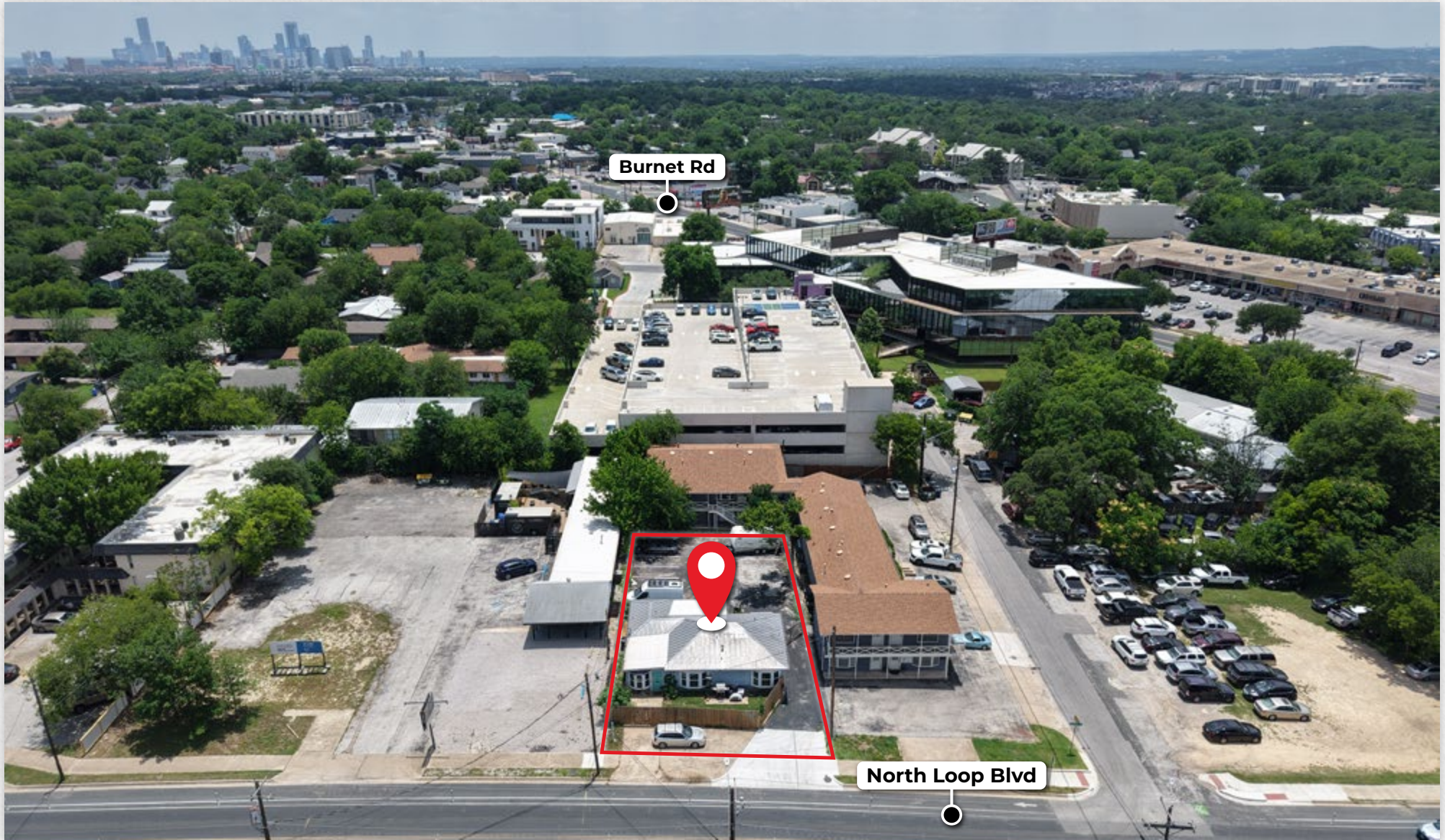


Price to Sell Immediately! Retail near Burnet Road

1509 W N Loop Blvd, Austin, TX 78756

FOR SALE



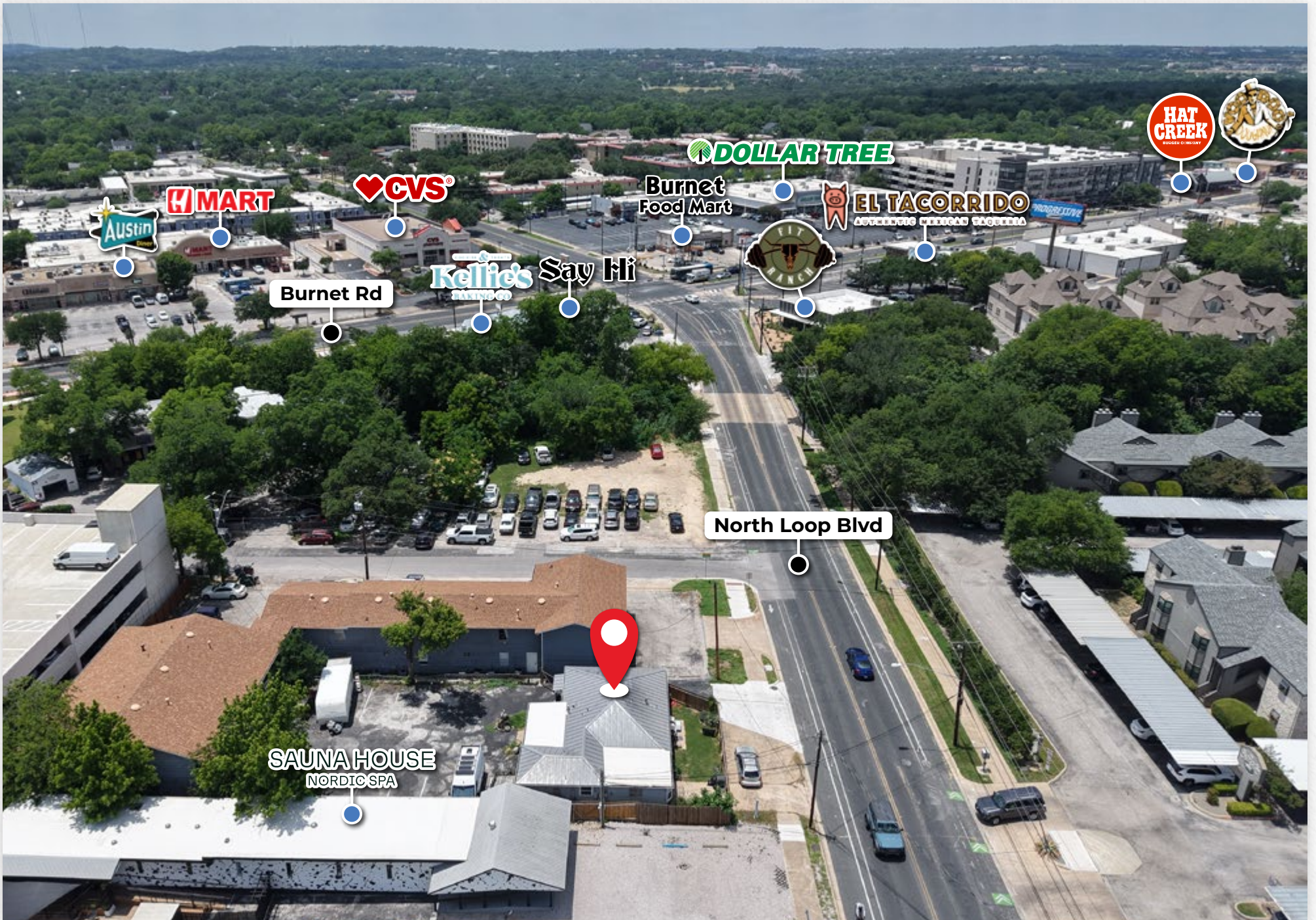
Ryan Perry
Partner

512.694.5426
RPerry@asterra.com

Riley Perry
Associate

936.615.2662
RiPerry@asterra.com





Executive Summary

1509 North Loop is a retail building with ample parking and great visibility on North Loop, just off Burnet Road.

Owner user opportunity for 1 or 2 occupants.

Cash buyer only! Priced to sell immediately!

Highlights

- Retail, office, or residential
- Wood floors, crown molding, stainless steel appliances, butcher block countertops, living room built-ins
- Approximately 1,424 SF
- .16 acres
- 12 parking spots (8.25/1000 parking ratio)
- LR zoning
- Vacant and available of Owner User
- Excellent retail opportunity
- Very visible location

Listing Details

Sale Price: \$699,000

Property Type: Retail

Building SF: 1,424 SF

Land Area: .16 AC

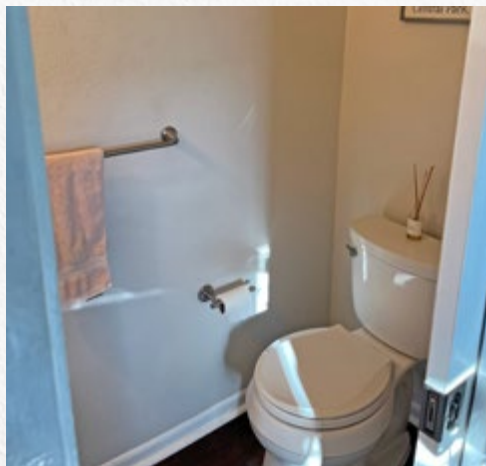
Available: Now

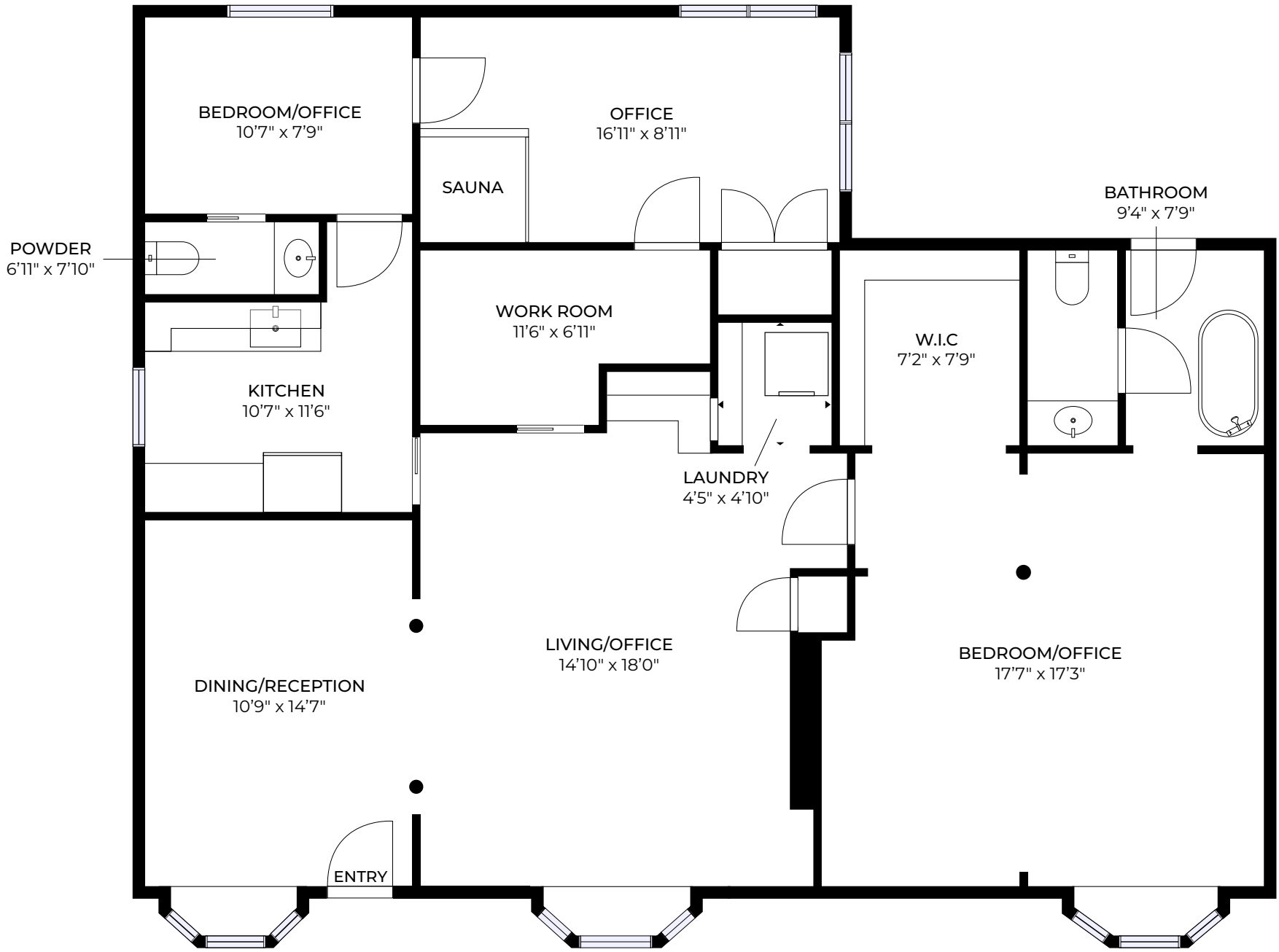
Parking: 12 spots

Zoning: LR

Year Built: 1962

Submarket: North Loop







TITLE COMMITMENT NOTES:

THE SURVEYOR HAS RELEASD FROM THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS []

10. THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE FINISHED BELOW:

BLURRY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, CONTINENTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER VOLUME 4, PAGE 148 OF THE MAP ARCHIVE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, (PLAT MAP ELS0001) (AS IMPROVED)

