



FREESTANDING RETAIL OR OFFICE
944 E 51st St, Austin, Tx

FOR SALE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Hani Shafi
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Robby Eaves, CCIM
robb@cipaustin.com

512 682 1000
3737 Executive Center Dr., Suite 255
Austin, TX 78731
cipaustin.com

SUMMARY

For Sale: 944 E 51st St | Austin, TX

PROPERTY HIGHLIGHTS:

- Large paved driveway (3,000 SF)
- Detached carport in rear
- Currently occupied, contact broker to tour

AVAILABLE SPACE:

±684 SF

LAND SIZE:

0.1056 AC (4,600 SF)

SALE PRICE:

\$310,000

ZONING:

GR-MU-V-CO-NP

For More Information Contact:

Hani Shafi

Associate

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Robby Eaves, CCIM

Principal

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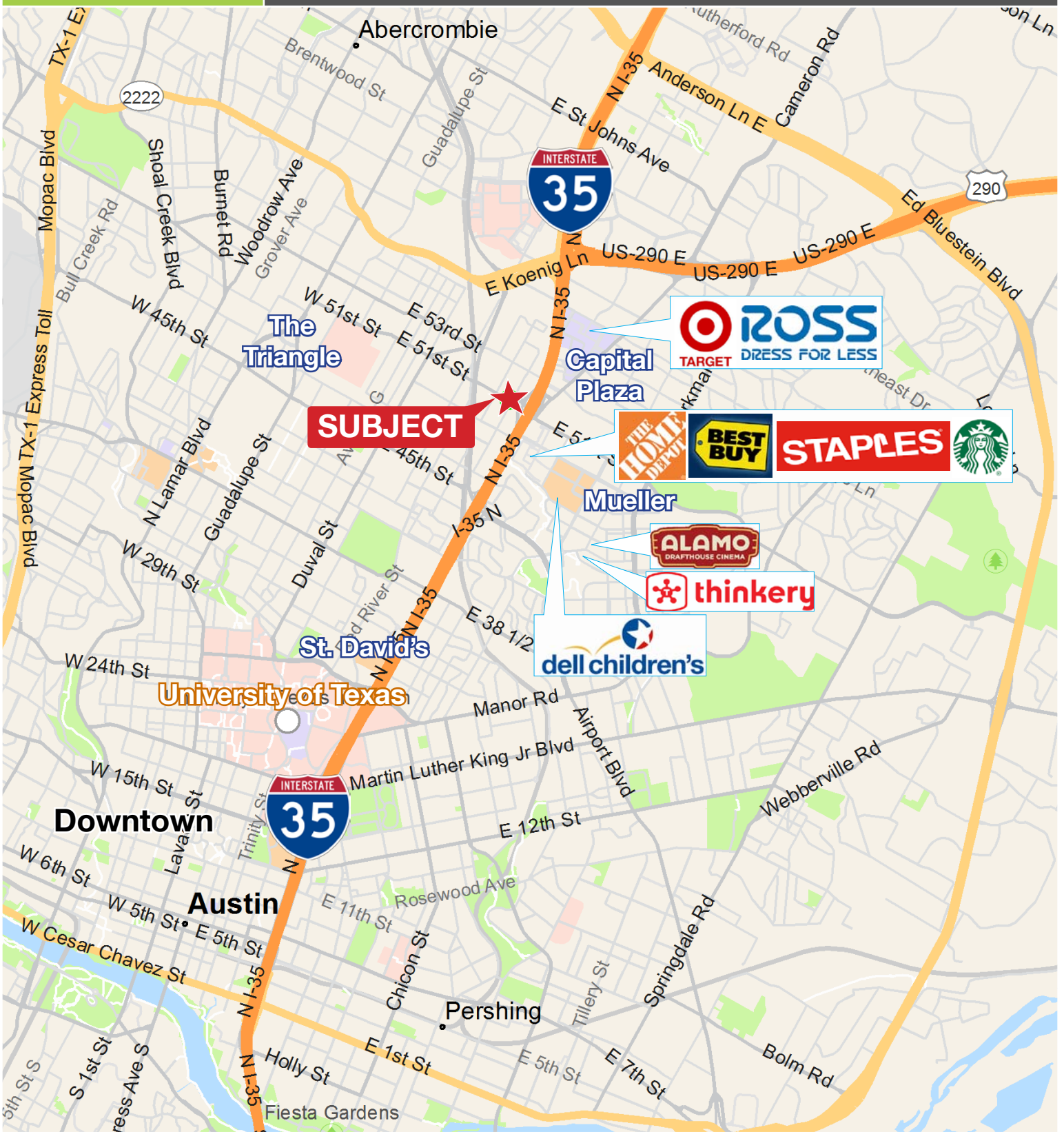
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AREA MAP

For Sale: 944 E 51st St | Austin, TX



SUBJECT

ROSS
TARGET DRESS FOR LESS

HOME DEPOT **BEST BUY** **STAPLES** Starbucks

ALAMO DRAFFHOUSE CINEMA
thinkery
dell children's



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All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

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DEMOGRAPHICS

For Sale: 944 E 51st St | Austin, TX

KEY FACTS

17,964

Population



2.1

Average Household Size

31.2

Median Age

\$59,160

Median Household Income

EDUCATION

8%

No High School Diploma



14%

High School Graduate



18%

Some College



59%

Bachelor's/Grad/Prof Degree

BUSINESS



816

Total Businesses



10,913

Total Employees

EMPLOYMENT



74%

White Collar



11%

Blue Collar



15%

Services

3.7%

Unemployment Rate

INCOME



\$59,160

Median Household Income



\$40,250

Per Capita Income



\$23,161

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$200,000+ (7.8%)

Indicator	Value	Difference	
<\$15,000	10.6%	+3.0%	
\$15,000 - \$24,999	9.6%	+3.1%	
\$25,000 - \$34,999	9.2%	+2.5%	
\$35,000 - \$49,999	12.6%	+1.3%	
\$50,000 - \$74,999	17.5%	-0.2%	
\$75,000 - \$99,999	10.8%	-1.8%	
\$100,000 - \$149,999	13.7%	-3.8%	
\$150,000 - \$199,999	8.2%	-0.7%	
\$200,000+	7.8%	-3.3%	

Bars show deviation from Travis County



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PHOTOS

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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.

11-2-2015



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves / Hani Shafi	588199/714678	robby@cipaustin.com / hani@cipaustin.com	512-682-1003 / 512-682-1012
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date