



Get in Touch with



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Matt Houston

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ABOUT THE **PROPERTY**

5602 Clay Ave is a 4,800 SF four unit office/warehouse space located blocks off Burnet Rd. Built in 1984, this is a development opportunity as 25% of the structure has fire damage. Prime location situated in between the Domain (10 mins) and Downtown (10 mins). Walking distance to countless restaurants, bars and retailers in one of Austin's coveted neighborhoods, Brentwood. Call for tours.

- Zoned: LO-NP
- Built: 1984
- Parking: 10 Surface
- 0.33 Acres
- 4,800 Square Feet
- Percent Leased: 25%

SALES PRICE: \$1,000,000



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PHOTOS



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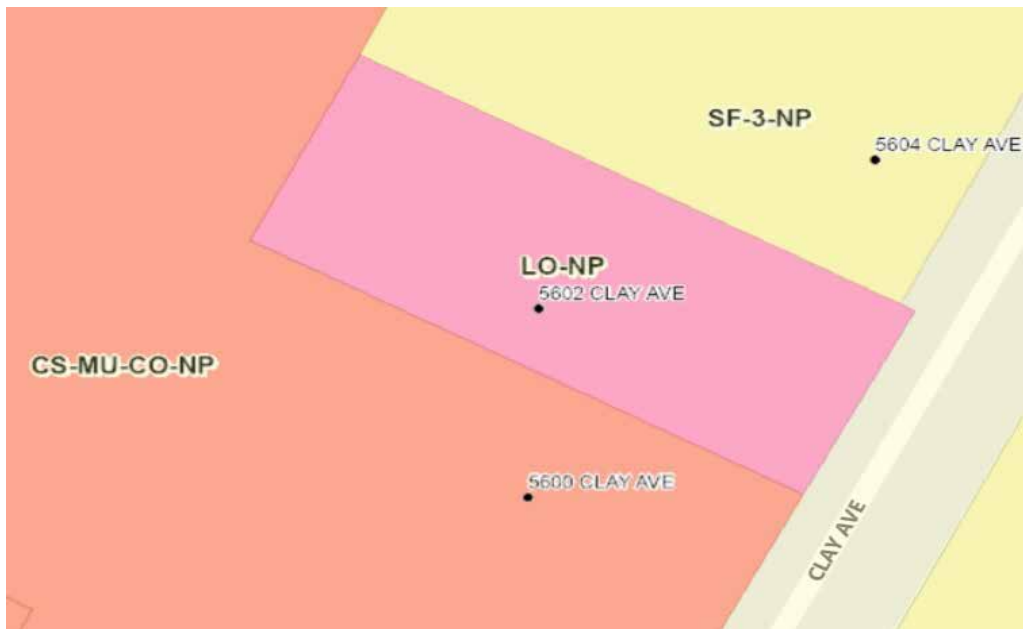


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FLOOD MAP & ZONING



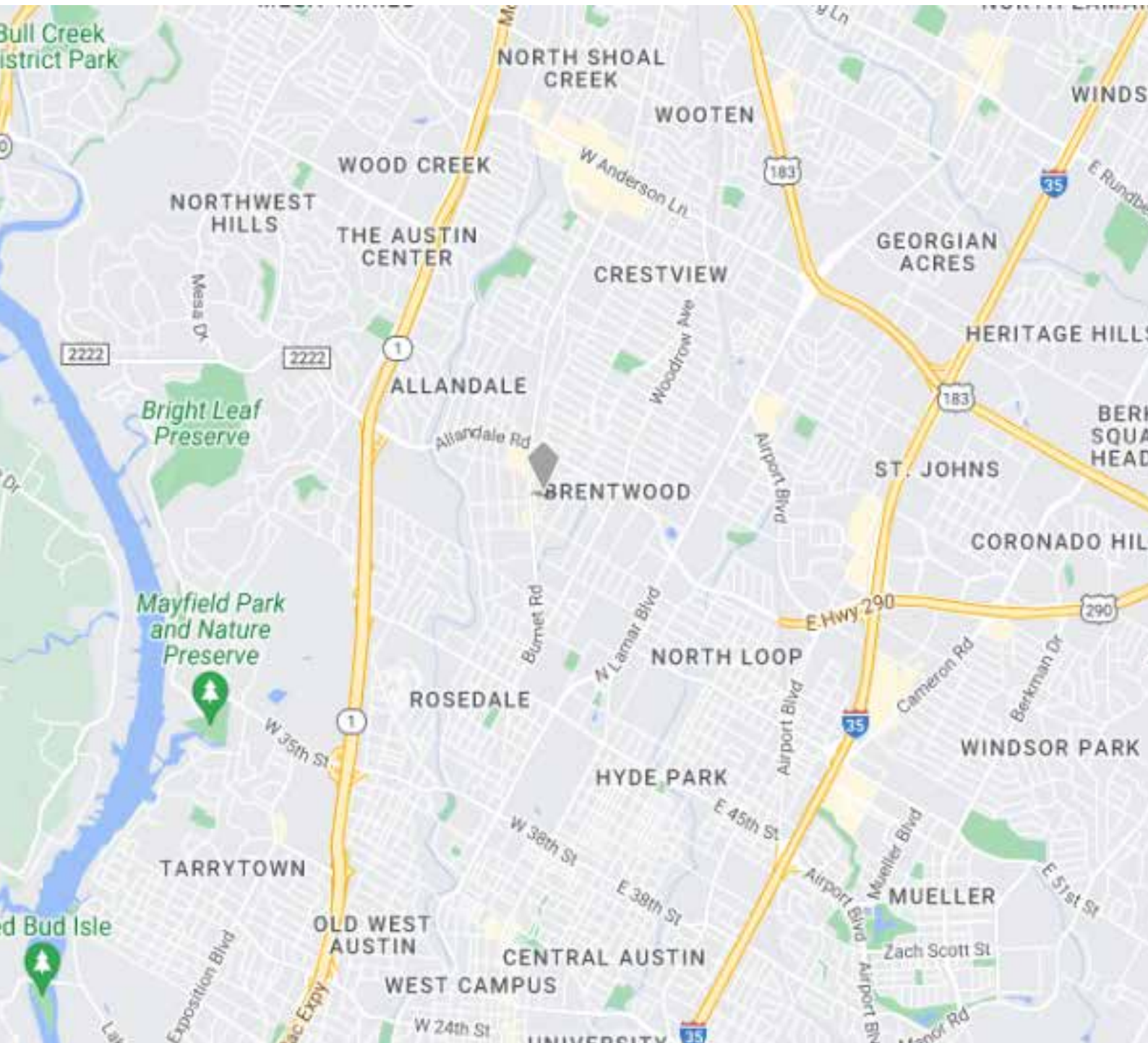
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DISTRICT MAP



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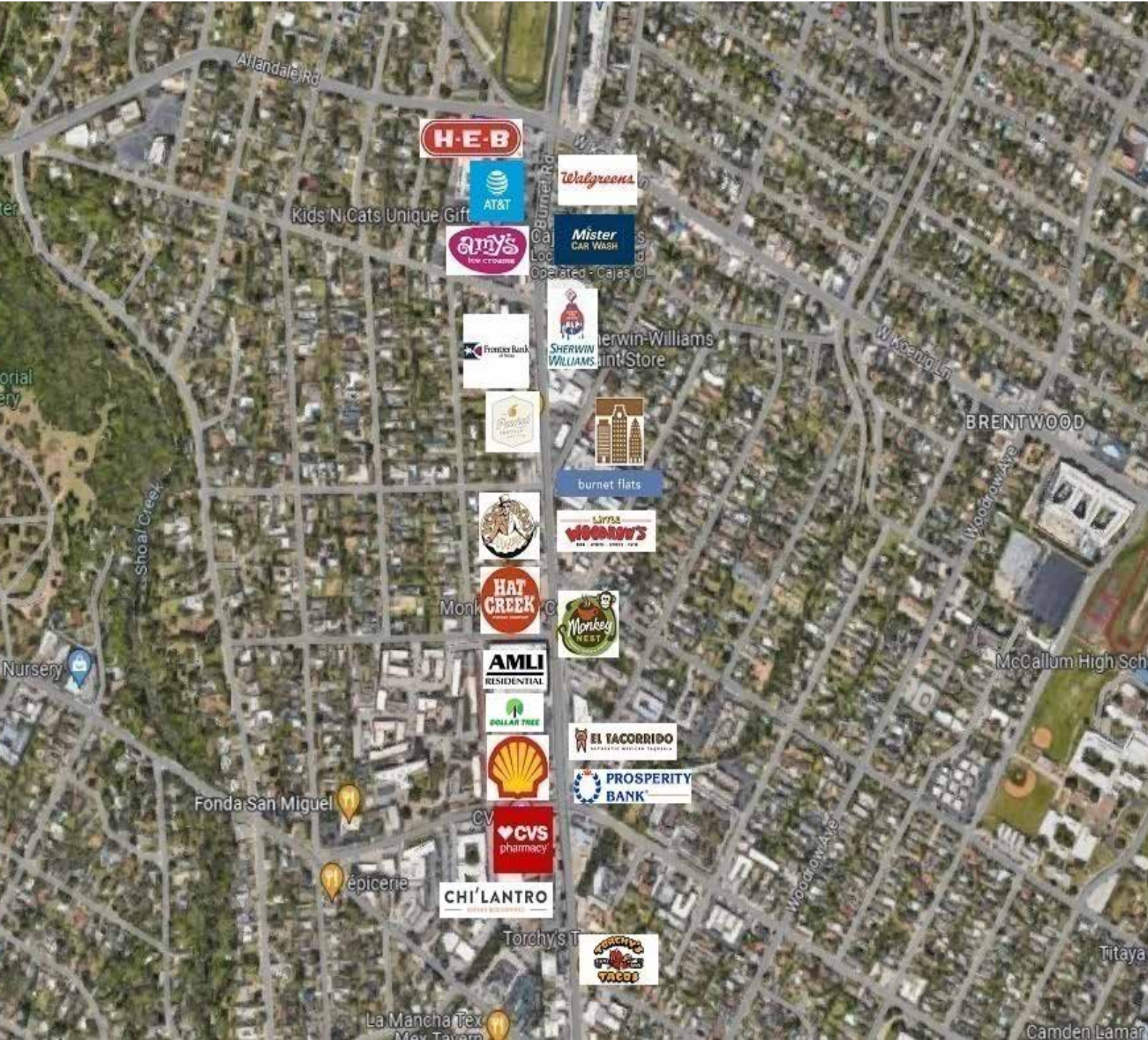


