FOR SALE

Historic Office Building



2210 San Gabriel St, Austin, TX 78705

CIP

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FOR SALE

James T Hurt House- West Campus

2210 San Gabriel St, Austin, TX 78705



PROPERTY DESCRIPTION:

Step inside a piece of Austin history. Built in 1904 and known as the James T. Hurt House, 2210 San Gabriel St is a meticulously preserved Queen Anne/Colonial Revival residence-turned-office in the heart of Austin's West Campus/Old West Austin neighborhood. From its wraparound porches, corner turret, and picket-fenced lawn to the vaulted ceilings, original pine flooring, custom millwork, and four decorative tile fireplaces inside, this property offers an architectural character that simply cannot be replicated in Austin's modern office inventory.

Thoughtful upgrades to the electrical, plumbing, and common-area infrastructure have brought the building up to the standards of a functioning, modern office without sacrificing a single detail of its historic charm. The ground floor's open flow lends itself equally well to a reception and executive-suite layout or large collaborative office space, while the second floor offers a more traditional arrangement of individual offices, each generously sized for multiple occupants.

Behind the home, and largely invisible from the street, sits one of this property's most valuable — and rare — features: 17 dedicated, private parking spaces (a 4.2/1,000 SF ratio), a genuine luxury for an office address this close to campus. Just steps from the University of Texas at Austin, the Drag, and the Dobie Center's shops and restaurants, and minutes from Downtown Austin, this is a rare opportunity to own or occupy a landmark address in one of the city's most walkable, amenity-rich, and enduringly desirable central submarkets.

Highlights:

- Rare owner-user or investment opportunity to own a piece of Austin's architectural history
- 17 dedicated private parking spaces behind the building
- Two blocks from the University of Texas at Austin campus and the Drag
- Minutes to Downtown Austin, MoPac, and I-35
- Qualifies for a Historic Site Property Tax Exemption

TOTAL SPACE AVAILABLE: ±4,159 SF

LOT SIZE: ±0.43 Acres

ACCESS: Located on San Gabriel St between W 24th and MLK, with quick access to Guadalupe St ("The Drag"), N Lamar Blvd, MoPac Expressway, and I-35 — putting Downtown Austin, the Capitol complex, and the greater central Austin submarket within minutes.

ZONING: LO-H-ETOD-DBETOD-NP — Limited Office with a Historic Landmark overlay, within the Equitable TOD and Downtown Density Bonus ETOD combining districts and the West University Neighborhood Plan area.









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EXTERIOR PHOTOS

2210 San Gabriel St, Austin, TX 78705









FOR SALE

INTERIOR PHOTOS









FOR SALE

FIRST FLOOR

2210 San Gabriel St, Austin, TX

1st Floor Finished Area 1789.24 sq ft

FRONT



BACK

0 5 10 ft

PREPARED: 2026/08/11

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FOR SALE

SECOND FLOOR

2210 San Gabriel St, Austin, TX

2nd Floor Finished Area 1761.52 sq ft

FRONT

BACK



0 4 8 ft

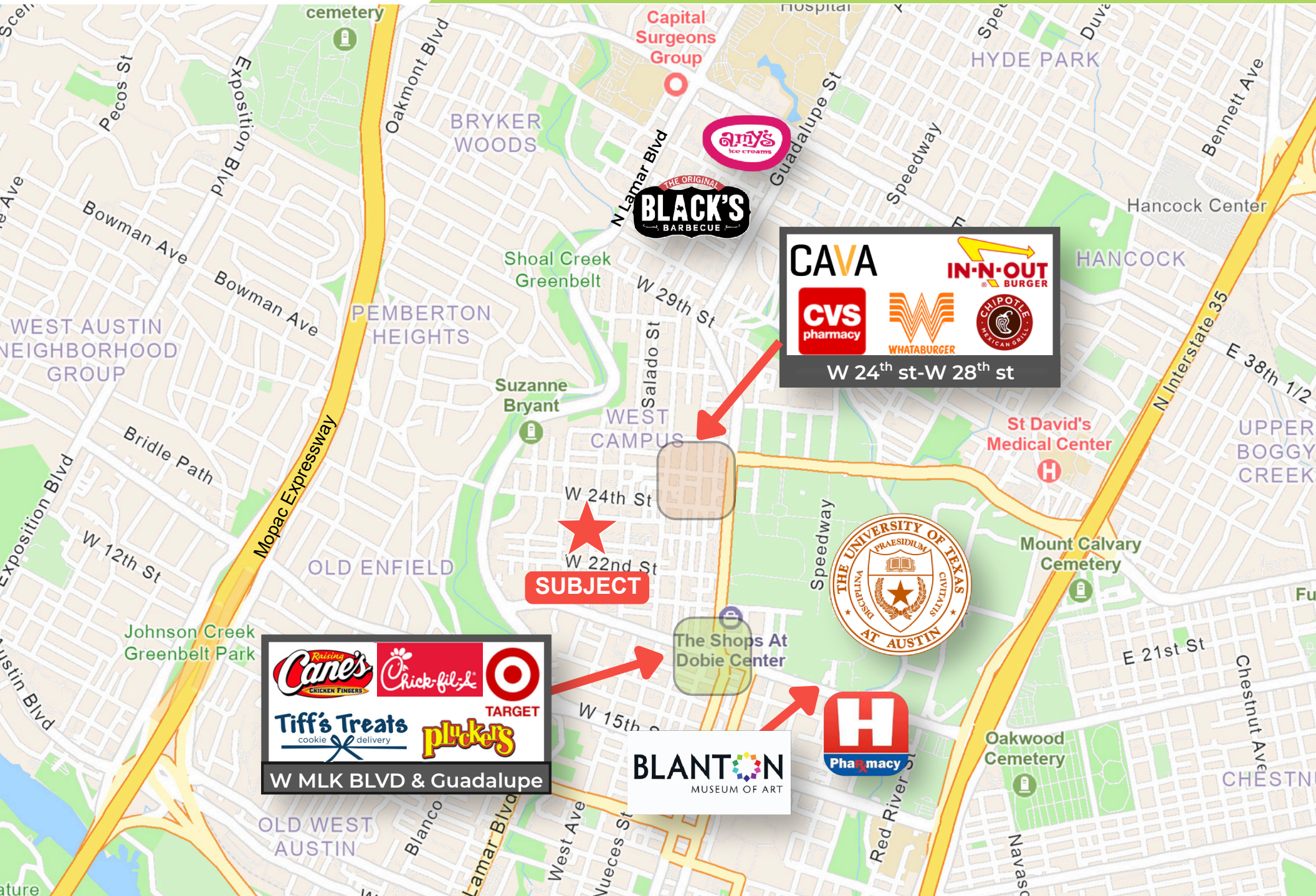
PREPARED: 2026/08/11

Link to:
Interactve Floor Plan

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FOR SALE

REGIONAL MAP



FOR SALE

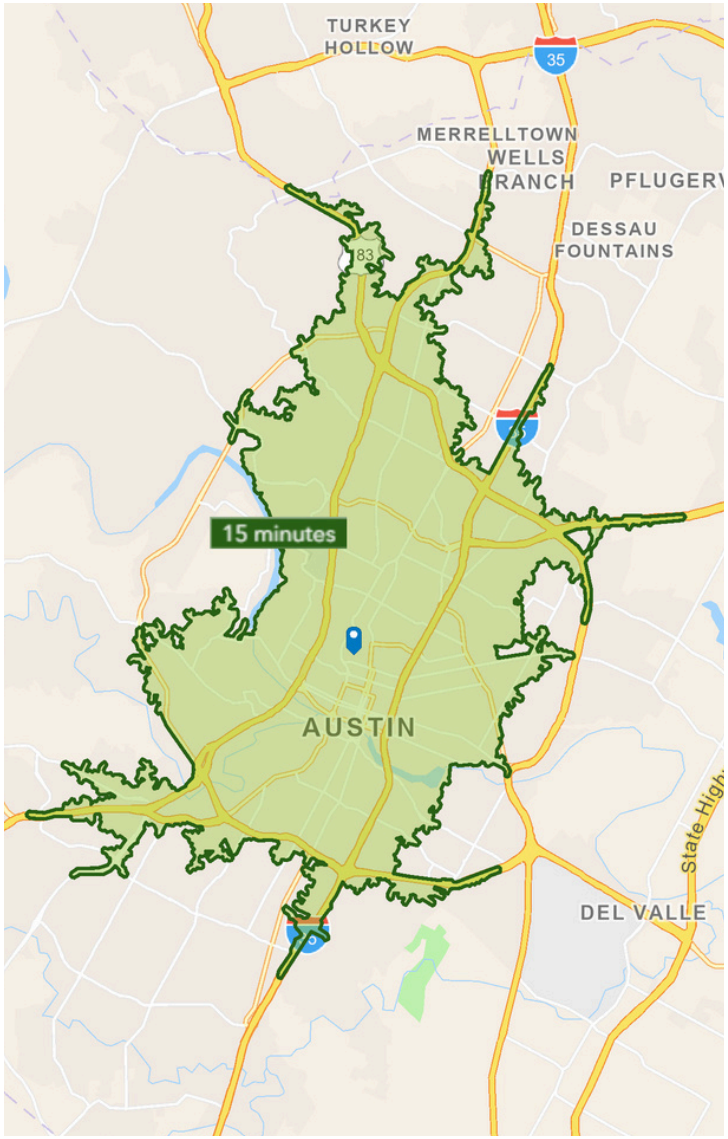
INFOGRAPHIC

2210 San Gabriel St, Austin, TX 78705

Deomographic Profile

2210 San Gabriel St, Austin, TX 78705

Drivetime of 15 minuets



EDUCATION

- 4.6% — No high school diploma
- 10.2% — High School Graduate
- 14.0% — Some College
- 71.2% — Bachelor s/Grad /Prof Degree

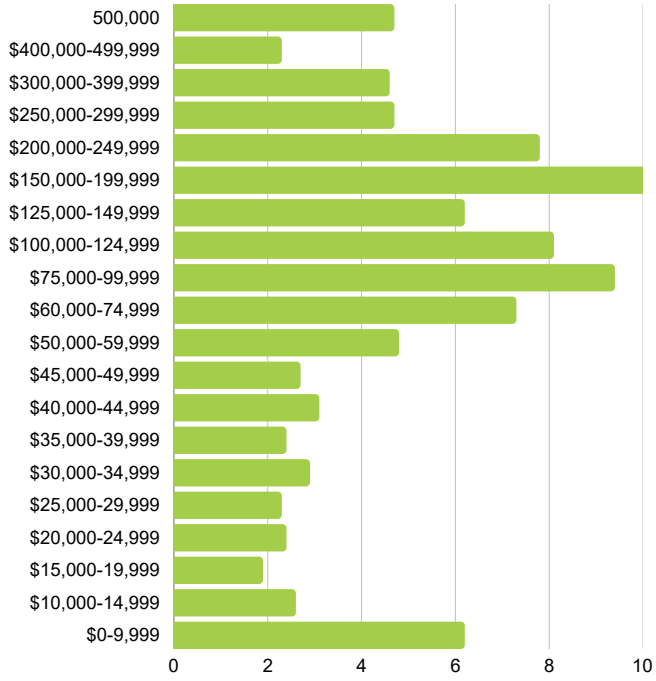
INCOME

- $96,172 — Median Household Income
- $77,879 — Per capita Income
- $105,137 — Median Net Worth

EMPLOYMENT

- 80.2% — White Collar
- 8.2% — Blue Collar
- 11.6% — Services
- 3.9% — Unemployment Rate

HOUSEHOLD INCOME



KEY FACTS

- 381,862 — Population
- 191,965 — Households
- 33.2 — Median Age
- $79,845 — Median Disposable Income

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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Information About Brokerage Services

Texas lawrequiresallreal estatelicense holders togivethe following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** 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 thatthebrokerrepresents):

- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is notrequired, toavoid disputes, all agreementsbetween you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 pares 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- Thebrokerdoes not perform any other act of real estate brokerage for the buyer/ tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Robert Springer	627720	bob@cipaustin.com	(512) 682-1001	Brian E. Smith		info@cipaustin.com	(512) 682-1014
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____