SURVEYOR NOTES:

- [1] RECORD DEED OF THE SURVEYED PROPERTY (DOC. NO. 20218887) EXCEPTS THE SOUTH 50 FEET OF LOT 2, WHICH MATCHES THE CALLED 50 FEET OF 308988, LOT 2, OF VOL. 47, PG. 50. DEPICTS THE SOUTH 40 FEET OF THE ORIGINAL LOT 2. THE RESULTING OVERLAP IS DEPICTED ON THE FACE OF THIS SURVEY.
- [2] CHAIN LINK FENCE CROSSES INTO SUBJECT PROPERTY AS DEPICTED.
- [3] WOOD FENCE CROSSES INTO SUBJECT PROPERTY AS DEPICTED.

GENERAL NOTES:

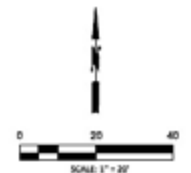
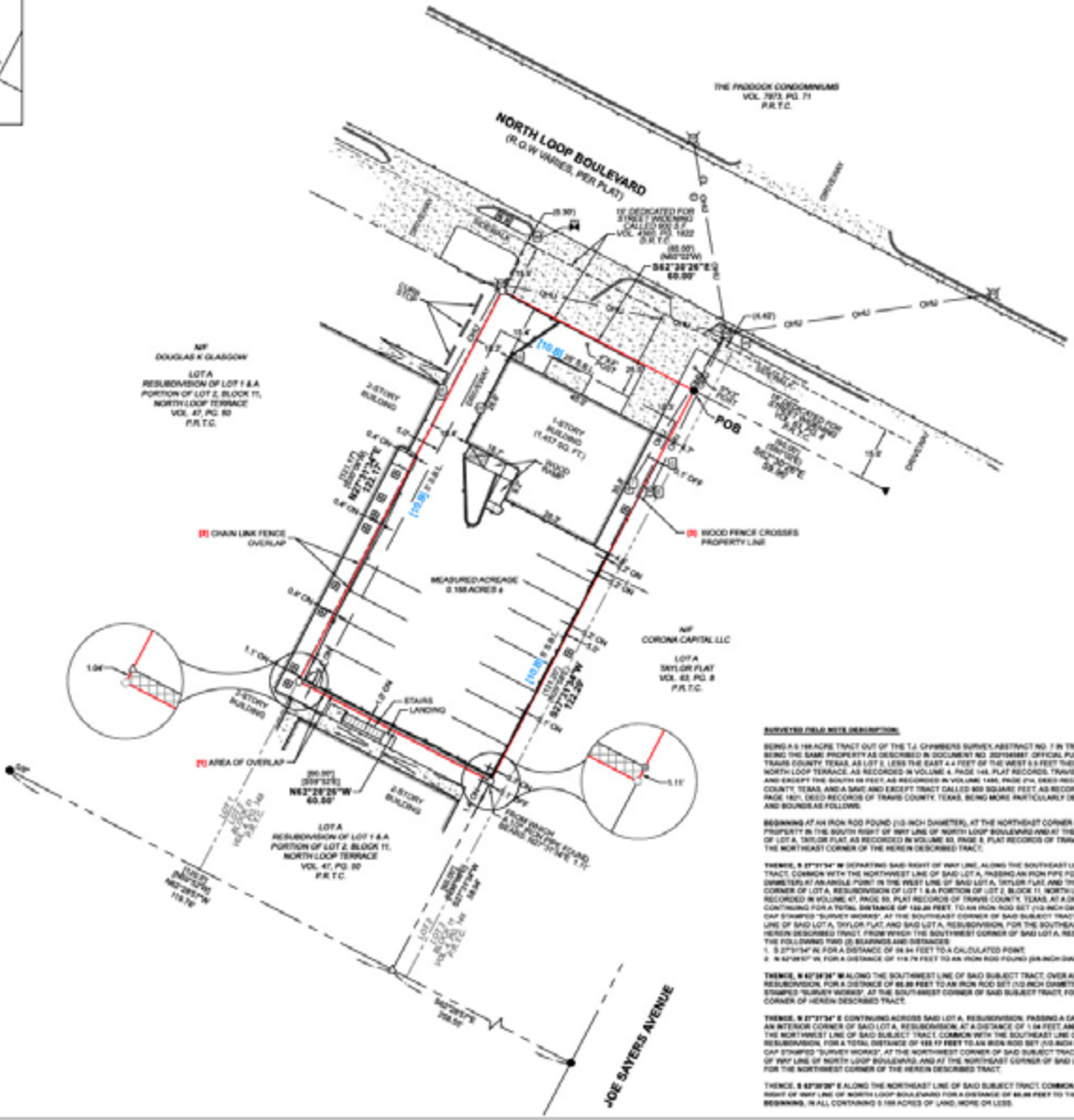
- [1] THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR AGREEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- [2] THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- [3] SUBJECT IS TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- [4] DUE TO DIFFERING BUILDING PRACTICES, BUILDING CONVENTIONS AND APPROXIMATE SLUMP UTILITIES SHOWN HEREON MAY BE CONDORATED FOR GRAPHIC REPRESENTATION ONLY. EASEMENT DEED RECORDED IN DOCUMENT NO. 20218887, TRAVIS COUNTY RECORDS.

