

For Lease Commercial Lot

East Austin
1405 Rosewood Avenue, 78702
0.279 acre
Zoning: CS-MU

Skout^x

Roland Galang,
Broker, LEED AP
512 791.1584
Roland@SkoutAustin.com

East
Austin
Lot



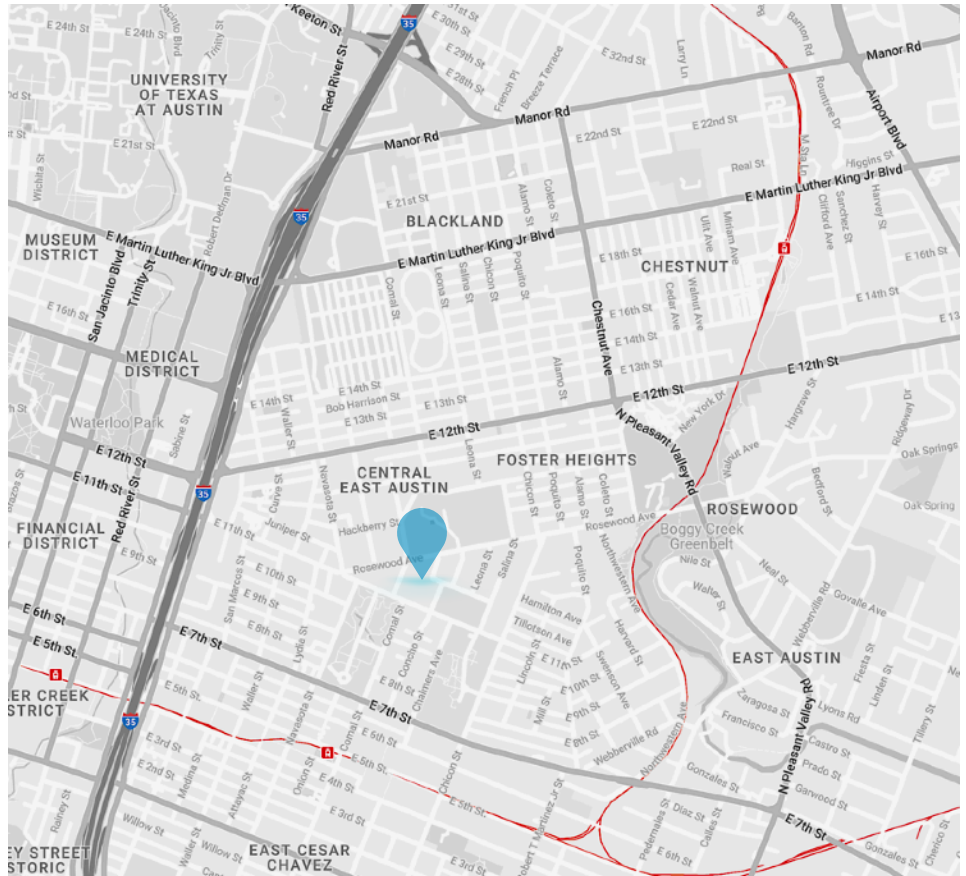
1204 E Cesar Chavez, has one of the best East Austin locations, situated close to the dynamic East 11th Street corridor. With a walkability score of 89 and bike score of 91 [www.walkscore.com], this site is within easy walking distance to local favorites including East Side Pies, Take Heart, Pilates People, Mickelwait Craft Meats, Hillside Farmacy, Paperboy, Quickie Pickle, Vintage Bookstore & wine Bar, Nickel City, The Historic Victory Grill and renowned Franklin Barbecue. These local businesses and institutions are only a few of your future neighbors.

All information contained herein is deemed reliable but not guaranteed.

