



# 1105 W. 42nd St.

## *Central Austin Office & Annex For Sale*

**Kirstie South - Sean Murphy**  
(C) 214-282-8778

**512-441-8888**

ksouth@cldrealty.com  
smurphy@cldrealty.com



- For Sale - 2,262 Total SF (1,952 SF + 311 SF) - 0.14 AC
- Situated in the heart of Rosedale, one of Austin's most affluent and walkable neighborhoods, just steps from major traffic drivers like Central Market, Kendra Scott, the Heart Hospital of Austin, and Ascension Seton Medical Center
- Rare central Austin location featuring dedicated surface parking for customers and staff, plus immediate connectivity to N Lamar Blvd, 38th St, and Medical Parkway

- A distinctive standalone building offering flexible floor plans ideal for boutique retail, medical services, or professional storefronts seeking strong brand identity
- Showcase your brand in a storefront with eye-catching street-level presence, perfect for building strong local identity and welcoming shoppers.
- Offered at \$1.7M



| 1 mile | 2 mile | 3 mile  |
|--------|--------|---------|
| 17,733 | 80,706 | 167,442 |



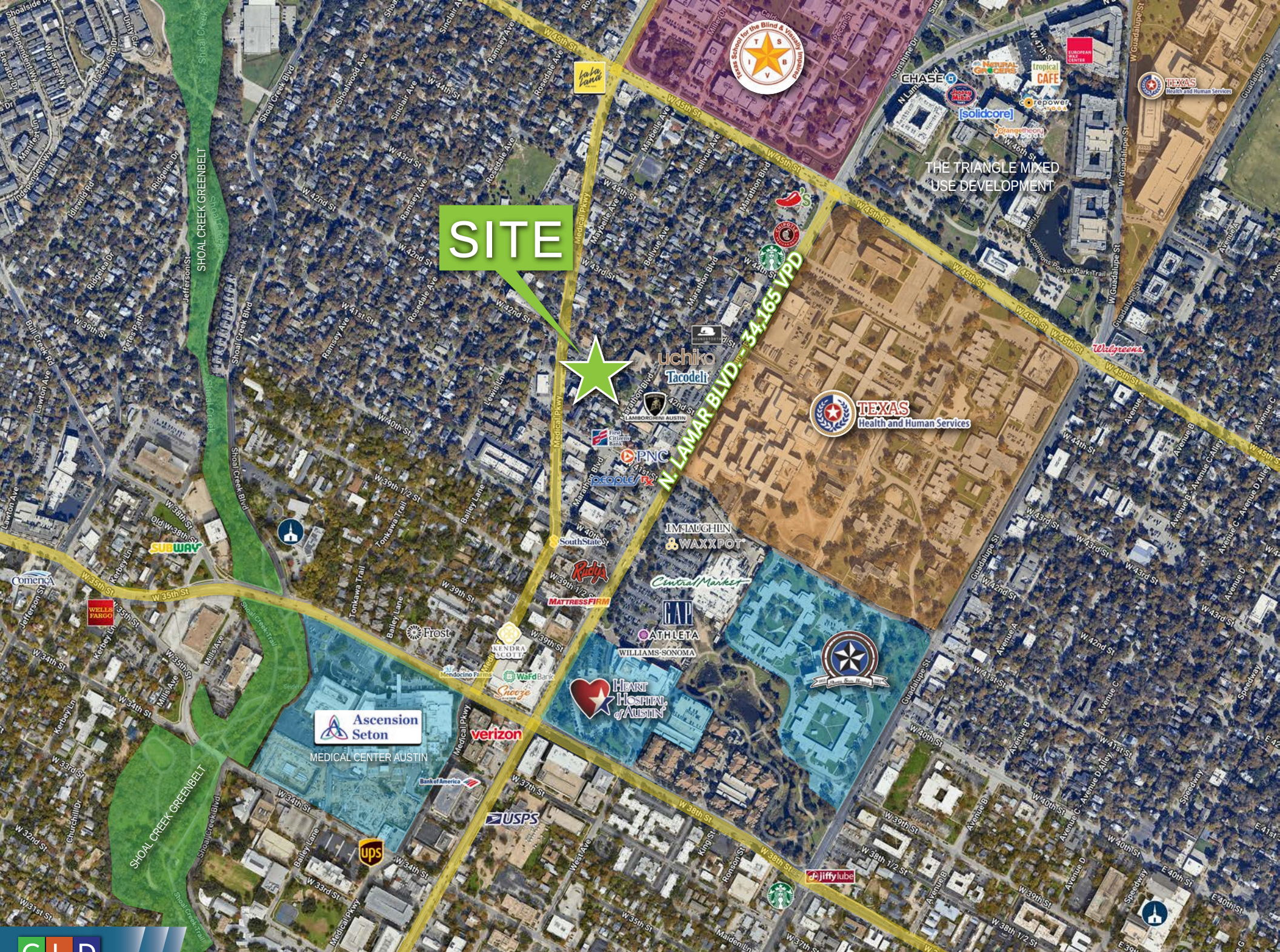
| 1 mile | 2 mile | 3 mile  |
|--------|--------|---------|
| 18,779 | 58,343 | 164,878 |



| 1 mile    | 2 mile    | 3 mile    |
|-----------|-----------|-----------|
| \$164,615 | \$155,803 | \$178,718 |



1105 W. 42nd St., Austin, TX 78756



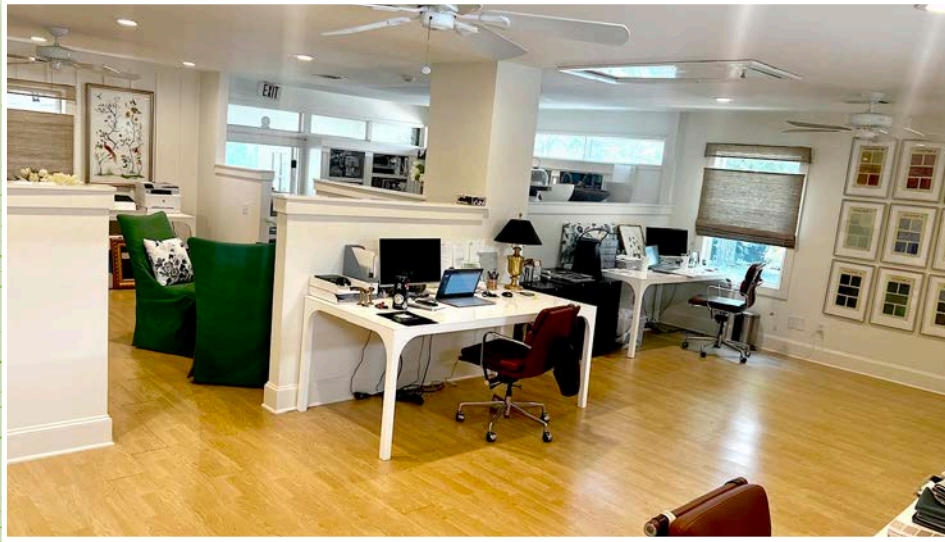
SITE

34,165 VPD

THE TRIANGLE MIXED USE DEVELOPMENT



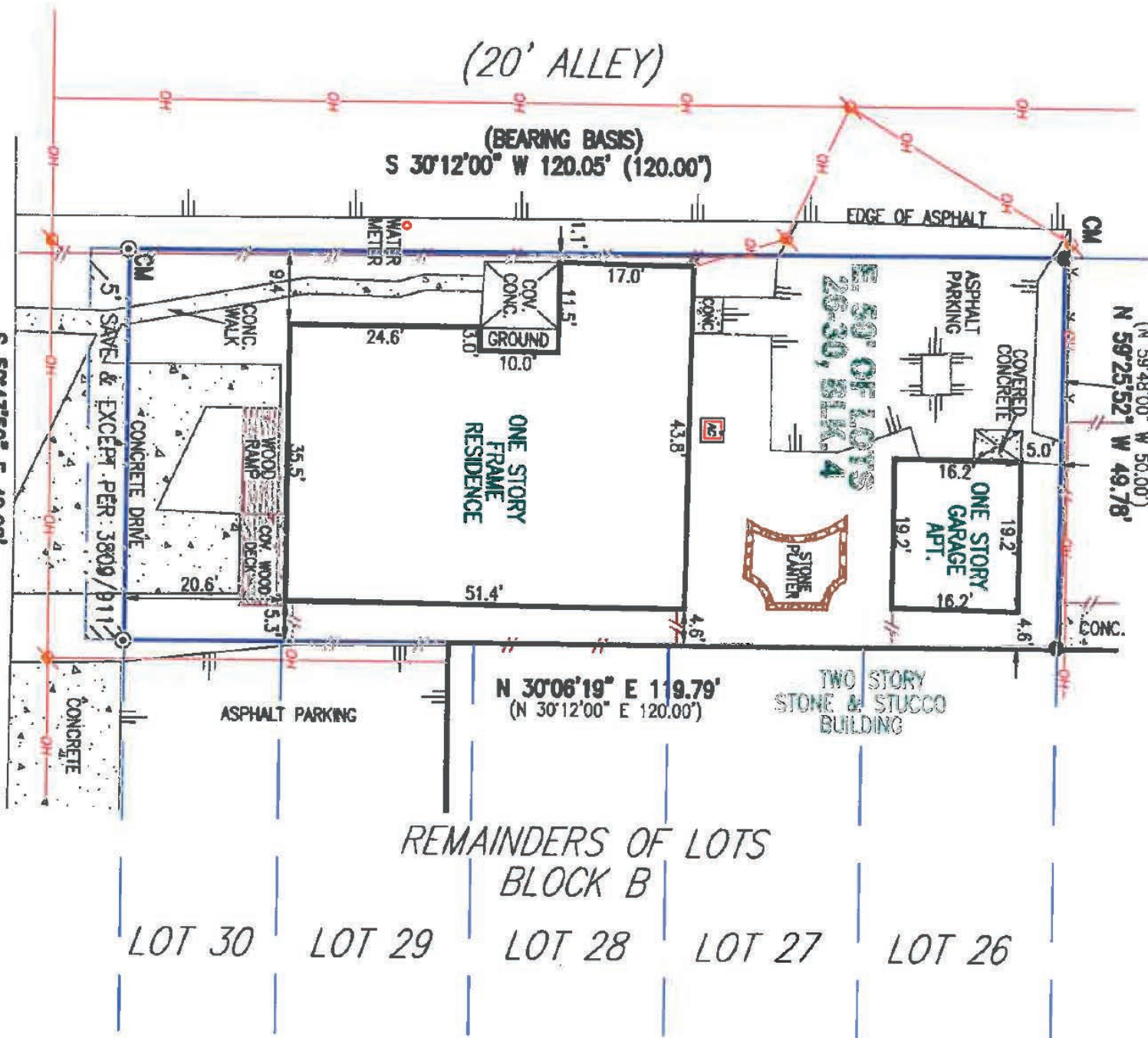
**Versatile & Professional Configuration** - Designed for maximum utility, the 1,952 SF main building features an open, adaptable floor plan ideal for retail, medical, or a client-facing showroom. The interior layout blends open reception space with private workspaces, allowing businesses to showcase their brand effectively. Complementing the main structure is a separate 311 SF apartment, providing a rare and valuable bonus space perfect for an executive office, break area, or secure storage.



**Polished Aesthetic in a Premier Location** - Previously occupied by an interior design firm, the two-story building offers a polished, client-ready aesthetic with minimal build-out required. The layout provides distinct zones for operations and client engagement, while the "Home Office" designation preserves a welcoming charm that fits seamlessly into the affluent Rosedale neighborhood. This interior is perfectly suited for professionals seeking a high-identity location with standalone character.

# WEST 42ND STREET (50' R.O.W.)

S 59°43'50" E 49.98'  
(S 59°48'00" E 50.00')





# Information About Brokerage Services



Texas law requires all real estate licensees 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 on 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone