

1301 East Cesar Chavez

THE MORELAND HOUSE

NATIONAL REGISTER OF HISTORIC PLACES, 1985

CITY OF AUSTIN LANDMARK

ECR

CORY CAMP
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OFFICE/RETAIL | FOR SALE

Own a piece of East Austin's *Creative Soul.*

A CHANCE TO LAY ROOTS IN ONE OF AUSTIN'S MOST VIBRANT CORRIDORS.

Duck Camp most recently ran its flagship from this historic home. Now vacant, 1301 E Cesar Chavez is ready for Austin's next owner to thrive. With its CS-MU-H-CO-NP zoning, this property permits office, retail or both, and the historic overlay means no future neighbor can build anything that changes what you see from the porch.



3,350 SF
total building size across two, 1,675 SF floors

2
ways to use it. Retail at grade, office above

IMMEDIATE OCCUPANCY
Immediate occupancy at close

8
parking spaces. (7 back and 1 handicap). 1.10 per 1,000 RSF

10 MIN
to Plaza Saltillo station on foot

1898
City of Austin landmark. 1985 National Register





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The Moreland House, 1898. Two 1,675 SF floors on a fenced lot, with eight parking spaces off the side drive.

Join thirty+ restaurants, bars and coffee shops inside a *half-mile walk.*

Located on East Cesar Chavez between Navasota and Chicon, with more than thirty restaurants, bars and coffee shops inside a half-mile walk. Plaza Saltillo and its rail stop are half a mile north; the Lady Bird Lake hike-and-bike trail is three blocks south; and downtown is four minutes by car.

RESTAURANTS

1. Suerte
2. Canje
3. Il Brutto
4. Oseyo
5. la Barbecue
6. Bufalina
7. Industry
8. Uptown
9. Casa Bianca
10. Las Trancas
11. Juan in a Million
12. Ramen Tatsu-Ya
13. Snooze
14. Lou's Eastside

COFFEE

15. Flat Track
16. Cenote
17. Cosmic Saltillo
18. Coffee Cartel

BARS & MUSIC

19. Chalmers
20. Hotel Vegas
21. Historic Scoot Inn
22. Zilker Brewing
23. The White Horse
24. Lazarus Brewing
25. Whisler's
26. The Volstead Lounge

