

# For Sale

## 2nd Gen Restaurant

2129 E 7th Street, 78702  
Building: 2,220 SF [plans]  
Patio: 280 SF  
Lot: 0.5 acre  
Zoning: CS-CO-MU-CP

# Skout<sup>x</sup>

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freestanding  
drive-thru  
retail



2129 E 6th is a freestanding 2nd generation drive-thru restaurant building, located at the corner of E 7th Street and Robert T Martinez Jr Street. Situated on a 0.5-acre lot in the heart of East Austin, with ample onsite parking and two existing curb cuts. All existing FF&E to convey.

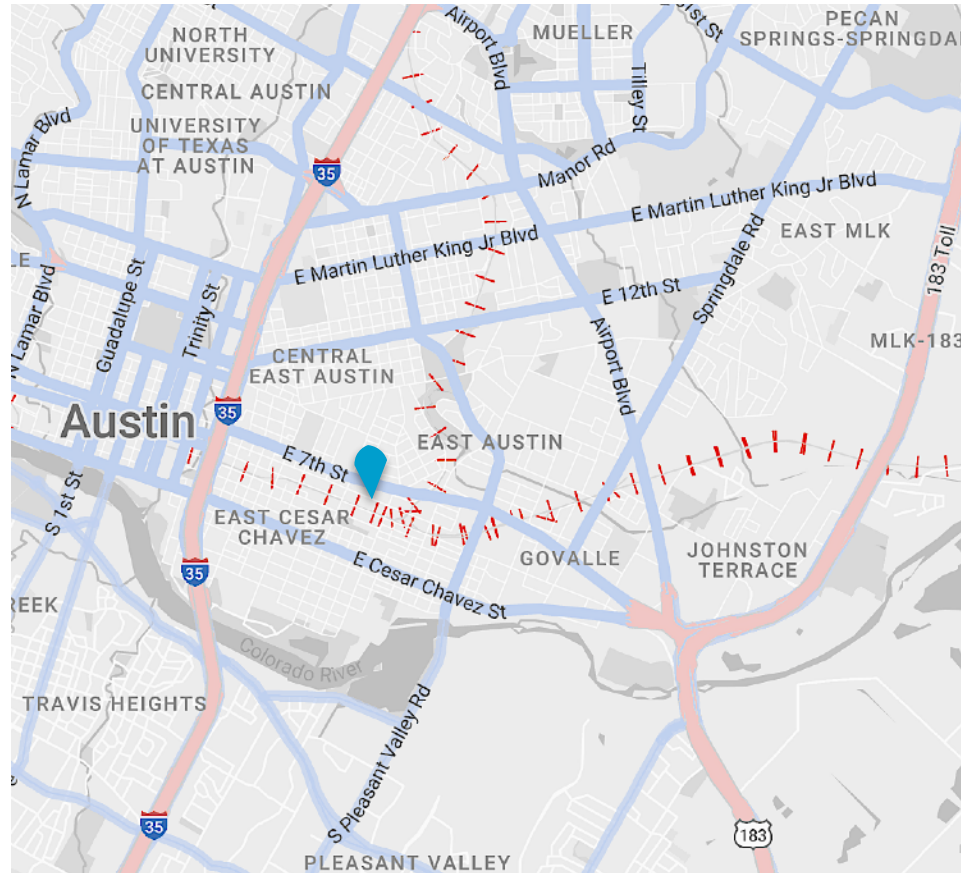
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# 2129 E 7th Overview



## 2129 E 7th

2129 E 7th Street  
Austin, TX 78702



### Property

Type: Restaurant / Retail

Size: 2,220 SF [plans]

Lot: 0.5 acre [tax record]

**Offered at: \$2.95M**

### Building Features

- Freestanding Single Story Building [former Flyrite Chicken restaurant]
- Outdoor Patio: 280 SF
- All existing FF&E convey
- E 7th St front-facing exterior windows
- Drive-thru window
- Onsite Parking Spaces: 21

### Location

- Hard corner location
- 2 Existing Curb Cuts: Off E 7th Street & Robert T Martinez Jr Street
- Easy access to I-35 & other major thoroughfares (Pleasant Valley Rd, Airport Blvd, Springdale Rd)
- Nearby Schools/Businesses/Corridors
  - Schools: *UT Elementary Charter School; Huston-Tillotson University*
  - Businesses: *Chase Bank; Dick Clark+Associates; Scott+Cooner; HEB Digital & Favor Delivery; C3 Presents*
  - Corridors: E 7th Street; E 6th Street; Plaza Saltillo; E Cesar Chavez

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2129 E 7th Photos



# 2129 E 7th - Equipment List Summary



## Equipment (02/07/2016)

HME-Drive Thru Headset System	Mission-Refrigerated Back Bar Cabinet
Mission-Pressure Fryer (x2)	Mission-Plastic Shelving
Mission-Fryer Battery (2 wells)	Mission & Smart Wall-SS Shelving
Mission-Convection Oven	Mission-Drop In Sink (hand)
Mission-Charbroiler 36"	Mission-Sink (3 compartment)
Mission-Countertop Griddle	Mission-Hand Sink (x2)
Mission-Countertop Hotplate	Mission-Sink (1 compartment)
Mission-Eq Stand, FridgeBase (under 3 eq's)	Mission-Refrigerated Sandwich Unit
Mission-Toaster	Mission-Heated Cabinet
Mission-Remote Ice Machine (x2)	Mission-Refrigerated Sandwich Unit-
Mission-Ice Bin	Mission-Walk-in Cooler/Freezer
Mission-Remote Beer System	Mission-Work Table 30x36 (x2)
Mission-Soft Serve Machine	Mission-Work Table 30x96
Mission-Warming Drawer	Mission-Work Table 30"(5" splash)x48"
Mission-Heat Lamp 60" w/ legs	Mission-Expo Table "L" Custom
Mission-Heat Lamp 24" w/ legs	Mission-Air Curtain
Mission-Bubbler Dispenser	Navco-Security System
Mission-Coffee Brewer	Mission-Walk-in Cooler/Freezer
Mission-Heated Merchandiser	

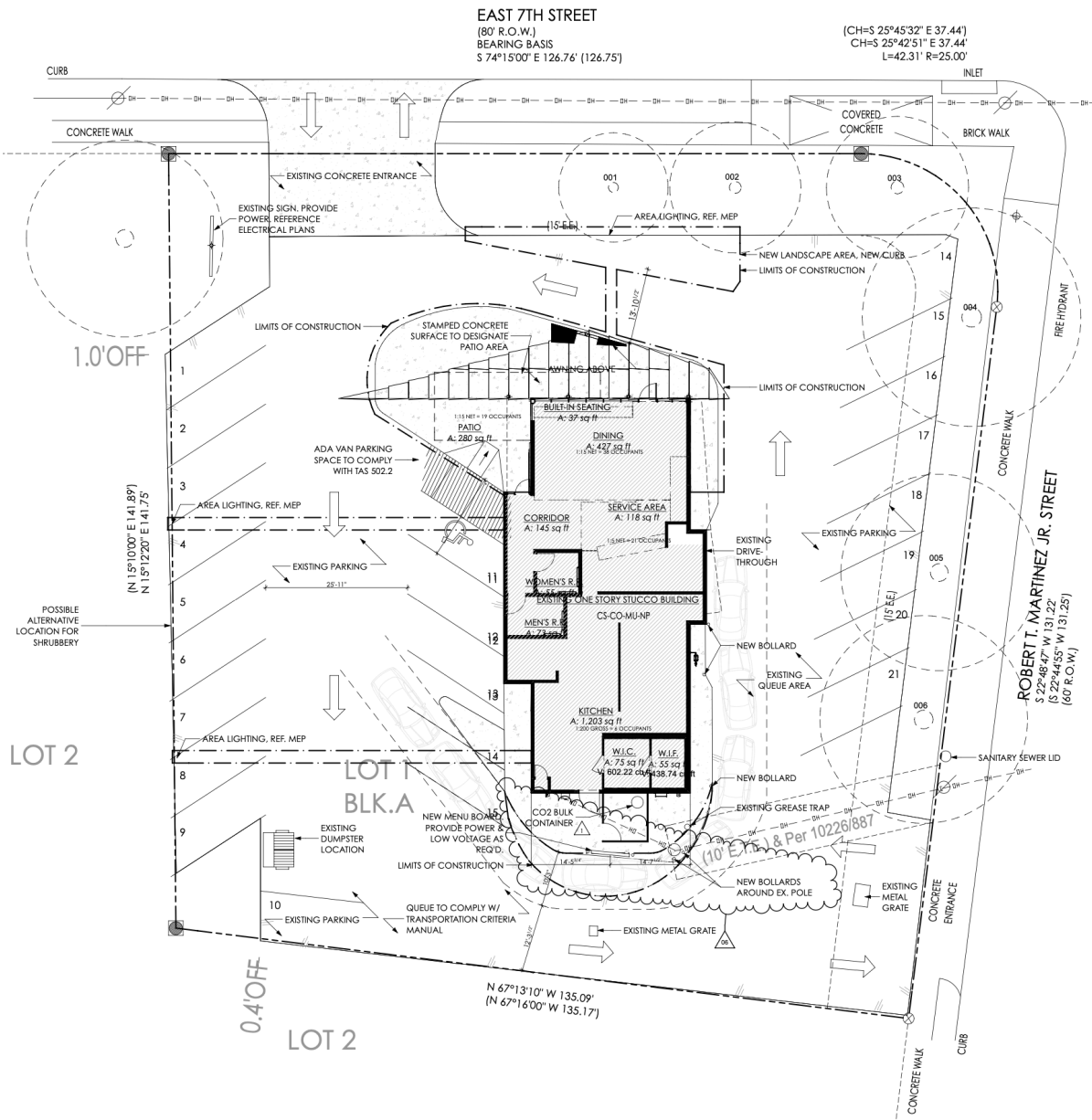
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## Furniture & Fixtures (02/07/2016)

Kaemark-10' Steel Planter (x4)	Kaemark-POS Counter
JSpradling-Exterior Planter Box 30x36 (x3)	Kaemark-Beverage/Trash Counter
Leslie-Indoor Planter Box Plants	Kaemark-Trash Cabinet (by door)
FiveStar-Egg Table Top	Kaemark-8' Steel Wall Benches (x2)
Metals & JSpradling-Community Tables (x2)	RedRider-Indoor Menu Boards (x3)
24" Counter Height Stool (x33)	RedRider-Outdoor Menu Boards & Signs (x3)
18" Regular Height Stool (x12)	GrandR-Brady Ch (x5); Car 24" (x39)
Kaemark-Table Bases Regular (x5)	Graybar-Can Lights Dining Room (x16)
Kaemark-Table Bases Bar (x4)	LFI-5 Shade Chandelier 4.5' diameter
	LFI-Gooseneck Fixture

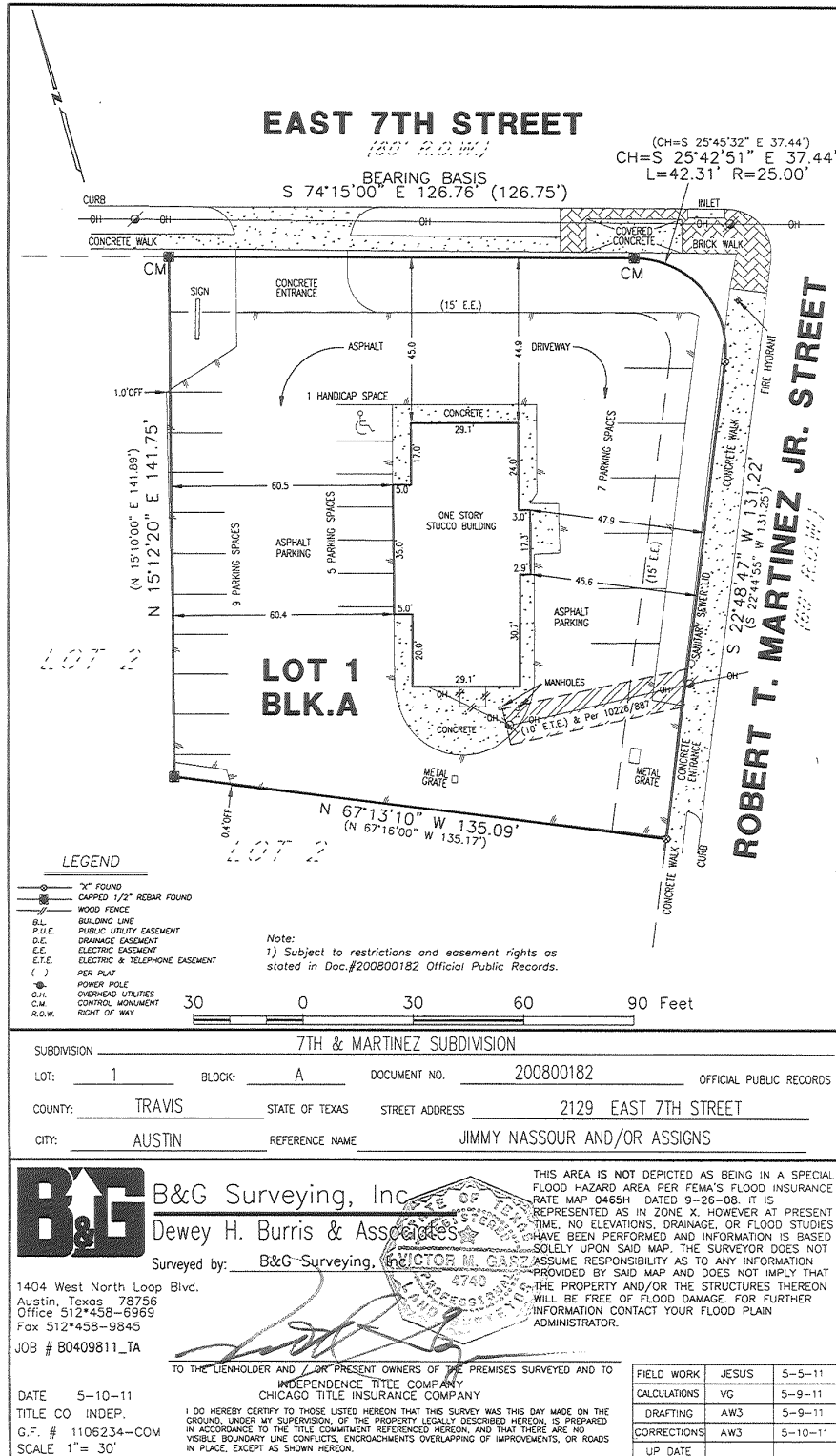
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# 2129 E 7th - Site Plan



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# 2129 E 7th - 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date