1405 Rosewood Overview



1405 Rosewood Avenue
Austin, TX 78702



Property

Type: Lot

Size: 0.279 acre

Rate: Call to Inquire

Zoning: CS-MU

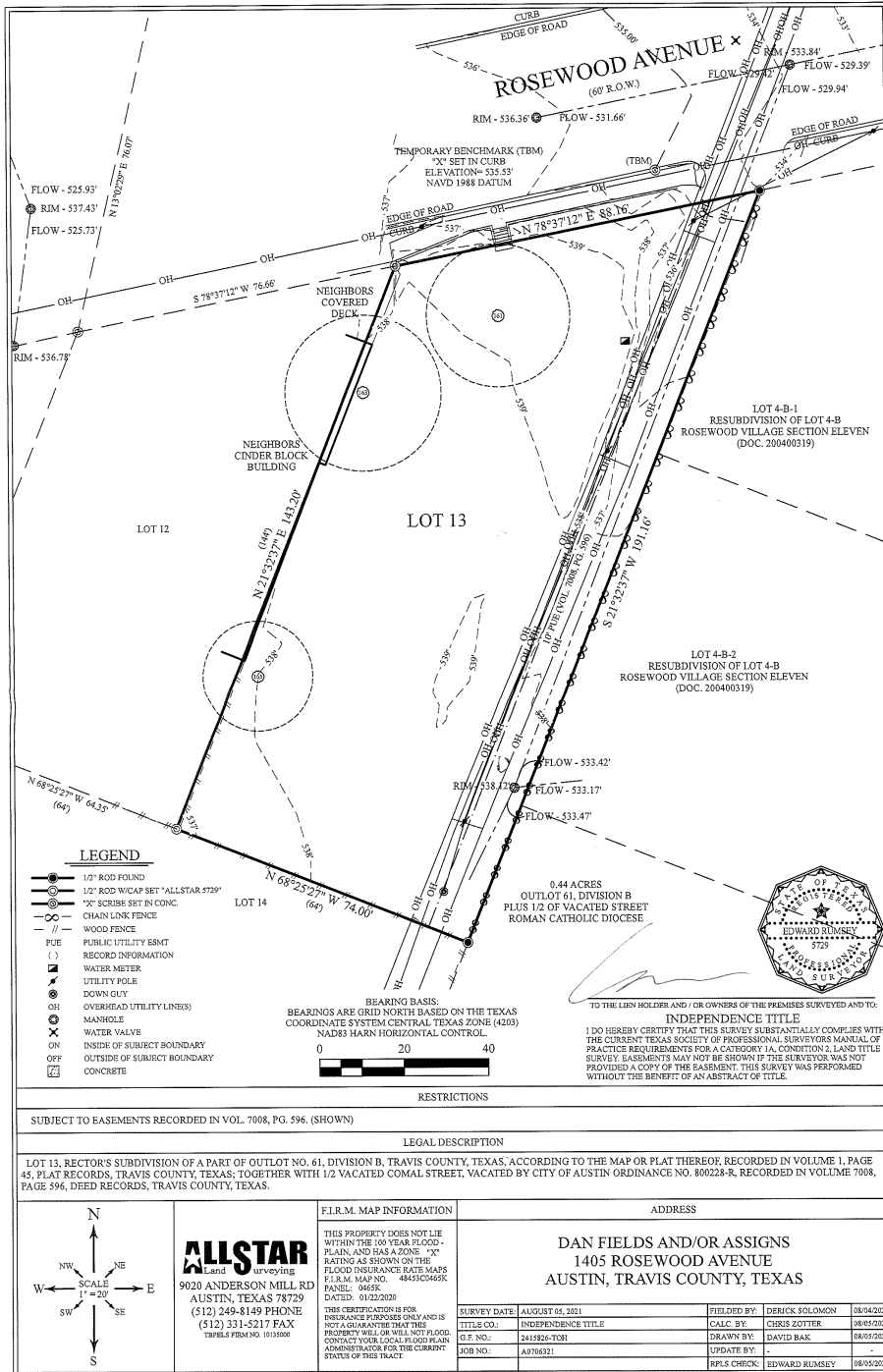
Location

- Walkability Score: 89/100 [www.walkscore.com]
- Convenient location
 - ~ 0.5 mile to I-35
 - ~ within 1.5 miles to State Capitol, Austin Convention Center, Moody Center, UT Dell Medical Center, University of Texas at Austin
 - ~ 15 minutes to Austin Bergstrom International Airport
- Nearby Local Businesses & Institutions
 - East Side Pies, Take Heart, Pilates People, Micklewait Craft Meats, Hillside Pharmacy, Paperboy, Quickie Pickle, Vintage Bookstore & Wine Bar, Nickel City, The Historic Victory Grill and renowned Franklin Barbecue

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Roland Galang | 512 791.1584 | roland@skoutaustin.com

1405 Rosewood Survey



Scan to download Survey

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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.

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.

Skout Real Estate	9004805	foundit@skoutasutin.com	512 595.3588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roland Galang	505715	roland@skoutasutin.com	512 791.1584
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date