



## 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

### FOR LEASE

CONTACT FOR MORE INFORMATION

### Traffic Counts

South Congress	9,983 VPD
W Riverside Drive	13,498 VPD
Barton Springs	8,697 VPD

### Demographics

YEAR:	1 MILE	3 MILE	5 MILE
Total Population	26,287	191,462	358,945
Total Households	15,222	92,282	164,331
Avg HH Income	\$166,454	\$113,129	\$116,794
Daytime Population	81,429	336,286	546,548

**Sarah Gregorcyk**  
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

### Area Retailers & Businesses

TRADER  
JOE'S

Firestone

HYATT



YETI

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.

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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.



## 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. **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

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

680404

License No.

Nnaumann@weitzmangroup.com

Email

(512) 482-6118

Phone

Sarah Anne Gregorcyk

Sales Agent/Associate's Name

813896

License No.

sgregorcyk@weitzmangroup.com

Email

(512) 482-6115

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\_\_\_\_\_  
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Phone

\_\_\_\_\_  
Andrew Alvarado

Sales Agent/Associate's Name

\_\_\_\_\_  
738896

License No.

\_\_\_\_\_  
aalvarado@weitzmangroup.com

Email

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680404

License No.

\_\_\_\_\_  
nnaumann@weitzmangroup.com

Email

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