



SOCO PARK

RETAIL / OFFICE | FOR LEASE

4930 South Congress Avenue | Austin, TX 78745



OVERVIEW



Fronting Austin's most active developing block, this asset is positioned for rapid tenant absorption providing needed amenities to new urban developments. South Congress Avenue currently has six active multifamily developments in the immediate trade area. Pylon signage is available.

OFFERING SUMMARY

Address:	4930 South Congress Ave., Austin, TX 78745
Available:	Suite C305B - 5,804 SF
Lease Rate:	Call Broker for Pricing
Building Size:	41,354 SF
Submarket:	South Central
Parking Ratio:	4.00/1,000 SF
Year Built:	1987
Traffic Count:	+/- 33,858 VPD



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

SOCO PARK

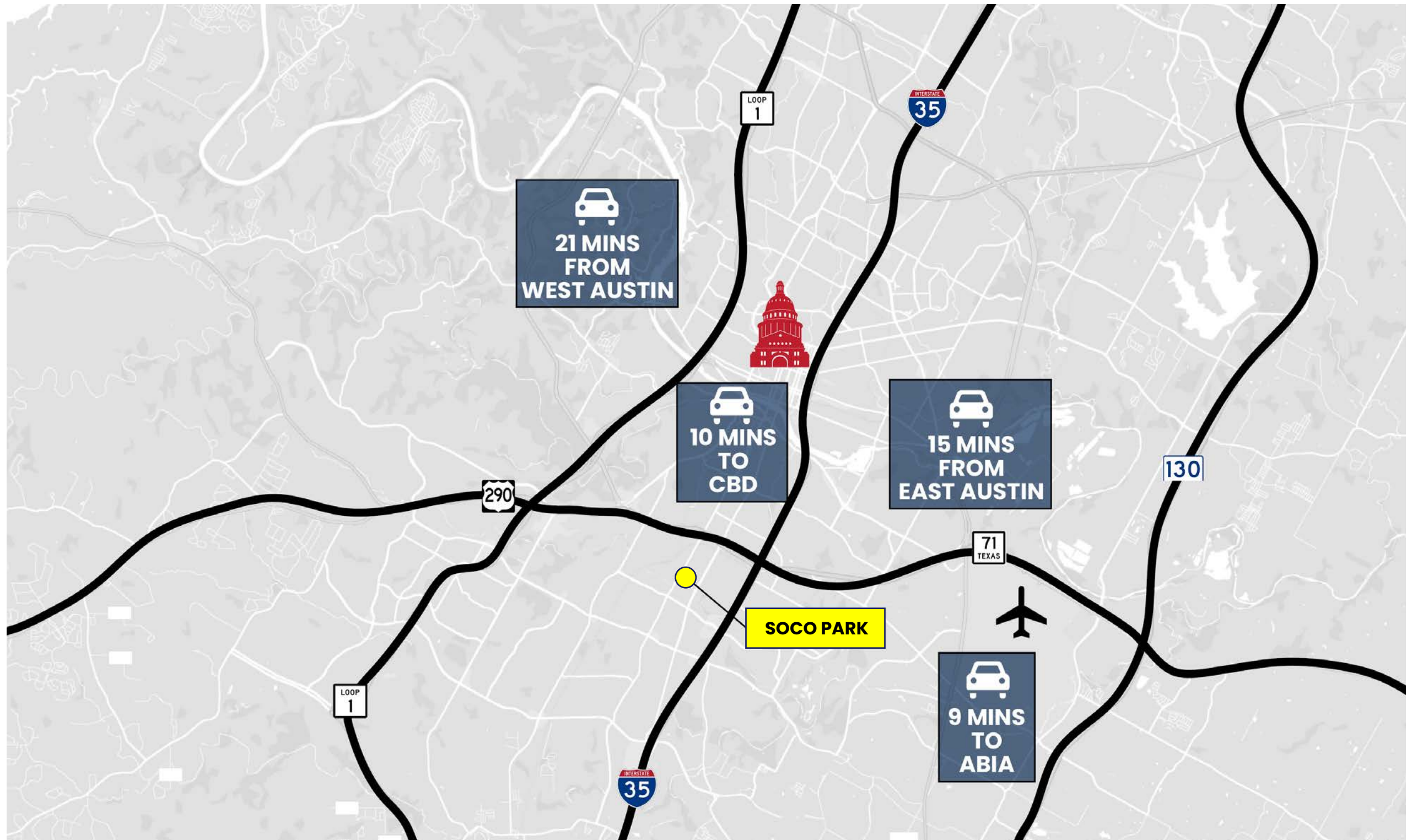
An aerial photograph of a commercial property complex. The property is outlined in yellow and divided into several sections. Section 1 is a large, rectangular building with a grey roof. Section 2 is a large, rectangular building with a grey roof. Section 3 is a small, rectangular building with a white roof. Section 4 is a small, rectangular building with a white roof. Section 5 is a small, rectangular building with a white roof. Section 6 is a small, rectangular building with a white roof. Section 7 is a small, rectangular building with a white roof. Section 8 is a small, rectangular building with a white roof. Section 9-A is a small, rectangular building with a white roof. Section 9-B is a large, rectangular building with a white roof. Section 10 is a small, rectangular building with a white roof. The property is situated along a street with a parking lot and surrounding greenery. The sections are labeled with red numbers 1 through 10, and yellow letters A, B, and C.

- 1 Work and Woof
- 2 Twomey Auto Works
- 3 Ceramigos
- 4 New Bethel AME
- 5 Geico
- 6 Royal Tiger Tattoo
- 7 The Onin Group
- 8 Merfolk Coffee
- 9-A Mixed Martial Arts
- 9-B Available - 5,804 SF
- 10 Salon Rose

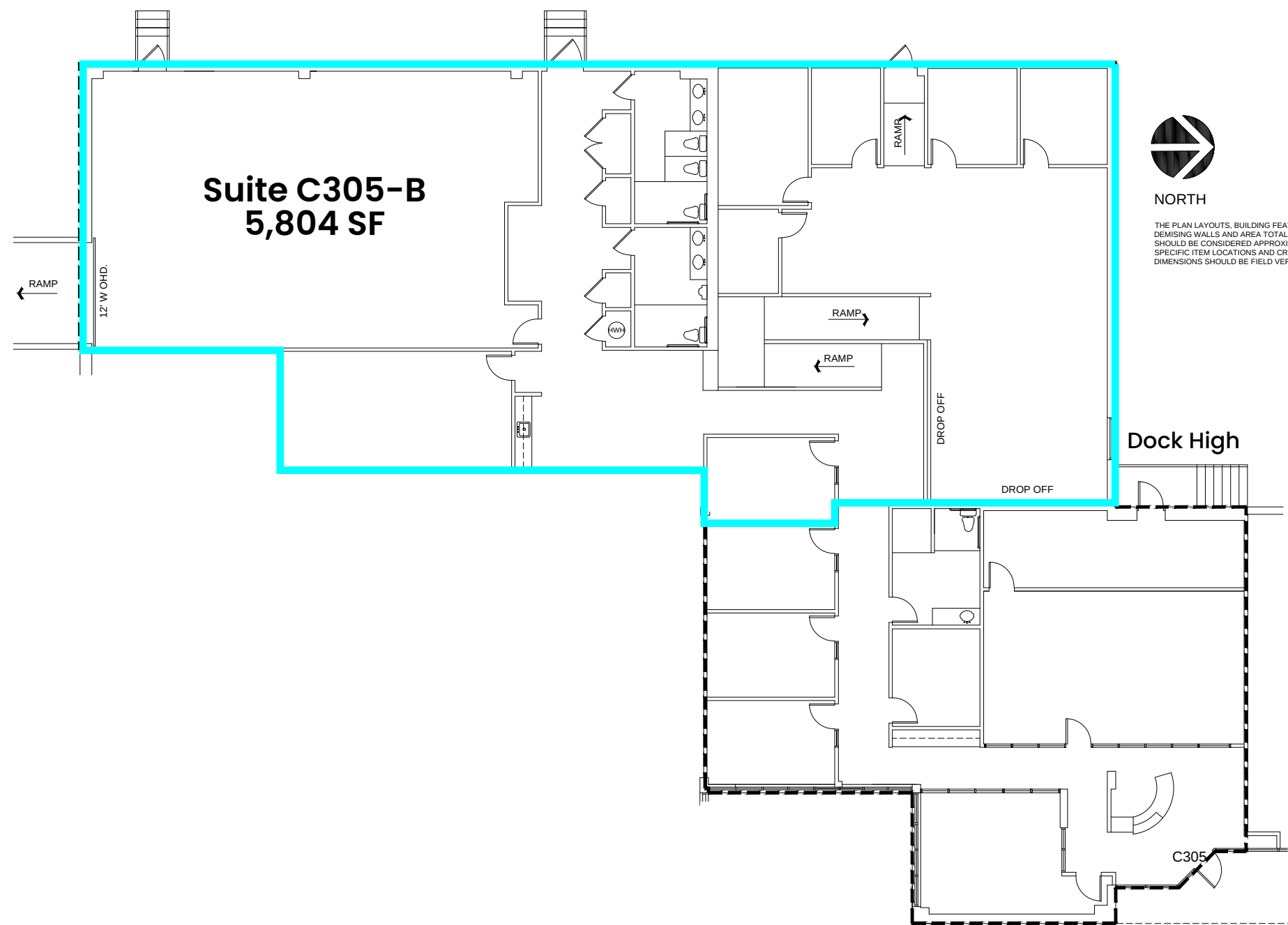
AERIAL



LOCATION



FLOOR PLAN | SUITE C305B - 5,804 SF



EXTERIOR PHOTOS



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

SOCO PARK

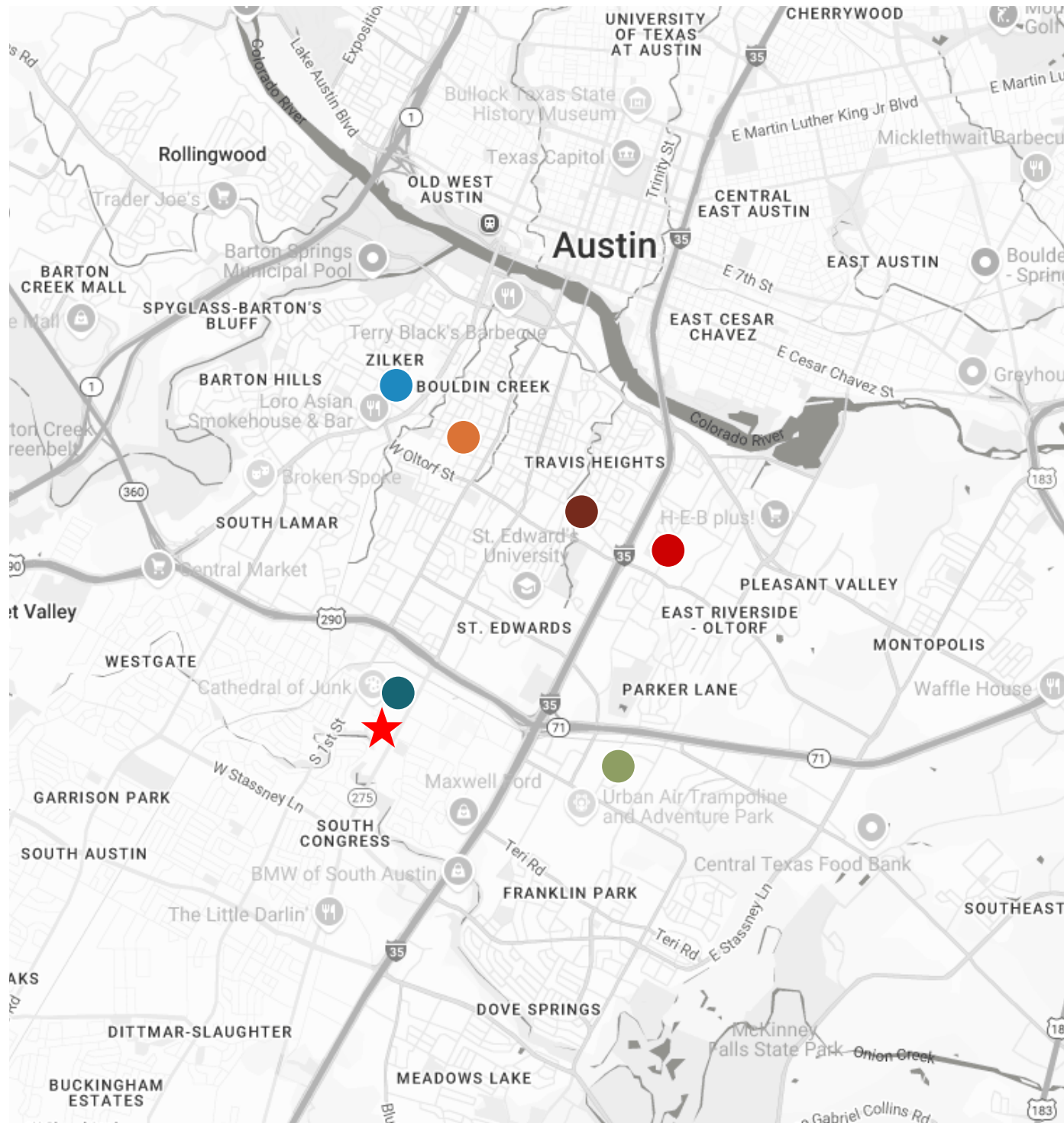
AERIAL PHOTOS



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

SOCO PARK

LOCAL AMENITIES



Zilker / S Lamar

Target
Juiceland
Uchi
Snooze an A.M. Eatery
Loro

Bouldin Creek

Starbucks
Toss Pizzeria & Pub
Summer Moon Coffee
Mattie's
Whataburger
Phoebe's Diner - Oltorf

Travis Heights / SoCo

Magnolia Cafe
Torchy's Tacos
H-E-B
Home Slice Pizza
Aba Austin
Whip In

Saint Elmo

Padel Club Austin
CVS
St. Elmo Brewing Company
La Flor

East Riverside

Whataburger
P. Terry's Burger Stand
Café Crème
Jack in the Box
Planet Fitness
McDonald's

McKinney

Little Caesars Pizza
Bakery Cloud Nine
CJ's Tacos
Pinhouse Brewing
Side Eye Pie
Austintatious Cheesecakes

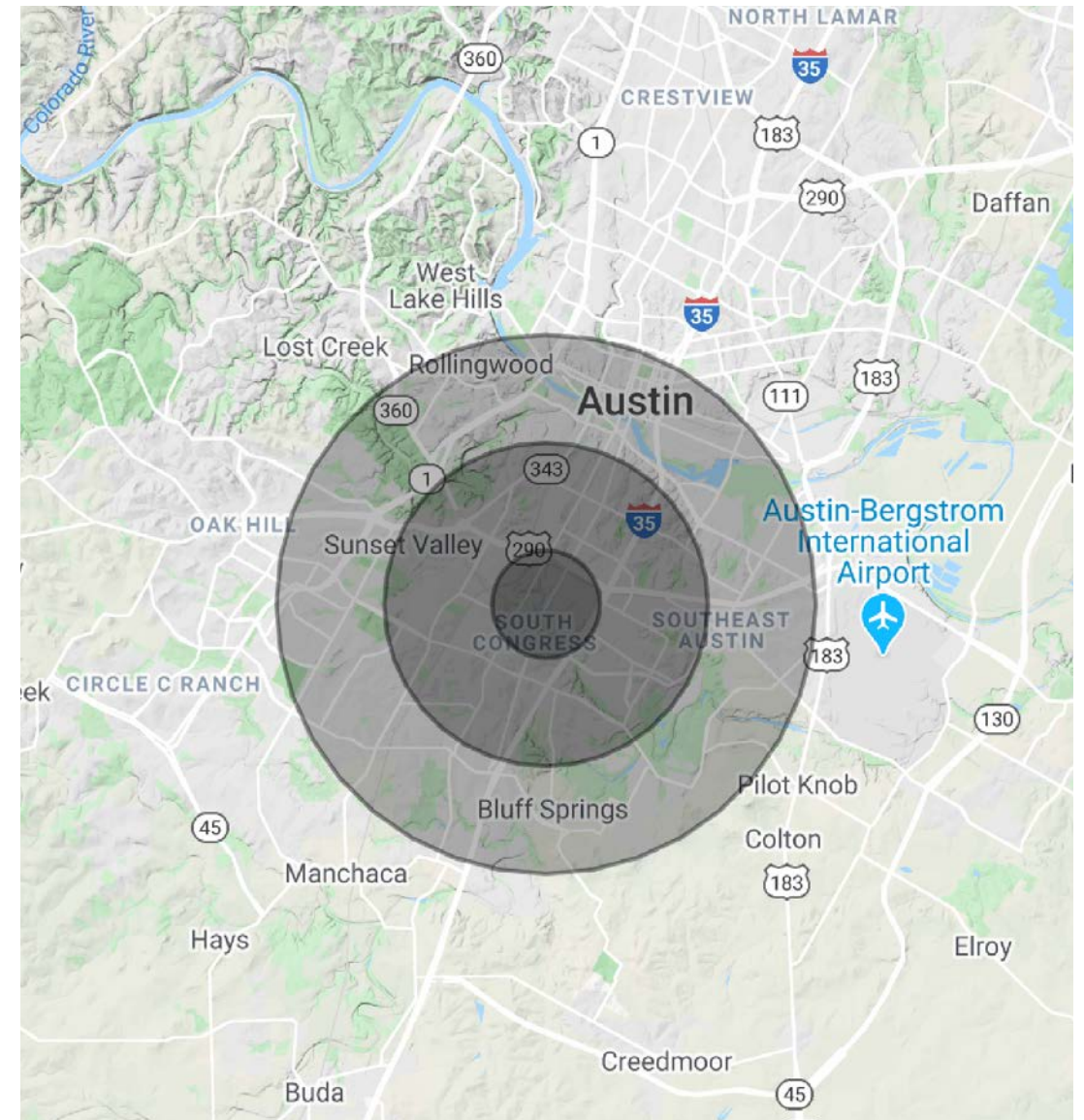


John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

SOCO PARK

DEMOGRAPHICS

Radius	2 Mile	5 Miles	10 Miles
Population:			
Total Population	74,431	359,253	754,903
Median Age	35.6	36.1	36
Annual Growth 2020 - 2024	0.8%	1.5%	1.7%
Households:			
Total Households	31,350	154,131	316,252
Average Household Size	2.3	2.3	2.4
Average HH Income	\$87,176	\$106,290	\$112,950
Annual Growth 2020 - 2024	3.1%	3.8%	4.0%



John W. Collins IV | jcollins@stcroixca.com, (512) 645-6353

SOCO PARK



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.

11-2-2015



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 SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date