

201-301 BARTON SPRINGS

201-301 BARTON SPRINGS, AUSTIN, TX 78704

Features

Interior 1st Floor- 7,133sf Interior 2nd Floor- 1,864sf Deck & Terraces- 2,030sf

- CS-1 zoning
- Onsite parking available

• Easy access to W Riverside and Barton Springs Rd

• Close proximity to Auditorium Shores and Lady Bird Lake

Traffic Counts		Demographics	YEAR:	1 MILE	3 MILE	5 MILE
South Congress	9,983 VPD	Total Population		26,287	191,462	358,945
W Riverside Drive	13,498 VPD	Total Households		15,222	92,282	164,331
Barton Springs	8,697 VPD	Avg HH Income		\$166,454	\$113,129	\$116,794
		Daytime Population		81,429	336,286	546,548

Area Retailers & Businesses





FOR LEASE CONTACT FOR MORE INFORMATION

Sarah Gregorcvk

Associate 512.482.6115 sgregorcyk@weitzmangroup.com

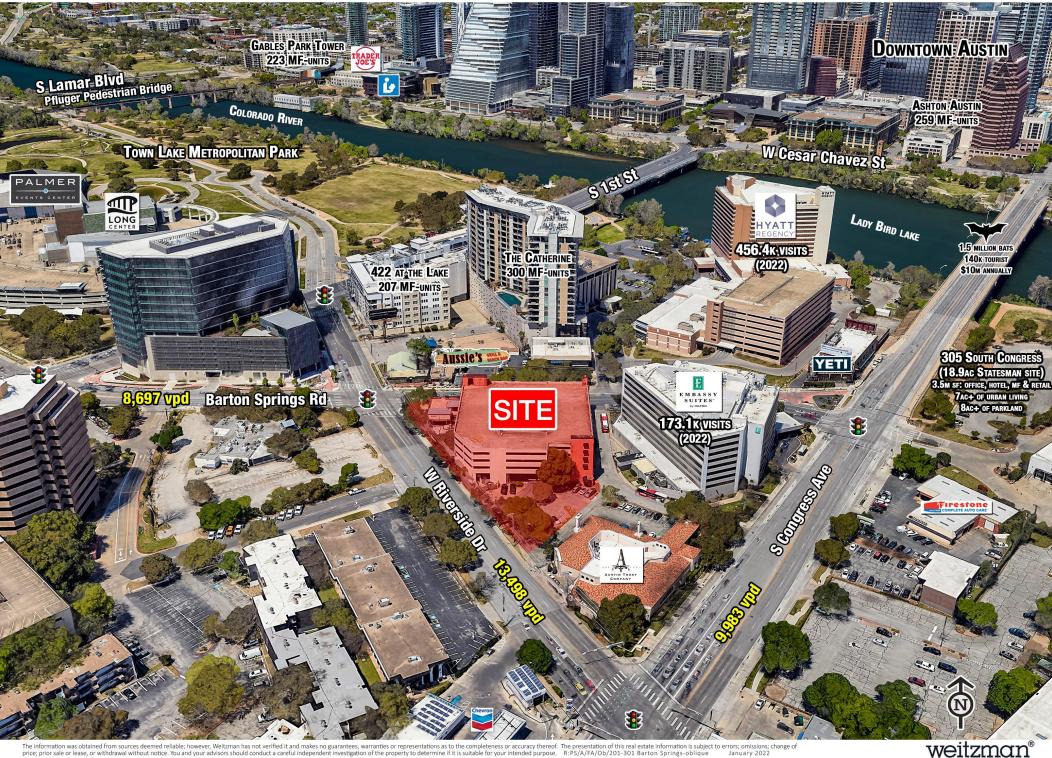
Andrew Alvarado

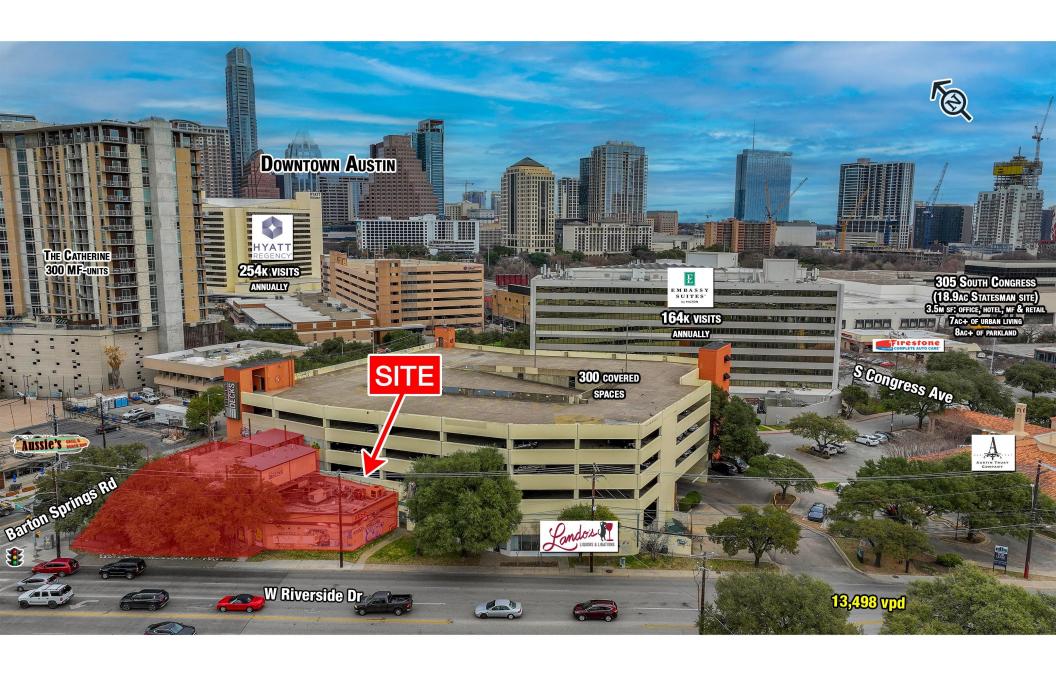
Vice President 512.482.6131 aalvarado@weitzmangroup.com

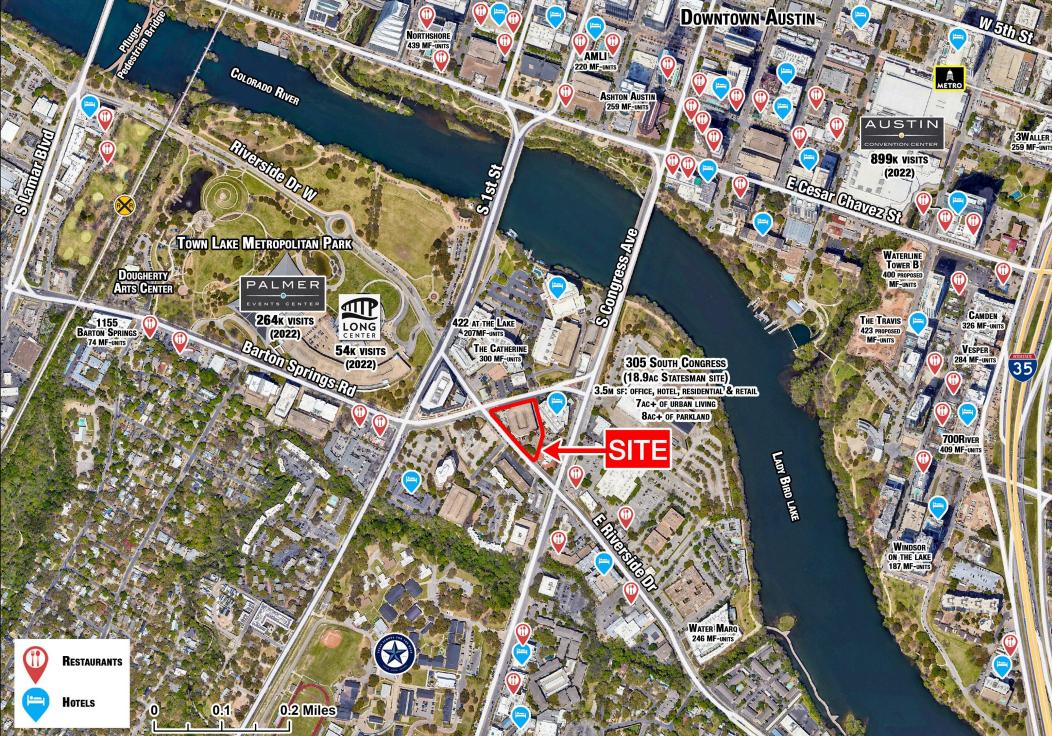
Nick Naumann

Director of Brokerage - Austin 512.482.6118 nnaumann@weitzmangroup.com









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 actives, 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 writen 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

Buyer/Tenant/Seller/Landlord Initials

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 writting 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:

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LICENSE HOLDER CONTACT INFORMATION:

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Date

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Nicholas Lawrence Naumann	680404	Nnaumann@weitzmangroup.com	(512) 482-6118
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sarah Anne Gregorcyk	813896	sgregorcyk@weitzmangroup.com	(512) 482-6115
Sales Agent/Associate's Name	License No.	Email	Phone

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