

For Sale

Restaurant / Retail / Office

Skout^x

Commercial
Condos

The Ivory

1309 Chicon Street, 78702

3 Commercial Units: 698-800 SF

Zoning: GR-MU

Rob Seidenberg | Partner

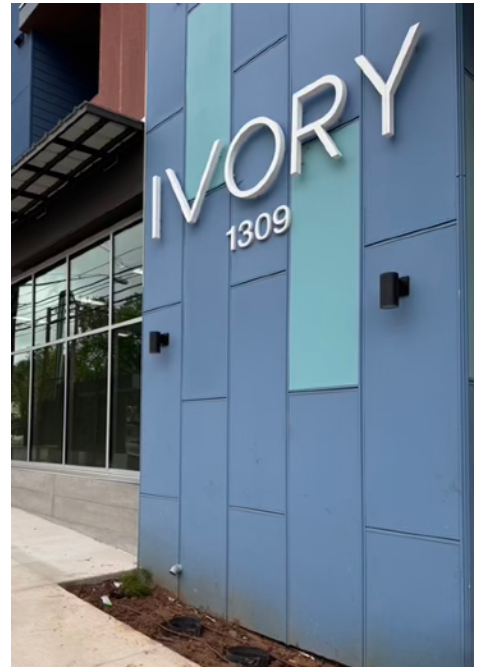
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Roland Galang | Broker

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The Ivory, designed by award-winning KRDB, is pioneering as Austin's first car-free community powered by on-site solar energy. It is conveniently located at a transit hub — in close proximity to MetroRail, buses and expansive bike trails — and walking distance to eateries, cafes, bars and shops. *The Ivory* represents Phase II of the overall Chicon project, developed by the Chestnut Neighborhood Revitalization Corporation (CNRC). It aims to preserve and support the history, legacy and culture of the Chestnut Neighborhood, a vibrant artistic, cultural and commercial hub on Austin's east side.

All information contained herein is deemed reliable but not guaranteed.

