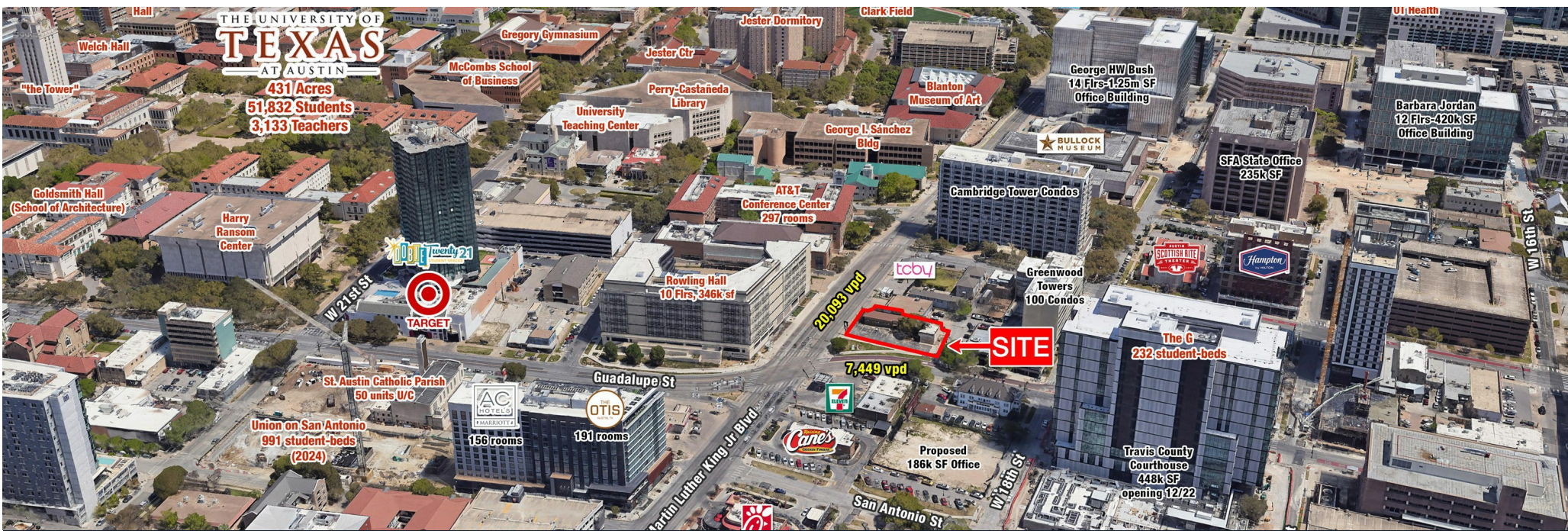




1811 GUADALUPE | 1811 GUADALUPE STREET, AUSTIN, TX 78701

Features

- Rare hard corner pad for lease
- Located directly across from The University of Texas
- Existing 1,938 building on site
- Easy access to IH-35 and Mopac
- Long term lease available

FOR LEASE

AVAILABLE SF: 1,938
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
Guadalupe Street	28,646 VPD	Total Population		38,619	177,346	371,873
Martin Luther King Blvd	31,660 VPD	Total Households		13,885	87,824	178,115
		Avg HH Income		\$90,075	\$158,675	\$144,530
		Daytime Population		131,161	349,647	593,845

