

1405 East 38 1/2 St.

1,850 SF Available

Michele Gary - Kirstie South | 512-441-8888

mgary@cldrealty.com

ksouth@cldrealty.com



- 1,850 SF Available
- High Visibility on Main Arterial Commercial Street
- Open Floor Plan w/2 Private Offices
- 6 Parking Spaces
- Fully Renovated & Upgraded in 2023

- Original Detailing including: Hardwood Floors, Fireplace Ceiling Rafters, Brick & Limestone Work
- Over 1,000 SF of Exterior Decks & Terraces
- Call Broker for Pricing


Population

1 mile	2 mile	3 mile
20,905	97,833	190,706


Daytime

1 mile	2 mile	3 mile
12,354	60,554	179,650


Avg. HH Income

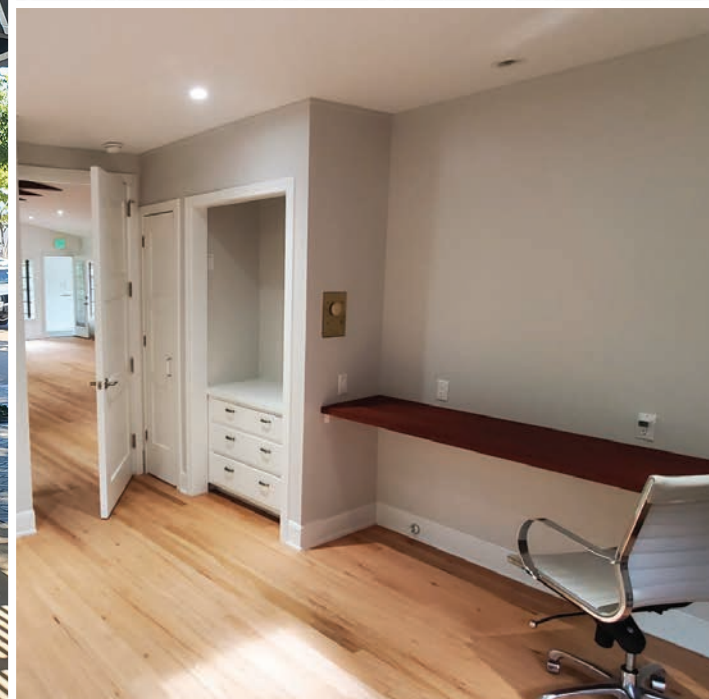
1 mile	2 mile	3 mile
\$141,105	\$119,011	\$151,892

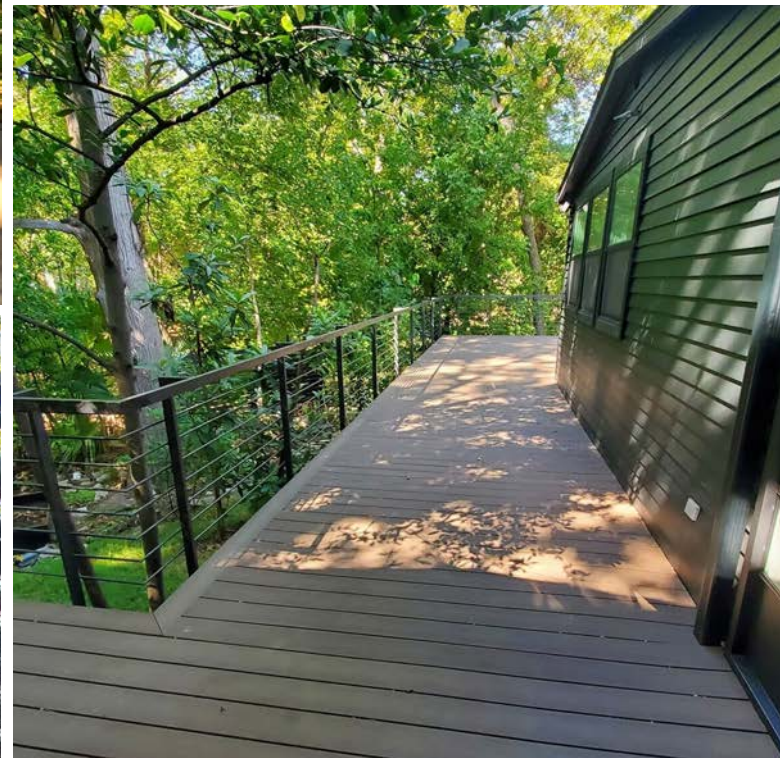


1405 E 38th 1/2 St, Austin, TX 78722

Located in the heart of the Cherrywood neighborhood, this approx. 2,000 sq ft commercial space offers an open-concept layout, two private rooms, full kitchenette and over 1,000 sq ft of outdoor deck and patio. It's ideal for a wide variety of uses—office, retail, flex-workspace, medical clinic, therapy center, event venue, showroom or studio. Positioned just minutes from downtown, the space enjoys excellent visibility and accessibility with up to 6 dedicated parking spaces plus street-level parking, multiple entrances for shared or subdivided use, and zoning tailored for neighborhood business. The surrounding corridor is vibrant with established and emerging dining and service businesses: from Dai Due, Este and Salty Sow on Manor Rd to Cherrywood Coffeehouse and Fleet Coffee within two-blocks, this location benefits from foot-traffic, amenity proximity and a strong commercial ecosphere.









