

FOR LEASE

EASTSIDE PET CENTER

2023-2035 AIRPORT BLVD, AUSTIN, TX
78722

Christopher Holcomb

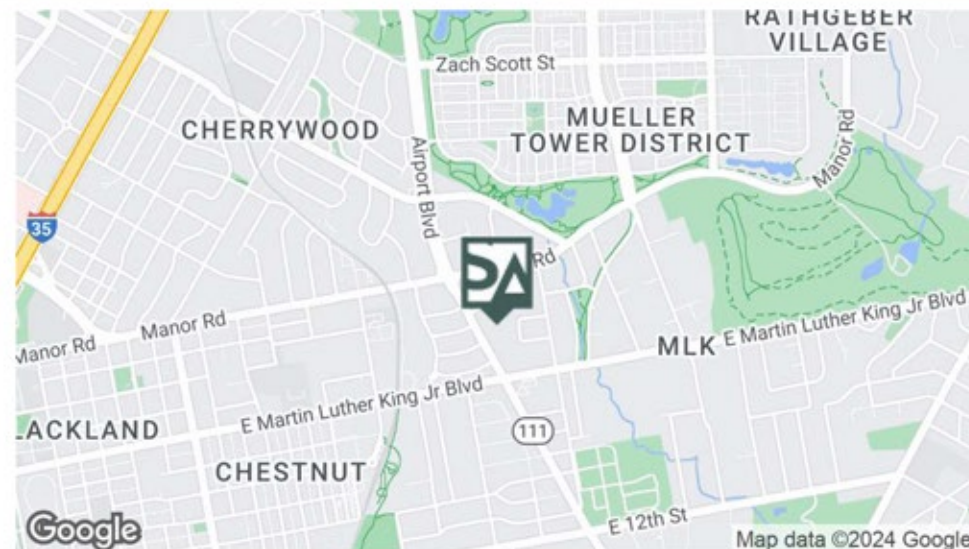
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906 RIO GRANDE STREET | AUSTIN, TX 78701 | 512.472.6100 | SAYERSADVISORS.COM





OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	15,405 SF
Available SF:	6,028 SF
Unit 130:	1,648 SF
Unit 140:	780 SF
Unit 150	3,600 SF
Date Available:	Now
Lot Size:	0.86 Acres
Zoning:	CS-MU-NP
Parking:	Ample Surface Parking

PROPERTY OVERVIEW

Discover your ideal retail or flex space at 2023-2035 Airport Blvd., a unique and versatile property nestled in one of Austin's vibrant urban corridors. Situated on a spacious acre in the iconic eastside, this location boasts convenient surface parking and a modern, collaborative atmosphere that inspires creativity. Positioned between MLK and Manor Rd., you'll find numerous amenities and attractions just moments away. With popular businesses like Palomino Coffee and Jackie's Play & Stay as your neighbors, this property is perfect for a Veterinary Practice, and/or specialized flex/retail users. Ranging from 780 to 6,028 square feet, this well maintained space offers prominent signage visibility on Airport Blvd., open floor plans, attractive landscaping, and ample parking, accommodating a variety of tenants.

