



# RETAIL FOR LEASE

## 31 NAVASOTA ST #150



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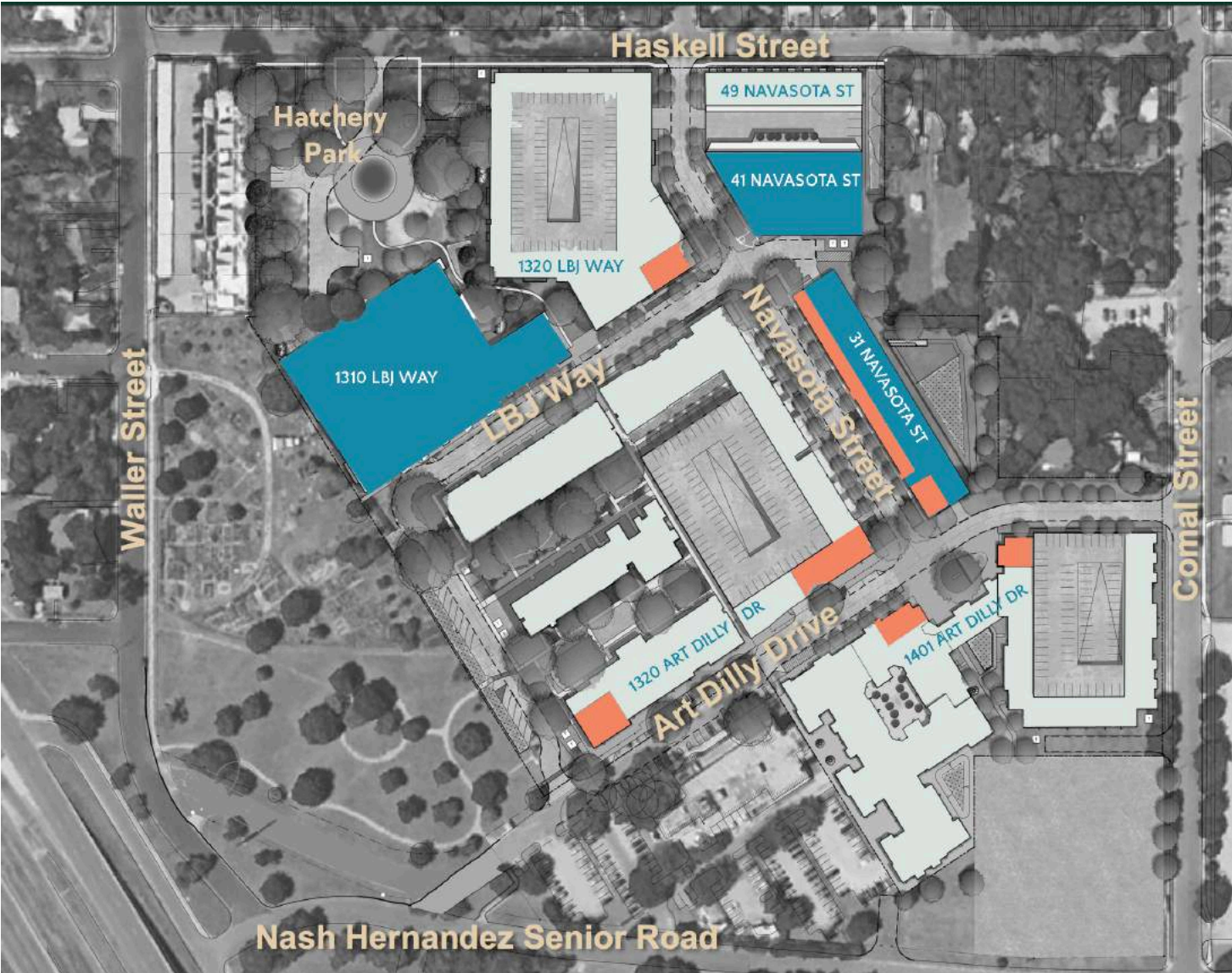
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SOUTHWEST  
STRATEGIES  
GROUP