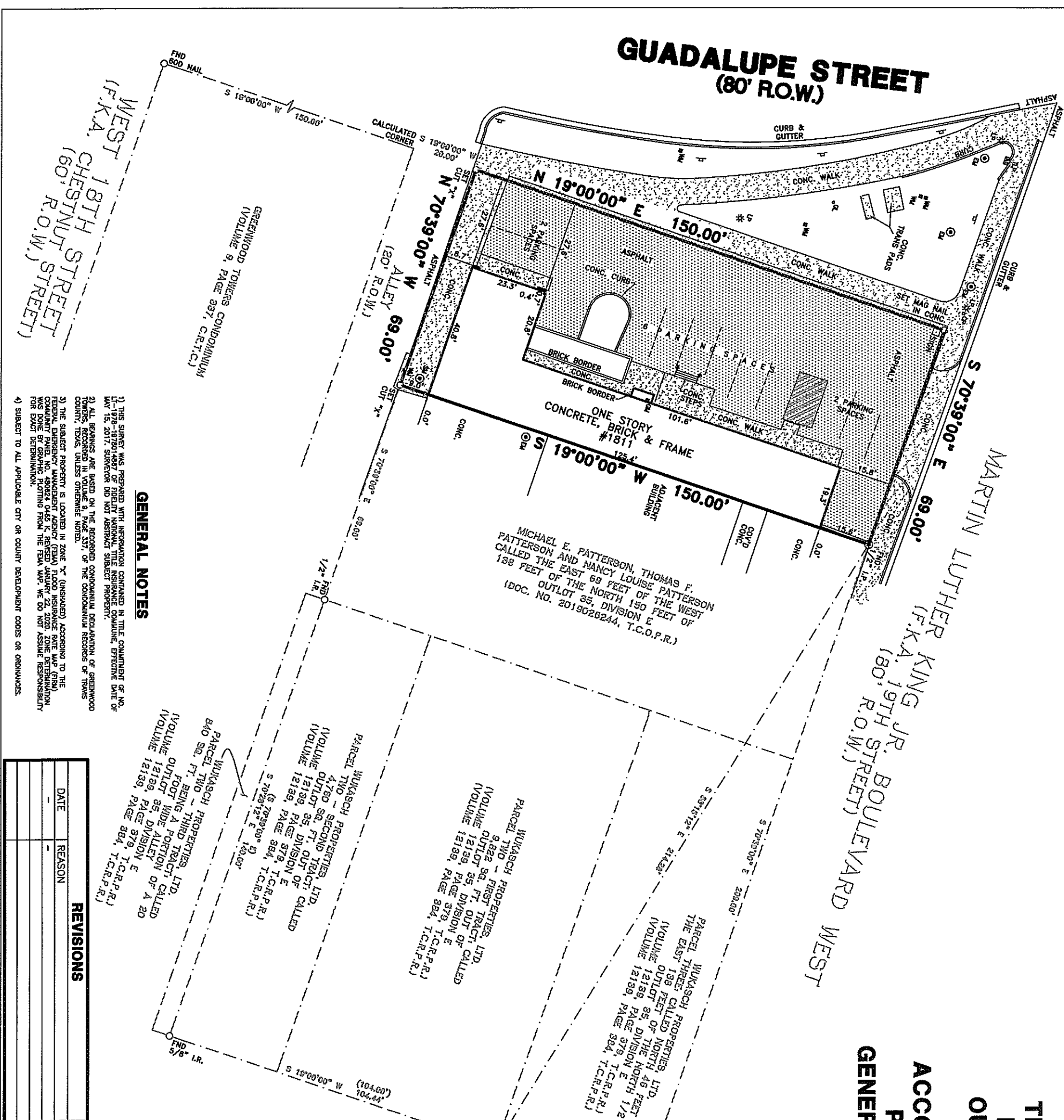
Area Retailers & Businesses



James Van Trease
Vice President
512.482.6106
jvantrease@weitzmangroup.com

Nick Naumann
Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

**SURVEY OF
THE WEST 1/2 OF THE
NORTHWEST 1/4 OF
OUTLOT 35, DIVISION E
CITY OF AUSTIN
ACCORDING TO THE MAP OR
PLAY ON FILE IN THE
GENERAL LAND OFFICE OF THE
STATE OF TEXAS**



REVISIONS	
DATE	REASON
-	-

CLUB
MEM. MANAGEMENT LTD.
1811 QUADRIUM STREET
LAKEWOOD
TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY

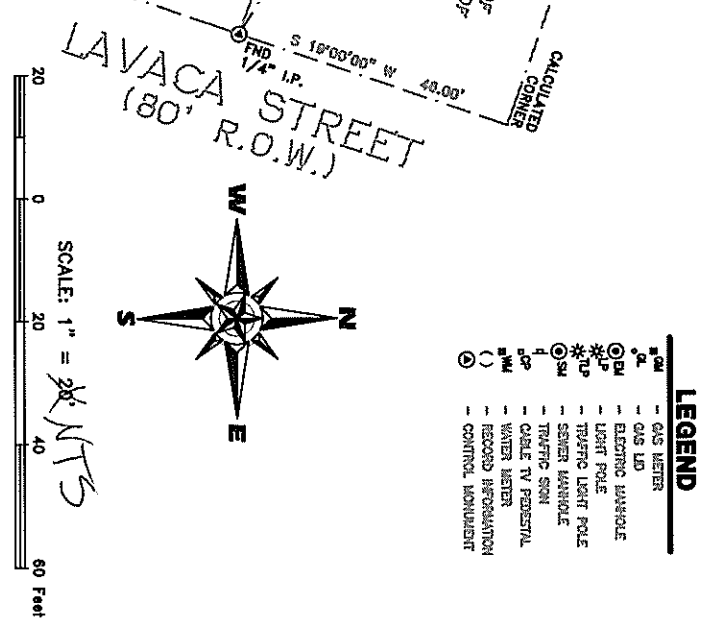
PAID BY 01/10/22 CM
BY 01/11/22 HT
CHECKED BY: JMS NO. 33719
SHEET 1 OF 1