STAY & SHOP

27. Heywood Hotel
28. ARRIVE Austin
29. East Austin Hotel
30. Plaza Saltillo
31. Whole Foods
32. Target



LADY BIRD LAKE - 5 MIN



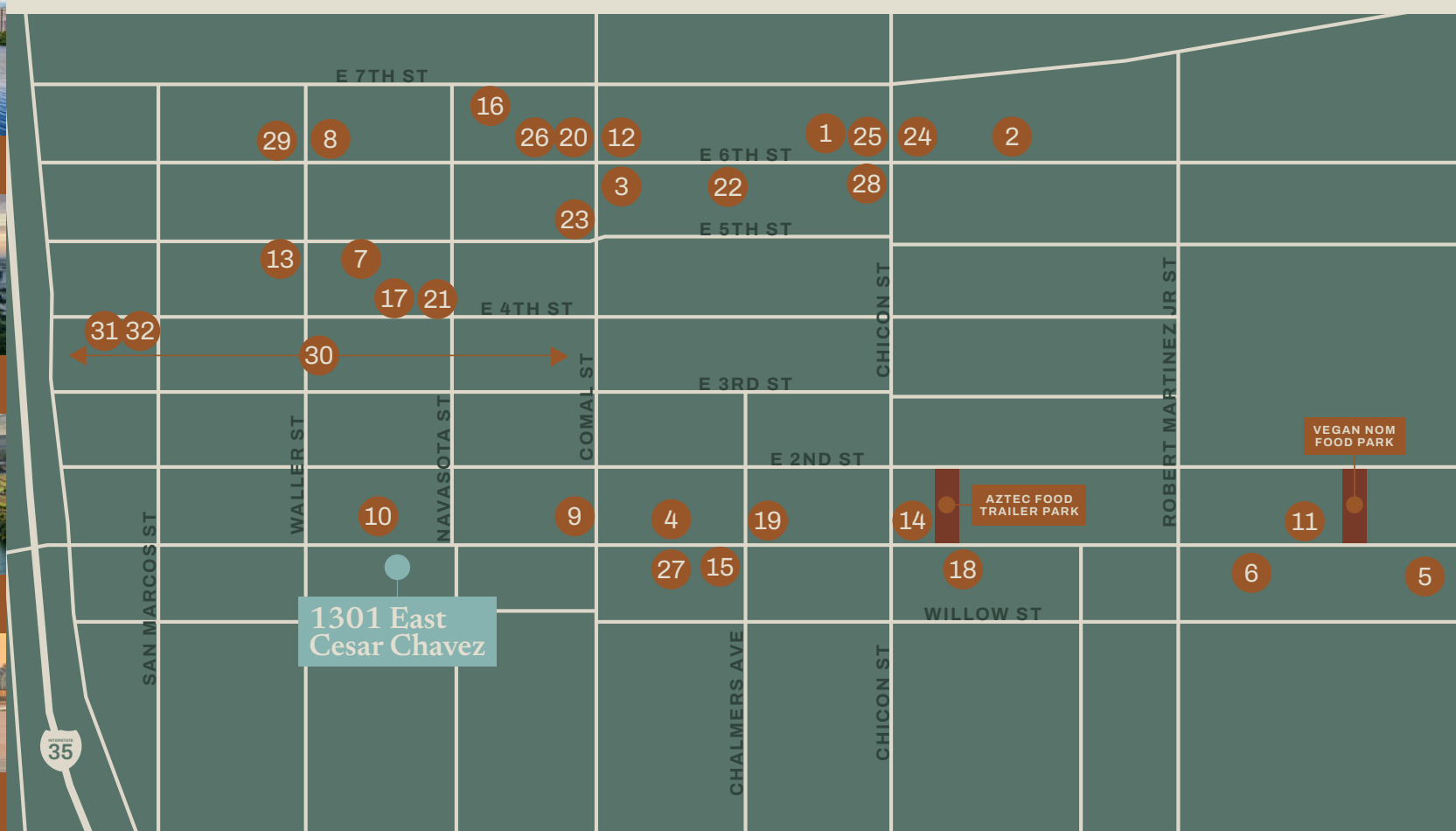
DOWNTOWN AUSTIN - 4 MIN



ZILKER PARK - 10 MIN



ABIA - 12 MIN





Looking west down East Cesar Chavez: IH-35 and downtown Austin, four minutes by car.

The Rooms.

Enclosed rooms on both floors, original finishes throughout: heart pine floors, pine ceilings, leaded sashes and transoms.



