




Get in Touch with

 mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

ABOUT THE **PROPERTY**


Unlock the potential of this unique property at 6809 Guadalupe Street, ideally situated in the thriving North Austin corridor. Stand alone office, this versatile commercial space offers a blend of historic charm and modern possibilities, perfect for investors, developers, or businesses seeking a standout location.

- Zoned: CS-V-ETOD-DBETOD-NP
- Buildings Built: 1964
- Parking: 21 Surface
- High Traffic Counts
- 0.35 Acres
- 4,788 Square Feet (3 buildings)
- Percent Leased: 100%
- Prime Location

SALES PRICE: \$2,000,000



Get in Touch with


 mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

PHOTOS

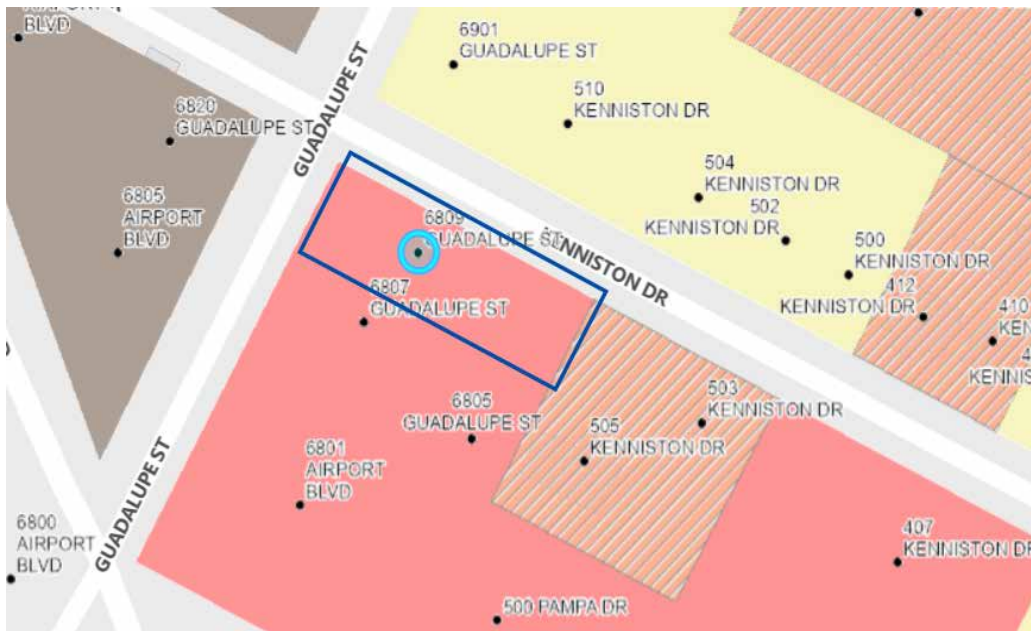


Get in Touch with

 mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

FLOOD MAP & ZONING



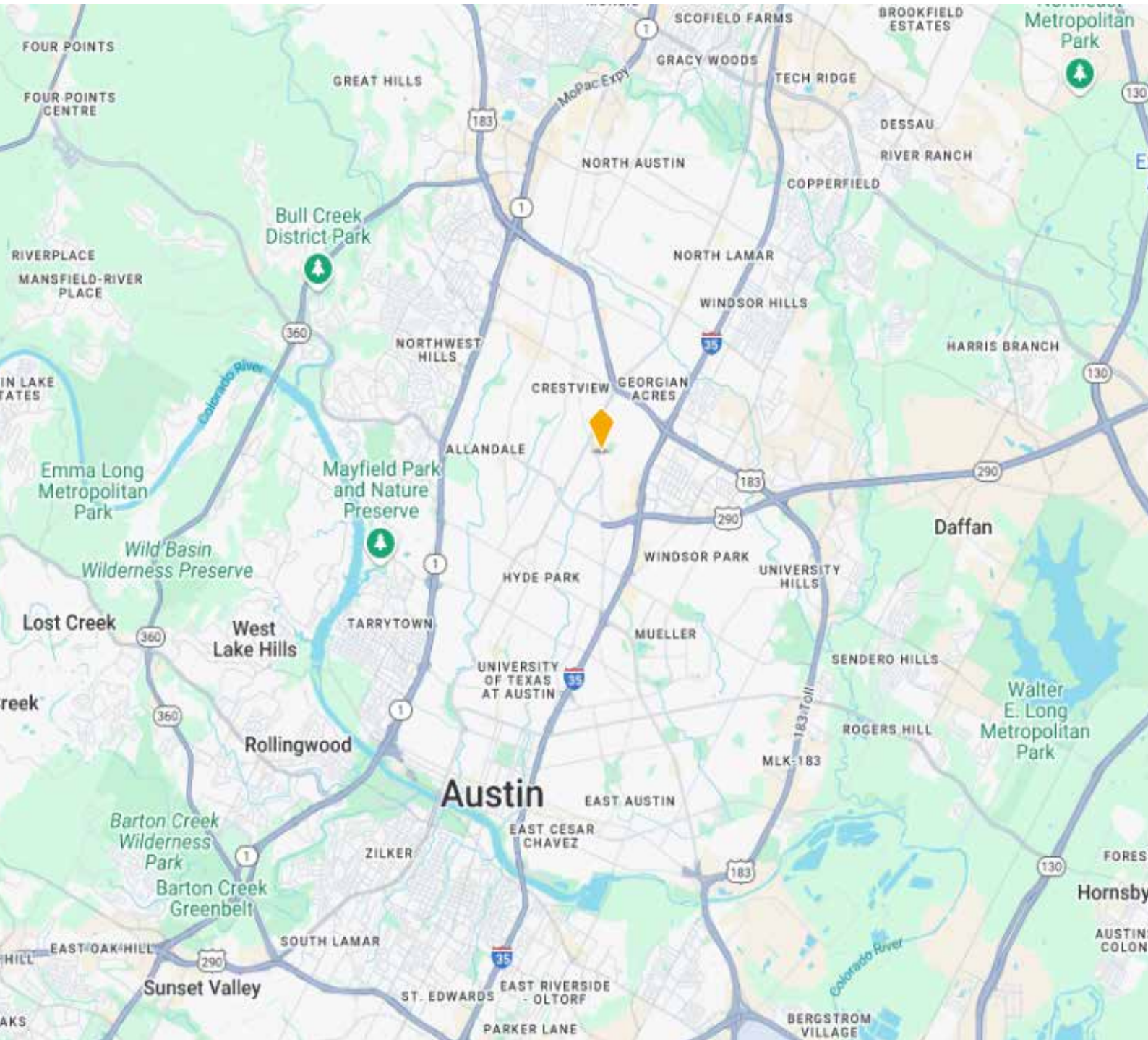
Get in Touch with



mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

DISTRICT MAP



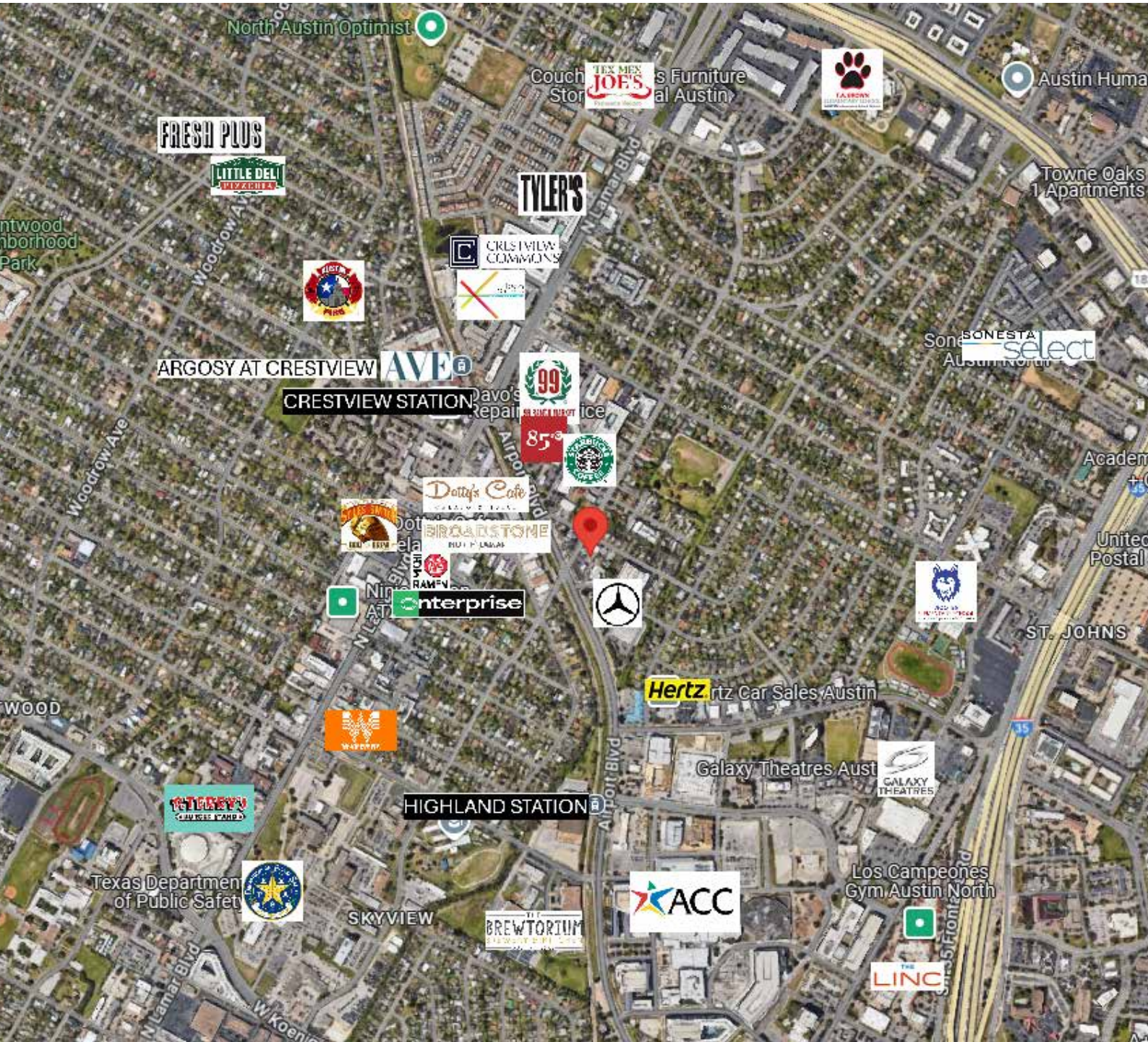
Get in Touch with




mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

LOCAL MAP

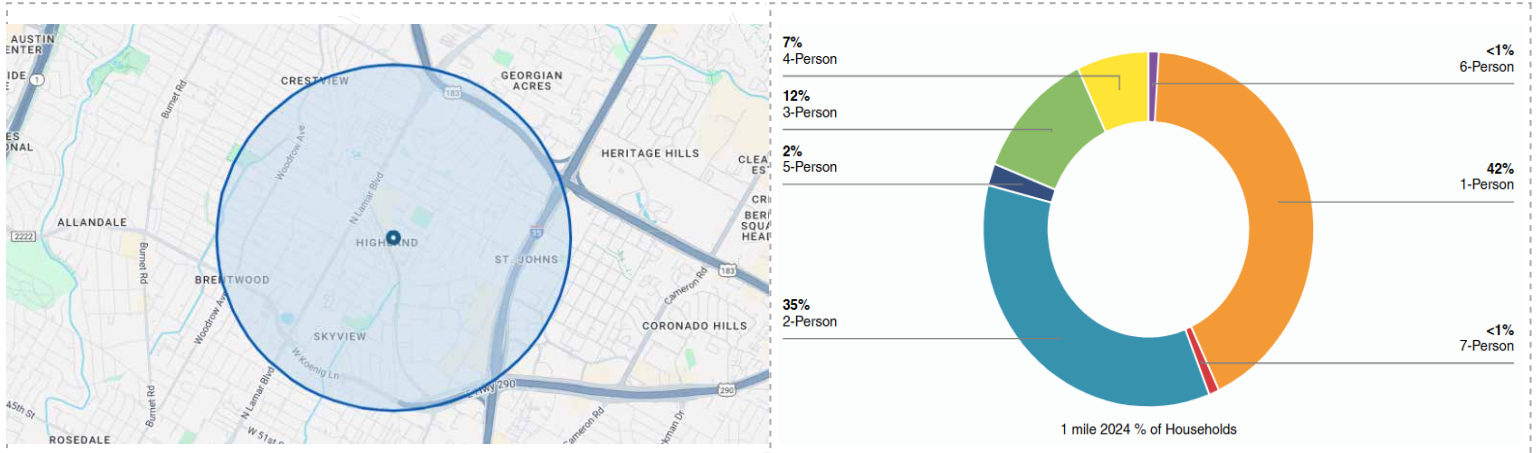


Get in Touch with

 mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000

INFOGRAPHIC 1 MILE RADIUS



KEY FACTS

19,069

Population



9,199

Households

35.9

Median Age

\$98,420

Average Household Income

EDUCATION

8%

No High School Diploma



12%

High School Graduate



20%
Some College



60%
Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Guadalupe St	Kenniston Dr NE	3,045	2022	0.02 mi
Guadalupe Street	Kenniston Dr NE	3,471	2022	0.02 mi
Guadalupe St	Pampa Dr NE	4,024	2022	0.07 mi
Guadalupe Street	-	3,951	2022	0.08 mi
Canion St	Guadalupe St N	190	2022	0.13 mi
Guadalupe St	Brentwood St SW	2,453	2022	0.18 mi
Airport Boulevard	-	14,407	2022	0.19 mi
Airport Blvd	N Lamar Blvd NW	19,736	2022	0.23 mi
North Lamar Boulevard	-	26,336	2022	0.25 mi
N Lamar Blvd	Airport Blvd NE	32,008	2022	0.26 mi

Get in Touch with



mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston
737.867.0000



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.

Texana Commercial LLC	9012189	mhouston@texanacommercial.com	737.867.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone