



OLTORF COMMONS

2400 E. OLTORF ST. AUSTIN, TX 78741

Matthew Underhill - Vice President

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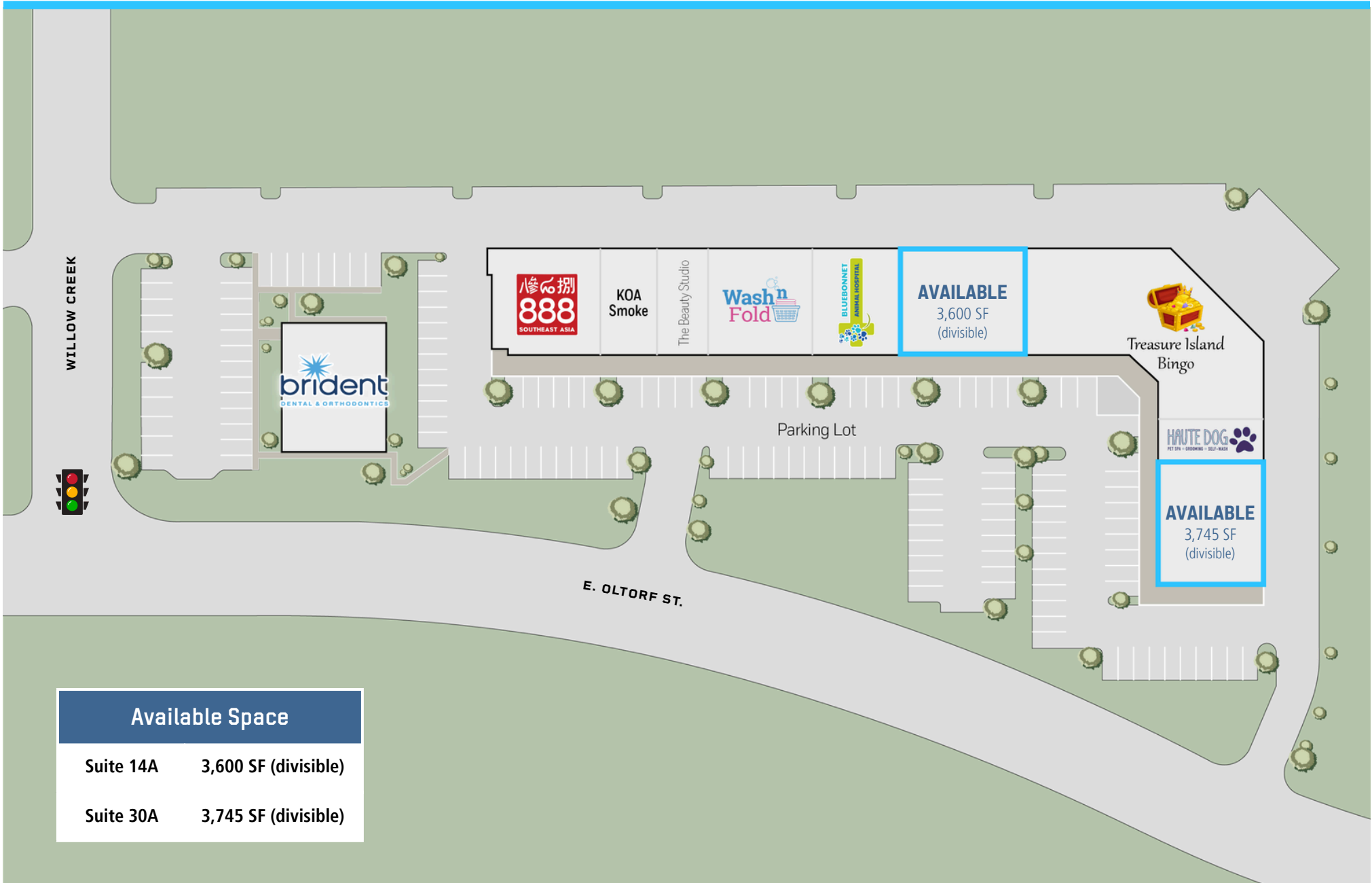
Matthew McBurney - Associate

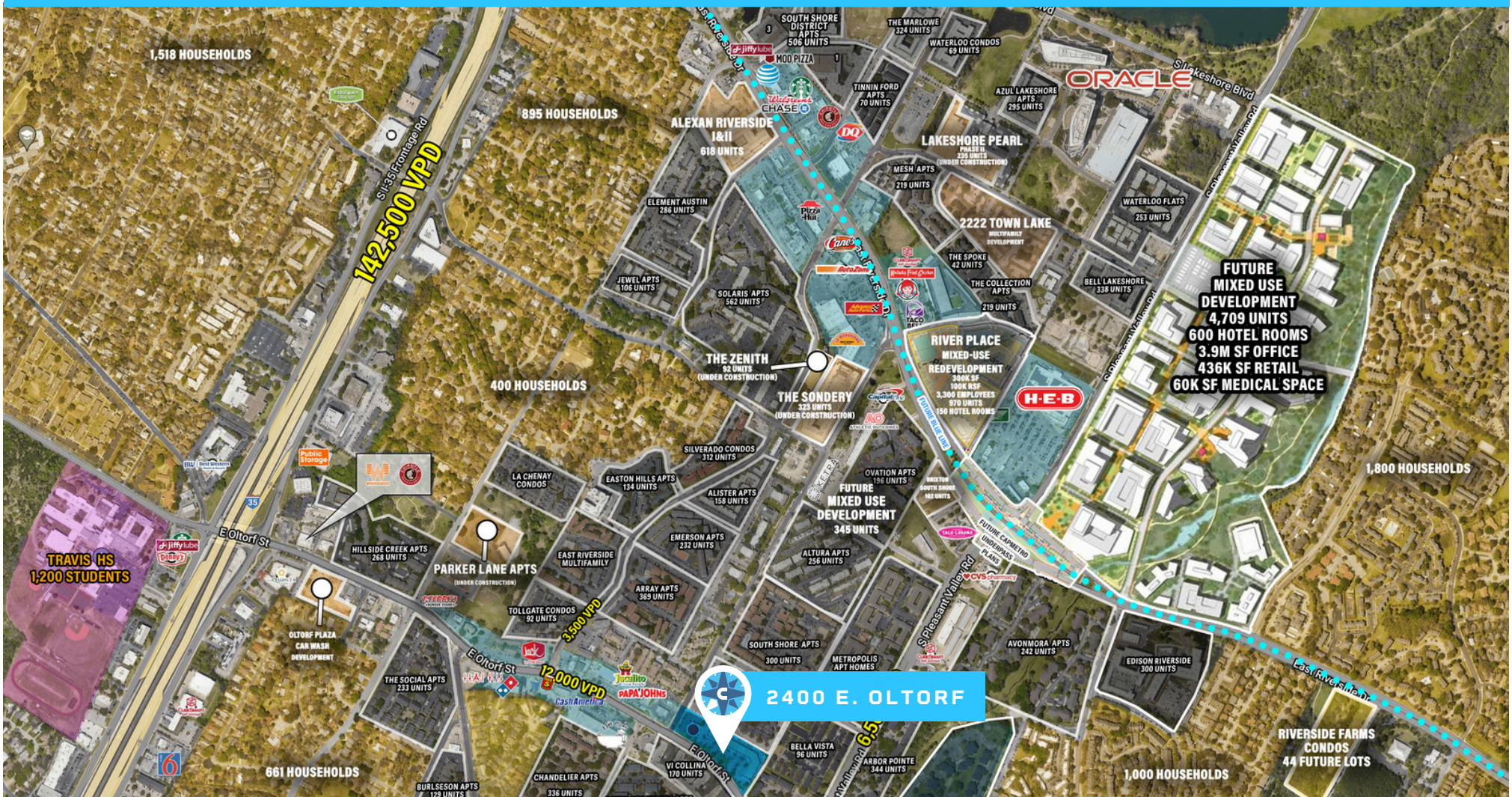
mmcburney@cswcommercial.com • 512-333-2040




2400 E. OLTORF occupies a strategic position along east Oltorf St., a gateway between the rapidly growing East Riverside corridor and the established neighborhoods of South Austin. The property benefits from strong visibility, steady traffic volume, and a dense surrounding population, creating a reliable environment for retail performance. Continued reinvestment along the corridor reinforces the long-term stability and commercial relevance of this location.


- 3,600 SF 2nd Gen. restaurant space & 3,745 SF end-cap available
- Excellent visibility and easy access off Oltorf Rd. and close to IH-35
- Signalized intersection
- 2nd-generation space
- Estimated 152,156 people living within a 3-mile radius from the shopping center






	1 MILE	30,211
	3 MILE	152,156
	5 MILE	338,255
2025 ESTIMATED POPULATION		

	1 MILE	16,631
	3 MILE	74,060
	5 MILE	156,665
2025 ESTIMATED HOUSEHOLDS		

	1 MILE	\$85,415
	3 MILE	\$132,430
	5 MILE	\$130,839
2025 AVERAGE HOUSEHOLD INCOME		

	1 MILE	32,225
	3 MILE	230,257
	5 MILE	489,028
2025 DAYTIME POPULATION		



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.

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.

CSW BROKERAGE, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9016590-BB

License No.

staylor@cswcommercial.com

Email

(512) 861-3550

Phone

KEVIN EARL HUNTER

Name of Designated Broker of Licensed Business Entity, if applicable

473599-B

License No.

khunter@cswcommercial.com

Email

(512) 861-3545

Phone

Name of Licensed Supervisor of Sales Agent / Associate, if applicable

License No.

Email

Phone

MATTHEW MCBURNEY

Name of Sales Agent / Associate

835190-SA

License No.

MMCBURNEY@CSWCOMMERCIAL.COM

Email

512-333-2040

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent / Associate, if applicable

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MATTHEW UNDERHILL

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