

3228 E 5th St Austin, TX 78702



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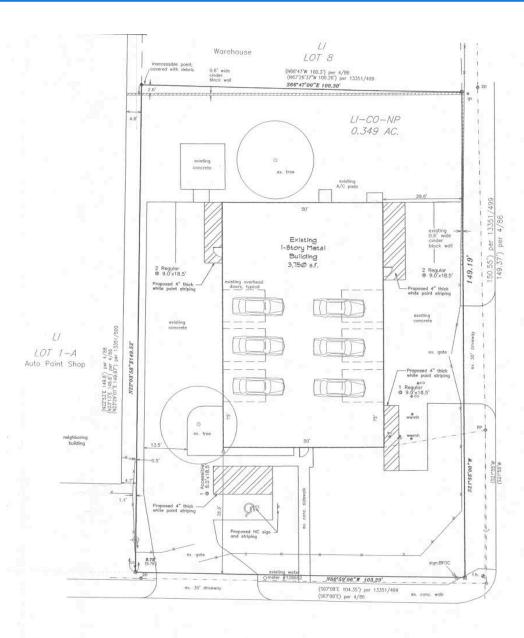
Offering Summary		
Price	Contact Listing Broker	
Land	15,246 Sq Ft	
Zoning	GR-MU-NP	
Building	3,700 Sq Ft	
Power	3 Phase	



- This property features a 3,700 Sq Ft metal building built in 1980 with a functional open layout, roll-up doors, and a fenced yard, making it an ideal setup for a mechanic, auto service, fabrication, or light industrial use. The site offers convenient access, ample parking, and strong street visibility along East 5th Street, perfectly suited for businesses that need both workspace and customer-facing exposure.
- Corner-lot exposure in the heart of vibrant East Austin

 one of Austin's most walkable, trending commercial neighborhoods.
- Less than 2 miles from downtown Austin, offering fast access to major thoroughfares and key business districts. Positioned on E 5th Street — a corridor undergoing rapid infill, mixed-use redevelopment and retail activation.
- Surrounded by an eclectic mix of neighboring uses: creative offices, boutique retail, restaurants, service businesses and new urban-residential developments.
- Strong foot-traffic and visibility from both vehicular and pedestrian flows — ideal for branding, retail signage and service-oriented use.





BUILDING SUMMARY AREA

- Existing Use: Auto Repair Shop

- FFE: (Existing Slab)

- Building Height: 20.0'

- Building S.F.: 3,750 S.F.

- Floor Area Ratio: 0.130

- Foundation Type: Slab on Grade (Ex.

- 14' Clear Height

PARKING TABLE

STREET

ALLEN

- Accessible: 1 space

- Regular: 5 spaces

- Bay: 6 spaces

- Total Spaces Provided: 12 spaces

IMPERVIOUS COVER CALCULATIONS

- Net Site Area (= Gross Site Area): 15,202 S.F. (0.349 acres)

- Impervious Cover:

- Roof/Covered Walk: 3,750 S.F. (24.7%)

- Concrete: 4,875 S.F. (32.1%)

- Asphalt: 0 S.F. (0.0%)

- Compacted Base: 0 S.F. (0.0%)

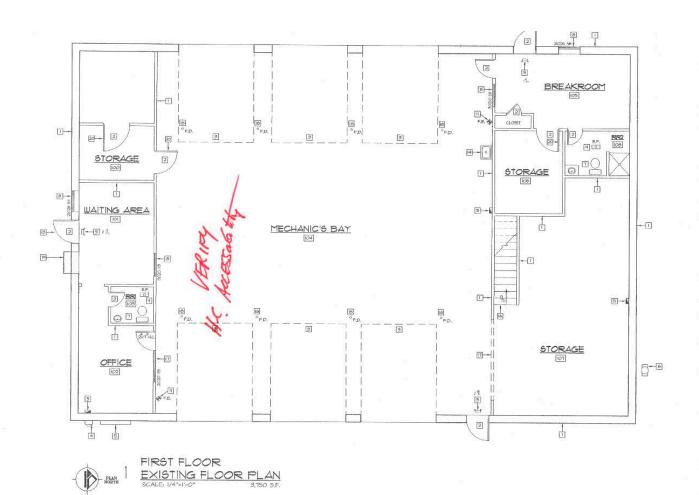
- Total: 8,625 S.F. (56.8%)

- Pervious Cover:

- Good Grass: 6,577 S.F. (43.2%)



EAST 5TH STREET





SECOND FLOOR

2 EXISTING FLOOR PLAN
5CALE, 1/4*=1*-0*
823 S.F.







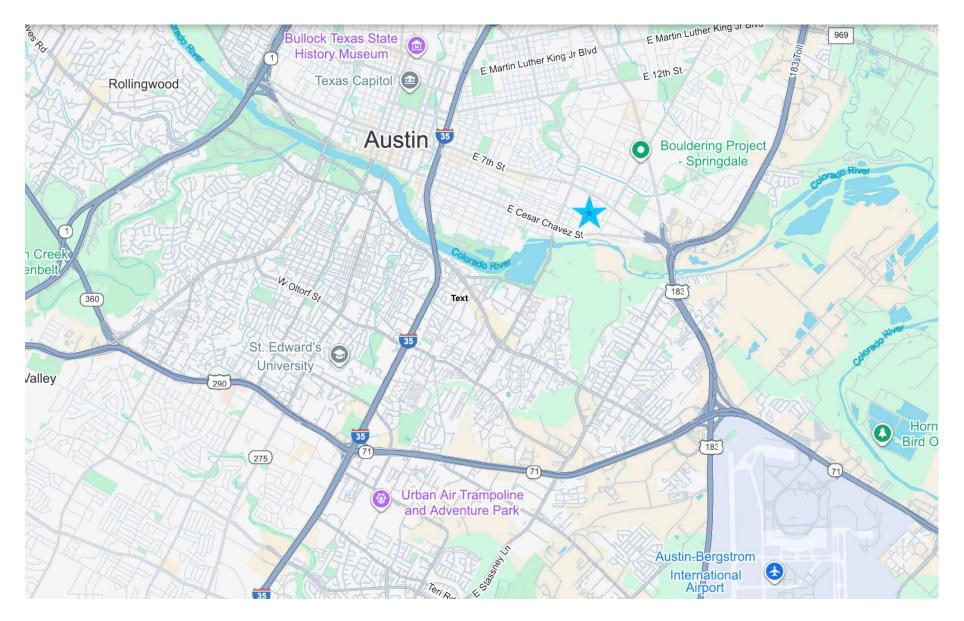
















- Walkable distance to nearby coffee shops and restaurants
- 8 minutes from Austin-Bergstrom International Airport
- 8 minutes to Downtown Austin
- ▶ 7 minutes to Springdale General creative office development





Joshua Brunsmann Broker / Owner

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By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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-Treat all parties to a real estate transaction honestly and fairly.

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A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANS

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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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/Ten	ant/Seller/Landlo	rd Initials Date	