



FOR LEASE

Enfield Center

908 W 12th St, Austin, TX 78703

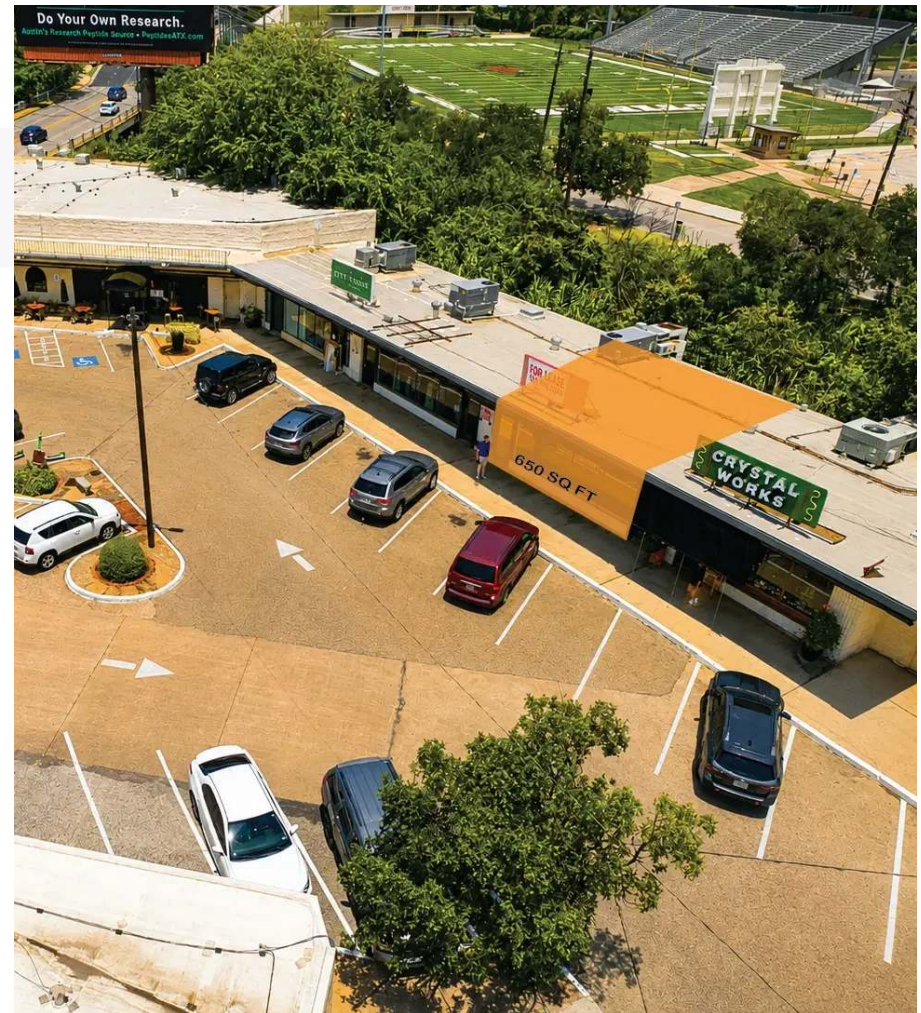
The Enfield Center
908 W 12th Street, Austin, TX 78703

Nestled at the crossroads of 12th & Lamar, The Enfield Center puts your business at the heart of one of Austin's most established and walkable retail corridors. Surrounded by long-standing local favorites and steady neighborhood foot traffic, this address offers immediate access to the historic Clarksville and Old West Austin neighborhoods – just minutes from Downtown Austin and the University of Texas.

Location Highlights:

- Prime West 12th Street frontage with strong visibility near Lamar Blvd
- Surrounded by an established mix of retail, dining, and service tenants
- Located in a highly walkable, tree-lined central Austin neighborhood
- Easy access to Downtown, MoPac, and Central Austin's core residential base
- Ideal for boutique retail, personal services, or professional office use

	2 miles	5 miles	10 miles
 Population	100,387	370,547	885,573
 Households	47,550	172,799	383,412
 Avg household income	\$129,627	\$127,616	\$124,430



AVAILABLE UNITS:

