

For Sale

2nd-Generation Restaurant

1800 E 6th Street, 78702
4,450 SF

Skout^x

Donny Shanks, CCIM
Partner
512 653.6797
Donny@SkoutAustin.com

***Restaurant
Site***



1800 East 6th Street is located in the “sweet spot” of the vibrant East 6th Street corridor, a rapidly expanding urban neighborhood. Area developments include a new casual Italian restaurant (Nuns and Lovers) being constructed next door; and one block away, the Eastside Village development (348 apartment units, 94,000 SF office space, 7,500 SF ground floor retail/restaurant spaces). An additional 2,200 multifamily units are also planned in the immediate area.

All information contained herein is deemed reliable but not guaranteed.

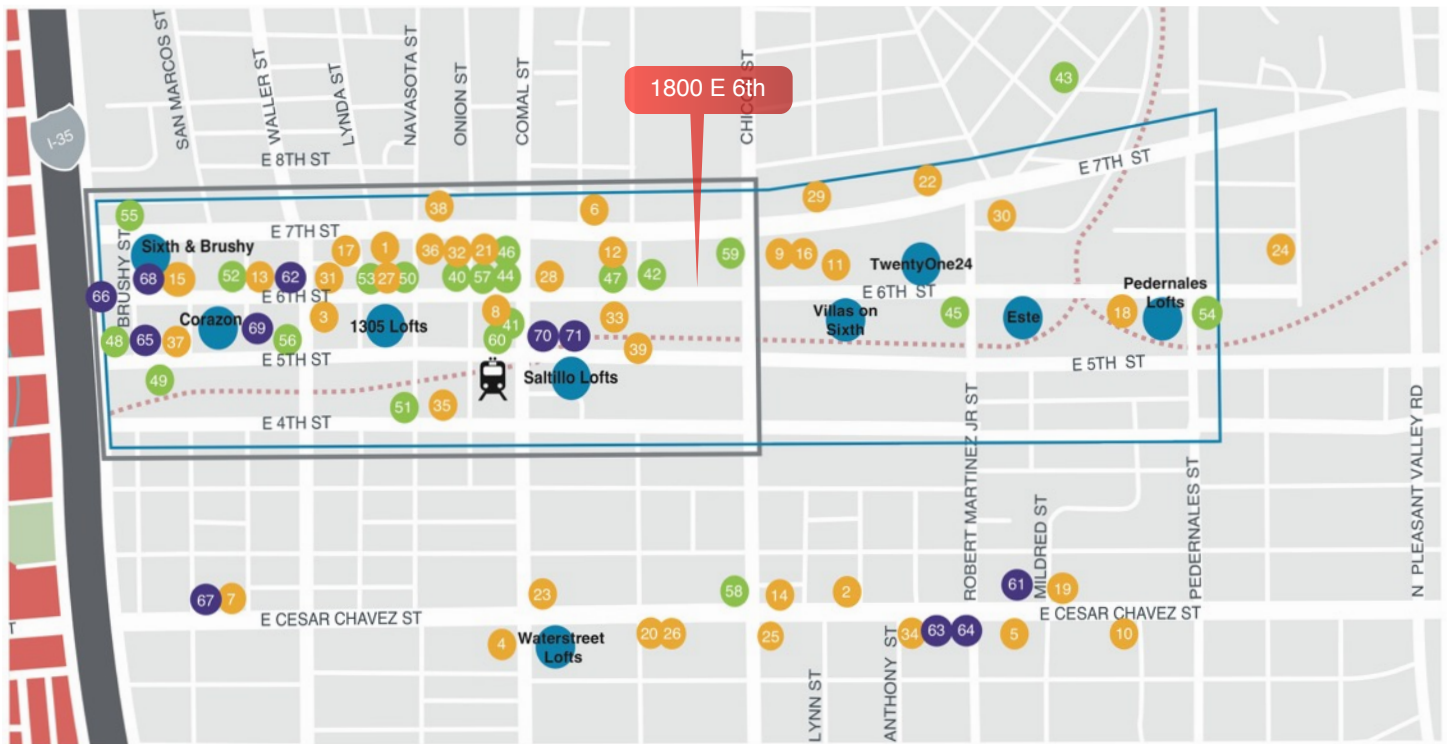
1800 E 6th Street



All information contained herein is deemed reliable but not guaranteed.

Donny Shanks | 512.653.6797 | donny@skoutaustin.com

1800 E 6th Neighborhood Spots



Dining

1. Angie's
2. Buckets Deli
3. Buenos Aires Cafe
4. Bufalina Pizza
5. Capital City Bakery
6. Casa Colombia
7. Cenote
8. Cisco's
9. Counter Cafe
10. Counter Culture
11. Cuvee Coffee
12. East Side King
13. East Side Showroom
14. El Leon
15. El Milagro Tortilla
16. Gardner
17. The Hightower
18. Hot Mama's Cafe
19. Juan in a Million
20. La Cazuela's
21. LaV
22. Los Comales
23. Los Huaraches
24. Mettle
25. Mr. Natural

26. The Original New Orleans
27. Papi Tino's
28. Qui
29. Salt & Time
30. Short Stop
31. Silo on Seventh
32. Takoba
33. Tamale House East
34. Taquiera Chapala
35. Texas Coffee Traders
36. Vintage Heart Coffee
37. Wright Bros Brew & Brew
38. WuWu Sushi
39. Yellow Jacket Social Club

Entertainment

40. The Brixton
41. The Eastern
42. The Grackle
43. Gourmand's Neighborhood Pub
44. Gypsy Lounge
45. Hi Hat Public House
46. Hotel Vegas
47. The Liberty
48. The North Door

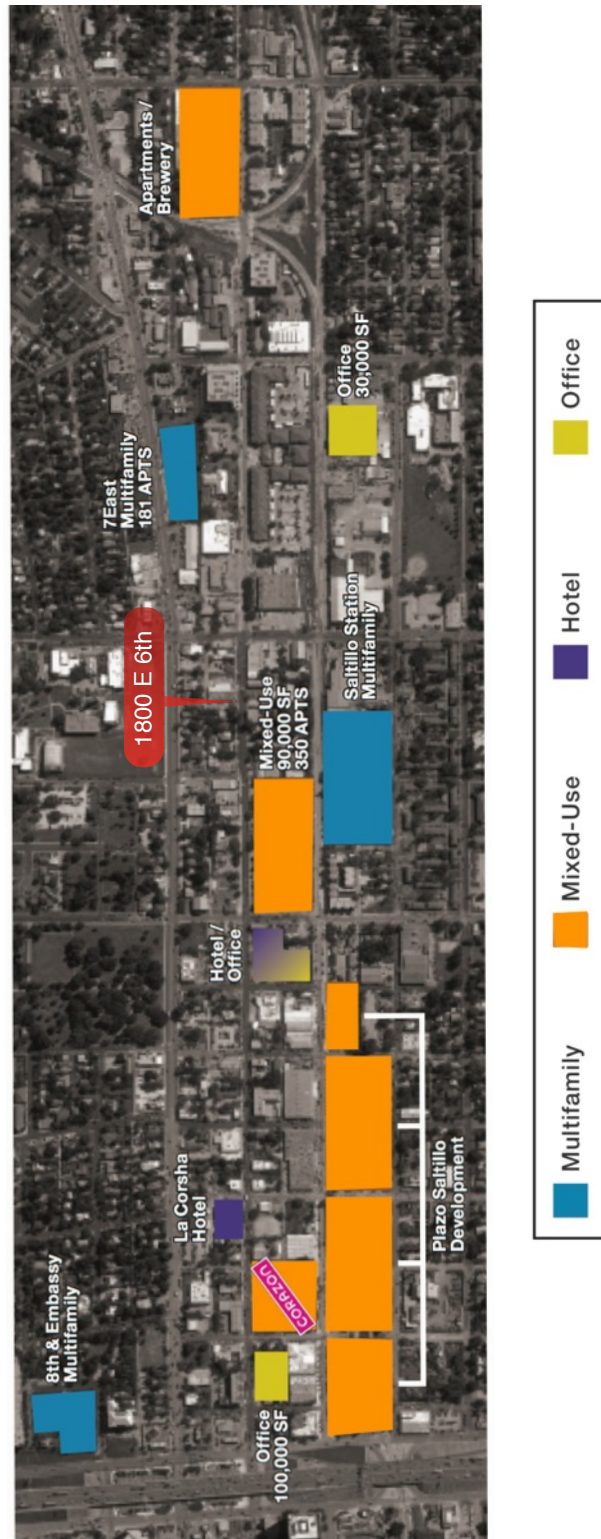
49. Pine Street Station
50. Rio Rita
51. Scoot Inn
52. Shangri La
53. Sputnik
54. St. Roch's Bar
55. Uncorked Tasting Room
56. Violet Crown Social Club
57. The Volstead Lounge
58. Weather Up
59. Whisler's
60. The White Horse

Retail

61. Alff's Downtown Florist
62. Bird's Barbershop
63. Charm School Vintage
64. Coco Coquette
65. Dean Frederick Custom Jewelry
66. Encore Records
67. Farewell Books
68. Helm Boots
69. Maga La Boheme
70. Method Hair
71. Solid Gold

All information contained herein is deemed reliable but not guaranteed.

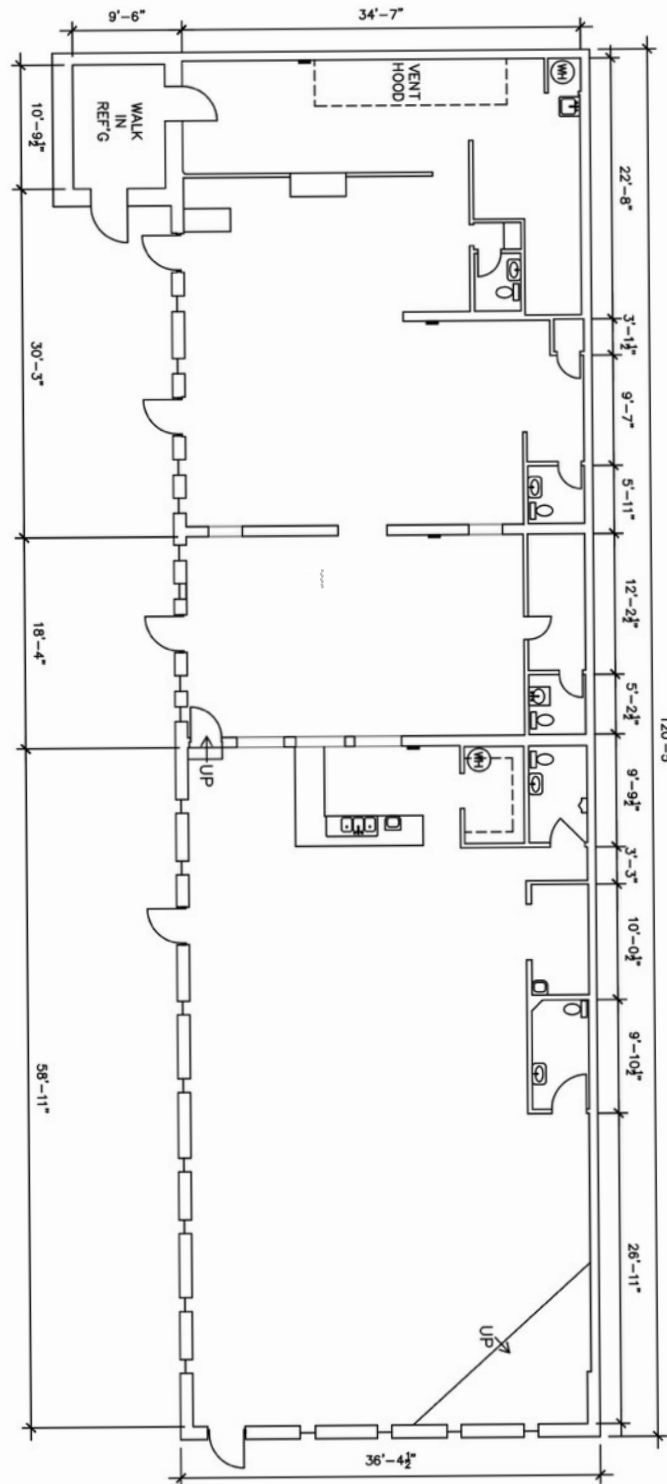
1800 E 6th Nearby Planned Construction (Satellite View)



All information contained herein is deemed reliable but not guaranteed.

