



**Urban Core Austin NNN  
Investment Opportunity**  
1931 E Oltorf St, Austin, TX 78741



**Get in Touch with**



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**Matt Houston**  
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## ABOUT THE **PROPERTY**

1931 E Oltorf St. is a rare multi-tenant retail center on the edge of Austin's CBD in the Southeast submarket. Riverside neighborhood is densely populated with Oltorf Street being a main high traffic East-to-West accessway. Built in 1985, property consists of 6 suites which include Domino's pizza among other local restaurants and shops. Prime location situated in between Downtown (5 mins) and Austin Bergstrom Airport (9 mins) in an Opportunity Zone. Call for more information.

- Zoned: GR
- Built: 1985
- Parking: 50 Surface
- 0.96 Acres
- 11,882 Square Feet
- Percent Leased: 100%

**SALES PRICE: \$4,100,000 @ 5.8% Cap Rate**



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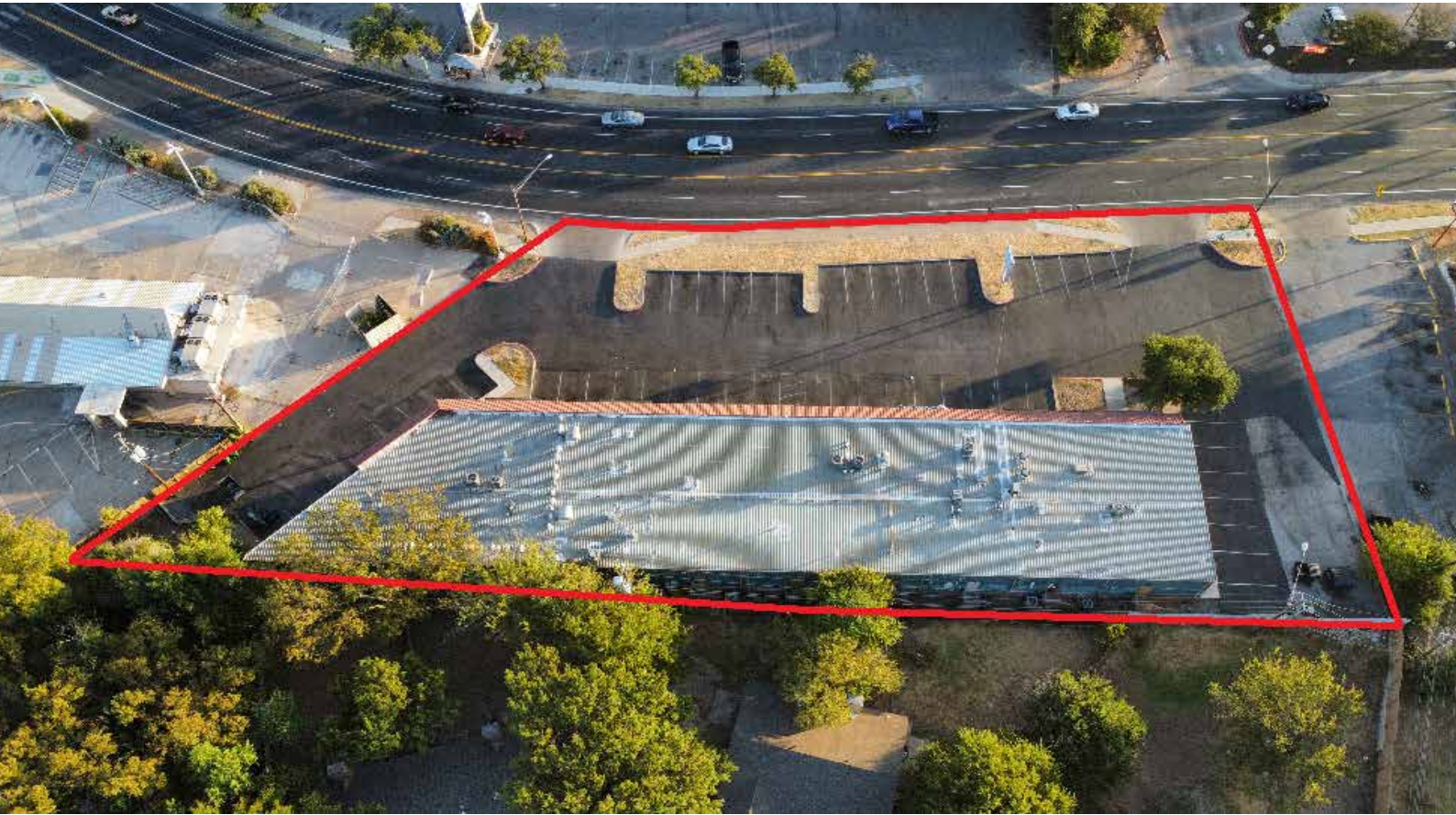


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**PHOTOS**

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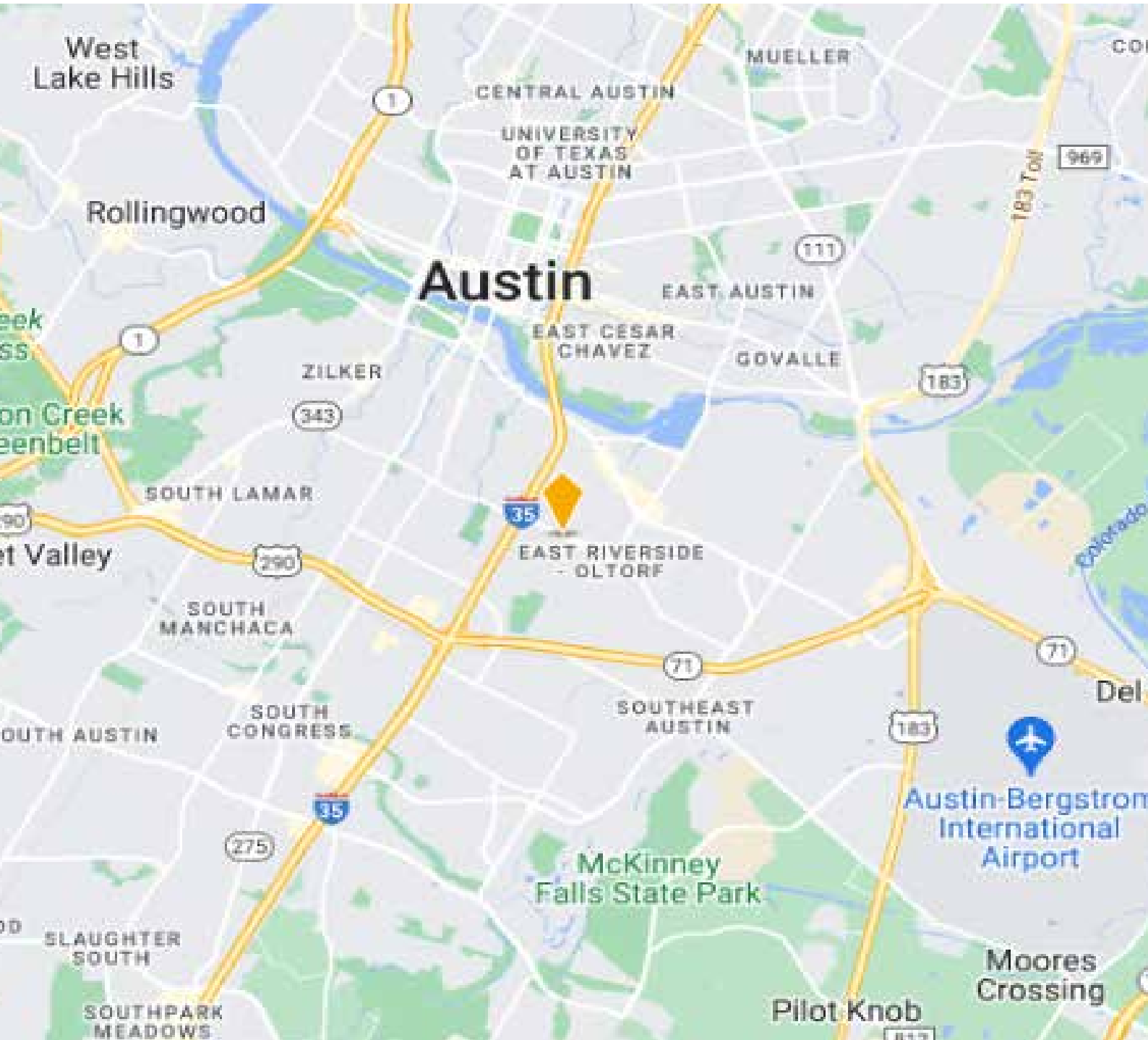
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## DISTRICT MAP



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## LOCAL MAP



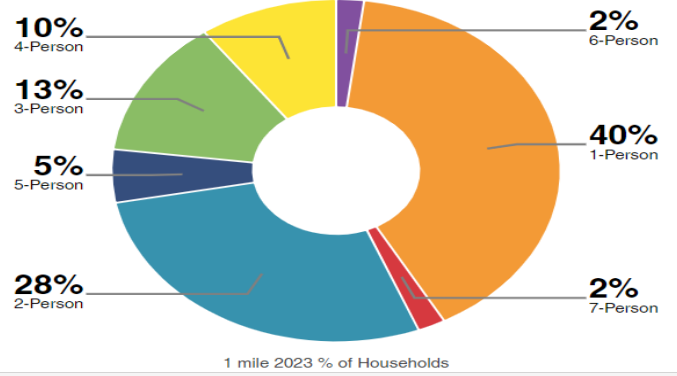
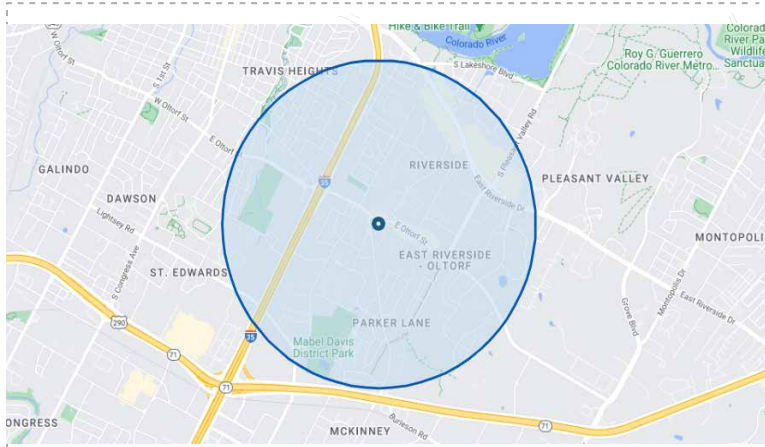
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## INFOGRAPHIC 1 MILE RADIUS



### KEY FACTS

36,011

Population



15,840

Households

34.2

Median Age

\$75,029

Average Household Income

### EDUCATION

15%

No High School Diploma



15%  
High School Graduate



21%  
Some College



49%  
Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
E Oltorf St	Burleson Rd NW	28,130	2022	0.04 mi
East Oltorf Street	Burleson Rd NW	27,770	2022	0.06 mi
East Oltorf Street	Douglas St SE	23,308	2022	0.14 mi
E Oltorf St	Douglas St SE	27,096	2022	0.15 mi
Parker Ln	E Oltorf St NE	7,827	2022	0.16 mi
Parker Lane	E Oltorf St NE	7,230	2022	0.16 mi
Parker Lane	E Oltorf St SW	6,456	2022	0.18 mi
Parker Ln	E Oltorf St SW	6,776	2022	0.18 mi
Metcalfe Rd	Iroquois Ln SW	1,505	2022	0.23 mi
Burleson Rd	Iroquois Ln N	8,891	2022	0.24 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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