The Troubadour
321 Units

Sabina
298 Units

Marq Uptown
265 Units

93,052 VPD

Maplewood
Elementary
408 Students

6,296 VPD

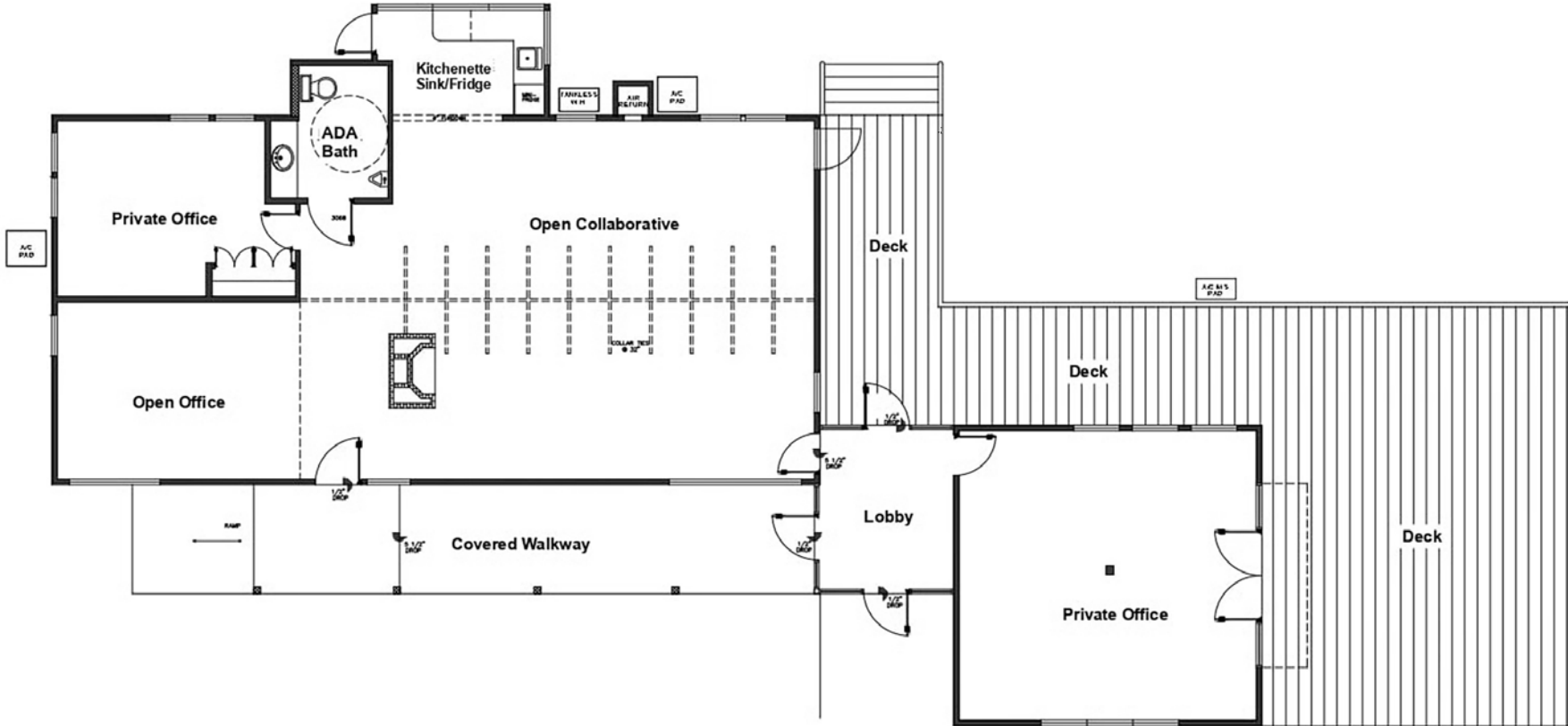
SITE



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1405 E. 38 1/2 Street -
Building Diagram





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

Michele Gary

Licensed Supervisor of Sales Agent/ Associate

531394

License No.

mgary@cldrealty.com

Email

512-441-8888

Phone

Kirstie South

Sales Agent/Associate's Name

654233

License No.

ksouth@cldrealty.com

Email

512-441-8888

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone