



2602 E Cesar Chavez
Austin, TX 78702

For Sale



DOVETAIL

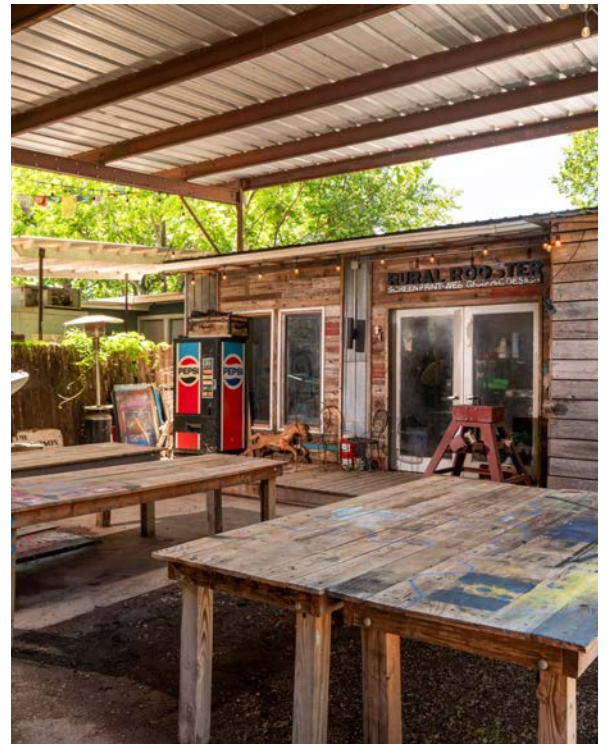
Michael Bullard • mb@dovetailcre.com • 512-468-5353



2602 E Cesar Chavez

Austin, TX 78702

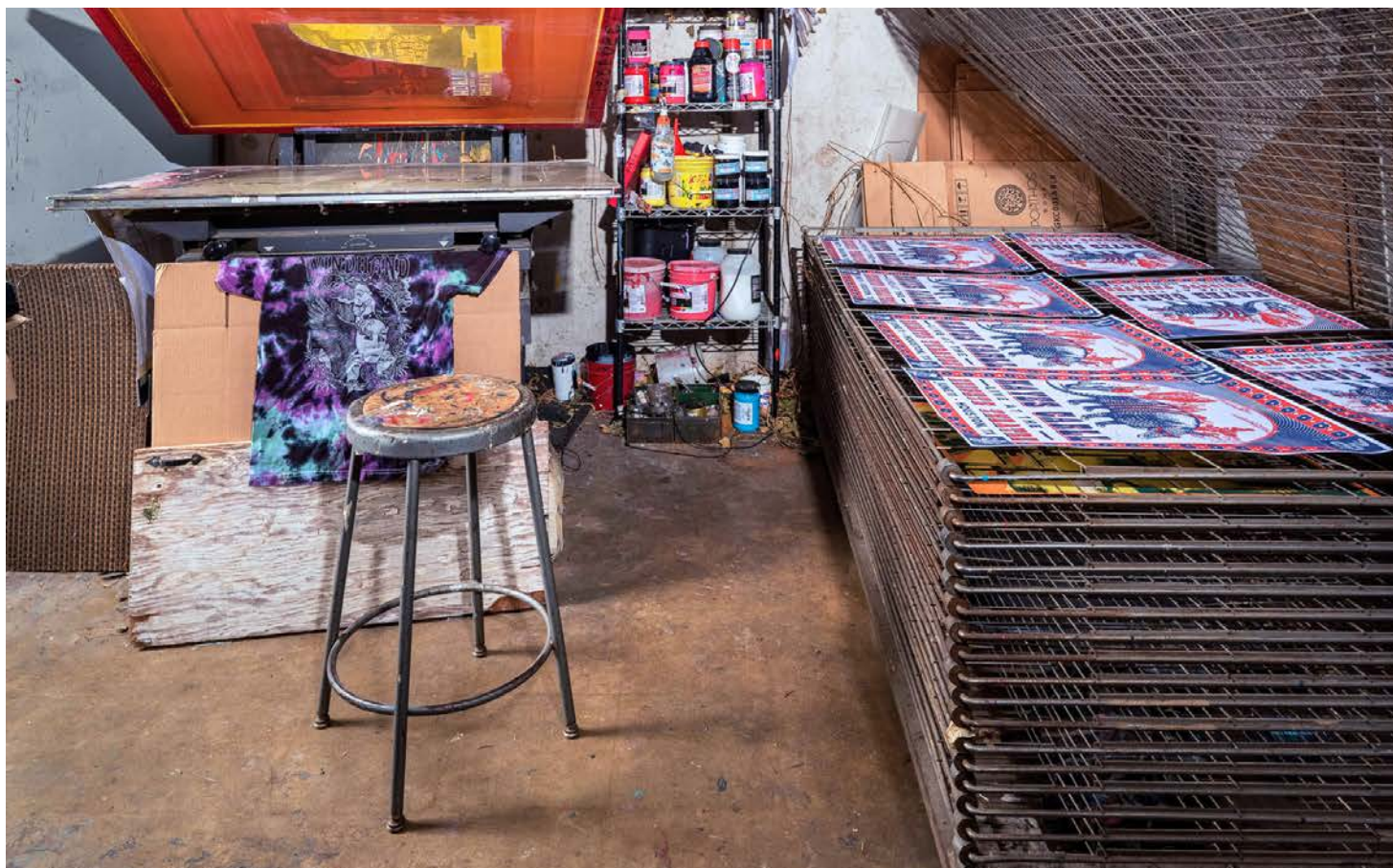
- For Sale at \$1,800,000
- 2,979 Square Feet in total. The front building is 1,838 square feet. The rear building is 1,141 square feet. There is a covered courtyard in between the structures.
- Zoned CS-CO-MU-NP.
- Excellent visibility to E Cesar Chavez.
- Easy walking distance from award winning restaurants like Sushi Bar ATX, Bufalina, Kemuri Tatsu-Ya, La Barbecue and many more.
- Originally constructed as an auto service station; now functioning as a screen print shop and artist studios.
- Clean Phase 1 environmental report available.



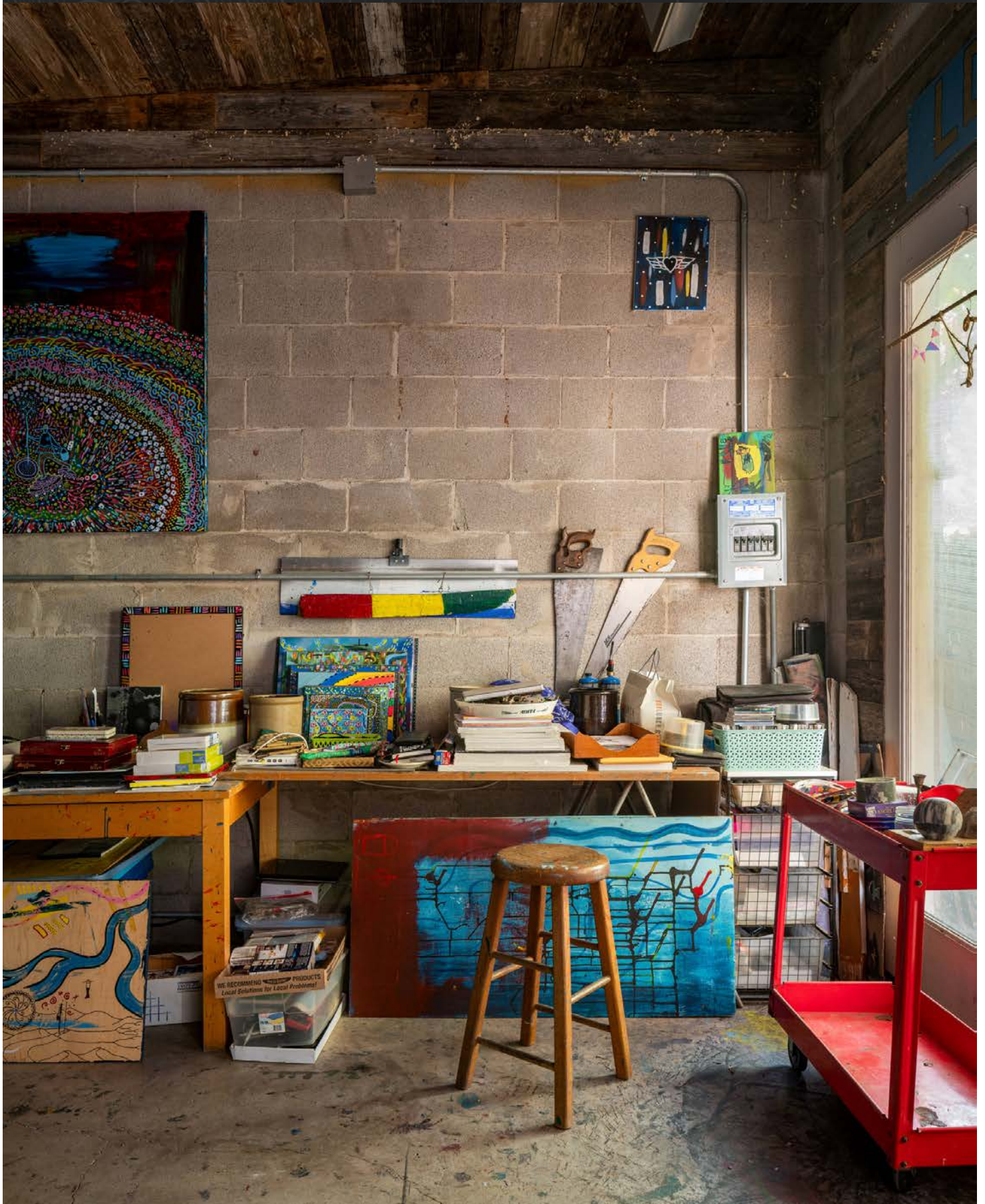


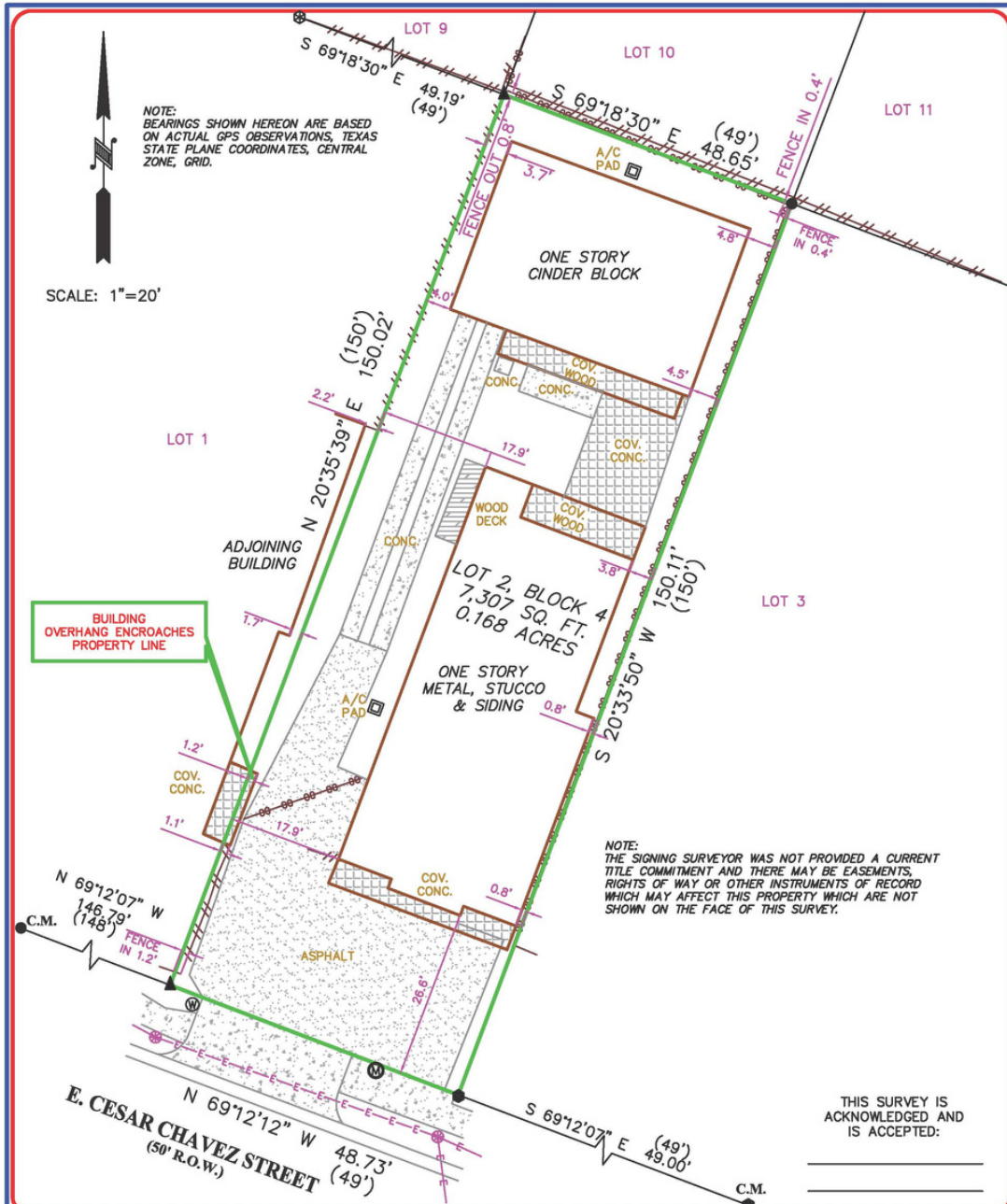












FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 424532, Panel No. 0465 S, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
2602 E. CESAR CHAVEZ STREET

Property Description:
LOT 2, BLOCK 4 OF HIGHWAY ADDITION, A SUBDIVISION OUT OF OUTLOT 27 AND 28, DIVISION "O", IN THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 149, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Owner:
T.B.D.

FIRM REGISTRATION NO. 1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FND. 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊕ = FND RAIL ROAD SPIKE
- ⊖ = OVERHEAD ELECTRIC
- ⊙ = SEWER MANHOLE
- ⊗ = WATER METER
- ⊛ = POWER POLE

DWG: CJM RVD: MJE

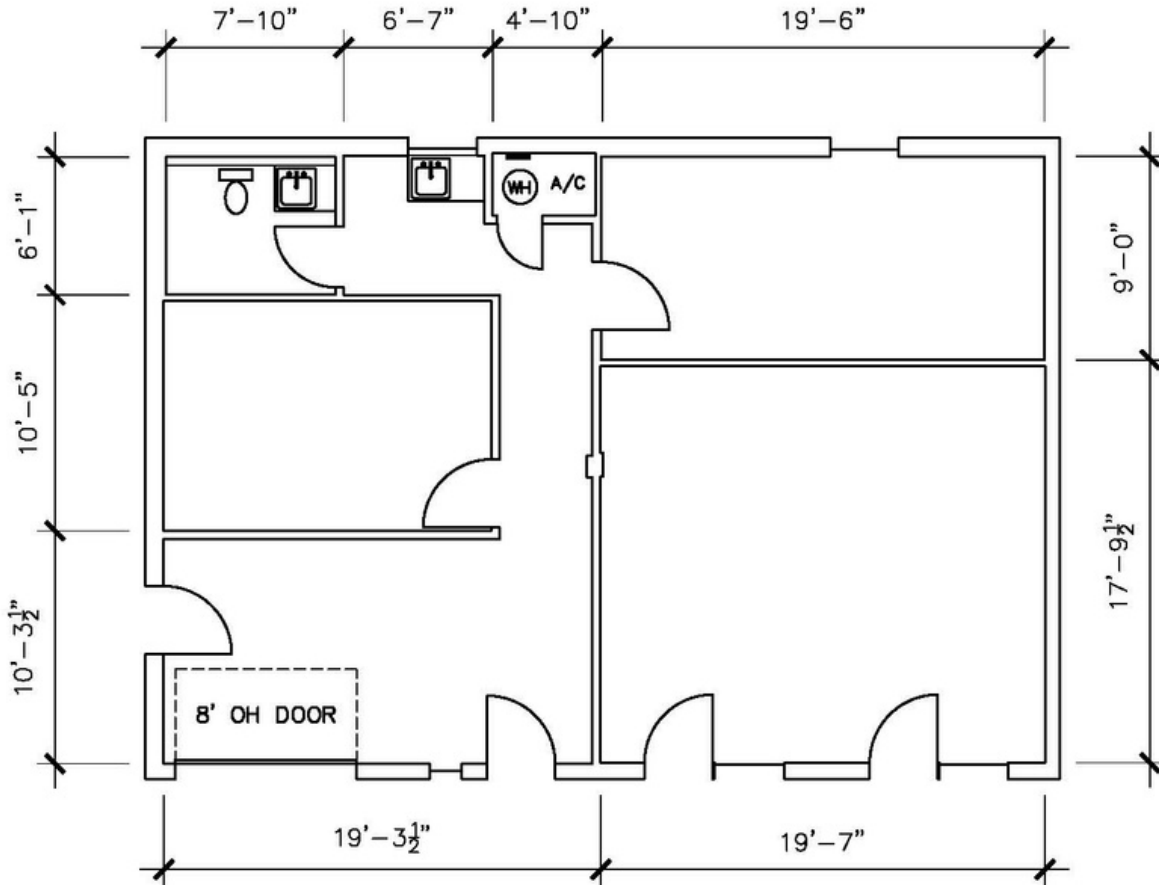


I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



DIMENSIONS ARE TO SHOW ROOM SIZES.
 SQUARE FOOTAGE CALCULATIONS ARE DONE
 TO BOMA STANDARDS.



SCALE: 1/8" = 1'-0"



Drawing for:
 Dovetail Commercial
 Real Estate
 803 W. Elizabeth St.
 Austin, TX 78704

BACK BUILDING
 2602 E. CESAR CHAVEZ
 AUSTIN, TEXAS
 EXTERIOR GROSS AREA: 1,141 S.F.