MOMARK  
HUMANIST • HOUSING

# MASTER PLAN



## PROJECT HIGHLIGHTS

176,000 SF of **OFFICE**

16,000 SF of **RETAIL | RESTAURANTS**

781 multi-family units

Electric Vehicle charging stations

Designated Micro-Mobility Hub

Hatchery Park

Direct access to Hike & Bike Trail

# RETAIL UNDER CONSTRUCTION



## **31 NAVASOTA ST**

6,277 SF Retail Under Construction

Delivering July 2020

Fiber Internet Available

Garage Parking Available

Patio facing the Hatchery Paseo

Rate: Contact Broker

NNN: Contact Broker

## **1401 ART DILLY DR**

WEST + EAST

2,986 SF Retail Under Construction

Delivering July 2020

Fiber Internet to Premises

Garage Parking Available

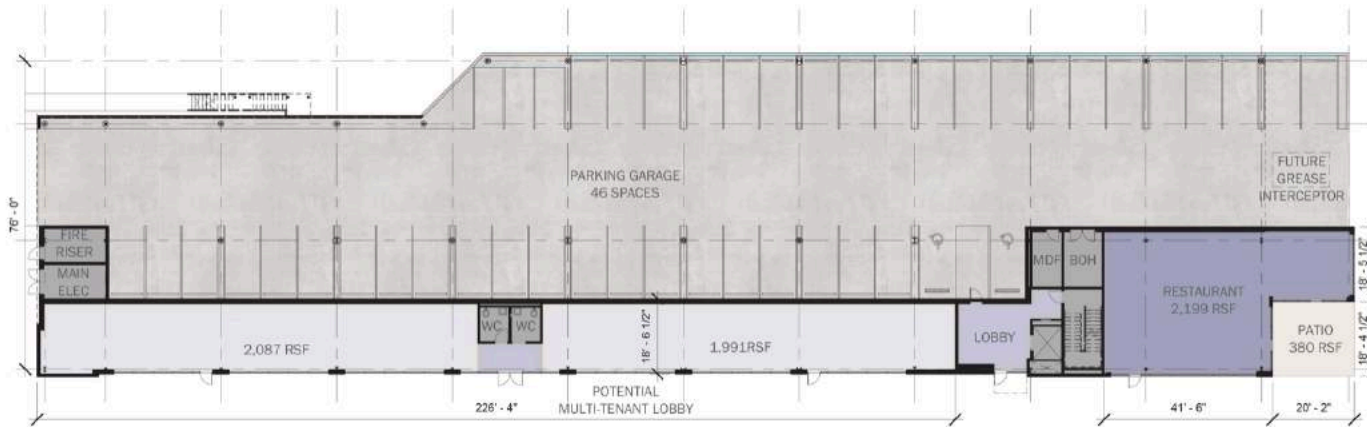
Vibrant Street Retail

Patio facing the Hatchery Paseo

Rate: Contact Broker

NNN: Contact Broker

# 31 NAVASOTA ST



## RETAIL FOR LEASE

**Retail: 4,078 SF**

- Many demising options
- 12' floor to ceiling height

**Restaurant/Retail: 2,199 SF**

- Grease Trap in place
- 12' ceiling height
- 380 SF exclusive patio

Rate: Contact Broker  
NNN: Contact Broker



# 1401 ART DILLY DR // THE WEAVER APARTMENTS



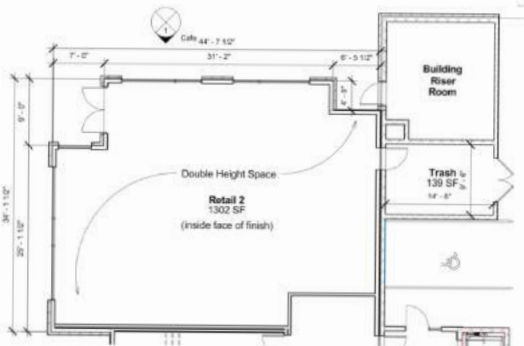
## THE WEAVER RETAIL WEST + EAST

- 22' floor to ceiling height
- Walking distance to Lady Bird Lake
- Ground floor retail in 251 unit Class A apartment

**Restaurant/Retail: 1,684 SF**

**Café/Restaurant 1,302 SF**

- Grease trap in place  
Rate: Contact Broker  
NNN: Contact Broker



### CAFÉ

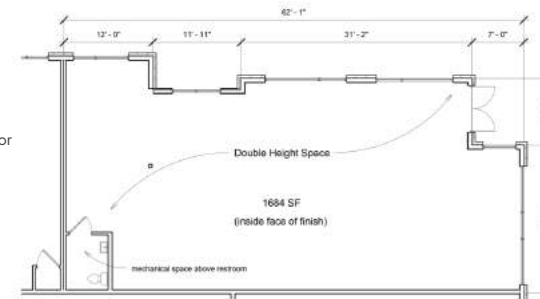
**PLUMBING:** 4" sanitary sewer line, 4: grease waste line routed to grease trap at parking garage entrance, 1 1/2" cold water supply line, 3" dedicated vent line up to roof, hose bib and drain routed to grease interceptor at dedicated trash room

**ELECTRICAL:** Dedicated 225A with 208/120V3-phase power, exterior electrical for signage

**MECHANICAL:** Mechanical shaft to roof for future exhaust and refrigerant piping, temporary electric heater to protect plumbing

**TELECOM:** (1) 2" conduit stubbed from nearest telecom room

**FIRE PROTECTION:** Fully sprinklered NFPA13 system



### RETAIL

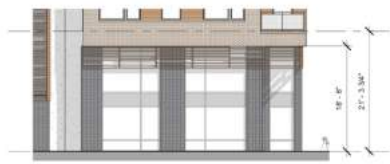
**PLUMBING:** Single use restroom, instant water heater for bathroom sink

**ELECTRICAL:** Dedicated 225A with 208/120V3-phase power, exterior electrical for signage

**MECHANICAL:** Vertical, wall-mounted split system air handler located above restroom with associated heat pump on roof, ceiling exhaust fan in restroom

**TELECOM:** (1) 2" conduit stubbed from nearest telecom room

**FIRE PROTECTION:** Fully sprinklered NFPA13 system



1 Retail 2 North Elevation  
3/32" = 1'-0"



2 Retail 2 West Elevation  
3/32" = 1'-0"



1 North Elevation  
3/32" = 1'-0"

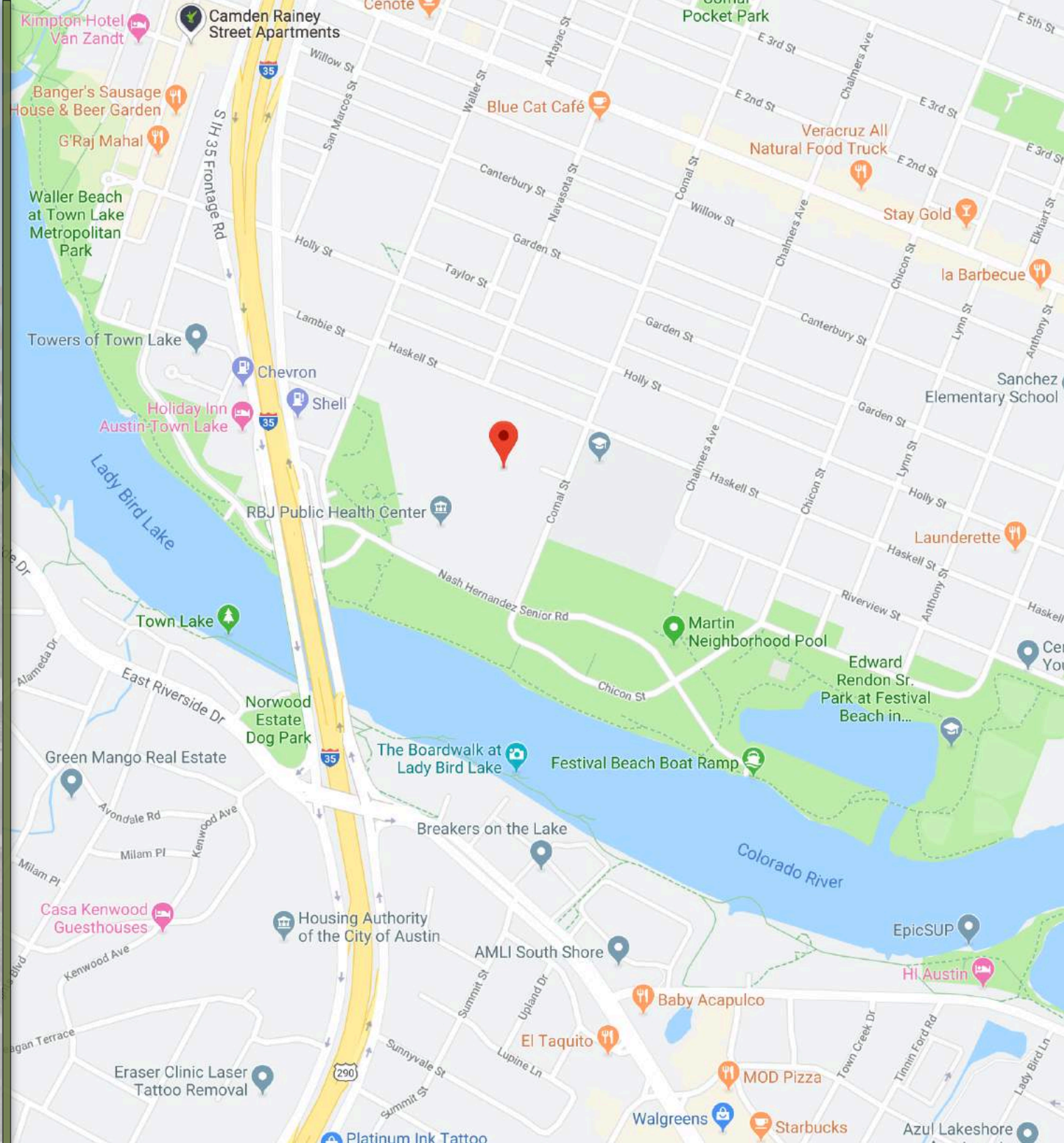


2 East Elevation  
3/32" = 1'-0"

# AERIAL



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# INFORMATION ABOUT BROKERAGE SERVICES



JOHN ROSATO

## 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.

**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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date





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