TABLE A - ALTA NOTES:

- 4. GROSS LAND AREA: 0.166 ACRES ±
- 5. NO ZONING REPORT WAS PROVIDED
- 6. NO ZONING REPORT WAS PROVIDED
- 7. PRINTED PARKING SPACES:
 - 12 REGULAR SPACES
 - 9 HANDICAPPED SPACES
 - 21 TOTAL SPACES
- 10. NO PARTY WALL DETERMINATION WAS REQUESTED BY CLIENT.
- 11. ONLY ABOVE GROUND UTILITIES ARE DEPICTED HEREON.
- 12. NO AREAS OF RECENT EARTHWORK OBSERVED DURING SURVEY.
- 13. THERE IS NO EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES AS PROVIDED BY THE CLIENT OR THE CITY OF AUSTIN.
- 14. ONLY EASEMENTS PROVIDED IN TITLE COMMITMENT REPRESENTED ON THIS SURVEY ARE INCLUDED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ALTA-LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THERE: 1. 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, AND 17 OF TABLE THEREOF.

THIS FIELDWORK WAS COMPLETED ON JUNE 23, 2021.



LEGEND:

- 1/2" IRON ROD SET WITH CAP (EMBEDDED SURVEY WORKS)
- 1/2" IRON PIPE FOUND (SALES NOTED)
- 1/2" IRON ROD FOUND (SALES NOTED)
- WAS FOUND (SETS)
- CALCULATED POINT
- WATER VALE
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- AIR CONDITIONING UNIT
- ELECTRIC METER
- GAS METER
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- POWER POLE
- BREAKAGE
- OVERHEAD UTILITY
- WOOD FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- EDGE OF PAVEMENT
- PREVIOUS PLAT LOT LINE
- ADJACENT LINE
- CONCRETE AREA
- WALLS
- WOOD DECK
- AREA OF OVERLAP
- B.S.L. VOLUME AND PAGE PLAT RECORD, TRAVIS COUNTY
- FENCE LINE ONLY SUBJECT PROPERTY
- R/O-T OF HWY
- P.O.B. POINT OF BEGINNING
- VOL. 53, PG. 5 (SAYLOR PLAT RECORD INFORMATION)
- VOL. 47, PG. 50 (SAYLOR PLAT RECORD INFORMATION)

SURVEYED FIELD NOTE DESCRIPTION:
 BEING A 0.166-ACRE TRACT OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY AS DESCRIBED IN DOCUMENT NO. 20218887, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS LOT 2, LESS THE EAST 4.4 FEET OF THE WEST 6.3 FEET THEREOF, IN BLOCK 11, NORTH LOOP TERRACE, AS RECORDED IN VOLUME 4, PAGE 148, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID AND EXCEPT TRACT CALLED 50 SQUARE FEET, AS RECORDED IN VOLUME 486, PAGE 140, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND (1/2" INCH DIAMETER), AT THE NORTHEAST CORNER OF SAID SUBJECT PROPERTY IN THE SOUTH RIGHT OF WAY LINE OF NORTH LOOP BOULEVARD; AND AT THE NORTHEAST CORNER OF LOT 4, SAYLOR PLAT AS RECORDED IN VOLUME 53, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