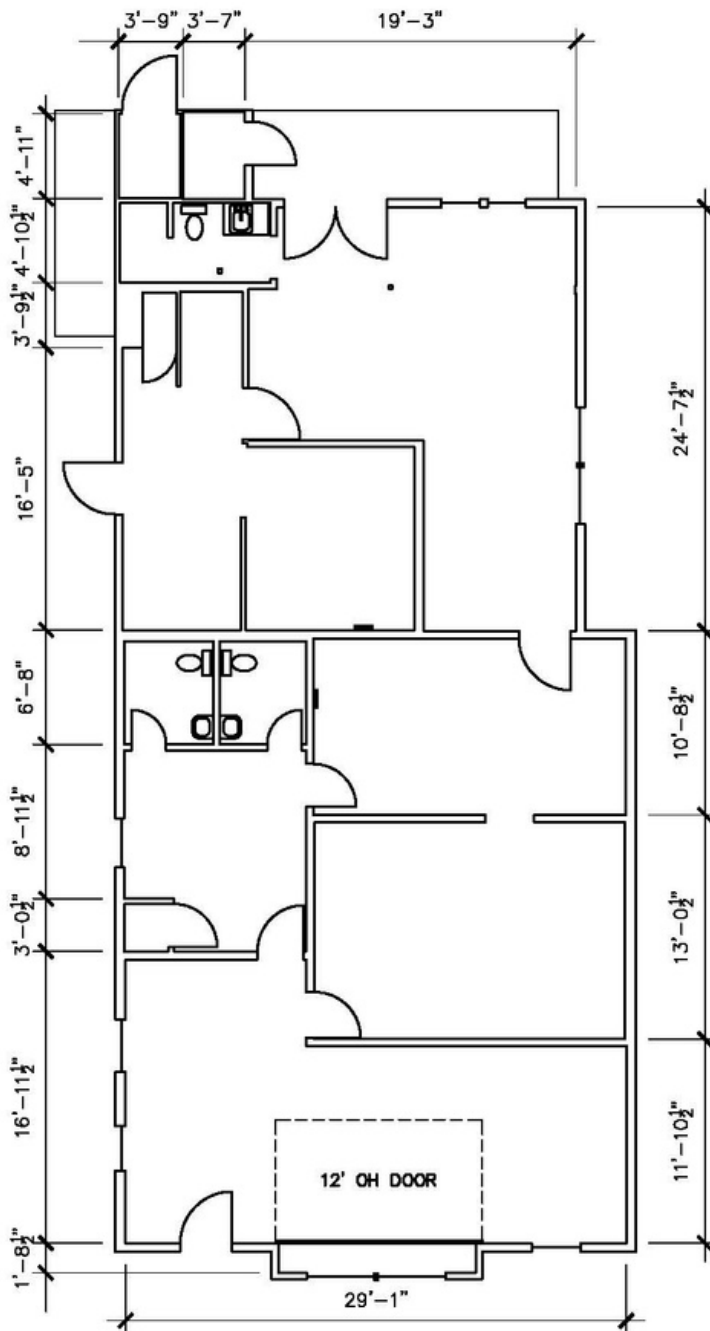
THE MEASUREMENTS, FLOOR PLANS,
 AND CALCULATIONS ARE ACCURATE
 USING BOMA MEASUREMENT
 STANDARDS.
 ANSI/BOMA Z85.3 - 2018
 GROSS 1 - LEASING METHOD
 Project No.: 2310.01
 Date: February 16, 2023
 ©2023

↑ DIMENSIONS ↑
FLOOR PLANS

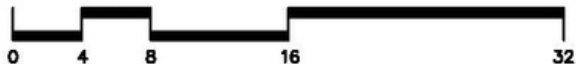
Austin, Texas
 dimensionsfloorplans.com
 Phone: (512)342-0114



DIMENSIONS ARE TO SHOW ROOM SIZES.
 SQUARE FOOTAGE CALCULATIONS ARE DONE
 TO BOMA STANDARDS.



SCALE: 3/32" = 1'-0"

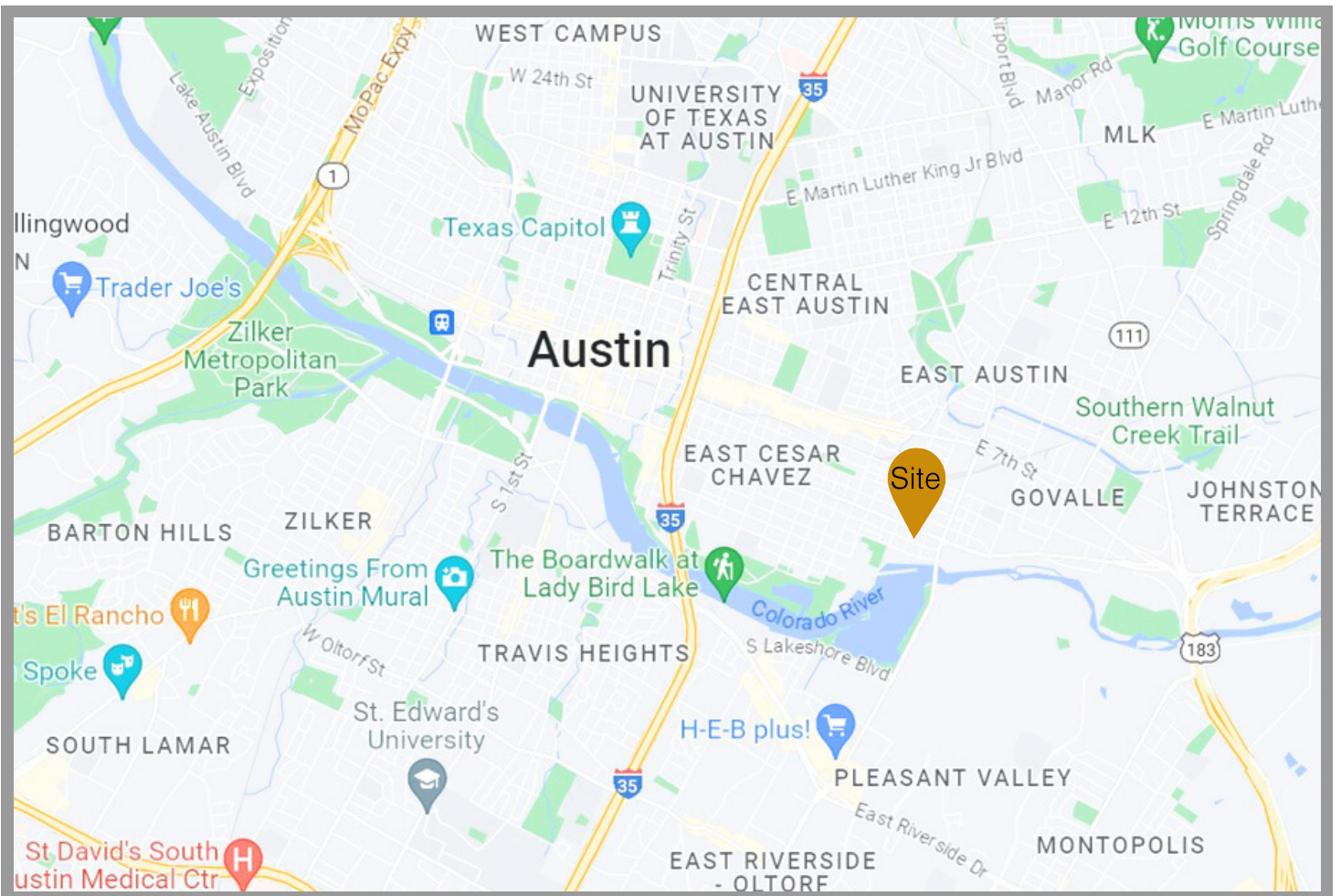
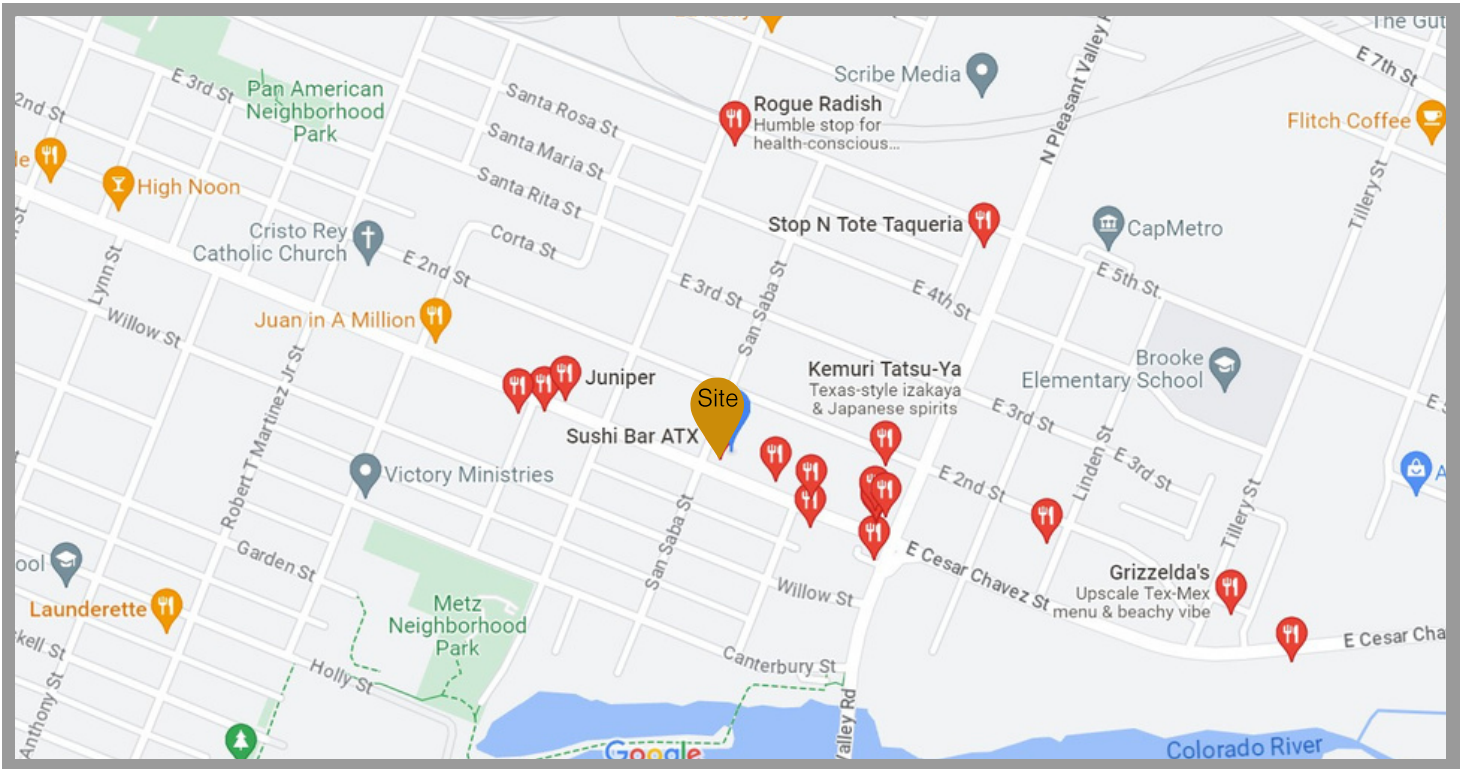


Drawing for:
 Dovetail Commercial
 Real Estate
 803 W. Elizabeth St.
 Austin, TX 78704

FRONT BUILDING
 2602 E. CESAR CHAVEZ
 AUSTIN, TEXAS
 EXTERIOR GROSS AREA: 1,838 S.F.

THE MEASUREMENTS, FLOOR PLANS,
 AND CALCULATIONS ARE ACCURATE
 USING BOMA MEASUREMENT
 STANDARDS.
 AHS/BOMA 286.3 - 2018
 GROSS 1 - LEASING METHOD
 Project No.: 2310.01
 Date: February 16, 2023
 ©2023

+DIMENSIONS+
FLOOR PLANS
 Austin, Texas
 dimensionsfloorplans.com
 Phone: (512)342-0114





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.

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