

FOR SALE



1120 E 52nd St

Austin, TX 78723



Gayle  
Berkbigler, CCIM

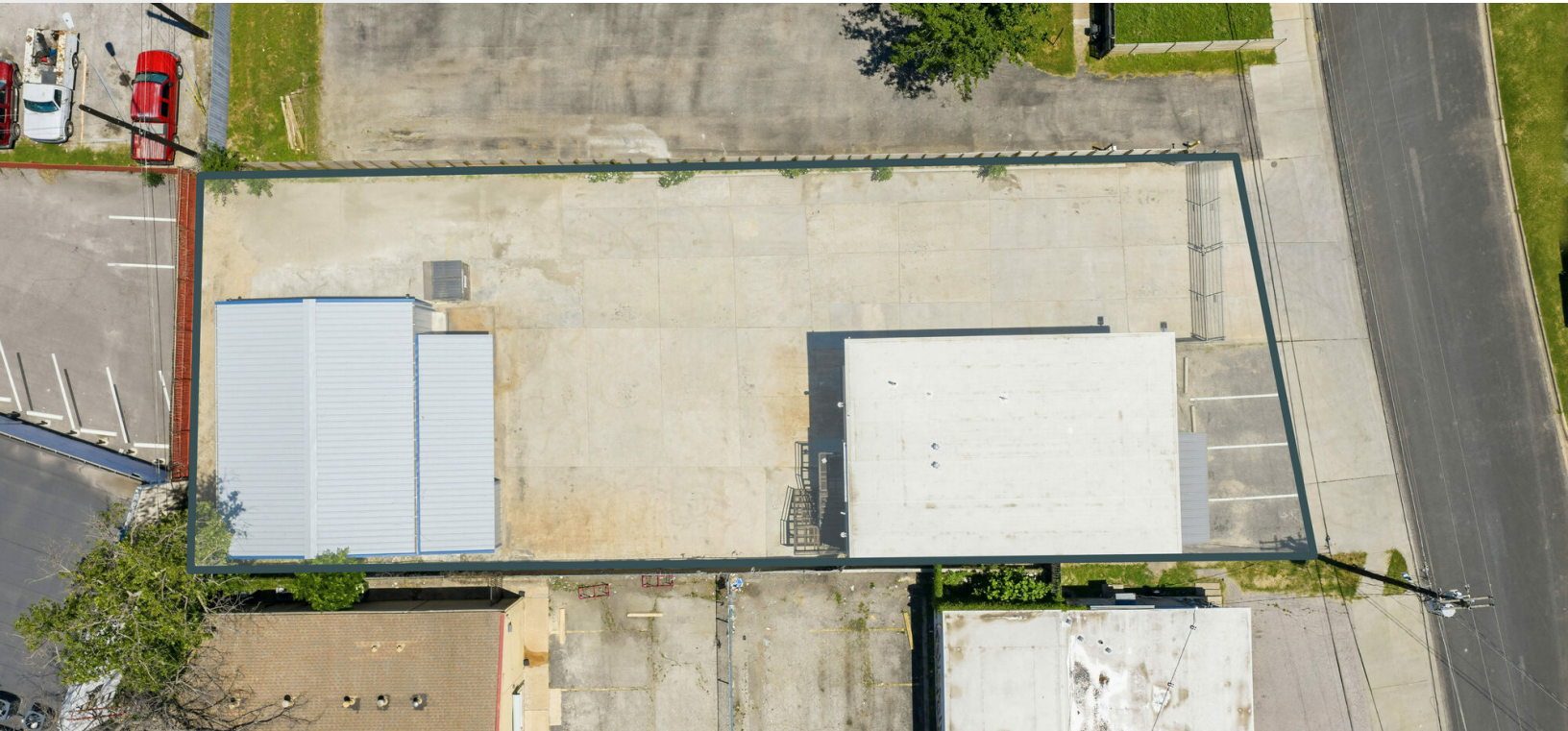
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www.expcommercial.com

# Property Summary

1120 E 52nd St, Austin, TX 78723

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## PROPERTY DESCRIPTION

Discover a fully gated commercial office/shop property, offering a  $\pm 3,000$  SF brick construction office building, along with an additional  $\pm 1,200$  SF shop/warehouse featuring a grade-level 12' roll-up door. The recently improved office interior has been fully painted, and the property has undergone extensive upgrades, including repaired plumbing drain lines, new electrical conduit, roofing, exterior metal skin, and more. This functional and secure office/shop setup is an ideal fit for contractors, service businesses, trade companies, professional users, or any business needing office space with storage, equipment, inventory, or operational support capabilities. This property is pre-inspected and ready for its next owner-user or business operator.

## PROPERTY HIGHLIGHTS

- $\pm 3,000$  SF Office building
- $\pm 1,200$  SF Warehouse building
- Zoned GR-MU-NP
- Prime location in Austin 2 blocks from Mueller Development
- Versatile investment opportunity

## VISUAL MEDIA

## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$1,195,000    |
| Lot Size:      | 9,847 SF       |
| Building Size: | $\pm 4,200$ SF |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 9,197     | 74,086    | 159,115   |
| Total Population  | 17,510    | 165,979   | 345,911   |
| Average HH Income | \$112,124 | \$109,343 | \$129,544 |

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# Additional Photos

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# Location Aerials

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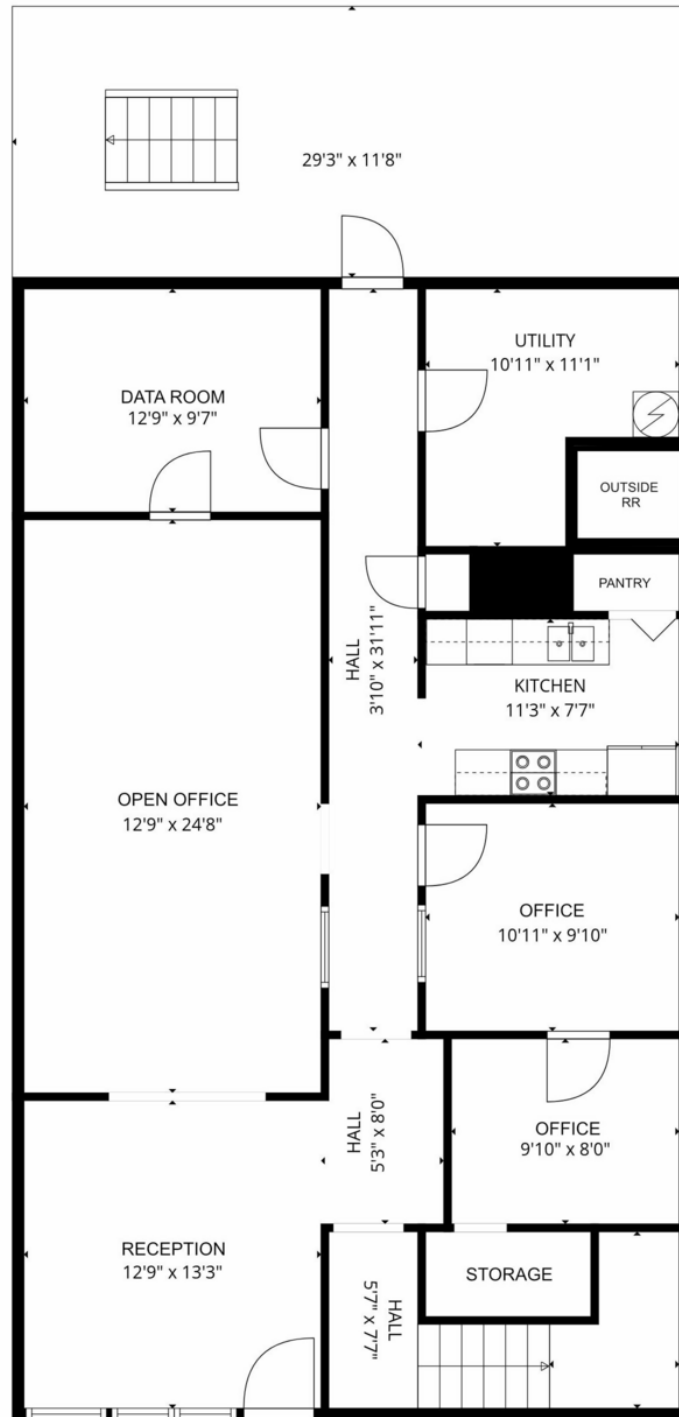
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# First Floor- Office Building

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(Not to Scale)



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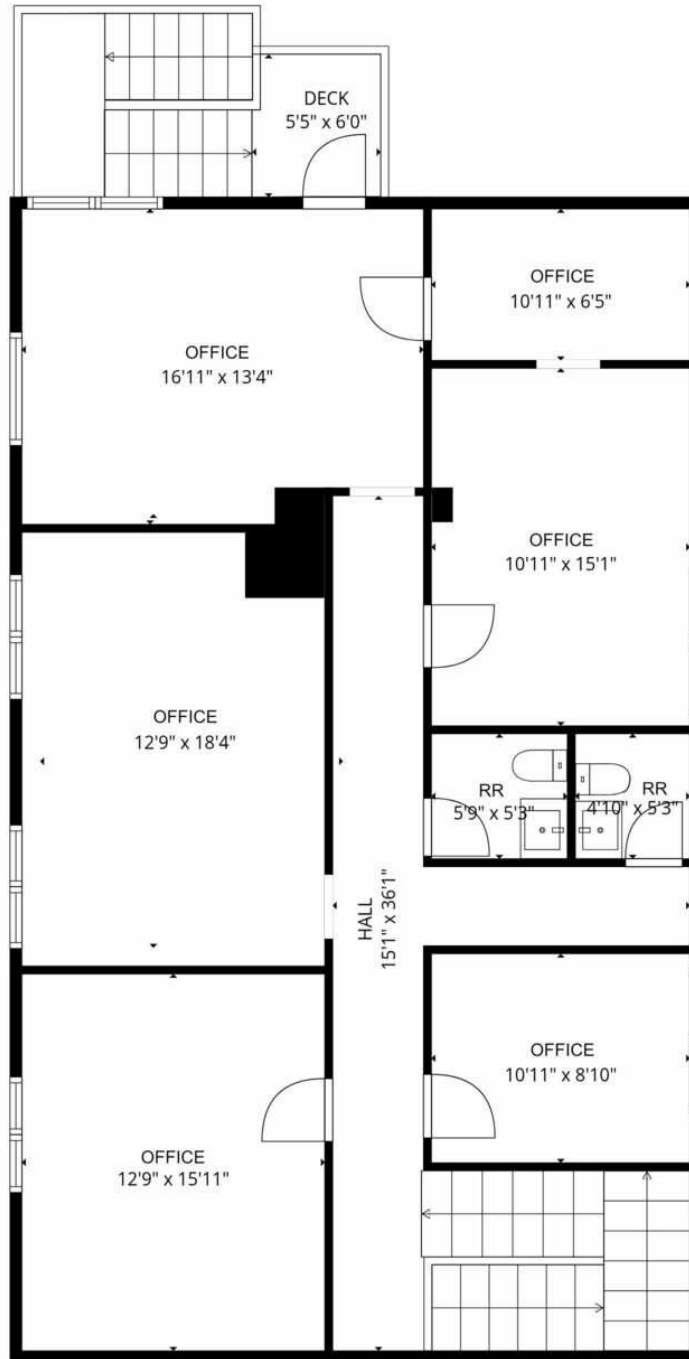
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# Second Floor- Office Building

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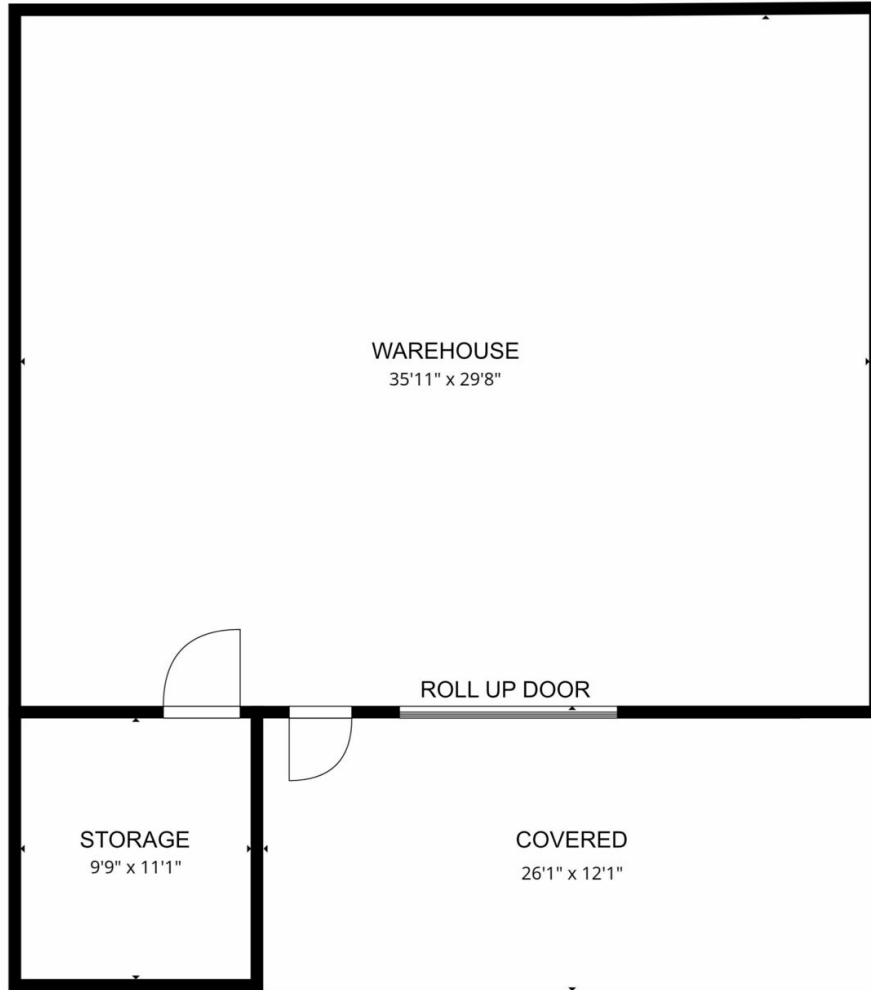


# Warehouse Building

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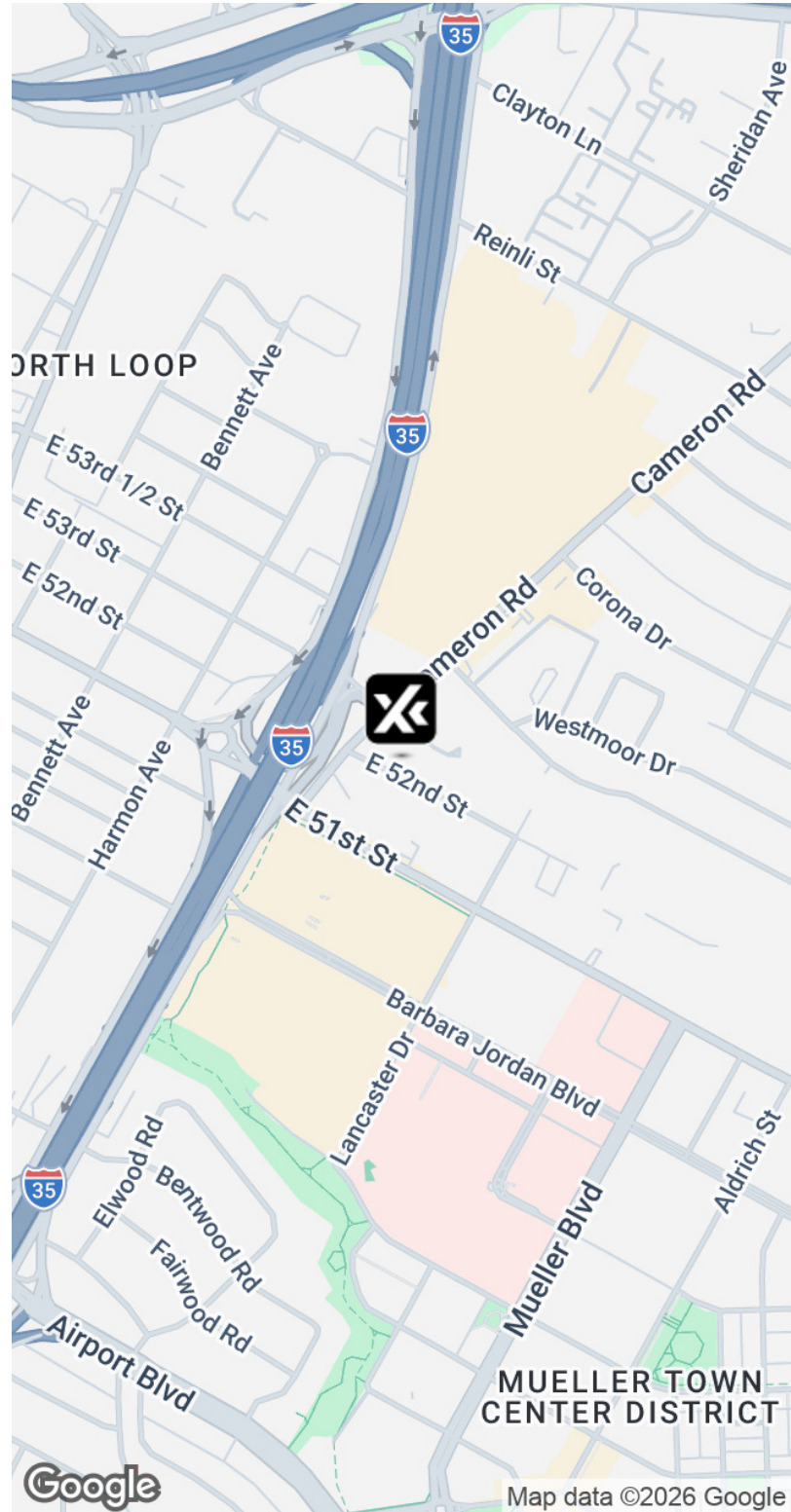
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# Location Map

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# Retailer Map

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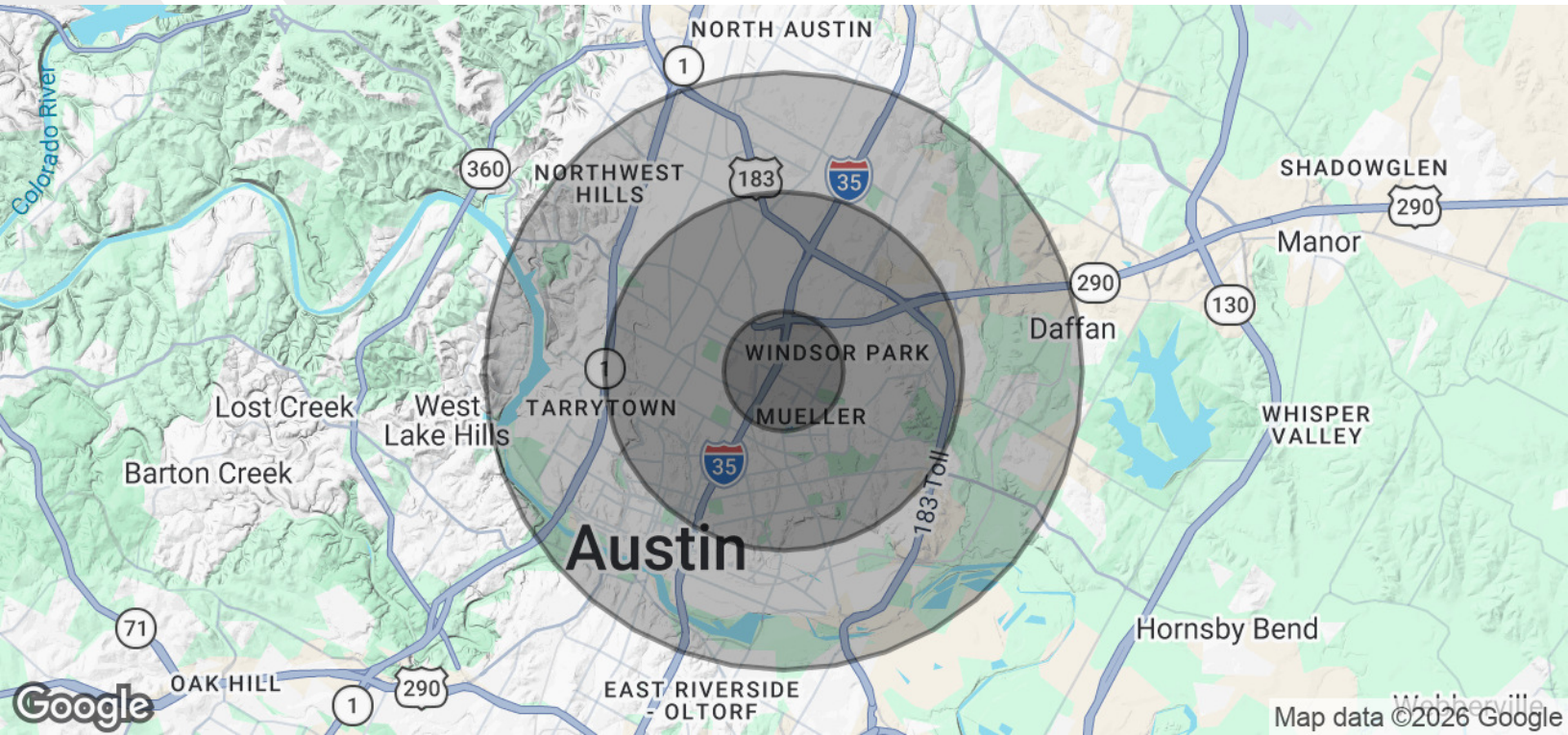


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# Demographics Map & Report

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,510    | 165,979   | 345,911   |
| Average Age          | 35.1      | 32.6      | 34.7      |
| Average Age (Male)   | 35.5      | 32.5      | 34.7      |
| Average Age (Female) | 34.0      | 33.3      | 35.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 9,197     | 74,086    | 159,115   |
| # of Persons per HH  | 1.9       | 2.2       | 2.2       |
| Average HH Income    | \$112,124 | \$109,343 | \$129,544 |
| Average House Value  | \$640,877 | \$634,430 | \$710,709 |

2023 American Community Survey (ACS)

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# Information About Mueller

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**60% LOCAL  
BUSINESSES  
IN  
MUELLER**



**AUTHENTICALLY  
AUSTIN**



## MUELLER BY THE NUMBERS

|                                 | Now*           | At Completion* |
|---------------------------------|----------------|----------------|
| <b>RESIDENTIAL</b>              |                |                |
| Total Residences                | 6,672          | 6,900          |
| Affordable                      | 1,665          | 1,725          |
| Total Residents                 | 15,600         | 16,300         |
| <b>COMMERCIAL/INSTITUTIONAL</b> |                |                |
| Total space                     | 3.7 M SF       | 5.5 M SF       |
| Number of employees             | 11,300 current | 16,500         |
| Number of businesses            | 130            | TBD            |
| <b>RETAIL</b>                   |                |                |
| Total Retail Space              | 684,000 SF     | 737,022 SF     |
| Number of Eateries              | 40             | TBD            |
| <b>PARKS AND OPEN SPACE</b>     |                |                |
| Total acreage                   | 143 AC         | 144 AC         |
| Parks                           | 12             | 12             |
| Trails                          | 11 mi          | 12 mi          |

\*All figures approximate and are object to change.



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# Mueller Development

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# Legend For Mueller Development

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- 1 MUELLER CENTRAL** A repurposed airport building now Mueller's Information Center and the Catellus regional headquarters.
- 2 BROWNING HANGER AND FOOD TRUCKS**
- 3 DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS** This 32-acre campus includes a 248-bed hospital—first in the world to be LEED Platinum certified.
- 4 UNIVERSITY OF TEXAS HEALTH RESEARCH CAMPUS** 14-acre campus.
- 5 AUSTIN INDEPENDENT SCHOOL DISTRICT PERFORMING ARTS CENTER** 1,200-seat auditorium and 225-seat black box theater.
- 6 AUSTIN FILM STUDIOS** Production company and sound stages.
- 7 REGIONAL RETAIL** Highly visible from I-35, this energy-efficient center features 400,000 SF of retail, including The Home Depot, Best Buy and Total Wine.
- 8 MARKET DISTRICT** Anchored by a 82,000 SF H-E-B grocery store, the Market District features 30,000 SF of additional shops, cafes and restaurants.
- 9 ASCENSION SETON** 155,000 SF, one of the largest private employer in Central Texas.
- 10 GEMDALE** Five-story, 130,000 SF, medical office building within Mueller's Aldrich Street district.
- 11 AUSTIN ENERGY** 275,000 SF of energy-efficient office space to accommodate 900 to 1,100 employees and public meeting space.
- 12 MARSHALL MIDDLE SCHOOL** a 130,000 SF public school to accommodate 800 students.