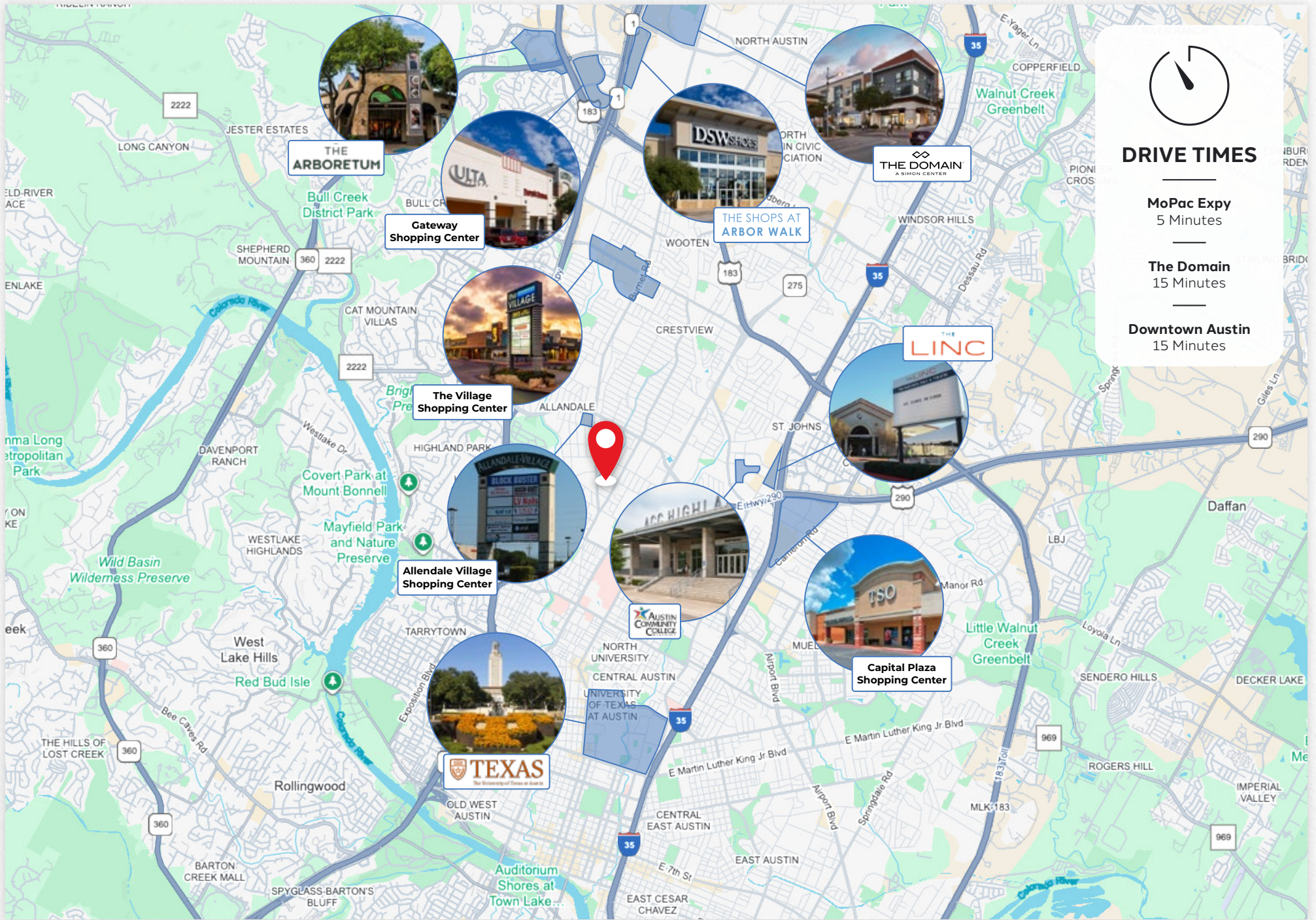
THENCE, S 87°27'34" W DEPARTING SAID RIGHT OF WAY LINE, ALONG THE SOUTHWEST LINE OF SAID SUBJECT TRACT, CORNER WITH THE NORTHWEST LINE OF SAID LOT 4, PASSING AN IRON PIPE FOUND (1/2" INCH DIAMETER) AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 4, SAYLOR PLAT AND THE SOUTHWEST CORNER OF LOT 4, RESUBDIVISION OF LOT 1 & A PORTION OF LOT 1, BLOCK 11, NORTH LOOP TERRACE AS RECORDED IN VOLUME 47, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AT A DISTANCE OF 121.98 AND CONTINUING TO A TOTAL BEARING OF 142.20 FEET TO AN IRON ROD SET (1/2" INCH DIAMETER) WITH PINK CHIP STAMPED "SURVEY WORKS", AT THE SOUTHWEST CORNER OF SAID SUBJECT TRACT AND IN THE COMMON LINE OF SAID LOT 4, SAYLOR PLAT AND SAID LOT 4, RESUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM THENCE TO THE SOUTHWEST CORNER OF SAID LOT 4, RESUBDIVISION BEING THE FOLLOWING TRIP (D) BEARING AND DISTANCE:

