graduate



**19%**  
Some College



**44%**  
Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
TX 121	E Anderson Ln Svc Rd SW	186,700	2020	0.08 mi
I- 35	E Anderson Ln Svc Rd SW	210,870	2022	0.08 mi
TX 121	E Anderson Ln Svc Rd NW	80,309	2020	0.15 mi
E Anderson Ln	E Anderson Ln Svc Rd NW	88,656	2022	0.15 mi
Norwood Park Boulevard	N I- 35 Svc Rd NW	4,861	2022	0.19 mi
Norwood Park Blvd	N I- 35 Svc Rd NW	4,324	2022	0.19 mi
N I- 35 Svc Rd	Delmar Ave SW	18,059	2022	0.24 mi
East Wonsley Drive	N I- 35 Svc Rd SE	2,078	2022	0.25 mi
Clock Tower Dr	E Anderson Ln Svc Rd SW	4,291	2022	0.27 mi
Wonsley Dr E	N I- 35 Svc Rd SE	2,176	2022	0.27 mi

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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.*

### 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:
  - 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 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.

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