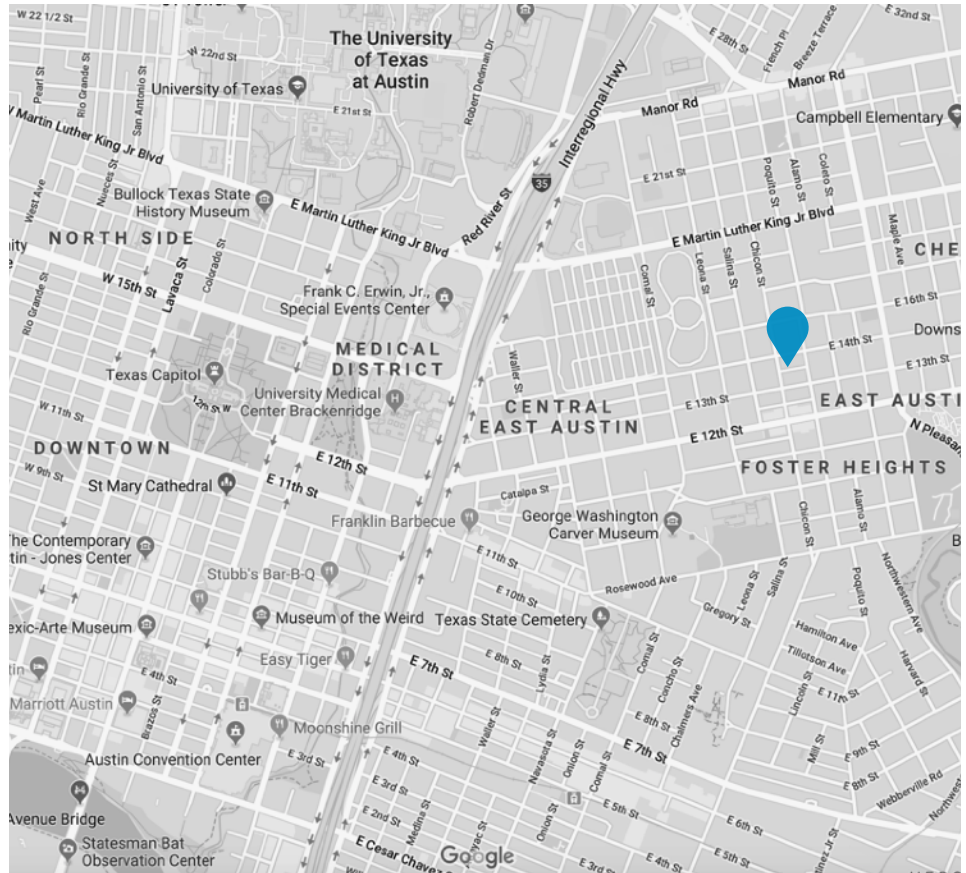
The Ivory - Overview



The Ivory

1309 Chicon Street,
Austin, TX 78702

Designed by:



Space

Type: Restaurant / Retail / Office

Size:

- Unit 101 - 800 SF (corner unit)
- Unit 102 - 698 SF
- Unit 103 - 703 SF

Features:

- Large store-front windows facing Chicon
- Ground level front & back entries
- High Ceilings (11-13ft)
- Polished Concrete Flooring
- 101: 2 rollup garage doors; outdoor seating; only unit w/ gas; grease trap; stubbed restroom
- 102/103: shared restroom outside unit

**Buyers responsible for completing buildout for their required uses*

Call for Pricing

Building

- 5-Story Mixed-Use Building
53 Residences (40 workforce + 13 market rate) + 3 ground-level Commercial units
- Austin's first car-free community
- Eco-Friendly Features: on-site solar system; dual pane low e windows; open-air shaded central courtyard
- Shared Amenities - 2 shared electric vehicles (exclusively for residents); Electric B Cycles (10 total onsite); bike storage room (key access); gym; rooftop terrace (electric grill + shaded & unshaded outdoor seating)