- 1. S 27°15'41" W FOR A DISTANCE OF 10.84 FEET TO A CALCULATED POINT;
- 2. S 87°27'34" W FOR A DISTANCE OF 118.79 FEET TO AN IRON ROD FOUND (1/2" INCH DIAMETER);
- THENCE, S 47°20'51" W ALONG THE SOUTHWEST LINE OF SAID SUBJECT TRACT OVER AND ACROSS SAID LOT 4, RESUBDIVISION, FOR A DISTANCE OF 66.50 FEET TO AN IRON ROD SET (1/2" INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS", AT THE SOUTHWEST CORNER OF SAID SUBJECT TRACT FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
- THENCE, S 27°27'34" W CONTINUING ACROSS SAID LOT 4, RESUBDIVISION, PASSING A CALCULATED POINT AT AN INTERIOR CORNER OF SAID LOT 4, RESUBDIVISION, AT A DISTANCE OF 1.16 FEET AND CONTINUING ALONG THE NORTHWEST LINE OF SAID SUBJECT TRACT, CORNER WITH THE SOUTHWEST LINE OF SAID LOT 4, RESUBDIVISION, 135.8 FEET, DISTANCE OF 184.1 FEET TO AN IRON ROD SET (1/2" INCH DIAMETER) WITH PINK CHIP STAMPED "SURVEY WORKS", AT THE NORTHWEST CORNER OF SAID SUBJECT TRACT IN THE SOUTH RIGHT OF WAY LINE OF NORTH LOOP BOULEVARD; AND AT THE NORTHEAST CORNER OF SAID LOT 4, RESUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, S 87°20'51" W ALONG THE NORTHEAST LINE OF SAID SUBJECT TRACT, CORNER WITH THE SOUTH RIGHT OF WAY LINE OF NORTH LOOP BOULEVARD FOR A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 0.166 ACRES OF LAND, MORE OR LESS.

FLOOD INFORMATION:
 PER 50001.FEMA.GEN, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE 8. THIS PROPERTY WAS FOUND IN MAP NUMBER A000000141, DATED 11/03/2010.

STATE BOUNDARY:
 TEXAS STATE PLANE COORDINATE SYSTEM, SAID NORTH CENTRAL ZONE HAINS, NAD 83, ELEVATION DATA NAVD 83, BEING 125 FEET DISTANCES IN US SURVEY FEET UNITS.

PROJECT NO. 21-0158
 1509 W NORTH LOOP BLVD,
 AUSTIN, TX



DRIVE TIMES

MoPac Expy
5 Minutes

The Domain
15 Minutes

Downtown Austin
15 Minutes

Location Demographics



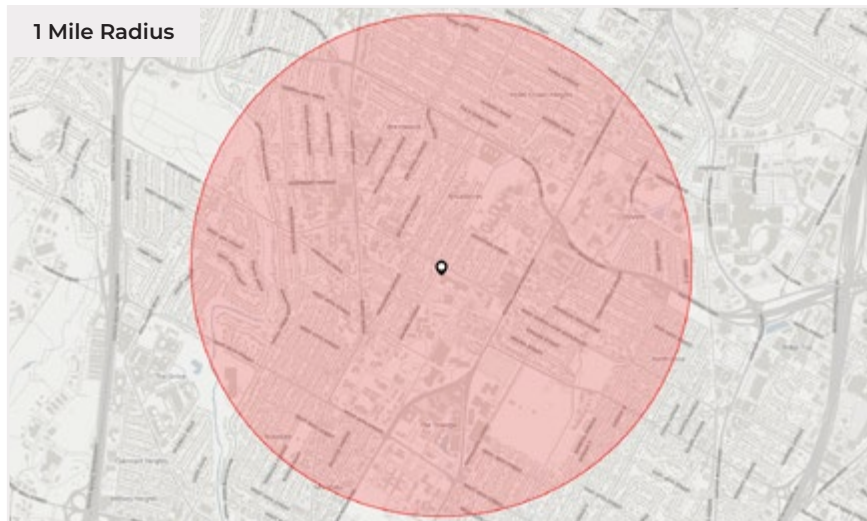
Population

	1 Mile	3 Miles	5 Miles
Population	17,016	170,914	370,163



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$132,959	\$114,055	\$125,092



1 Mile Radius

Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	9,031	80,629	175,805
Households by Marital Status			
Married	2,576	21,238	49,408
Married No Children	1,547	12,213	29,690
Married w/Children	1,029	9,025	19,718
Education			
Some High School	2.02%	5.97%	8.80%
High School Grad	7.50%	10.30%	12.14%
Some College	16.46%	16.46%	16.25%
Associate Degree	6.50%	7.44%	7.19%
Bachelor Degree	39.71%	34.00%	32.31%
Advanced Degree	27.80%	25.82%	23.31%
Annual Consumer Spending (\$000)			
Apparel	\$14,189	\$118,770	\$270,110
Entertainment	\$44,207	\$336,396	\$766,586
Food & Alcohol	\$79,836	\$635,937	\$1,437,771
Household	\$50,902	\$384,443	\$891,060
Transportation	\$70,098	\$557,398	\$1,269,684
Health Care	\$13,288	\$101,663	\$231,774
Education/Day Care	\$23,556	\$174,709	\$404,656

