



946 E 51ST STREET | 946 E 51ST STREET, AUSTIN, TX 78751

Features

- Easy access to IH-35
- Proximity to ACC – Highland Campus
- Proximity to Dell Children’s Medical Center
- Existing Curb Cut
- National Retailer Mix within 1–2-mile radius.

FOR SALE

CONTACT FOR MORE INFORMATION

Traffic Counts

IH 35 157,573 VPD

Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		20,355	176,683	366,211
Total Households		10,555	78,290	163,925
Avg HH Income		\$131,420	\$120,077	\$136,519
Daytime Population		23,847	267,178	581,423

Taylor Ponton
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 512.482.6119
 tponton@weitzmangroup.com

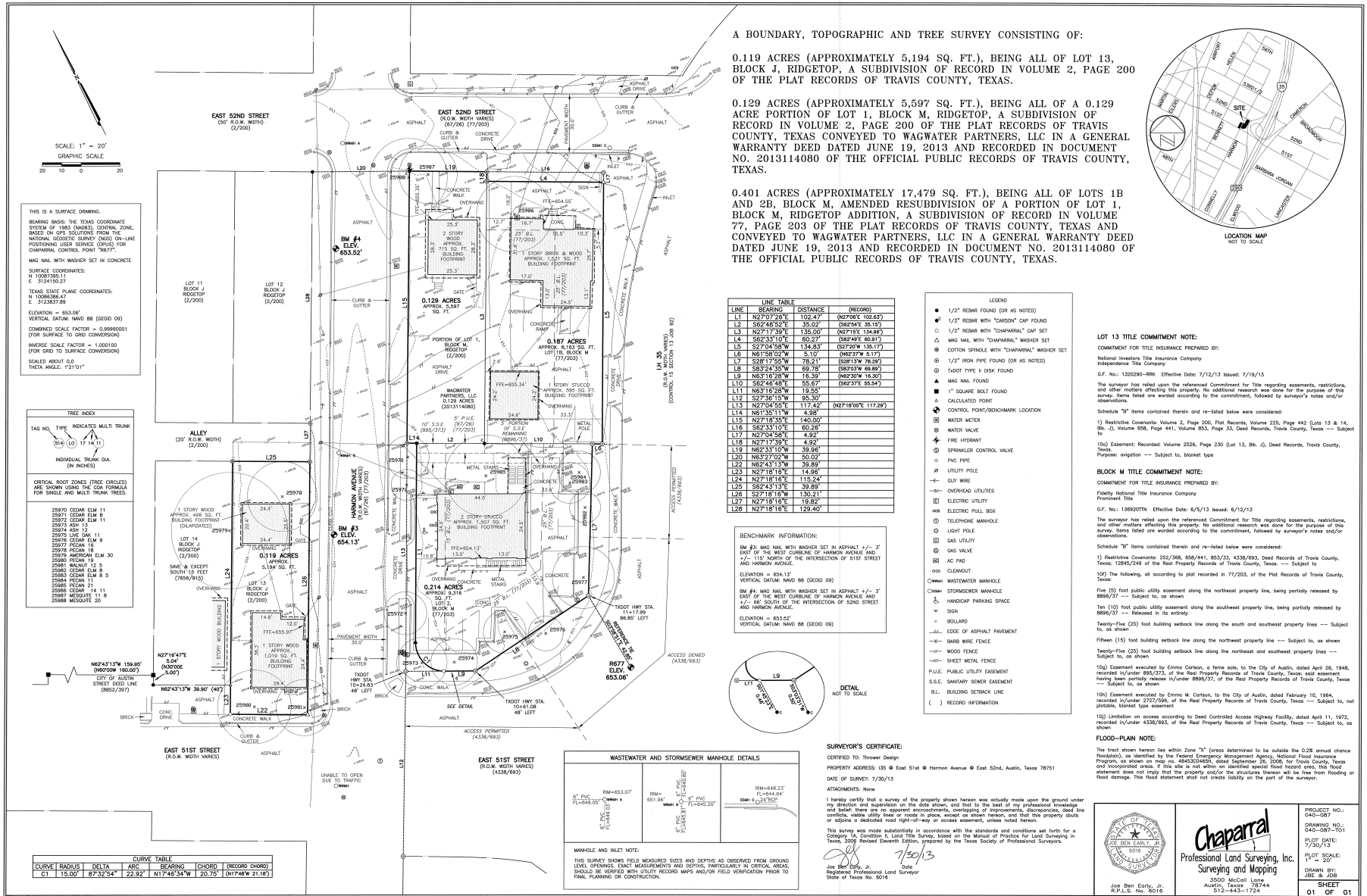
William Ramberg
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 wramberg@weitzmangroup.com

Area Retailers & Businesses



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0.119 ACRES (APPROXIMATELY 5,194 SQ. FT.), BEING ALL OF LOT 13, BLOCK J, RIDGETOP, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 200 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

0.129 ACRES (APPROXIMATELY 5,597 SQ. FT.), BEING ALL OF A 0.129 ACRE PORTION OF LOT 1, BLOCK M, RIDGETOP, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 200 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO WAGWATER PARTNERS, LLC IN A GENERAL WARRANTY DEED DATED JUNE 19, 2013 AND RECORDED IN DOCUMENT NO. 2013114080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

0.401 ACRES (APPROXIMATELY 17,479 SQ. FT.), BEING ALL OF LOTS 1B AND 2B, BLOCK M, AMENDED RESUBDIVISION OF A PORTION OF LOT 1, BLOCK M, RIDGETOP ADDITION, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 203 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO WAGWATER PARTNERS, LLC IN A GENERAL WARRANTY DEED DATED JUNE 19, 2013 AND RECORDED IN DOCUMENT NO. 2013114080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LINE	BEARING	DISTANCE	RECORD
L1	N27°07'26"	102.47	(N2708' 102.47)
L2	S82°48'52"	35.02	(S8249' 35.02)
L3	N27°17'30"	135.00	(N2718' 135.00)
L4	S52°33'10"	80.27	(S5243' 80.27)
L5	S27°04'58"	134.83	(S2705' 134.83)
L6	N61°58'02"	5.10	(N6237' 5.10)
L7	S28°17'50"	78.21	(S2818' 78.21)
L8	S82°24'50"	69.76	(S8235' 69.76)
L9	N63°16'28"	16.39	(N6330' 16.39)
L10	S82°48'48"	55.87	(S8250' 55.87)
L11	N63°16'28"	19.55	(N6337' 19.55)
L12	S27°36'15"	95.30	(S2737' 95.30)
L13	N27°04'58"	117.42	(N2710' 117.42)
L14	N61°35'11"	4.98	(N6136' 4.98)
L15	N27°18'55"	140.00	(N2719' 140.00)
L16	S82°33'10"	80.29	(S8234' 80.29)
L17	N27°04'58"	4.92	(N2705' 4.92)
L18	N27°17'30"	4.52	(N2718' 4.52)
L19	N62°33'10"	39.98	(N6234' 39.98)
L20	N62°33'10"	39.99	(N6234' 39.99)
L21	N27°18'18"	115.24	(N2719' 115.24)
L22	S82°43'13"	39.89	(S8244' 39.89)
L23	S27°18'18"	130.21	(S2719' 130.21)
L24	N27°18'18"	19.82	(N2719' 19.82)
L25	N27°18'18"	129.40	(N2719' 129.40)

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CARBON" CAP FOUND
 - △ 1/2" REBAR WITH "CHARMALL" WASHER SET
 - ◇ COTTON STRING WITH "CHARMALL" WASHER SET
 - 1/2" HPI PIPE FOUND (OR AS NOTED)
 - HPI TYPE I USE FOUND
 - ▲ MAG NAIL FOUND
 - 1" SQUARE BOLT FOUND
 - ▲ CALCULATED POINT
 - ◆ CONTROL POINT/BENCHMARK LOCATION
 - ⊕ WATER METER
 - WATER VALVE
 - ⚡ FIRE HYDRANT
 - ⊕ SPRINKLER CONTROL VALVE
 - PVC PIPE
 - UTILITY POLE
 - DWP HOLE
 - OVERHEAD UTILITIES
 - DIRECTED UTILITIES
 - ELECTRIC UTILITY
 - GAS UTILITY
 - GAS VALVE
 - GAS PAD
 - CLEANGUT
 - WASTEWATER MANHOLE
 - STORMSEWER MANHOLE
 - HATCHED PARKING SPACE
 - SIGN
 - BOLLARD
 - EDGE OF ASPHALT PAVEMENT
 - BARRI WIRE FENCE
 - WOOD FENCE
 - SHEET METAL FENCE
 - PUBLIC UTILITY EASEMENT
 - S.E. SANITARY SEWER EASEMENT
 - BL. BUILDING SETBACK LINE
 - () RECORD INFORMATION

LOT 13 TITLE COMMENT NOTE:
 COVENANT FOR TITLE INSURANCE PREPARED BY:
 National Investors Title Insurance Company
 Independence, Texas
 G.P. No. 1320290-88K Effective Date: 7/12/13 Issued: 7/9/13

The surveyor has relied upon the referenced commitment for the recording assessments, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worked according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" Items contained therein and re-listed below were considered:
 1) Restrictive Covenants: Volume 2, Page 200, Plat Records, Volume 25, Page 442 (Lots 13 & 14, Bl. J, Volume 608, Page 441, Volume 803, Page 33, Deed Records, Travis County, Texas — Subject to

10) Easement: Recorded Volume 2506, Page 230 (Lot 13, Bl. J), Deed Records, Travis County, Texas.
 Purpose: acquisition — Subject to, Inherit type

BLOCK M TITLE COMMENT NOTE:
 COVENANT FOR TITLE INSURANCE PREPARED BY:
 Family National Title Insurance Company
 Pomeroy, Texas
 G.P. No. 1369207N Effective Date: 6/5/13 Issued: 6/12/13

The surveyor has relied upon the referenced commitment for the recording assessments, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worked according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" Items contained therein and re-listed below were considered:
 1) Restrictive Covenants: 252/368, 606/441, 853/23, 438/983, Deed Records of Travis County, Texas: 12862/248 of the Real Property Records of Travis County, Texas — Subject to

10) The following, all according to plot recorded in 77/203, of the Plat Records of Travis County, Texas:
 The (5) foot public utility easement along the northeast property line, being partially released by 888/27 — Subject to, as shown
 Ten (10) foot public utility easement along the southwest property line, being partially released by 888/27 — Released in its entirety
 Twenty-Five (25) foot building setback line along the south and southeast property lines — Subject to, as shown
 Fifteen (15) foot building setback line along the northwest property line — Subject to, as shown
 Twenty-Five (25) foot building setback line along the northeast and southeast property lines — Subject to, as shown

10) Easement executed by Emma Corison, a feme sole, to the City of Austin, dated April 26, 1948, recorded in/under 893/275 of the Real Property Records of Travis County, Texas and amended having been partially released in/under 888/37, of the Real Property Records of Travis County, Texas — Subject to, as shown.
 10) Easement executed by Emma M. Corison, to the City of Austin, dated February 10, 1984, recorded in/under 277/256 of the Real Property Records of Travis County, Texas — Subject to, as shown.
 10) Limitation on access according to Deed Controlled Access Highway Facility, added April 11, 1972, recorded in/under 4320/993, of the Real Property Records of Travis County, Texas — Subject to, as shown.

FLOOD-PLAN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as qualified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48463004601, dated September 20, 2008, for Travis County, Texas and incorporated herein. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property owner or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO: Threeover Design
 PROPERTY ADDRESS: 135 @ East 51st @ Harmon Avenue @ East 50th, Austin, Texas 78751
 DATE OF SURVEY: 7/30/13
 ATTACHMENTS: None
 I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlooking of improvements, discrepancies, deed the contents, which only lines or rods in place, except as shown hereon, and that the property shown hereon is the right of the owner.

Joe Ben Early, Jr.
P.L.S. No. 50316

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

PROJECT NO.:
040-087
DRAWING NO.:
040-087-01
PLOT DATE:
7/30/13
PLOT SCALE:
1" = 20'
DRAWN BY:
JBE @ JEB
SHEET
01 OF 01





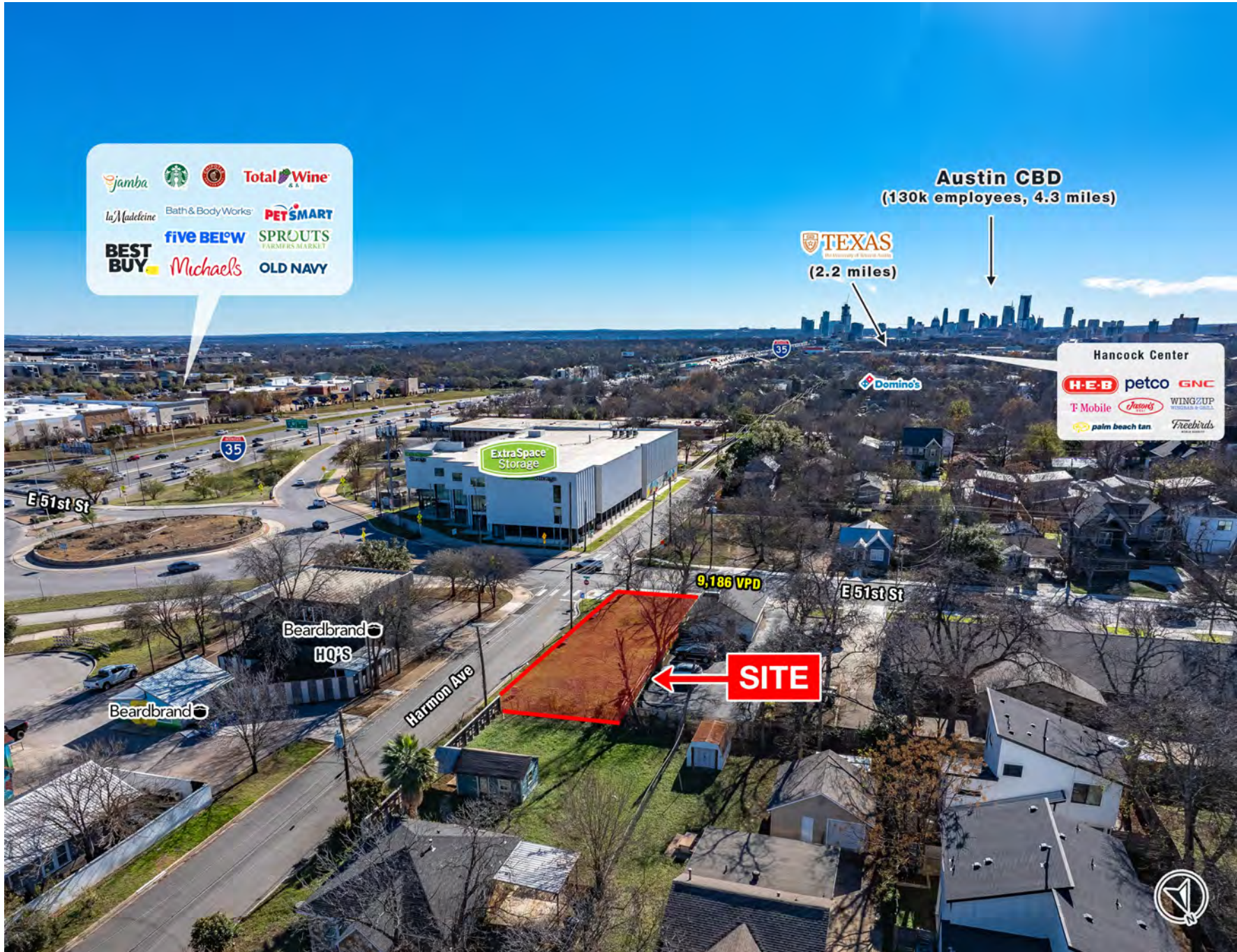
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INFORMATION ABOUT BROKERAGE SERVICES

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 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 listening 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

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Phone

Robert E. Young, Jr.

Designated Broker of Firm

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Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Taylor Ponton

Sales Agent/Associate's Name

775553

License No.

tponton@weitzmangroup.com

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512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date