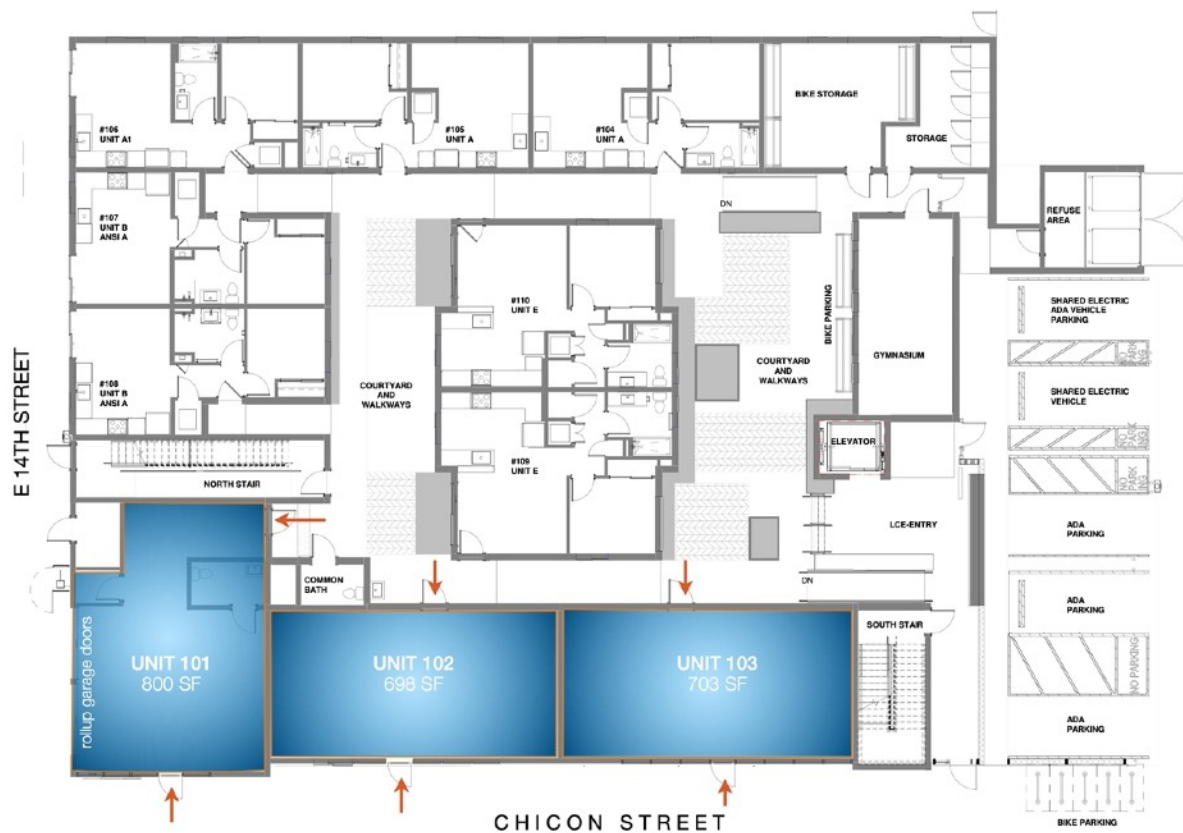
Location

- East Austin - urban core
Walk Score: 87 / Bike Score: 92
- Convenient Location
~1 mile to MLK MetroRail Station
~1.5 miles to UT Dell Medical Center; Moody Center; Texas State Capitol
~2 miles to Austin Convention Center
~7 miles to Austin Bergstrom Airport
- Neighborhood Spots
Paws on Chicon; Rocheli Patisserie; Sam's BBQ, King Bee; Trona; Nixta Taqueria; JuiceLand; Austin Daily Press; La Plancha; Sour Duck

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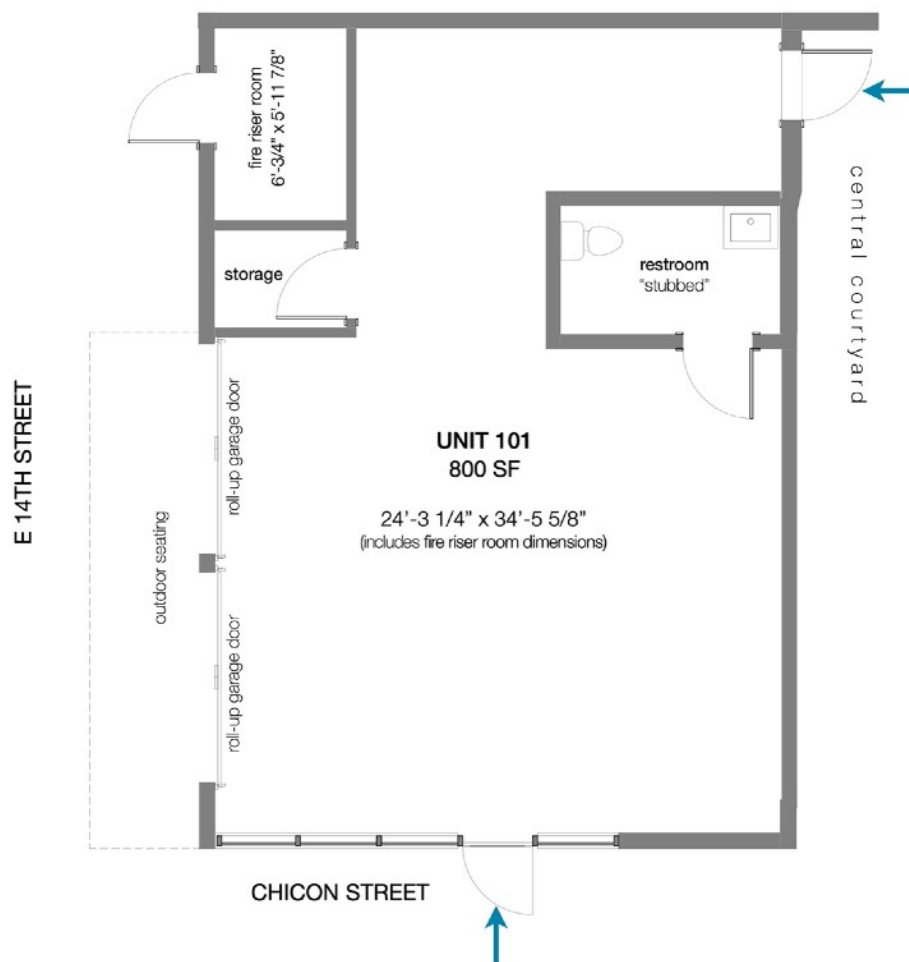
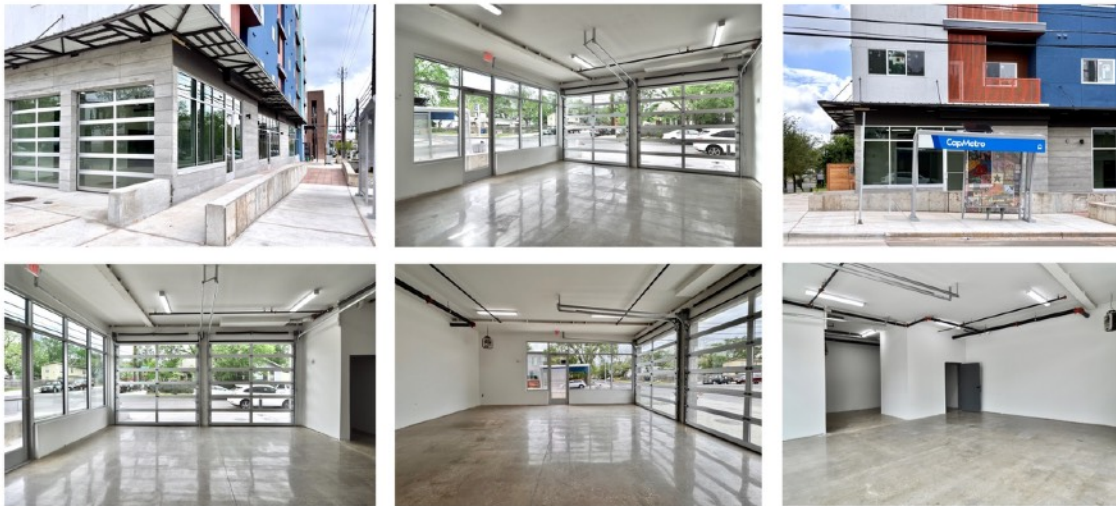
The Ivory - Floor Plate [Level 1]



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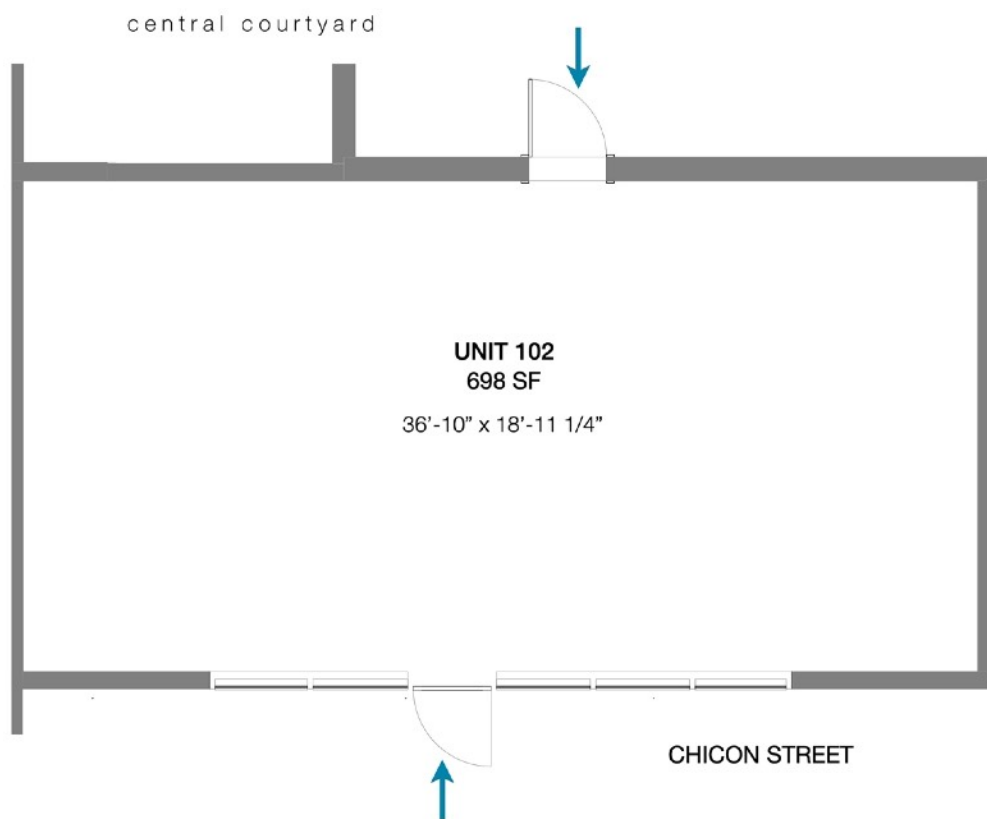
The Ivory - Floor Plan [Unit 101]



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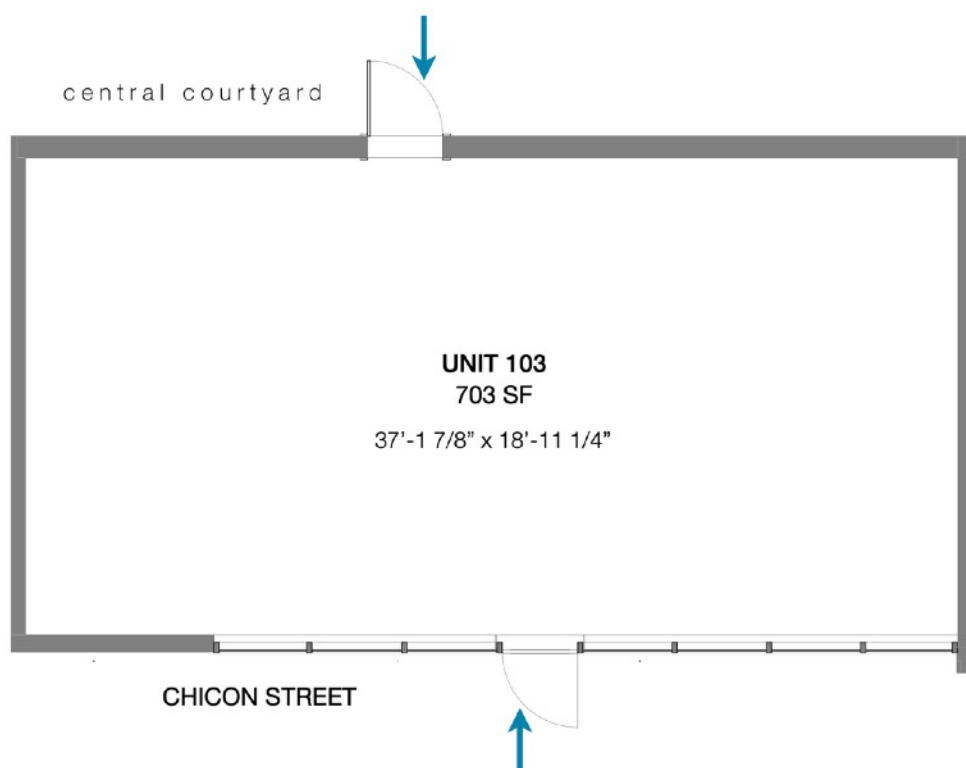
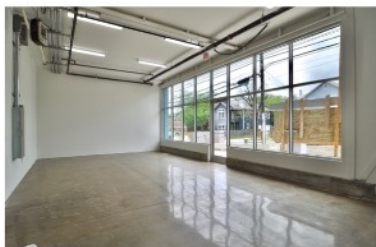
The Ivory - Floor Plan [Unit 102]



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The Ivory - Floor Plan [Unit 103]



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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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rob Seidenberg	631183	rob@skoutaustin.com	512 228.2900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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