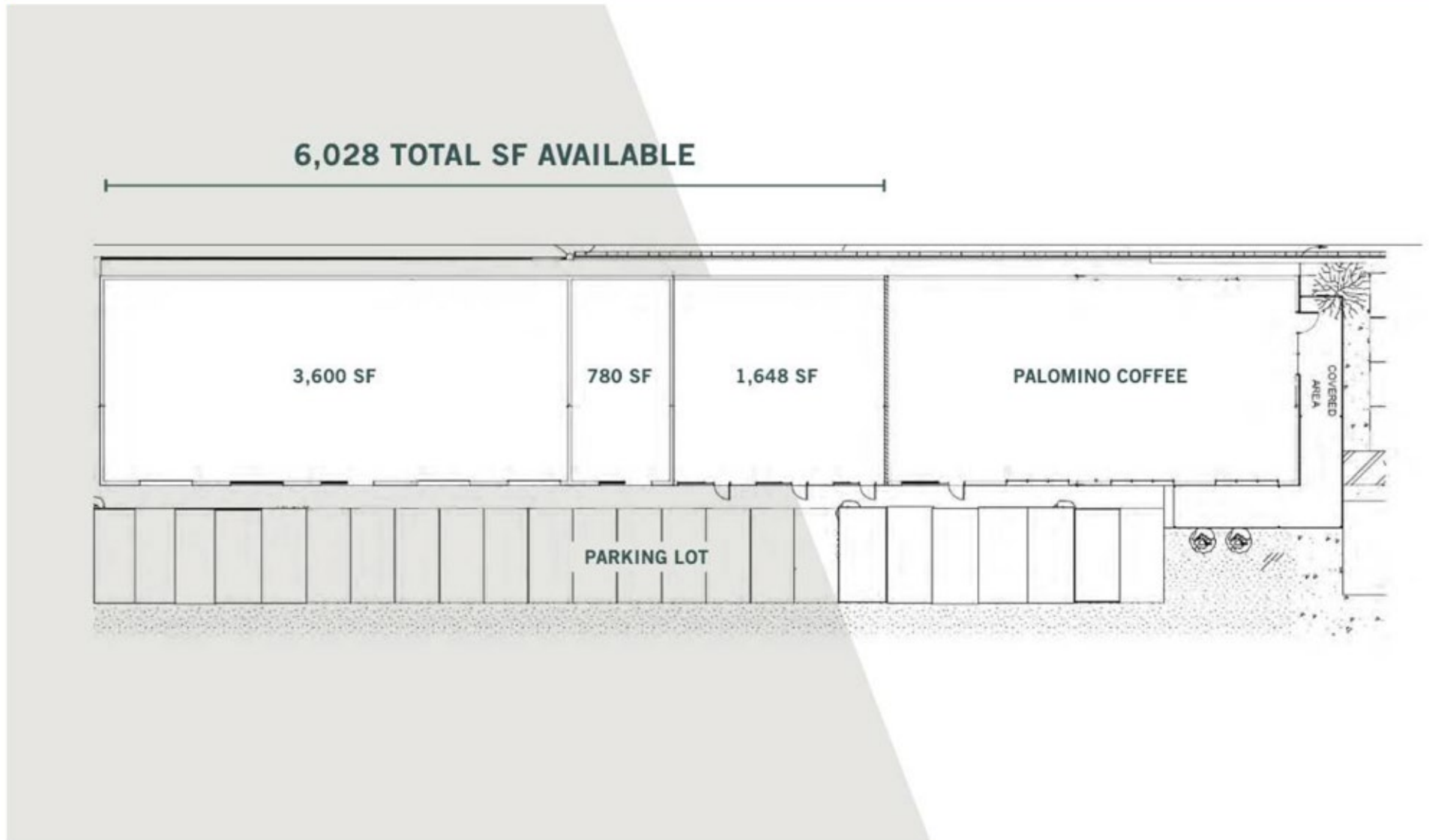
PROPERTY HIGHLIGHTS

- Airport Blvd Signage available
- Vibrant and growing commercial area, attracting a diverse tenant and consumer base
- Flexible space options to accommodate various tenant requirements
- Onsite Amenities: Palomino Coffee Shop and Jackie's Play & Stay
- Excellent location on Airport Blvd. Between MLK & Manor Rd.

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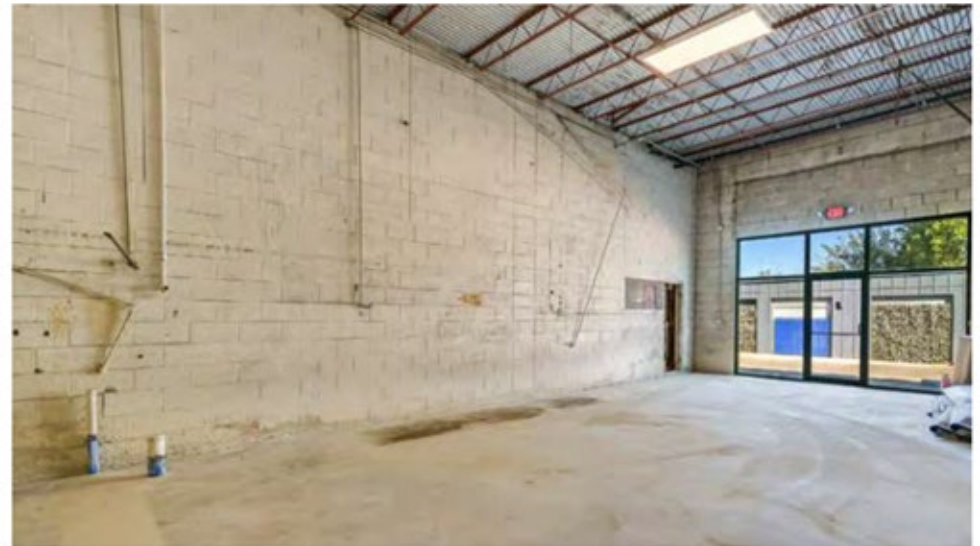


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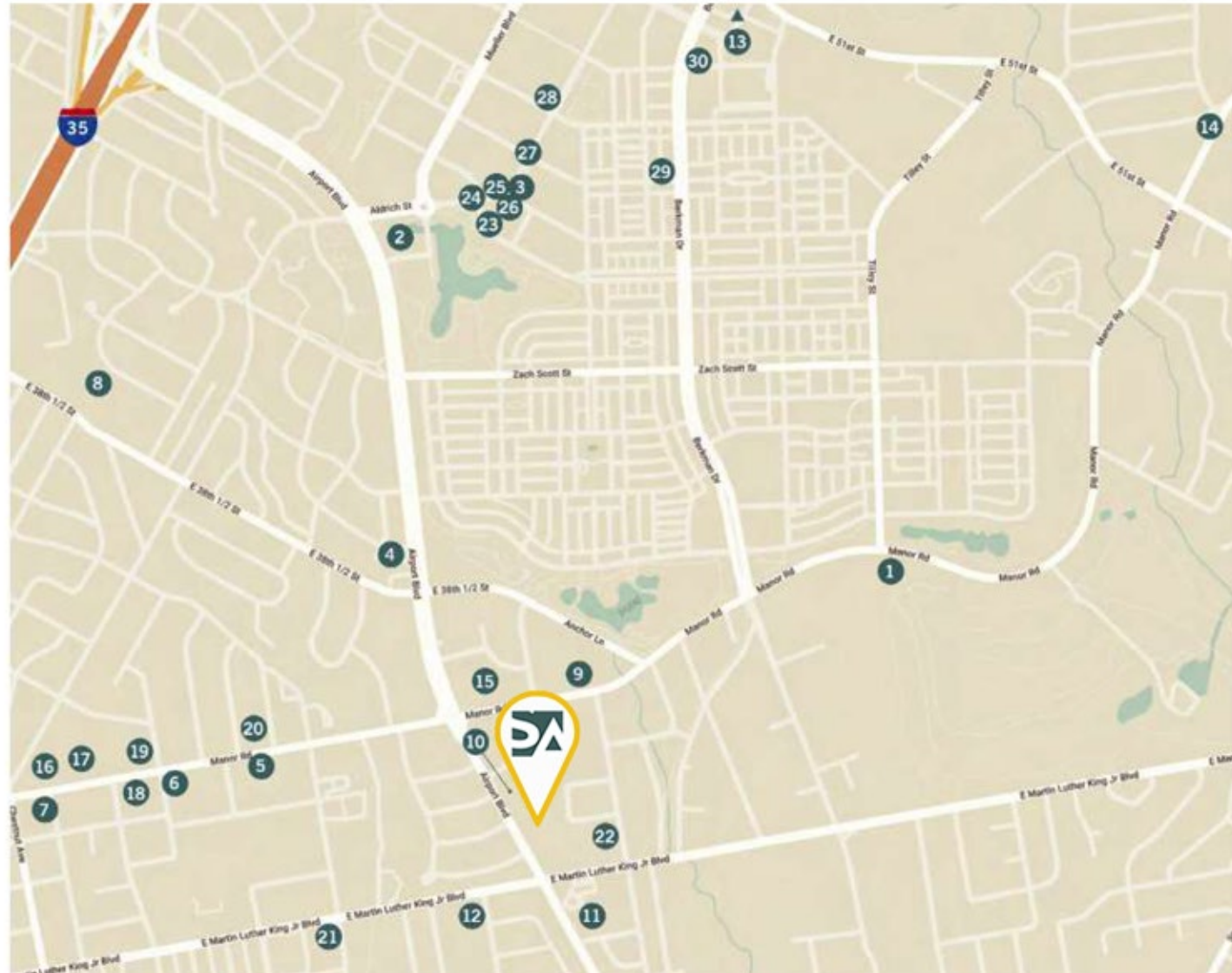
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1. Fairways Cantina
2. The Stonehouse Wood Fire Grill
3. Colleen's Kitchen
4. Bobo's Snack Bar
5. Love Supreme Pizza Bar
6. Bird Bird Biscuit
7. Patrizi's
8. Cherrywood Coffeehouse
9. Batch Craft Beer & Kolaches
10. The Skylark Lounge
11. Terry's Seafood and Chicken
12. Zeds Real Fruit Ice Cream
13. Torchy's Tacos
14. S H Donuts
15. Oddwood Brewing
16. Haymaker
17. Dai Due
18. Taco Mex
19. Civil Goat
20. La Santa Barcacha
21. Houndstooth Coffee
22. Moontower Cider Co.
23. Halcyon
24. Veracruz
25. Fonda and Bar
26. Blue Lacy
27. Marufuku Ramen
28. Kirby Lane Cafe
29. Lamba's
30. Starbucks



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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.

Sayers Real Estate Advisors	448879	Clint@SayersAdvisors.com	512.472.6100
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date