



AUSTIN  
COMMERCIAL CENTER

RESOLUT  
RE

**FOR LEASE**

**AVAILABLE SPACE**  
2,615 SF

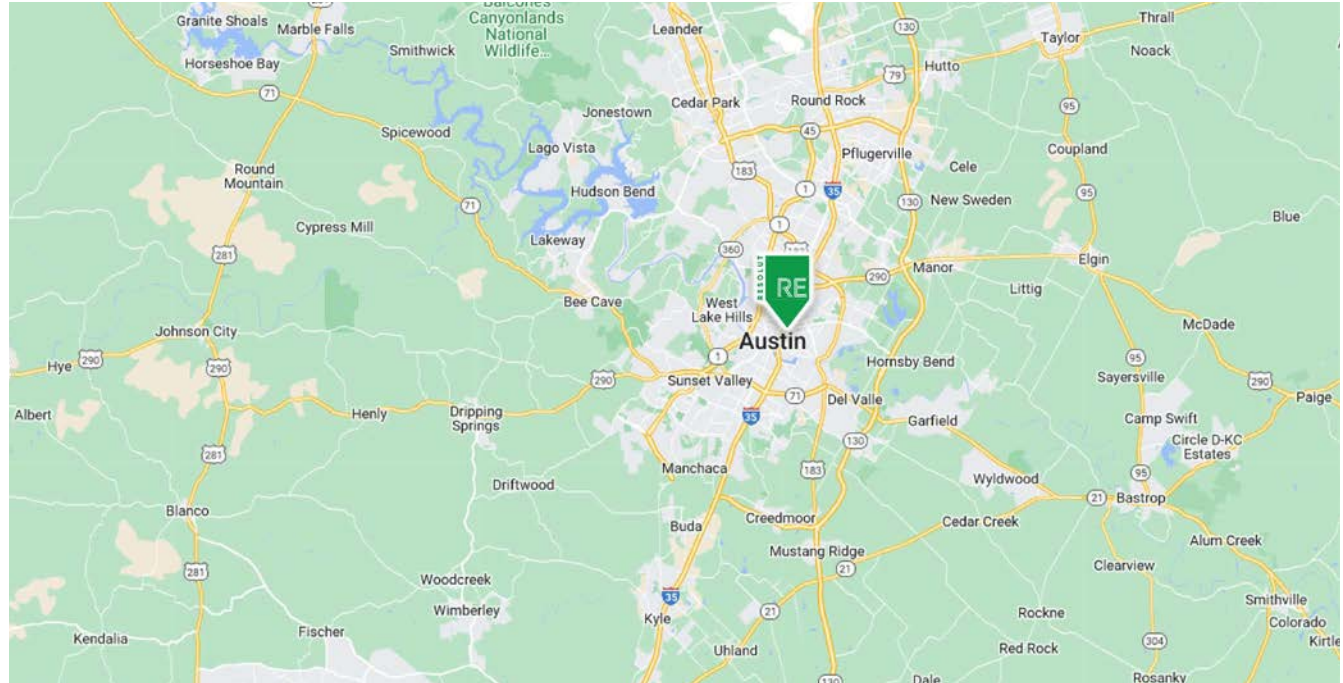
**RATE**  
\$40.00 PSF NNN  
NNNs\* \$14.00  
\* Estimate provided by Landlord  
and subject to change

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**PROPERTY HIGHLIGHTS**

- 3Waller is part of the Waller Creek Redevelopment
- Site sits in Phase 1 of the redevelopment (1st-5th Streets), which will turn Waller Creek into a hike and bike trail.
- 260 micro apartment units located above in the 5-story multifamily building
- Patio available overlooking Waller Creek.



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

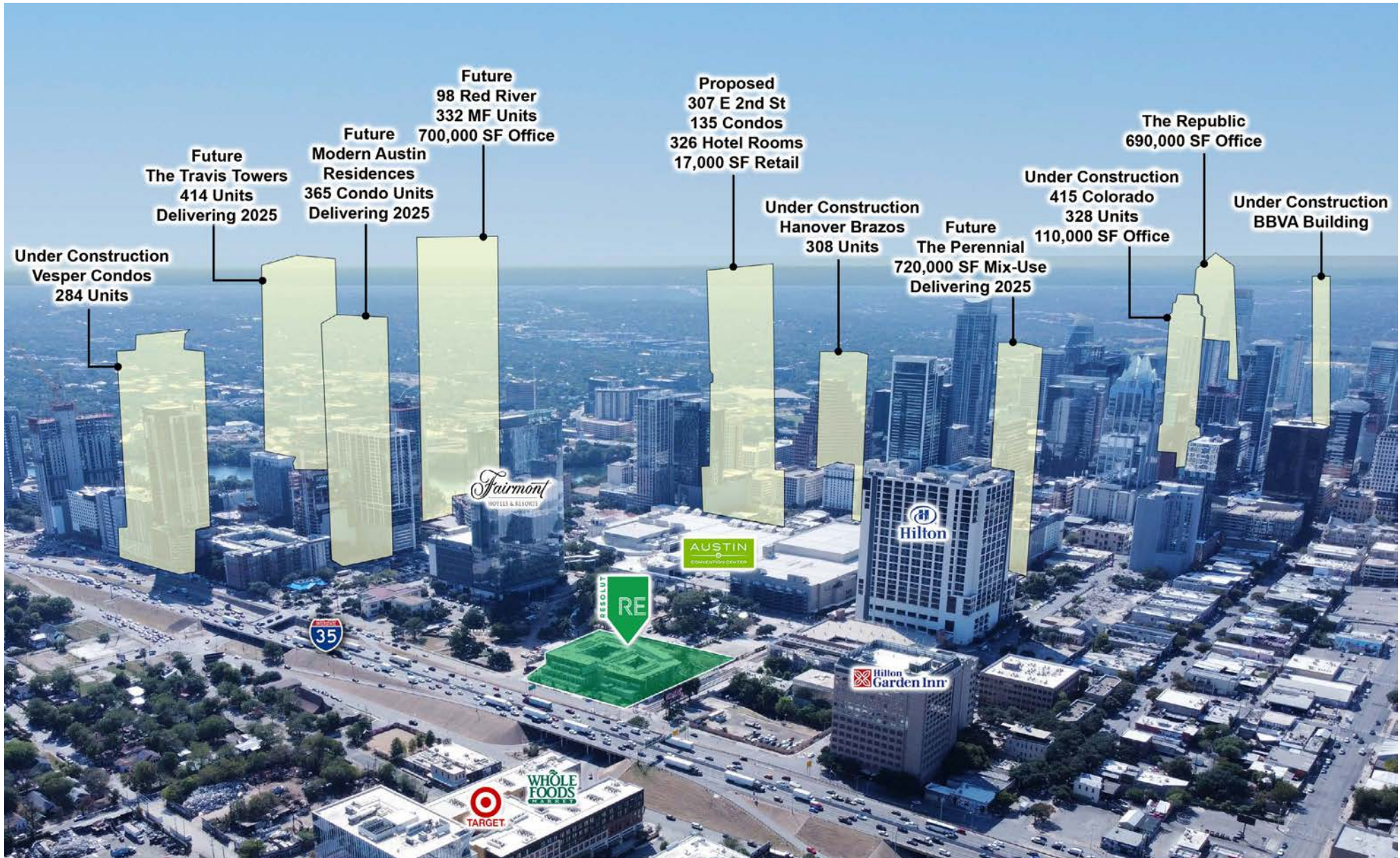
 **197,487**  
**POPULATION**  
3-MILE RADIUS

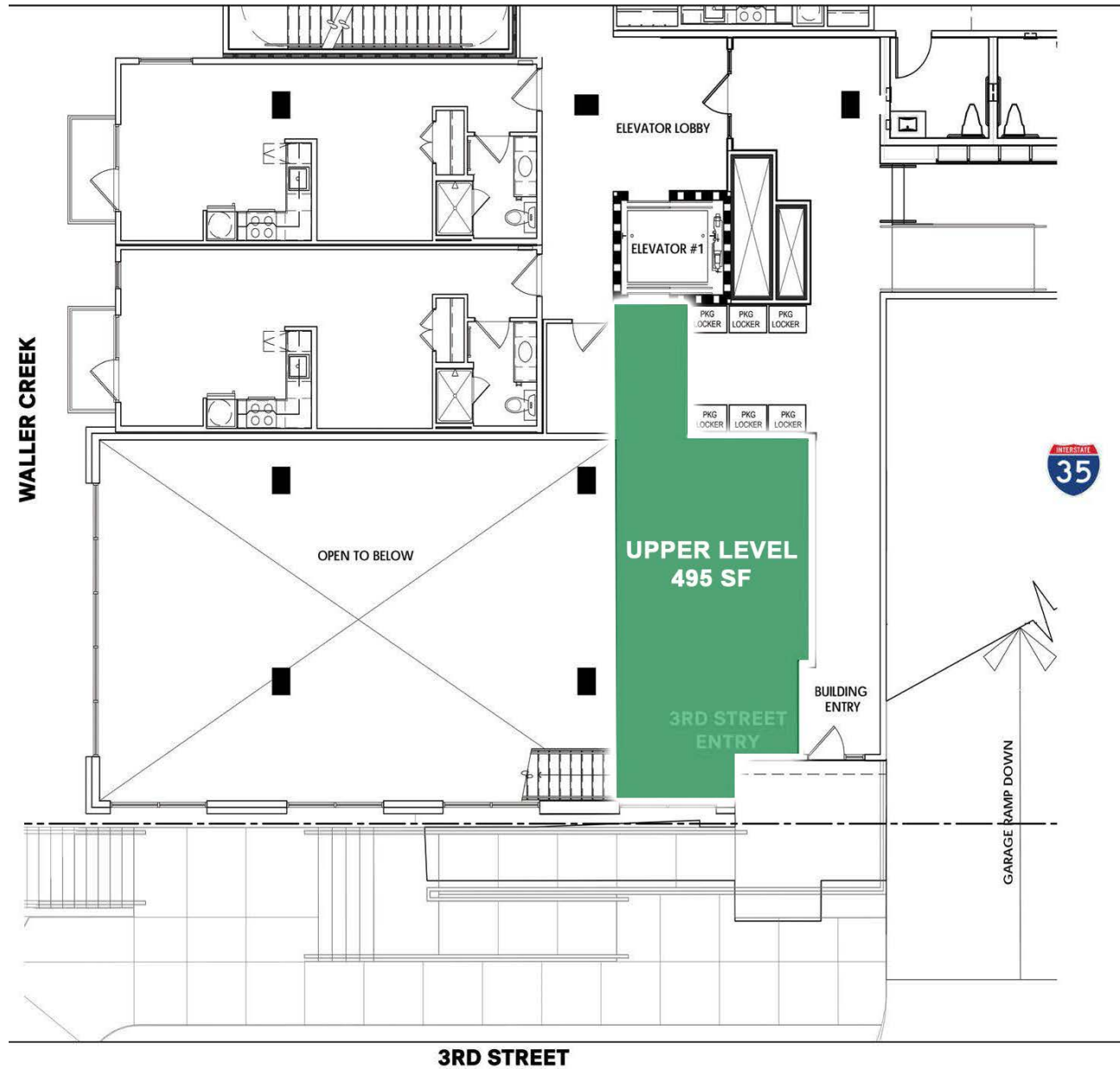
 **\$134,575.00**  
**AVG HH INCOME**  
3-MILE RADIUS

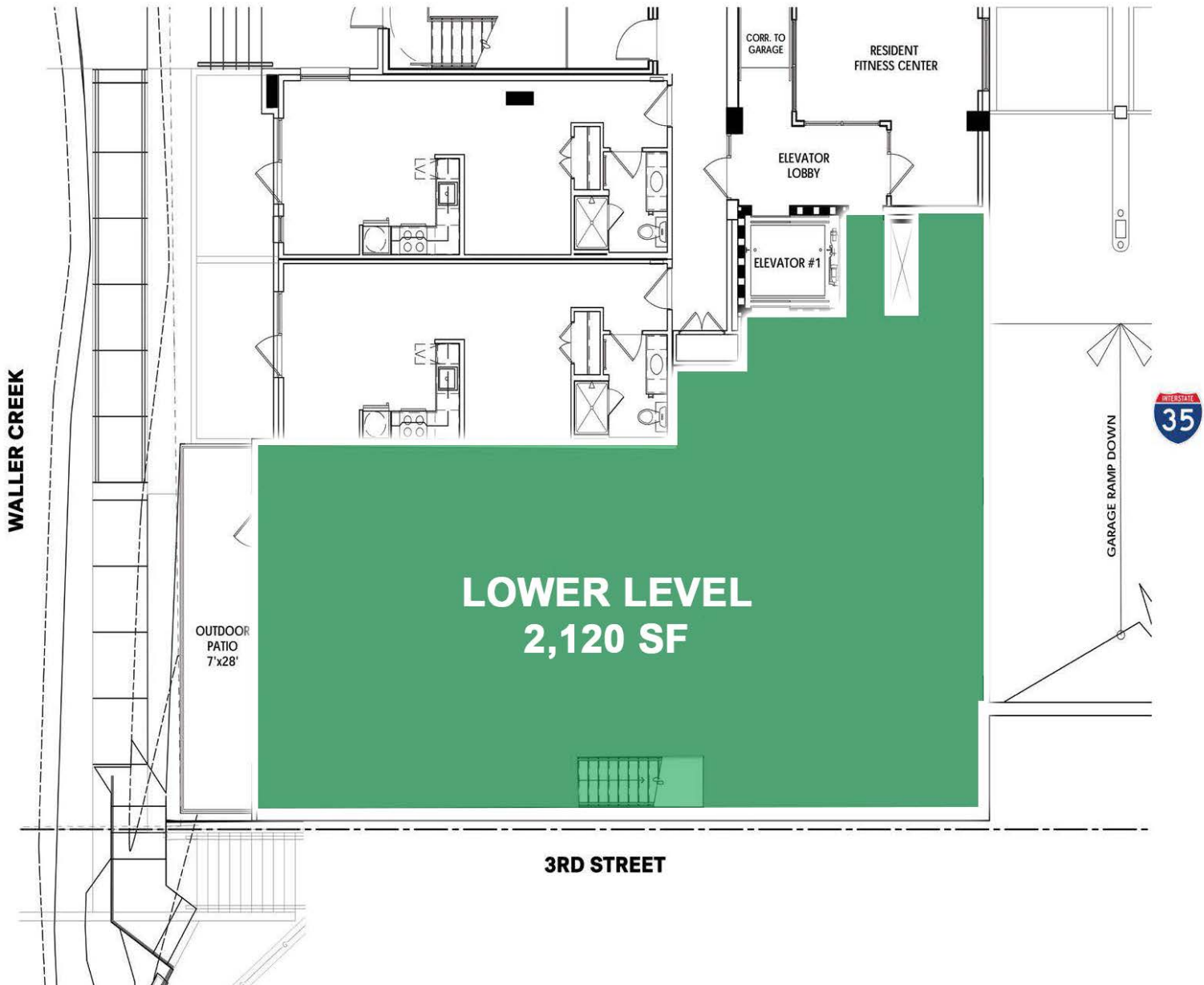
 **233,160**  
**DAYTIME POPULATION**  
3-MILE RADIUS

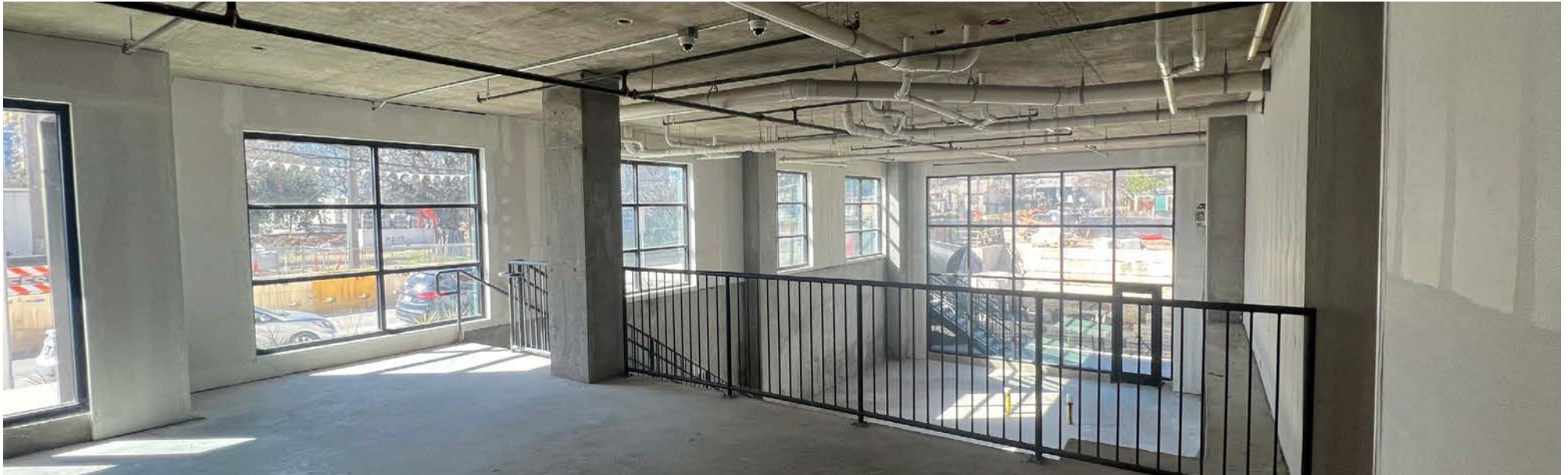
 **TRAFFIC COUNTS**  
IH-35:  
(Costar 2021)

