



# 515 CONGRESS

a **KBS** property

SHOP cos.



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# ABOUT

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## PROJECT SCOPE

Former Bank of America space at the base of a 267,956 SF Class A office building with prime frontage along Congress. This retail opportunity is centrally located in the downtown core with easy access for locals and convention visitors/hotels.

## DETAILS

- 6,102 SF Available
- Structured On-Site Parking
- Join:

## TRAFFIC COUNTS

o 6th Street:	7,706-VPD-20
o Congress Ave:	7,168 VPD-20

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	23,994	186,934	351,919
Avg. HH Income	\$182,019	\$125,399	\$125,399
Total Housing Units	14,457	89,848	169,652
Daytime Population	137,012	360,965	565,437
Medium Home Value	\$773,030	\$730,091	\$648,973









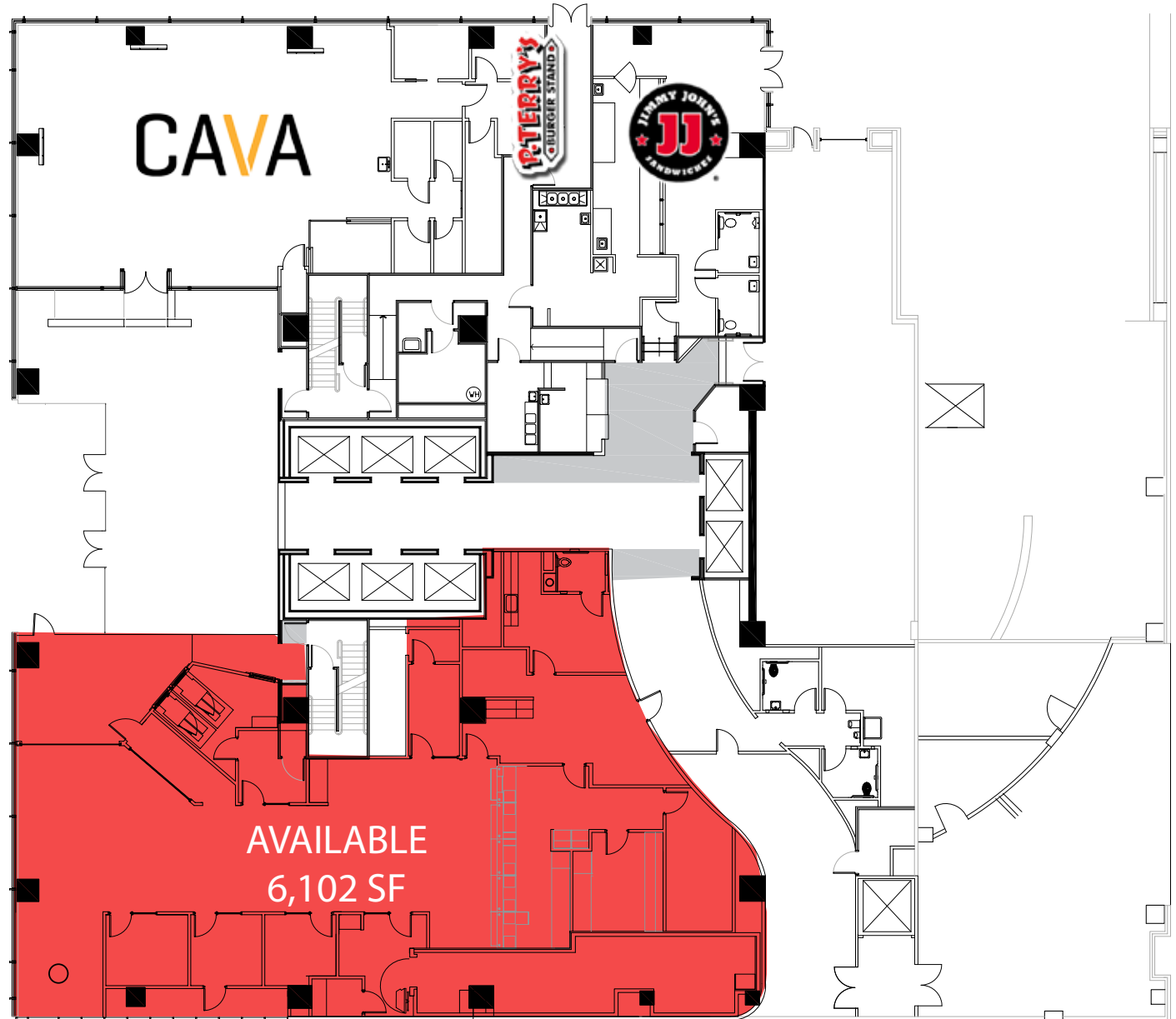




# SITE PLAN

6TH STREET

CONGRESS AVE



# NEIGHBORHOOD VIBE

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## DRISKILL HOTEL

Recognized as a coveted Austin hotel since 1886, The Driskill offers a historic setting entrenched in timeless charm.



## JUICELAND

Austin's OG juice and smoothie hangout



## VELVET TACO

A variety of globally inspired tacos made in-house with fresh local ingredients and bold flavors.



## EUREKA BURGERS

Hip dining spot serving elevated burgers, craft beer & whiskey in industrial-chic surrounds.



## LONESOME DOVE

Austin-inspired dishes that showcase Love's creative use of bold flavors, wild game, and signature wood-fired cooking techniques alongside a diverse wine program.



## RED ASH

Craft Italian fare, from wood-fired specialties to housemade pasta, plus wine in rustic-modern digs.



## ROYAL BLUE

Austin's own bodega with varied sandwiches and quick bites



## SOUL CYCLE

Each SoulCycle class unites movement with music, for a cardio-forward cycling workout that's toning, sweat-dripping and endurance-building



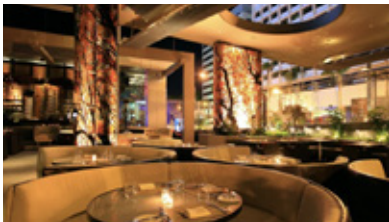
## PUNCH BOWL SOCIAL

Brings people together for one-of-a-kind food, fun, first-rate hospitality, and entertainment.



## HOUNDSTOOTH COFFEE

Houndstooth serves only the finest coffee, tea, beer, wine and pastries.



## BOA STEAKHOUSE

Sophisticated hot spot featuring upmarket prime beef & seafood dishes amid stylish, sleek decor.



## CAVA

CAVA is a growing Mediterranean culinary brand with a healthy fast-casual restaurant experience featuring customizable salads, pitas, juices, dressings



## MODERN MARKET

Our mission is simple, enrich lives with clean, nourishing and delicious food.



## COMEDOR

Mexican-inspired fare & drinks by a popular chef with high ceilings & a modern, industrial design.



## TACODELI

Austin-born taqueria chain serving meat, seafood & vegetarian options, plus a breakfast menu.



# PHOTOS

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SHOP<sup>COS.</sup>

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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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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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