Windrose Land Services - Austin

4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
FED. REGISTRATION NO. 10110400

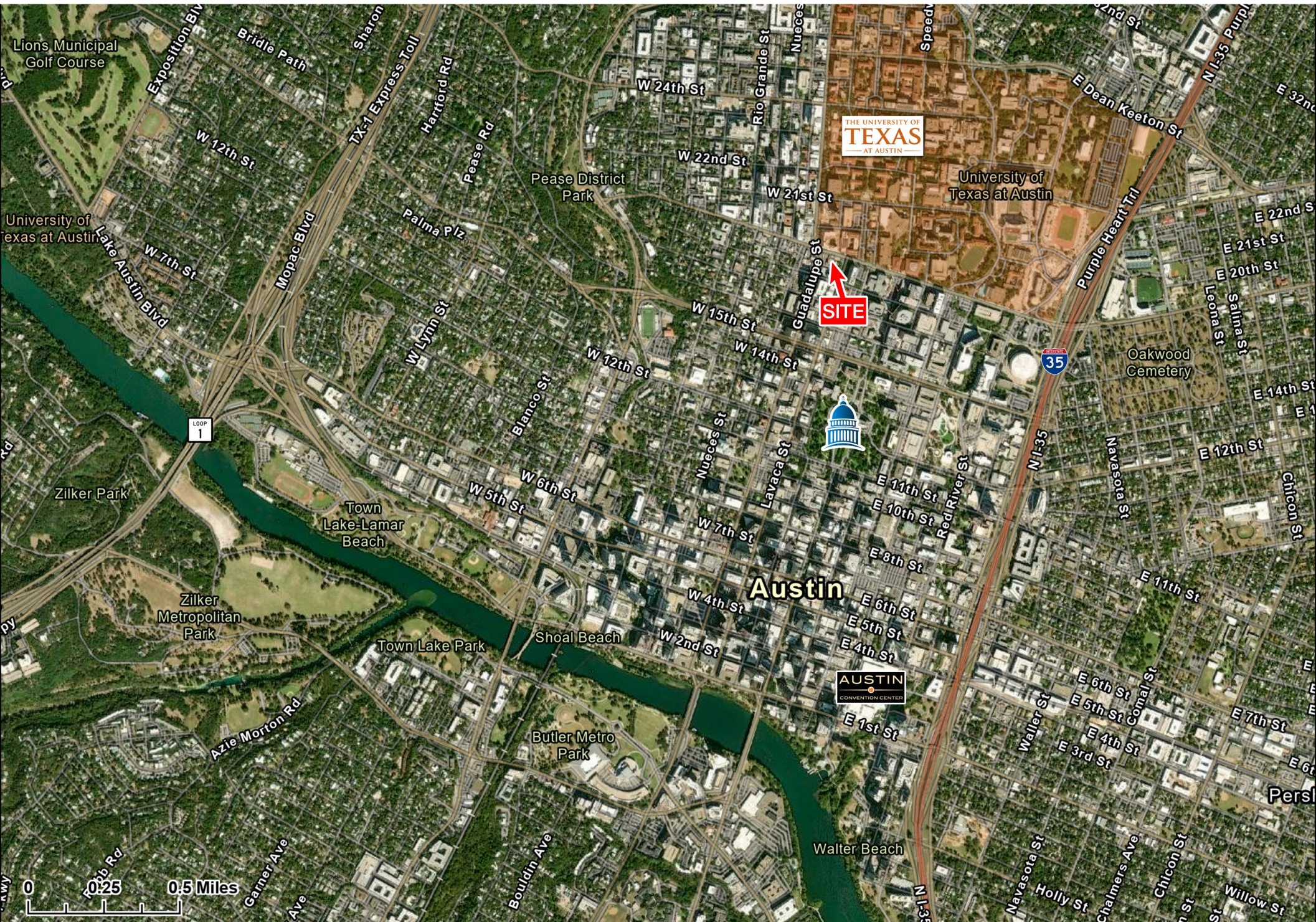
Telephone: (512) 328-2100
Fax: (512) 328-2170

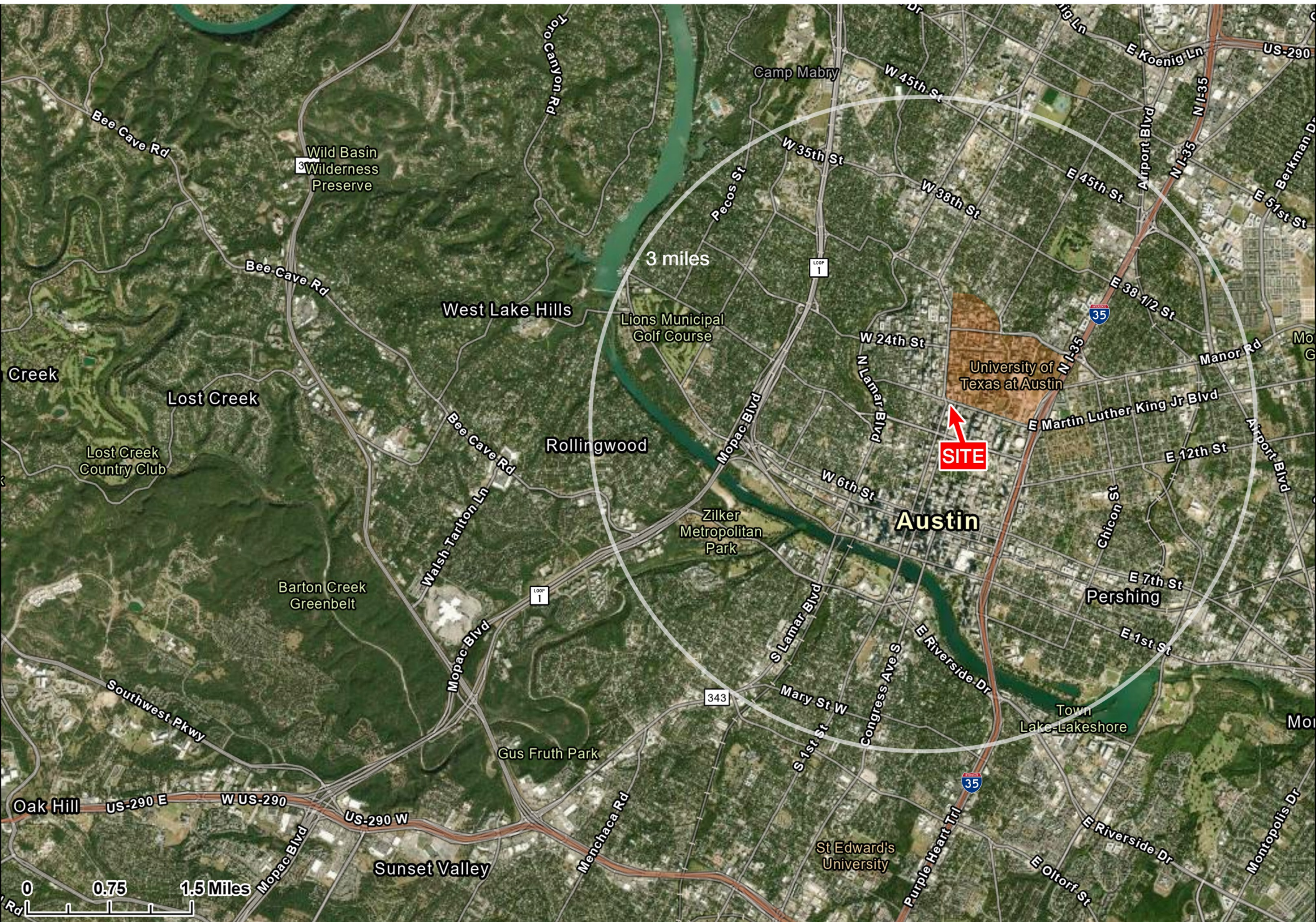
COMPANY: WINDROSE LAND SERVICES - AUSTIN
ALL SERVICES PROVIDED

[illegible]









The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS\AUS\FA\16th & Nueces St 12mi

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.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

James Van Trease

Sales Agent/Associate's Name

402795

License No.

292229

License No.

680404

License No.

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Phone

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Phone

(512) 482-6118

Phone

(512) 482-6106

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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