AUSTIN'S 2025 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1 BEST PLACE TO START
A BUSINESS
CNBC

#1 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6 BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSITUTE

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET(2024)
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2 BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

53 WORLDS BEST CITIES
AUSTINCULTUREMAP

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Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



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Riley Perry
Associate

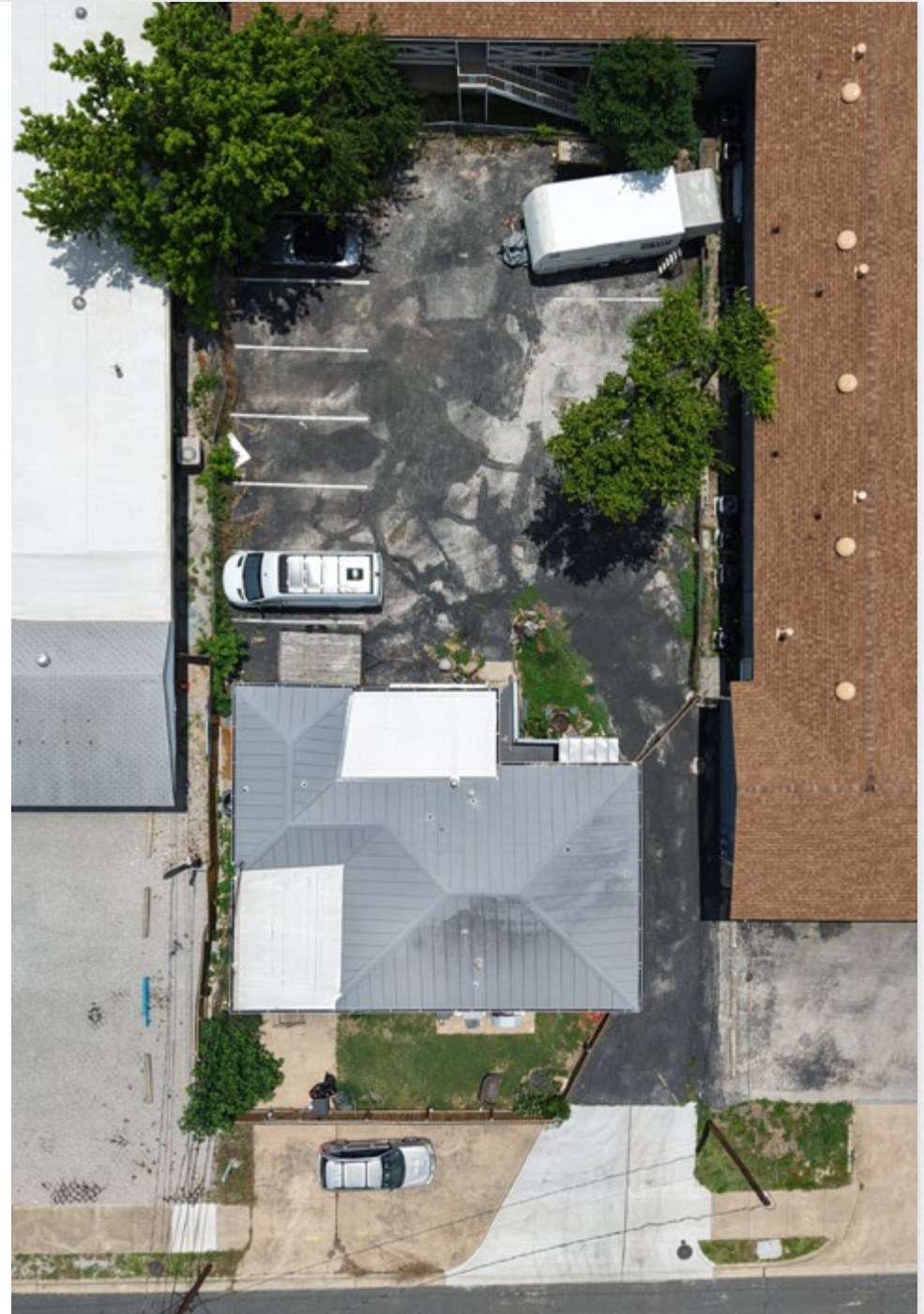
936.615.2662
RiPerry@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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. **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' 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.

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Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone