

**REAL ESTATE**  
*Since 1918*

**Harrison-Pearson**

**FOR SALE**

**SWC of Duval St. & 30th St**  
Austin, Texas 78705

**\*\*\*\*UT East Campus\*\*\*\***

Price: \$1,250,000

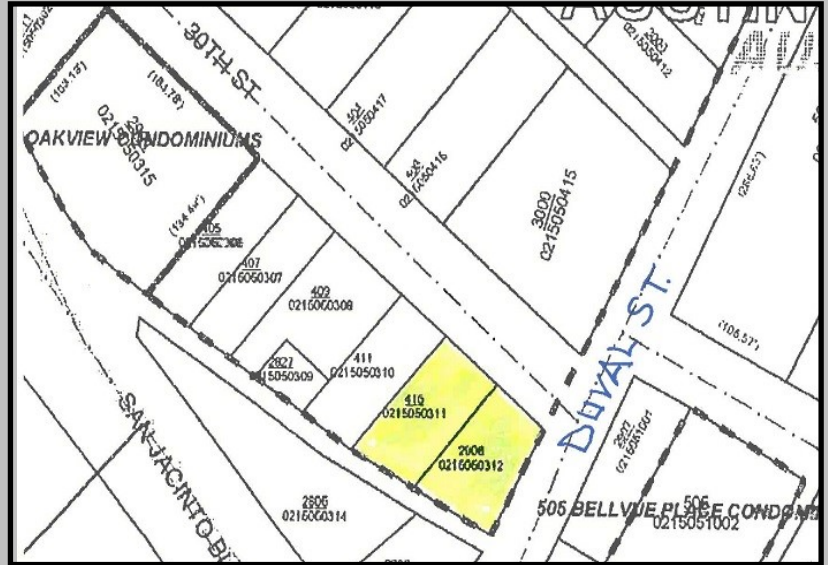
Lot Size: +/- 0.28 acre  
(12,196.8 sf)

Zoning: CS-1-NCCD-NP  
CS-NCCD-NP

Present use:

2906 Duval St.- Subway Sandwich  
Restaurant

413 East 30th - Residential Dwelling



**Potential Land Redevelopment Site.**



For more information, contact

**Harrison-Pearson Associates, Inc. / Broker Herbert Sladek**

herb@hpaoffice.com

(c) 512-923-7066

(o) 512-472-6201

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.

## 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.

- 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.

**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.

- 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.

**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.

<b>Harrison-Pearson Assoc., Inc.</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>389551</b> License No.	<b>office@hpaoffice.com</b> Email	<b>(512) 472-6201</b> Phone
<b>Herbert Sladek</b> Designated Broker of Firm	<b>115654</b> License No.	<b>herb@hpaoffice.com</b> Email	<b>(512) 472-6201</b> Phone
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**