



2134 East 7th Street
Austin, TX 78702

For Sale



DOVETAIL

Michael Bullard • mb@dovetailcre.com • 512-468-5353

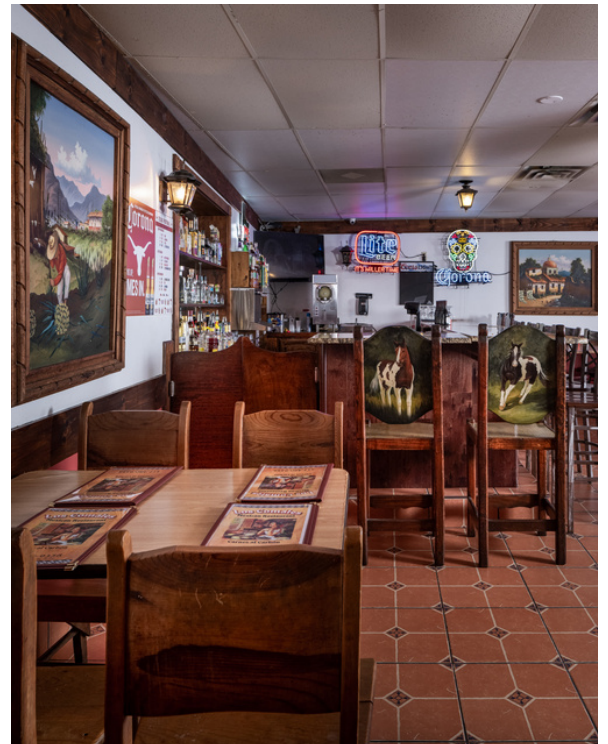
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- For Sale at \$3,000,000.
- Iconic 2nd generation restaurant in the heart of Austin's vibrant Eastside neighborhood.
- 3,220 Interior Square Foot restaurant with excellent covered patio.
- 11,951 square foot lot.
- Expansive on-site parking area with dual access from E 7th st and the alley to the North.
- Zoned CS-CO-MU-NP.
- Pylon signage.



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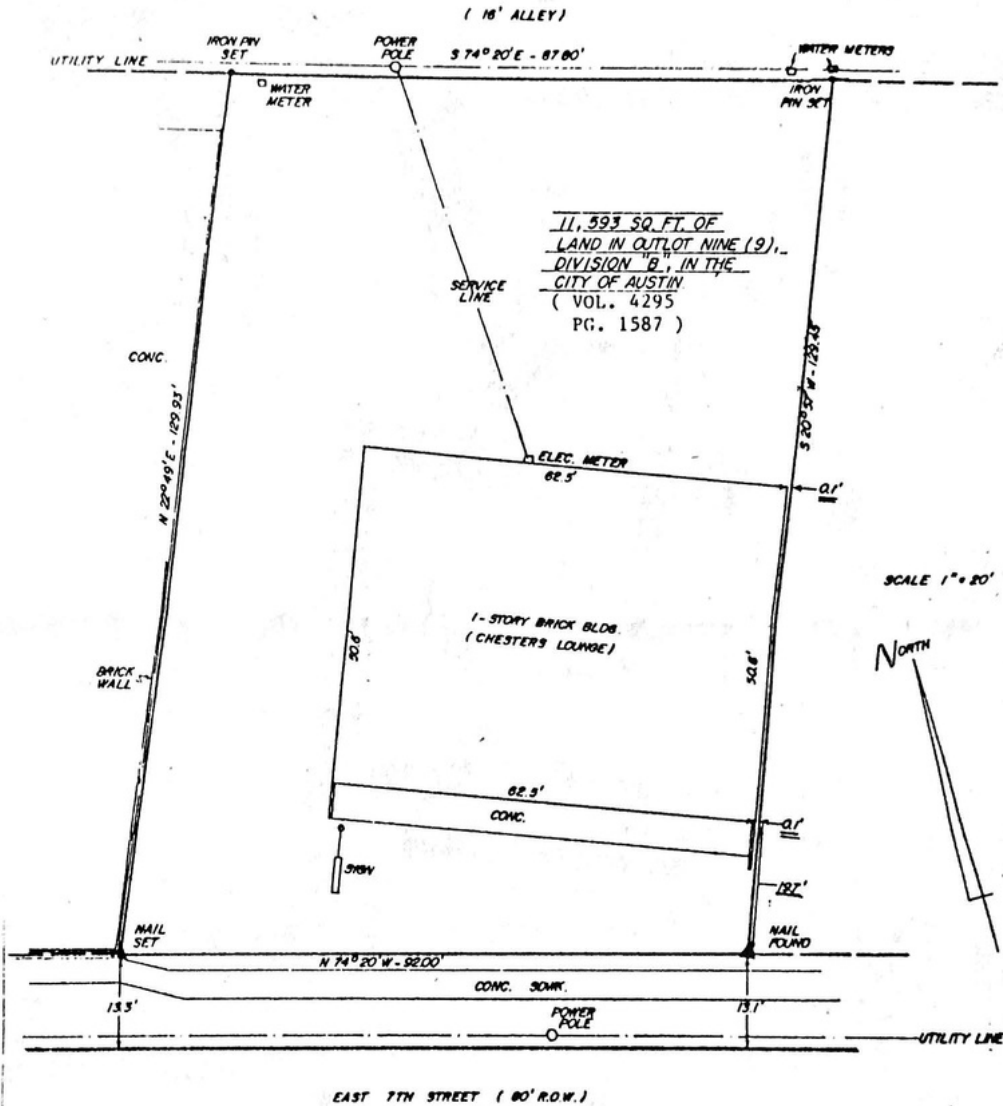




L. GORDON STEARNS & ASSOCIATES

SURVEY PLAT

LOCAL ADDRESS: 2134 - 2136 EAST 7TH STREET REFERENCE NAME: NAGY
 LEGAL DESCRIPTION: 11,593 SQUARE FEET OF LAND, MORE OR LESS, OUT OF AND A PART OF
 OUTLOT NINE (9), DIVISION "B", OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS,
 SAID 11,593 SQUARE FEET OF LAND BEING
 located in the city of AUSTIN, Texas, of record in VOLUME 4295 at Page 1587
 of the TRAVIS County, Texas Deed Records.



STATE OF TEXAS: "To the lien holders and/or the owners of the premises surveyed and to the
 COUNTY OF TRAVIS

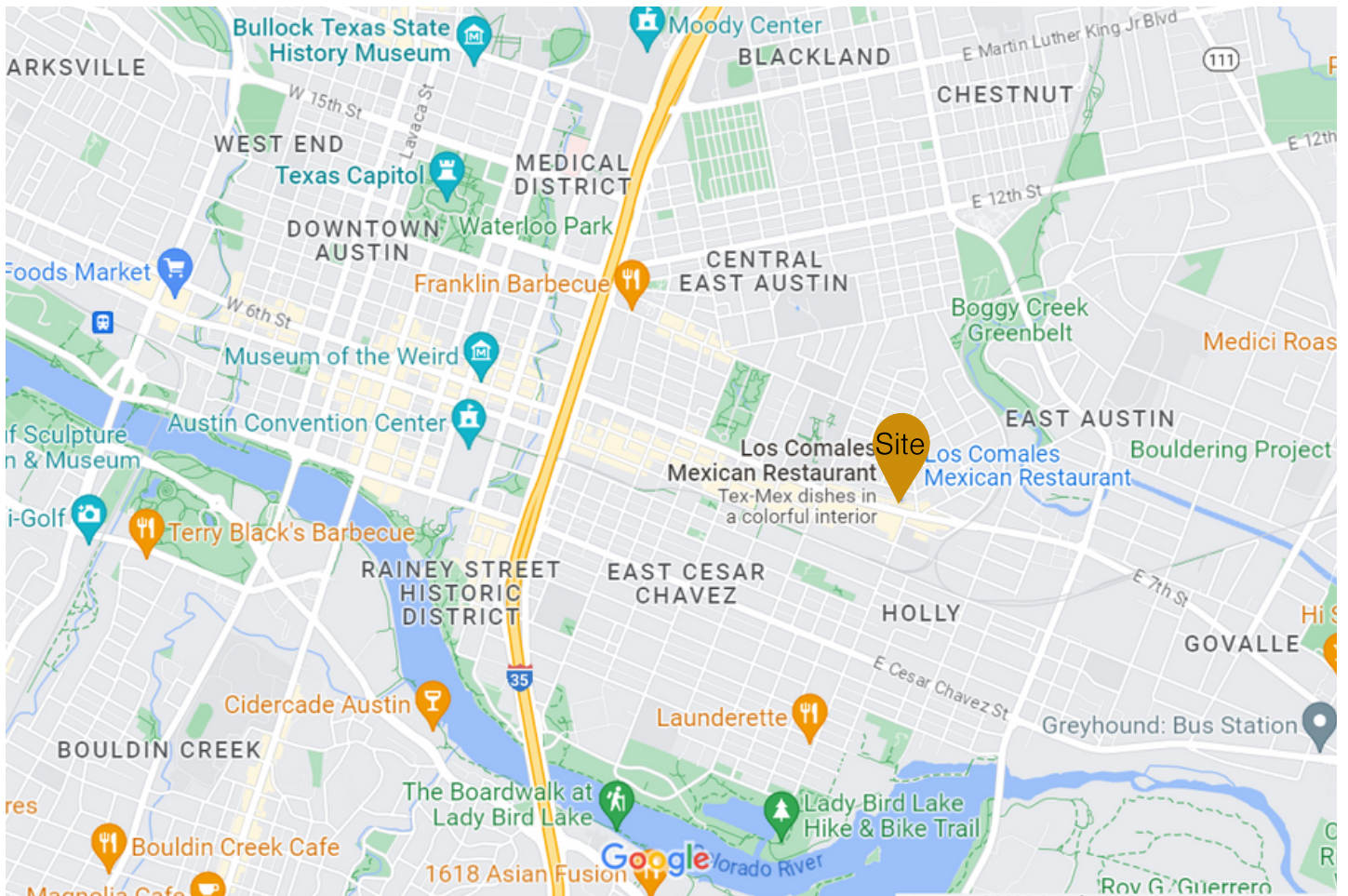
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

I hereby certify that the property described herein is not within a Special Flood Hazard Area as identified by the Federal Emergency Management Agency of HUD Flood hazard boundary map dated SEPT. 2, 1981. COMMUNITY DEVELOPMENT 20045 B

L. GORDON STEARNS
 REGISTERED PUBLIC SURVEYOR
 NO. 2467

job no.
7268

DATED THIS THE 20th DAY OF DECEMBER, 19 85





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:
 - 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.

Dovetail Commercial Real Estate, LLC	9009327	mb@dovetailcre.com	512-468-5353
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bullard	593309	mb@dovetailcre.com	512-468-5353
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