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LOCAL MAP



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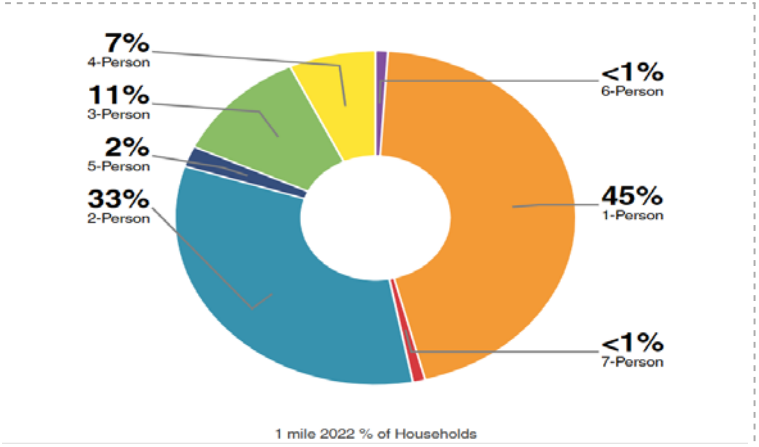
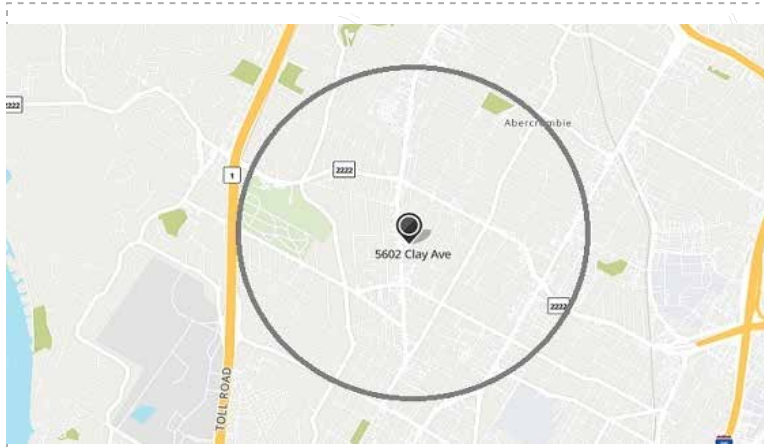


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INFOGRAPHIC 1 MILE RADIUS



KEY FACTS

16,017

Population



8,329

Households

40.1

Median Age

\$118,097

Average Household Income

EDUCATION

3%

No High School Diploma



7% High School Graduate



18% Some College



72% Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Burnet Rd	Houston St S	16,418	2022	0.10 mi
Houston St	Clay Ave NW	2,521	2022	0.14 mi
Burnet Rd	Houston St N	10,537	2022	0.14 mi
Shoalmont Dr	Shoalwood Ave W	484	2022	0.21 mi
Burnet Rd	Northland Dr S	20,209	2022	0.23 mi
Burnet Road	Northland Dr S	23,006	2022	0.26 mi
Houston St	Joe Sayers Ave SE	2,882	2022	0.27 mi
Houston Street	Joe Sayers Ave SE	2,643	2022	0.28 mi
Arroyo Seco	Palo Duro Rd NE	1,939	2022	0.30 mi
Arroyo Seco	-	3,138	2022	0.31 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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