

223 E 6TH STREET/512 SAN JACINTO BLVD | 223 E 6TH STREET/512 SAN JACINTO BLVD, AUSTIN, TX 78701

Features

- Zoning: CBD
- Irreplaceable Hard Corner
- Plug-and-play owner-user or Redevelopment Opportunity
 - "New 6th Street" revitalization
- Immediate Covered-Land Play
- Rooftop Bar Potential - plans and drawings have been approved

FOR SALE/FOR LEASE

TOTAL SF: 5,775
ACREAGE: 0.132

FRONT PORTION: Darwin's
SF: 3,015

BACK PORTION: Former Latitude Bar
(Vacant)
SF: 2,760

CONTACT FOR MORE INFORMATION

Traffic Counts

W 6th Street	7,068 VPD
IH 35	191,988 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	26,550	190,994	362,126
Total Households	16,226	94,491	172,963
Avg HH Income	\$122,288	\$72,282	\$68,219
Daytime Population	142,959	353,955	579,233

Area Retailers & Businesses



David Ruwwe

Associate
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Nick Naumann

Director of Brokerage - Austin
512.482.6118
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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.

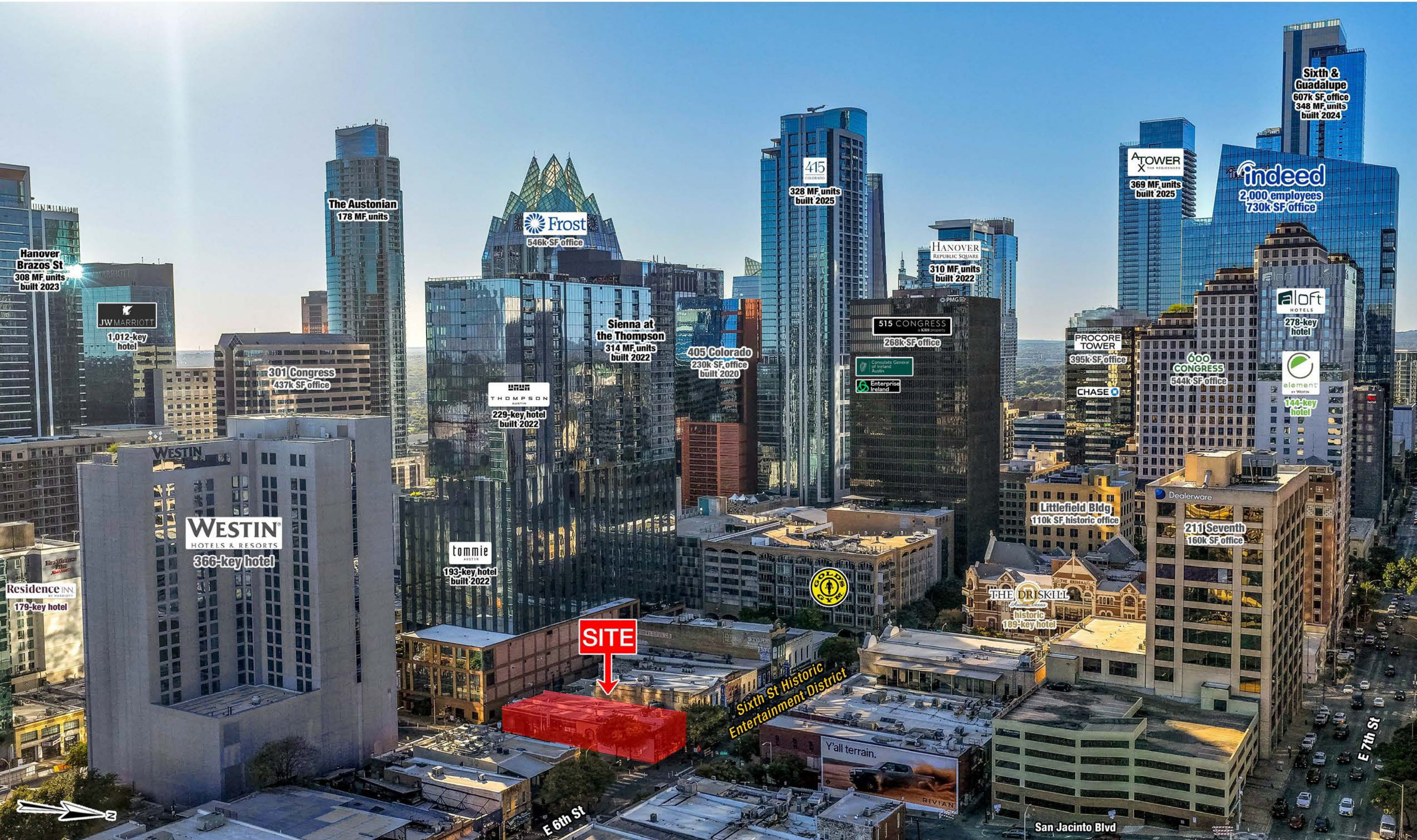
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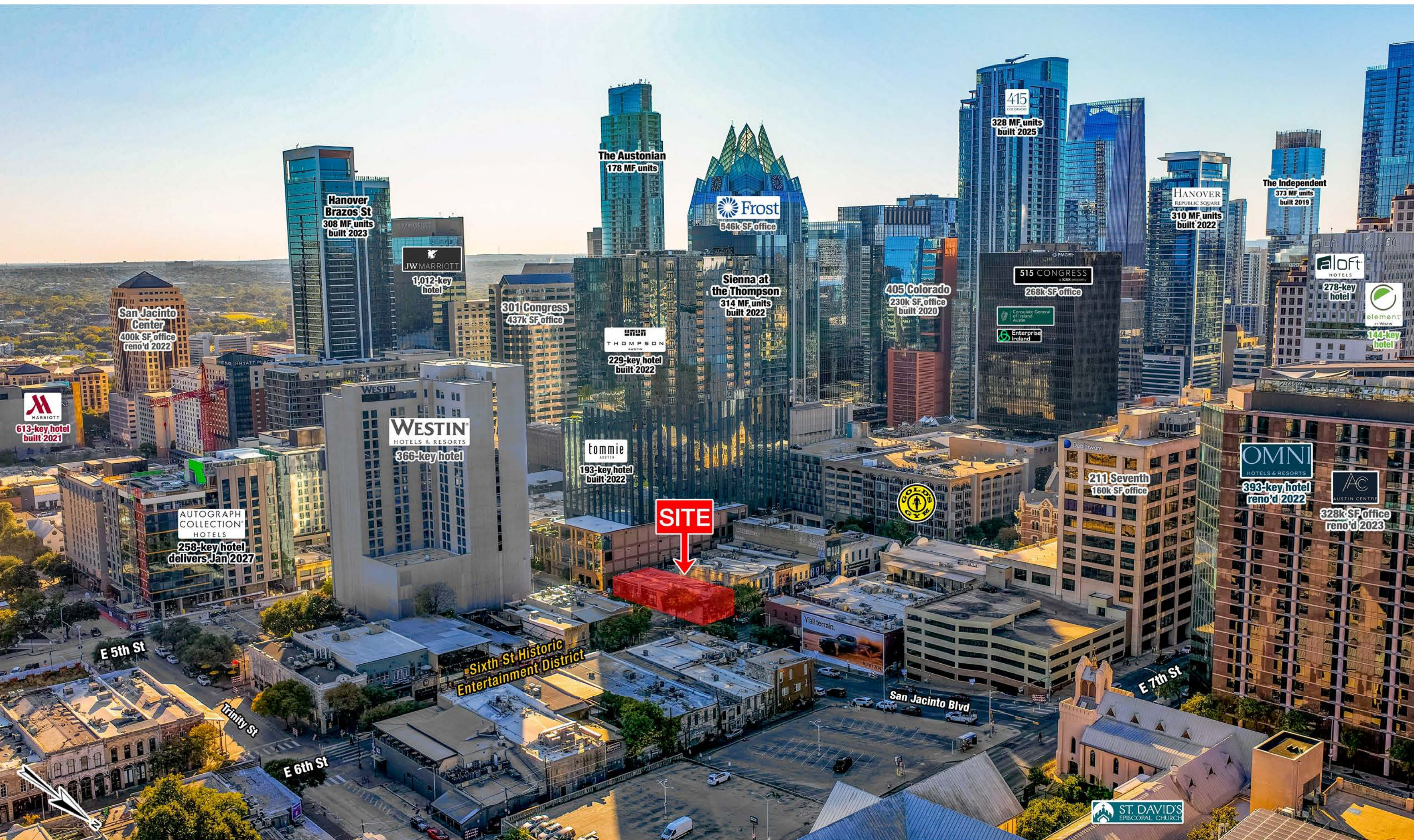
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The Austonian
178 MF units

**Hanover
Brazos St**
308 MF units
built 2023

JW Marriott
1,012-key
hotel

**San Jacinto
Center**
400k SF office
reno'd 2022

MARRIOTT
613-key hotel
built 2021

**AUTOGRAPH
COLLECTION
HOTELS**
258-key hotel
delivers Jan 2027

**WESTIN
HOTELS & RESORTS**
366-key hotel

301 Congress
437k SF office

**THOMPSON
AUSTIN**
229-key hotel
built 2022

**tommie
AUSTIN**
193-key hotel
built 2022

SITE

Frost
546k SF office

**Sienna at
the Thompson**
314 MF units
built 2022

405 Colorado
230k SF office
built 2020

515 CONGRESS
268k SF office

**Consulate General
of Ireland
Austin**
**Enterprise
Ireland**

211 Seventh
160k SF office

**OMNI
HOTELS & RESORTS**
393-key hotel
reno'd 2022

**AC
AUSTIN CENTRE**
328k SF office
reno'd 2023

**HANOVER
REPUBLIC SQUARE**
310 MF units
built 2022

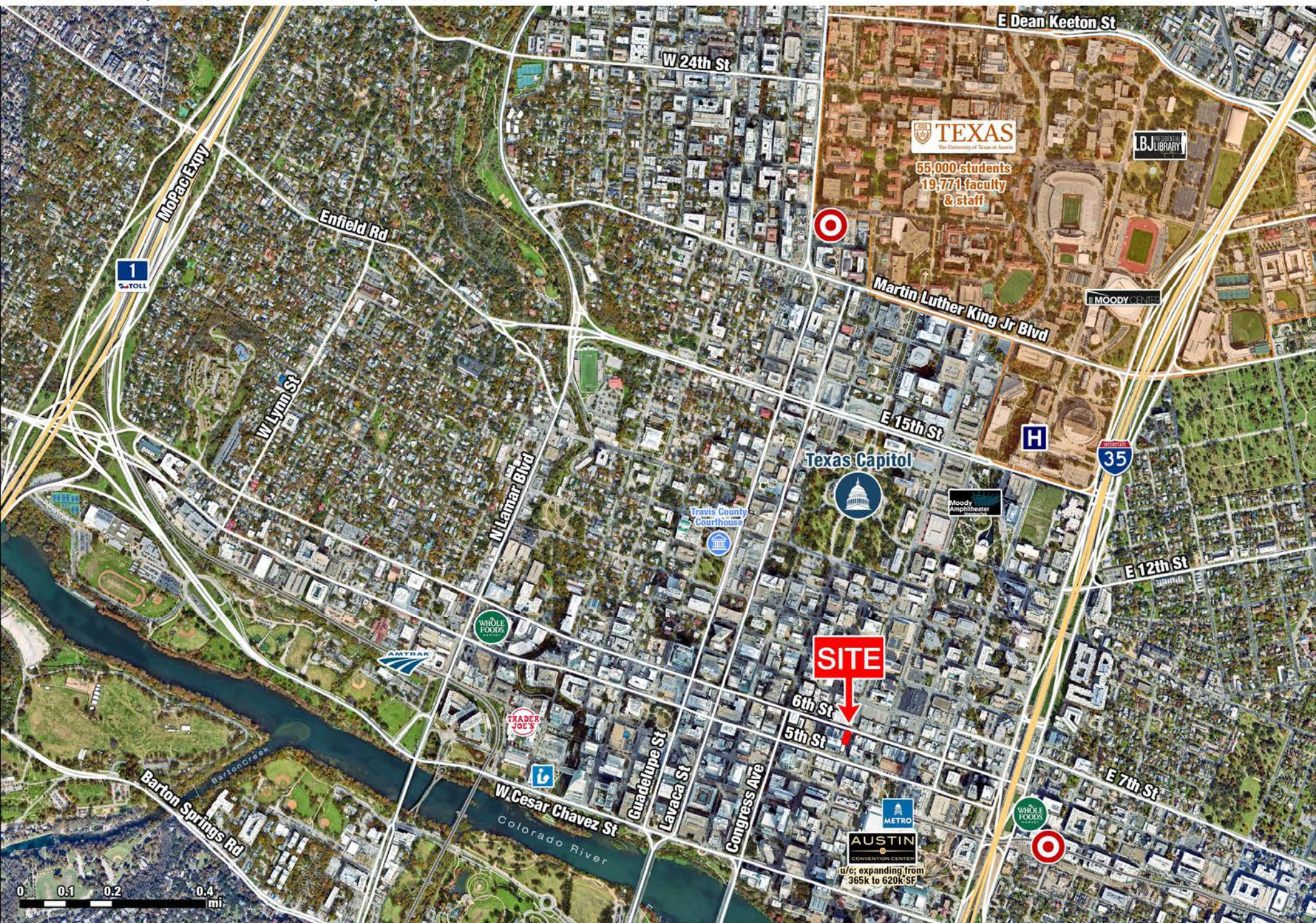
The Independent
373 MF units
built 2019

**aloft
HOTELS**
278-key
hotel

**element
BY HYATT**
144-key
hotel

**ST. DAVID'S
EPISCOPAL CHURCH**





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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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