Donny Shanks | 512.653.6797 | donny@skoutaustin.com

1800 E 6th Floorplan [As-Built]

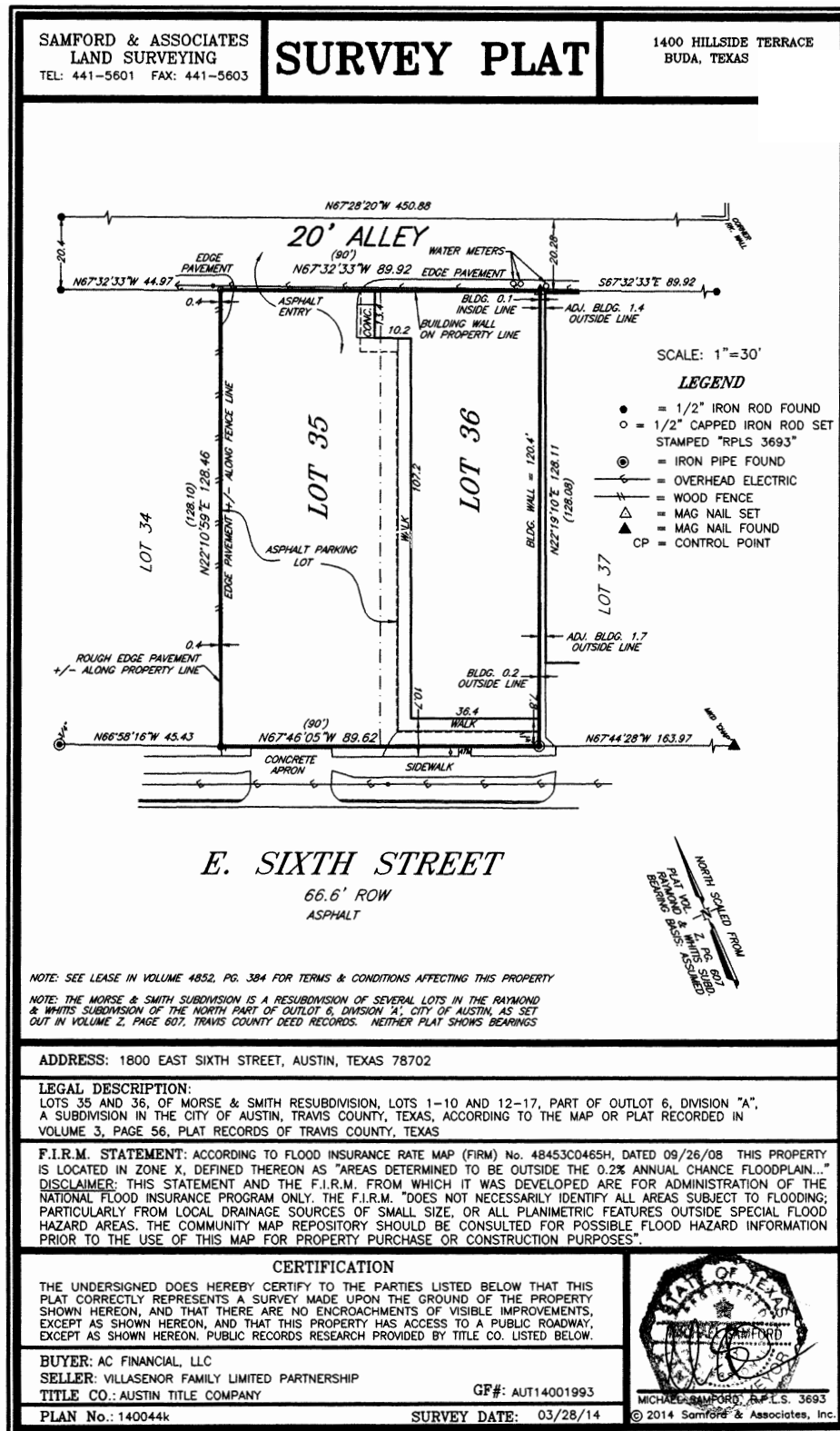


Not Drawn to Scale

All information contained herein is deemed reliable but not guaranteed.

Donny Shanks | 512.653.6797 | donny@skoutaustin.com

1800 E 6th Survey



All information contained herein is deemed reliable but not guaranteed.

Donny Shanks | 512.653.6797 | donny@skoutaustin.com



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

ROLAND GALANG, BROKER 904 West Avenue Austin, TX 78701
Phone: 512-791-1584

Fax: 512-532-0662

Roland Galang

Information About

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com