## PARKS, TRAILS AND OPEN SPACE

Mueller's park system encompasses 12 miles of hike and bike trails and lanes and 144 acres of active and passive parklands.

- |                          |                           |
|--------------------------|---------------------------|
| 1 Lake Park              | 7 Southeast Greenway      |
| 2 Northwest Greenway     | 8 John Gaines Park        |
| 3 Ella Wooten Park       | 9 Jesse Andrews           |
| 4 Southwest Greenway     | 10 Branch Park            |
| 5 Paggi Square           | 11 Taniguchi Park         |
| 6 Roger Taylor Sr. Plaza | 12 Carilla de Garcia Park |

**ALDRICH STREET** Mueller's town center district offers a mix of shopping and entertainment featuring 76% locally-owned businesses.

- 1 TEXAS MUTUAL INSURANCE** 270,000 SF corporate headquarters with ground-floor retail including FedEx, Lane, Primrose School and Rebel

- 2 THE THINKERY** children's museum, which attracts 600,000+ visitors a year.
- 3 THE PAVILION** 19,800 SF of gathering space for Mueller's popular weekly farmers' market. The new venue can be rented for private or corporate events upon request.
- 4 CINEMA BUILDING** Alamo Drafthouse, Colleen's Kitchen, Boa'd Up, Lilla & Beth, Lash Lounge, Massage Heights, Barre3, OrangeTheory Fitness, Restore and Woof Gang.
- 5 DIAMOND BUILDING** Buddy Bear, B.D. Riley's Irish Pub and Lick Honest Ice Creams, with offices for Stantec and AARP above.
- 6 ORIGIN HOTEL** 120-room boutique hotel with local funky-flair and color. Some rooms feature bunk beds with a capacity to sleep six, kitchenettes, and a terrace suite with a large balcony and firepit.
- 7 TEACHERS RETIREMENT SYSTEM OF TEXAS** 175,000 SF office with ground floor retail developed by Shorenstein.
- 8 PARKSIDE AT MUELLER** 225,000 SF mixed-used development project by Pearlstone Partners. The six-story project consists of 200 for sale residential units with ground-floor office and retail.

**RESIDENTIAL** Mueller will have 7,500 total homes.

- 1 EXISTING RESIDENTIAL** Includes 3,700+ attached and detached homes originally from \$120,000 - nearly \$1 million.
- 2 NEXT HOMES UNDER CONSTRUCTION**
- 3 GREENWAY LOFTS** 36 wrap condominiums.
- 4 INTOWN HOMES: AUSTIN MODERN LOFTS:** Townhome project that will feature 5,000 SF of ground-floor retail at Berkman and Tom Miller.
- 5 INTOWN HOMES: CONCOURSE** 39-unit condo project along 51st St. and Mueller Blvd.
- 6 INTOWN HOMES: IRIS AND SHOPHOUSES** 31 condos and 8 shop homes.

**APARTMENT LIVING** Mueller's apartment communities are mixed-use, mixed-income buildings with ground-floor commercial and retail spaces. To date, there are more than 2,100 apartment units in Mueller

- |                       |                        |
|-----------------------|------------------------|
| 7 AMLI Park Central   | 13 AMLI at Aldrich     |
| 8 Sync at Mueller     | 14 Overture at Mueller |
| 9 Mosaic at Mueller   | 15 The Jordan          |
| 10 Wildflower Terrace | 16 AMLI Branch Park    |
| 11 AMLI at Mueller    | 17 Rivette Tower       |

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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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

| <b>eXp Commercial</b>  | <b>9010212</b>    | <b>tx.broker@expcommercial.com</b>        | <b>855.450.0324</b> |
|--|-------------------|---|---------------------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.       | Email                                     | Phone               |
| <b>Clifford Bogart</b>   | <b>313043</b>     | <b>clifford.bogart@expcommercial.com</b>  | <b>214-704-9862</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.       | Email                                     | Phone               |
| <b>Clifford Bogart</b>   | <b>313043</b>     | <b>clifford.bogart@expcommercial.com</b>  | <b>214-704-9862</b> |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.       | Email                                     | Phone               |
| <b>Gayle Berkbigler, CCIM</b>  | <b>TX #451428</b> | <b>gayle.berkbigler@expcommercial.com</b> | <b>512.844.4653</b> |
| Name of Sales Agent/Associate  | License No.       | Email                                     | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date