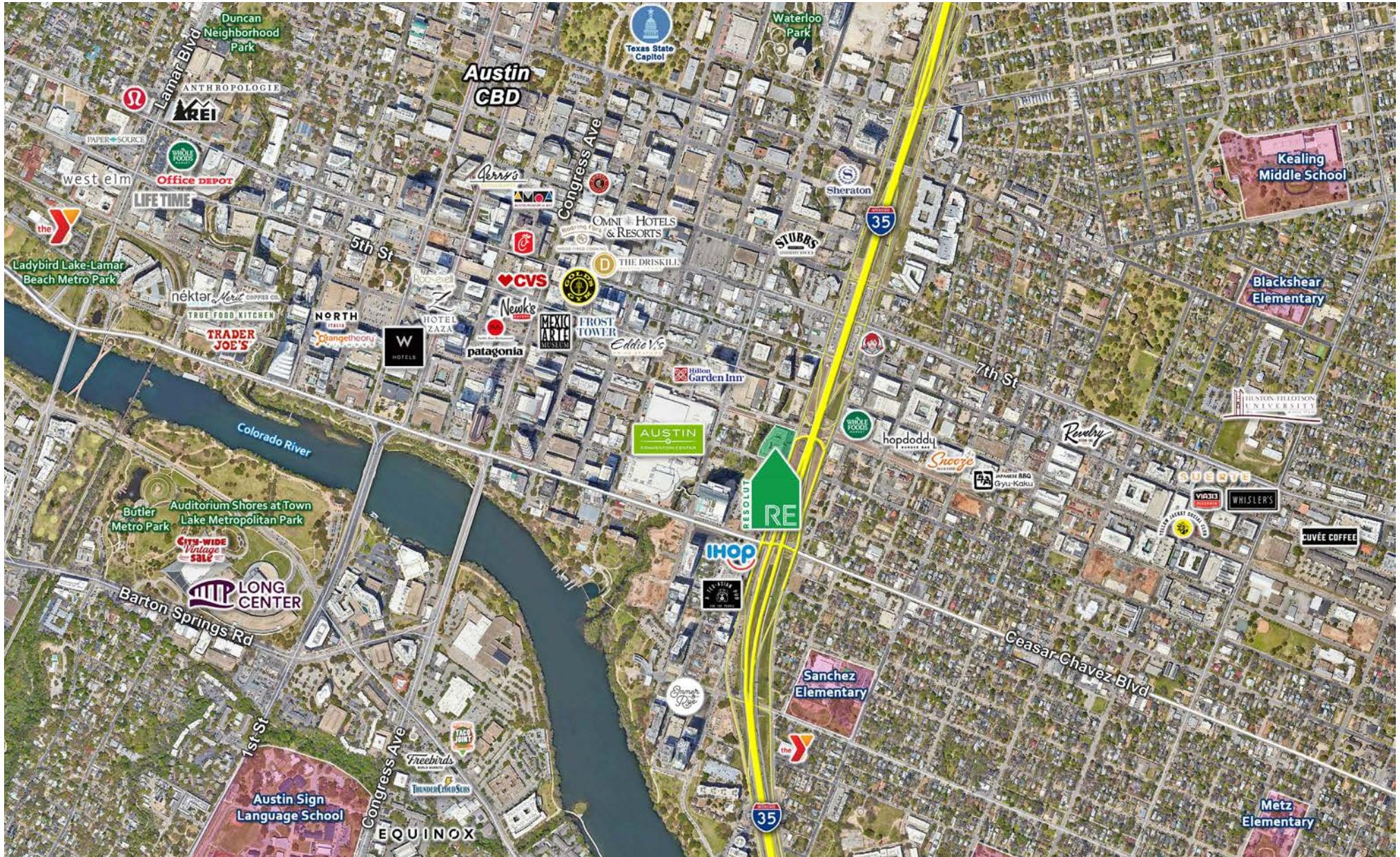




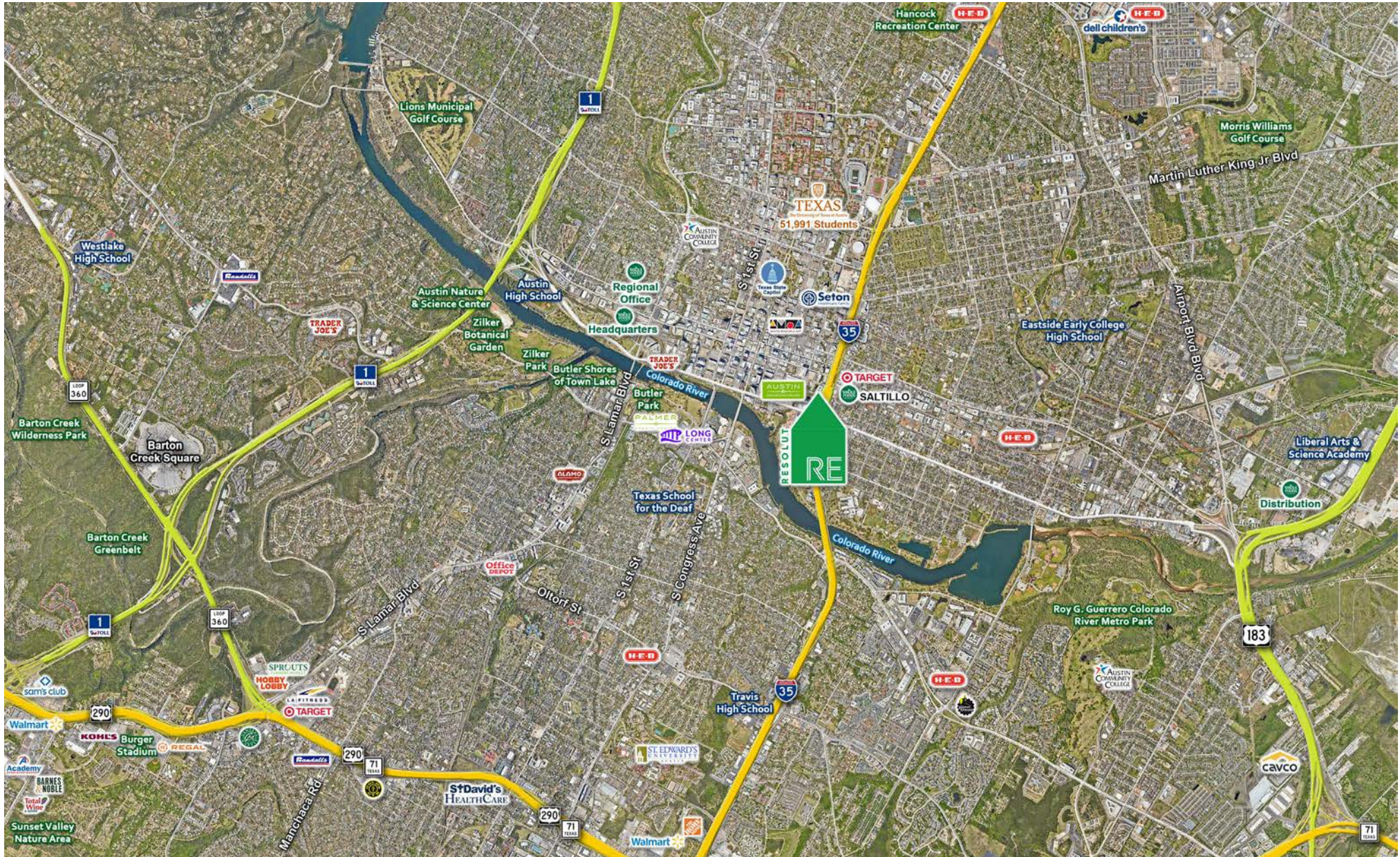












## THE REVITALIZATION OF THE WALLER CREEK CORRIDOR

The Waller Creek Corridor in Austin, Texas, has been a major focus of redevelopment and improvement efforts in recent years. The corridor is a significant urban waterway that flows through the heart of downtown Austin, and its revitalization has been a key part of the city's broader urban renewal initiatives. Several articles and reports have highlighted the various aspects of this project.

One of the primary goals of the Waller Creek Corridor project is to transform the creek and its surrounding areas into a vibrant and sustainable urban space. The revitalization efforts have included the creation of a beautiful urban park known as Waterloo Park, which provides green spaces, recreational opportunities, and cultural events for the community. The park also features a stunning natural amphitheater, providing a venue for live performances and community gatherings.

Additionally, the Waller Creek Corridor redevelopment has sought to address longstanding issues of flood control, erosion, and water quality. These improvements not only make the area more resilient to extreme weather events but also enhance the overall aesthetic and environmental quality of the corridor. The project represents a significant investment in Austin's urban infrastructure and aims to enhance the city's livability, economic vitality, and cultural richness.

The revitalization of the Waller Creek Corridor has been a point of pride for the city of Austin. This community-enhancing project and transformation of Waller Creek Corridor has not only improved the quality of life for residents but also presents a compelling story of urban renewal.

Further Reading:

<https://waterloogreenway.org/phase-2-groundbreaking/>

<https://www.mvva.com/projects/waller-creek-corridor-framework-plan>

<https://austin.towers.net/the-waterloo-greenways-next-phase-begins-later-this-year-on-waller-creek/>

<https://services.austintexas.gov/edims/document.cfm?id=139295>





# 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:
  - 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.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_