



**201-301 BARTON SPRINGS** | 201-301 BARTON SPRINGS, AUSTIN, TX 78704

**Features**

Interior 1st Floor- 7,133sf  
 Interior 2nd Floor- 1,864sf  
 Deck & Terraces- 2,030sf

- CS-1 zoning
- Onsite parking available
- Easy access to W Riverside and Barton Springs Rd
- Close proximity to Auditorium Shores and Lady Bird Lake

**FOR LEASE**

**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR:	1 MILE	3 MILE	5 MILE
South Congress	9,983 VPD	Total Population		26,287	191,462	358,945
W Riverside Drive	13,498 VPD	Total Households		15,222	92,282	164,331
Barton Springs	8,697 VPD	Avg HH Income		\$166,454	\$113,129	\$116,794
		Daytime Population		81,429	336,286	546,548

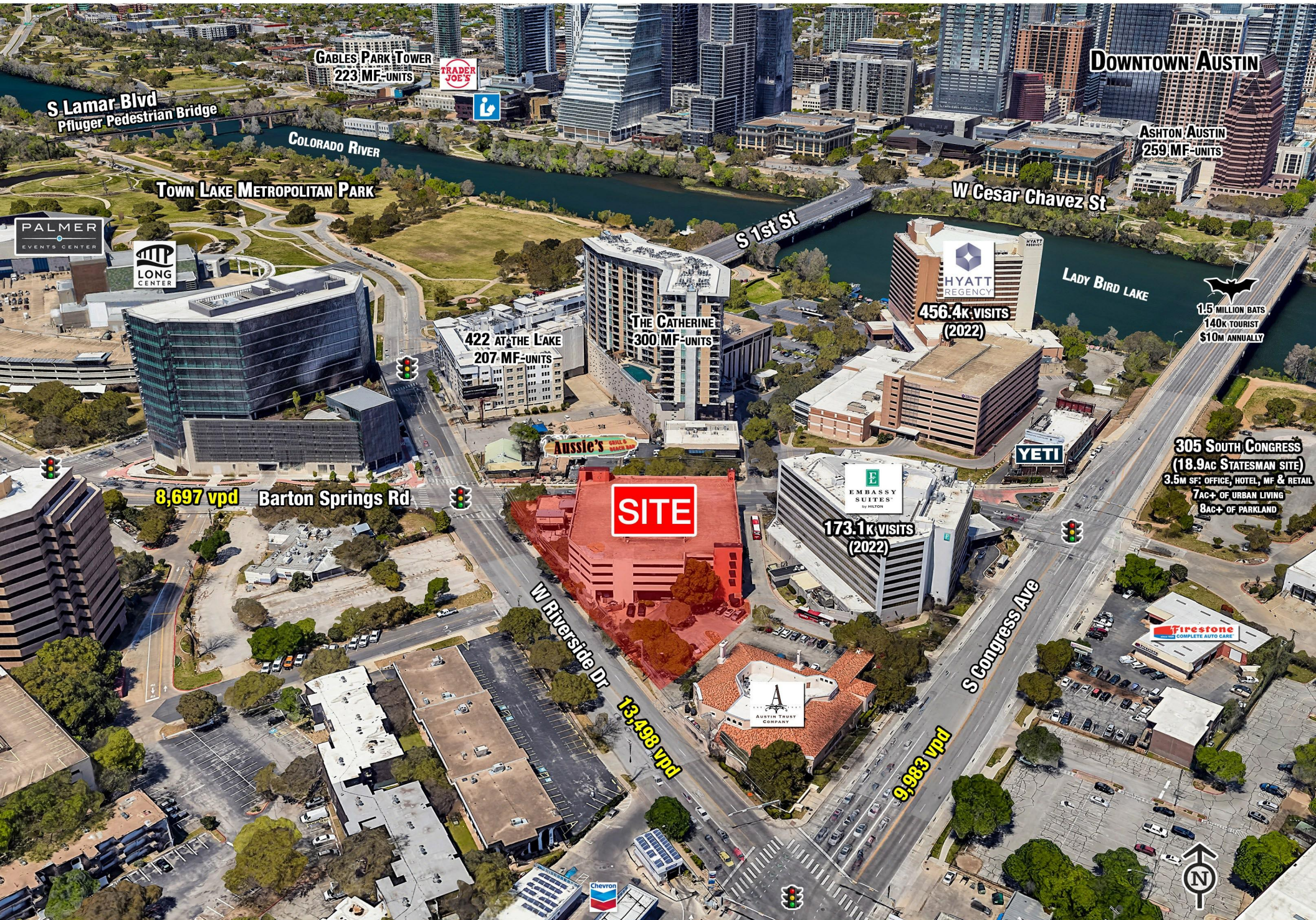
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 Vice President  
 512.482.6131  
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**Nick Naumann**  
 Director of Brokerage - Austin  
 512.482.6118  
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**Area Retailers & Businesses**







S Lamar Blvd  
Pfluger Pedestrian Bridge

GABLES PARK TOWER  
223 MF-UNITS



DOWNTOWN AUSTIN

ASHTON AUSTIN  
259 MF-UNITS

COLORADO RIVER

TOWN LAKE METROPOLITAN PARK

W Cesar Chavez St

PALMER  
EVENTS CENTER



S 1st St

HYATT  
REGENCY  
456.4k VISITS  
(2022)

LADY BIRD LAKE



1.5 MILLION BATS  
140K TOURIST  
\$10M ANNUALLY

422 AT THE LAKE  
207 MF-UNITS

THE CATHERINE  
300 MF-UNITS

305 SOUTH CONGRESS  
(18.9AC STATESMAN SITE)  
3.5M SF: OFFICE, HOTEL, MF & RETAIL  
7AC+ OF URBAN LIVING  
8AC+ OF PARKLAND

8,697 vpd Barton Springs Rd

SITE

EMBASSY  
SUITES  
BY HILTON  
173.1k VISITS  
(2022)

YETI

W Riverside Dr

S Congress Ave

13,498 vpd

9,983 vpd

Firestone  
COMPLETE AUTO CARE

AUSTIN TRUST  
COMPANY







# DOWNTOWN AUSTIN

**THE CATHERINE**  
300 MF-UNITS

**HYATT**  
REGENCY  
254k VISITS  
ANNUALLY

**EMBASSY**  
SUITES  
by HILTON  
164k VISITS  
ANNUALLY

**305 SOUTH CONGRESS**  
(18.9AC STATESMAN SITE)  
3.5M SF: OFFICE, HOTEL, MF & RETAIL  
7AC+ OF URBAN LIVING  
8AC+ OF PARKLAND

**SITE**

300 COVERED  
SPACES

**Firestone**  
COMPLETE AUTO CARE

**S Congress Ave**

**Aussie's**  
GRILL & BEACH BAR

**AUSTIN TRUST**  
COMPANY

**Barton Springs Rd**

**Lando's**  
LIQUORS & LIBATIONS

**W Riverside Dr**

**13,498 vpd**





RESTAURANTS

HOTELS

0 0.1 0.2 Miles

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/A/FA/Congress & Riverside 1.5mi January 2022



# 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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Phone

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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