Front display room, pine ceiling and leaded sashes



Entry hall and central stair



Rear display room, opening to the entry hall



Bay room, original heart pine ceiling



Second-floor gallery, 180 SF

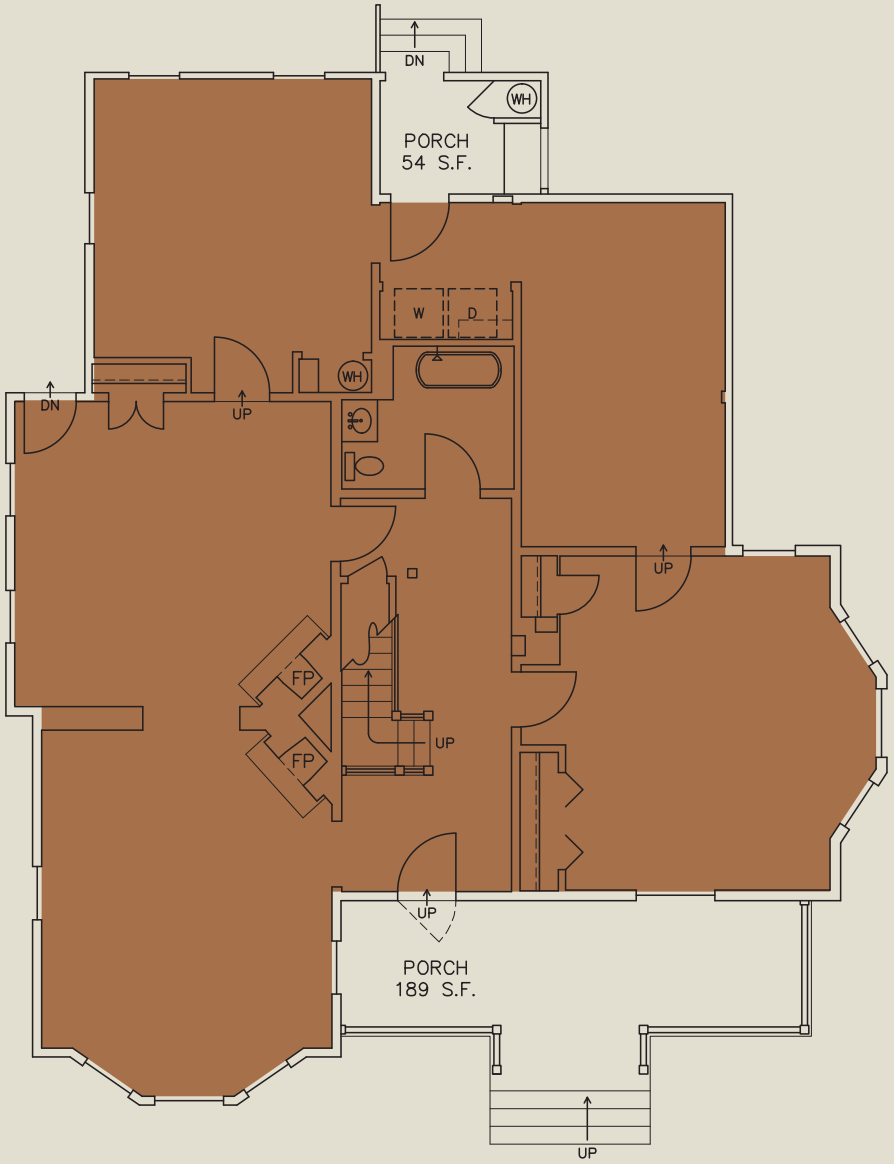
Floor *One.*

1,675 SF

189 SF COVERED FRONT PORCH

54 SF REAR PORCH

3,350 TOTAL



CLICK OR SCAN TO
VIRTUALLY TOUR

The ground floor opens off a covered porch on Cesar Chavez into a ring of rooms around a central stair, with two fireplaces and a bay at the southeast corner. Street frontage at grade, a rear porch and laundry off the north side, and eight private parking spaces reached from the drive.

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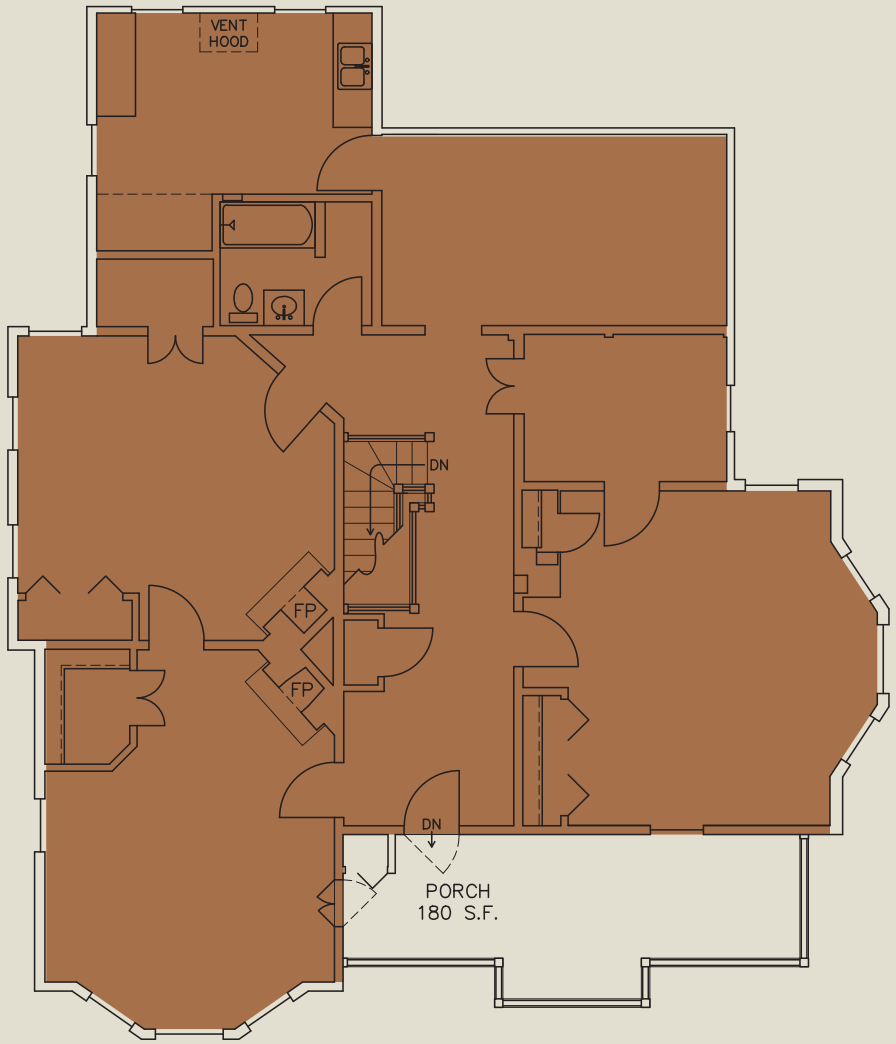
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Floor *Two.*

1,675 SF

180 SF GALLERY

3,350 TOTAL



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VIRTUALLY TOUR

The same footprint upstairs, with a covered gallery running the front of the building and a bay room at the corner. Two more fireplaces, a kitchen at the north end, and windows on three sides of most rooms.

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FOR MORE INFORMATION

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EQUAL HOUSING OPPORTUNITY

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____