



North Austin Stand-Alone Office Opportunity

1433 Fairfield Dr, Austin, TX 78758



Get in Touch with



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Matt Houston

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ABOUT THE **PROPERTY**

1433 Fairfield Dr is a two story stand alone office located in North Austin Civic Association neighborhood. Built with masonry construction and recent metal roof, floor plan contains 15 offices, kitchen, several bathrooms, conference, etc. Since 1975 there has only been one owner originally designed as an administrative headquarters. Situated one block off Hwy 183 close the Domain (5 mins), Q2 soccer stadium (5 mins), and Downtown (10 mins). Call for more information.

- Zoned: GR-NP
- Built: 1975/1981
- Parking: 25 Surface
- 0.34 Acres
- 6,211 Square Feet
- Percent Leased: 0%

SALES PRICE: \$850,000



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PHOTOS



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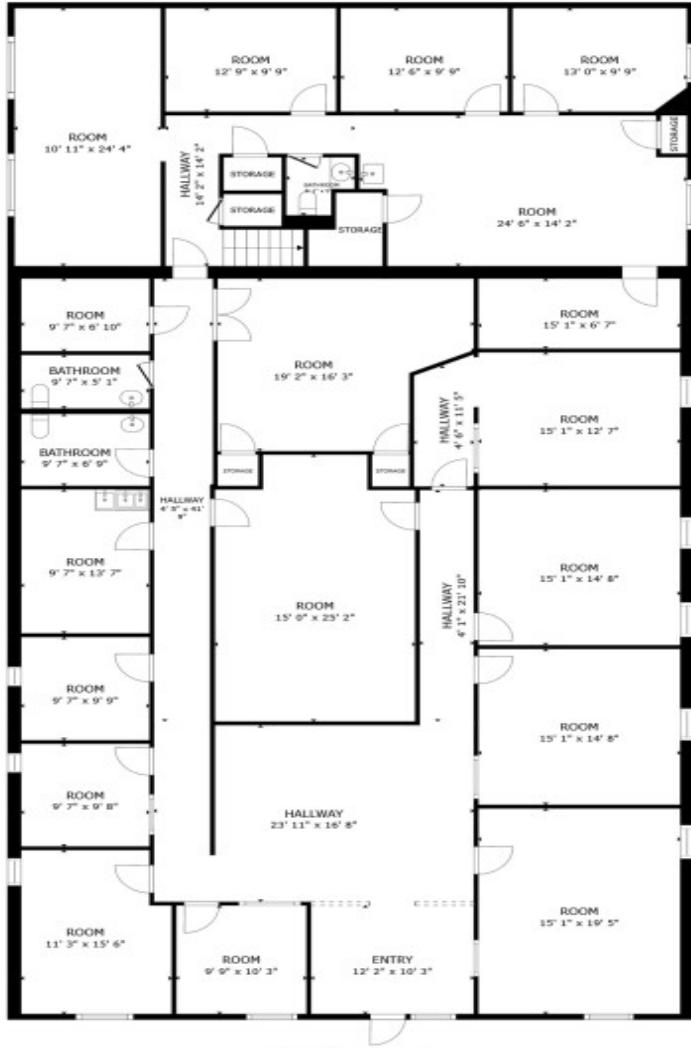


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FLOOR PLAN



FLOOR 1



FLOOR 2

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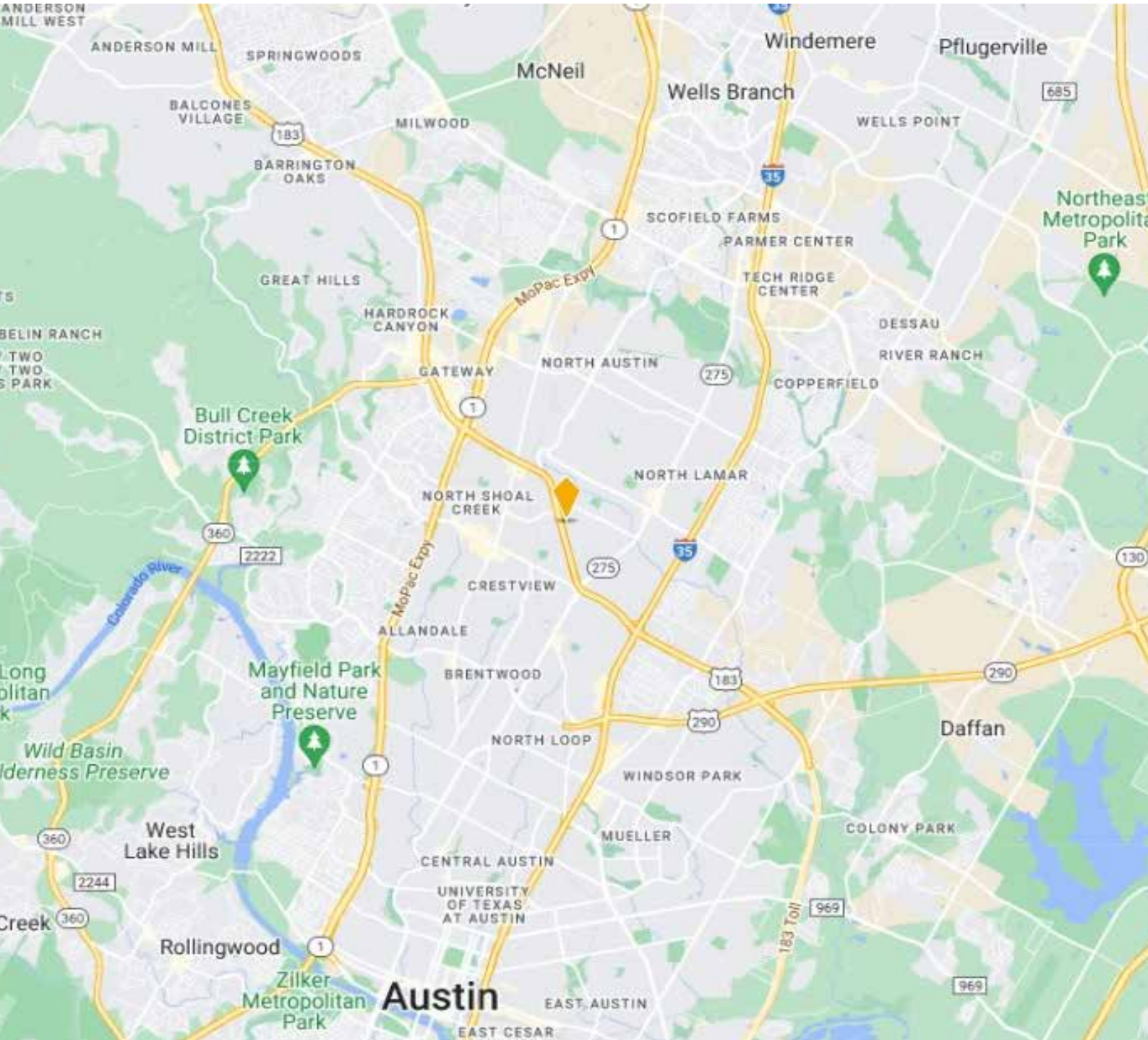


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DISTRICT MAP



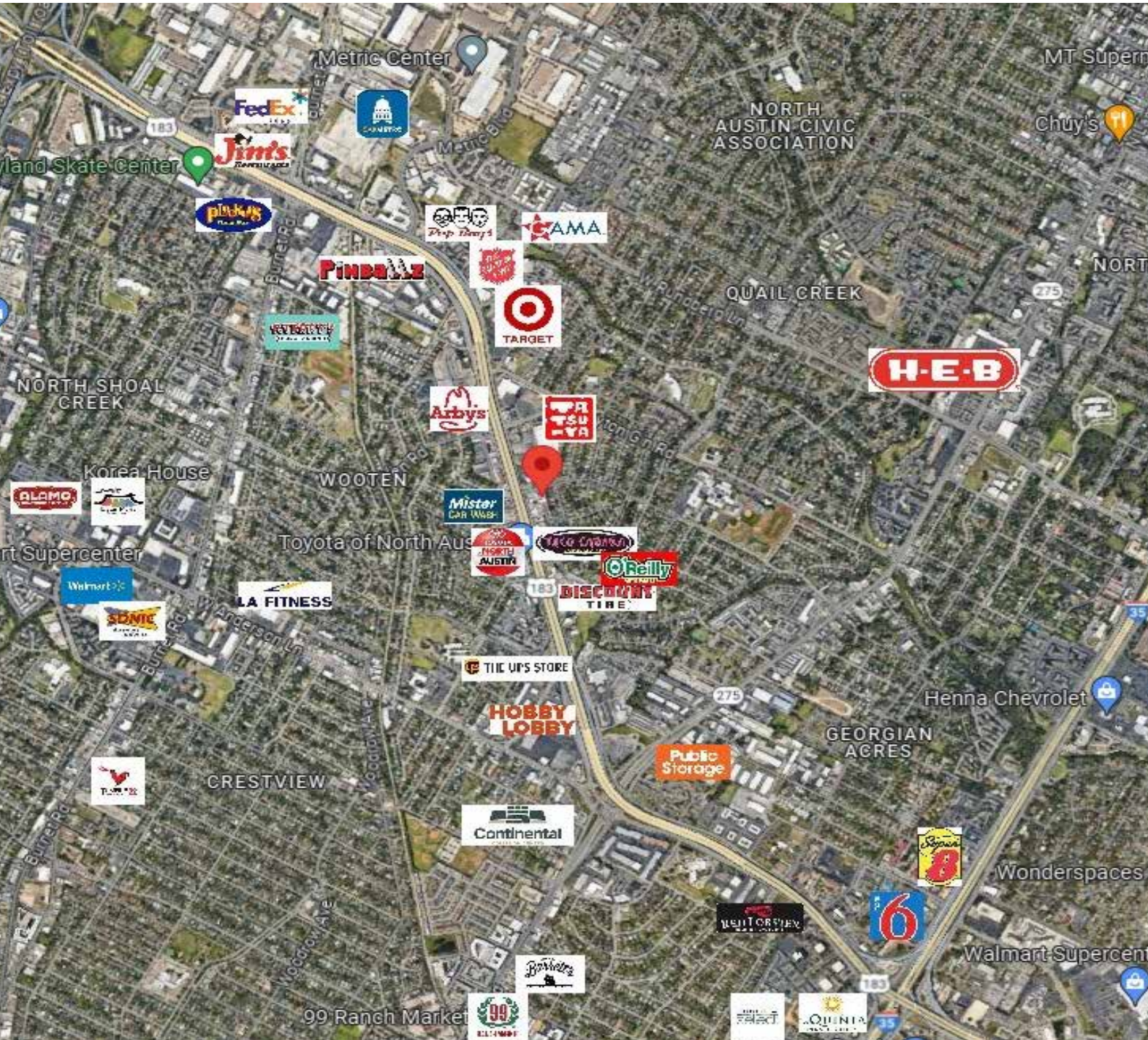
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LOCAL MAP



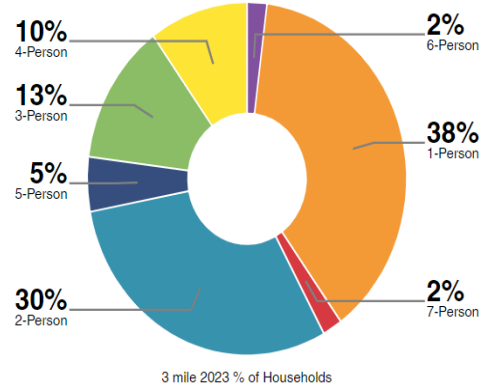
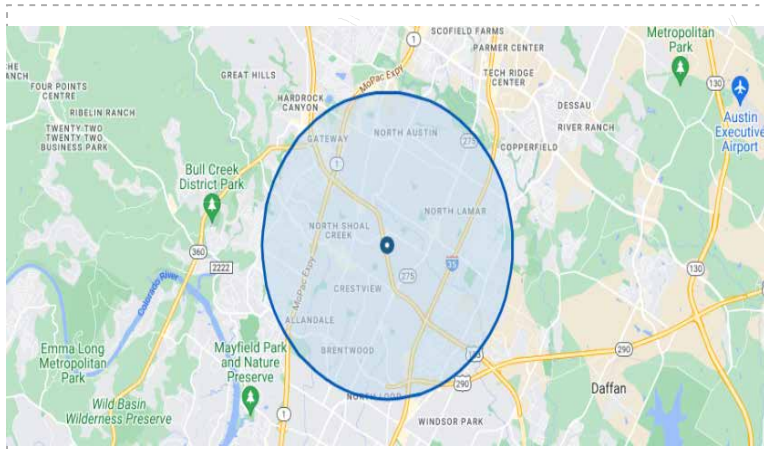
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INFOGRAPHIC 3 MILE RADIUS



KEY FACTS

166,276

Population



71,721

Households

36.5

Median Age

\$89,486

Average Household Income

EDUCATION

15%

No High School Diploma



18%
High School Graduate



19%
Some College



48%
Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Fairfield Dr	Research Svc Rd W	4,869	2022	0.02 mi
Research Svc Rd	Fairfield Dr N	16,363	2022	0.07 mi
Colonial Dr	Fairfield Dr S	1,199	2022	0.10 mi
Fairfield Dr	Kromer St W	1,415	2022	0.10 mi
Beech Dr	Brookfield Dr S	717	2022	0.12 mi
Brookfield Dr	Beech Dr W	182	2022	0.14 mi
N Research Svc Rd	Lazy Ln S	16,363	2022	0.16 mi
Fairfield Dr	Brookfield Dr SE	2,814	2022	0.19 mi
Clearfield Dr	Beech Dr E	2,880	2022	0.20 mi
Redfield Ln	Fairfield Dr S	512	2022	0.22 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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