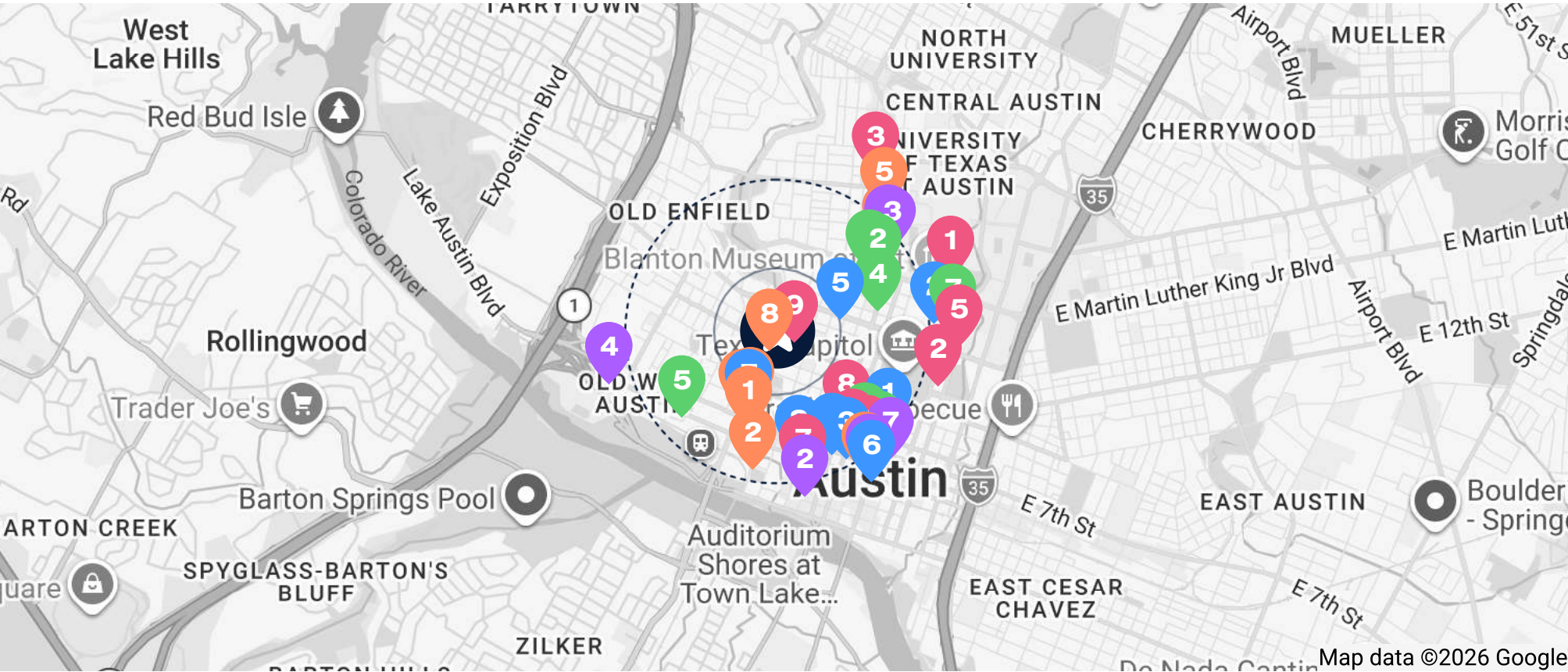
SUITE 908-B - 650 SQ FT - PLEASE CALL FOR RATE





POINTS OF INTEREST

— 5min walk ··· 10min walk



COMMERCIAL ANCHORS

- 1 Target
- 2 2nd Street District
- 3 Dobie Twenty21
- 4 5th Street Commons
- 5 Austin Market and Merc...
- 6 William Canon Dr
- 7 Way

TRIP & ACCESS

- 1 Brazos Garage

- 2 Capitol Visitors Parking ...
- 3 San Antonio Garage
- 4 600 Congress Ave Parki...
- 5 Health Center Garage
- 6 Indeed Tower Parking G...
- 7 Garage N - 300 San Ant...
- 8 800 Lavaca Parking Gar...
- 9 ACC Rio Grande Parking...

FOOD & DRINK TRAFFIC

- 1 Caroline

- 2 Raising Cane's Chicken ...
- 3 Chick-fil-A
- 4 Clay Pit Contemporary I...
- 5 Better Half Coffee & Coc...
- 6 Perry's Steakhouse & Gr...
- 7 Scholz Garten
- 8 Upstairs at Caroline

COMPETING RETAIL

- 1 Whole Foods Market
- 2 Trader Joe's

- 3 BookPeople
- 4 Target
- 5 University Co-op
- 6 REI
- 7 CVS
- 8 Waterloo Records & Vid...

SUPPORT SERVICES

- 1 United States Postal Ser...
- 2 United States Postal Ser...
- 3 Chase Bank

- 4 PNC Bank
- 5 Wells Fargo Bank
- 6 Frost Bank
- 7 USPS collection box
- 8 Guaranty Bank & Trust

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.

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.

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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.

Z-Three Real Estate, Inc.	9006543	zinnh@z3realestate.us	512-633-2825
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Harvey Zinn Jr.	438482	zinnh@z3realestate.us	512-633-2825
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Enfield Center

908 W 12th St, Austin, TX 78703

CONTACT US



Brandon Long
Z3 Real Estate

Associate

512-810-1308

brandon@z3realestate.us



Charlie Scott
Z3 Real Estate

Associate

512-820-2383

cscott@z3realestate.us



Joey Graham
Z-Three Real Estate

VP of Brokerage and Growth

832-859-9412

joey@z3realestate.us



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package
online

