

SUMMARY

For Sale: 3.11± ACRES COMMERCIAL LAND

2900 W. Howard Lane | Austin, TX

- Property:** 3.1141± acres on West Howard Lane, with easy access to both Mopac and IH-35. Just 3 miles from both The Domain and La Frontera, the Property is situated in Summit Park at Wells Branch, a development that includes office buildings and apartment projects.
- Zoning/Use:** City of Austin ETJ. Ideal uses include office/flex/storage or any other Commercial use. The Property is located in the City of Austin's 2-mile ETJ, therefore it is not subject to zoning regulations.
- Entitlements:** The Owner has spent a considerable amount of time and money to secure entitlements for this Property. Full engineering plans and architecture plans have been completed for a 6,867± sf single story office building. The layout and size of the water quality pond would also have capacity for a second building. The plans have been reviewed and partially accepted by the City of Austin, Travis County, and the Wells Branch MUD, but the project was put on hold before final approval. Engineers expect that final step for full approvals to be just 3-5 months of work.
- Height Restriction:** 60 feet
- Impervious Cover:** 65%
- Utilities:** Water: Wells Branch MUD
Waste Water: Wells Branch MUD
Electric: Austin Energy
- Frontage:** Approximately 555' of frontage on Howard Lane and 355' of frontage on a shared private drive on the western property line.
- Watershed:** The Property is within the Walnut Creek Watershed, which is classified as a suburban watershed, and is within the Edwards Aquifer Recharge Zone. All engineering plans conform to the terms and conditions of the development ordinance.
- Demographics:** There are over 13,000 people living within 1 mile of the Property and nearly 80,000 within 3 miles. 65% of the population is renters.
- Legal Description:** Lot 2 of Summit Park at Wells Branch Phase A, a subdivision in Travis County, Texas, recorded in volume 84, pages 158A-158B of the plat records of Travis County, Texas.
- Price:** Call broker for pricing

For More Information Contact:

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Principal

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**COMMERCIAL
INDUSTRIAL
PROPERTIES**

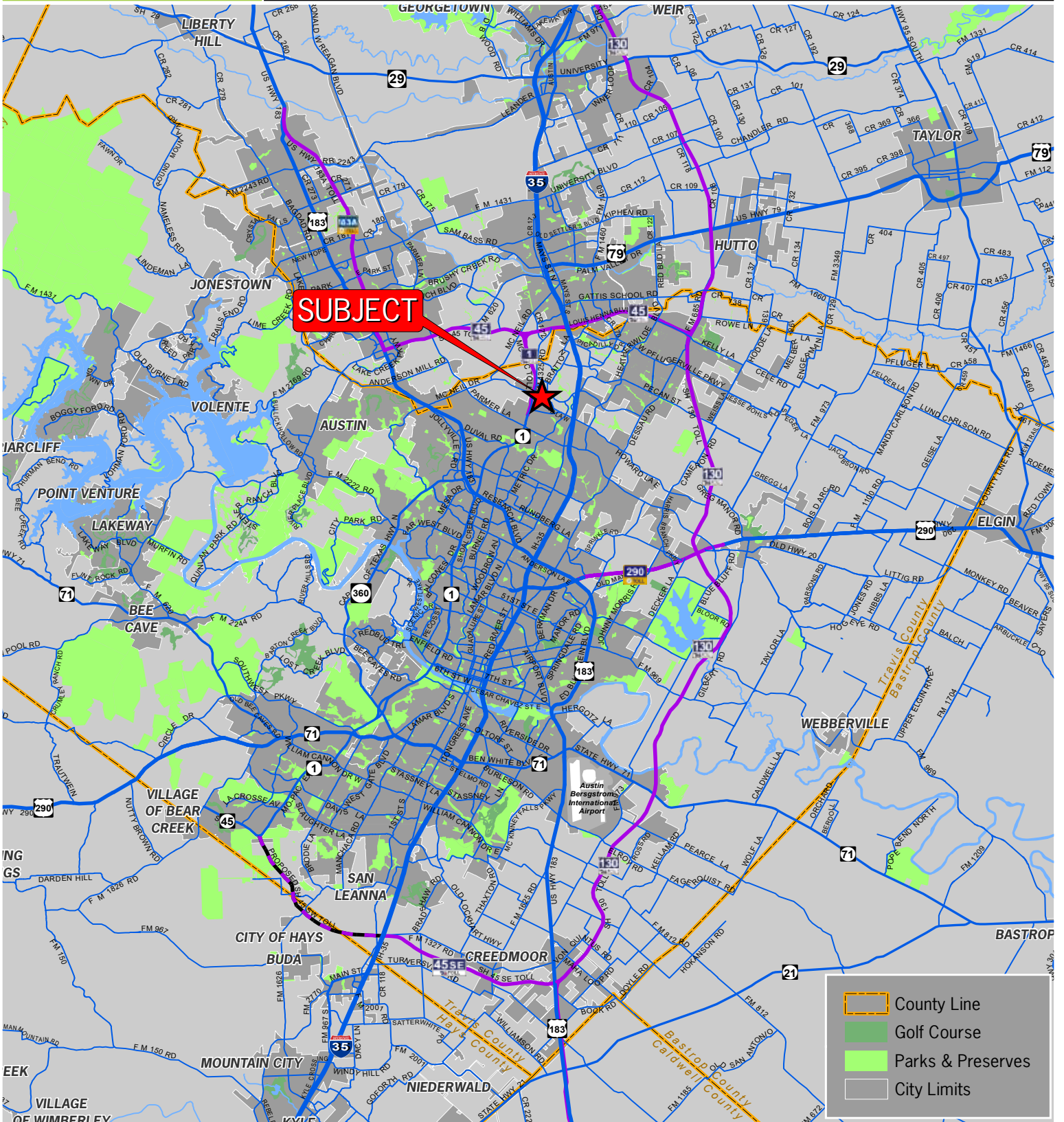
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METRO MAP

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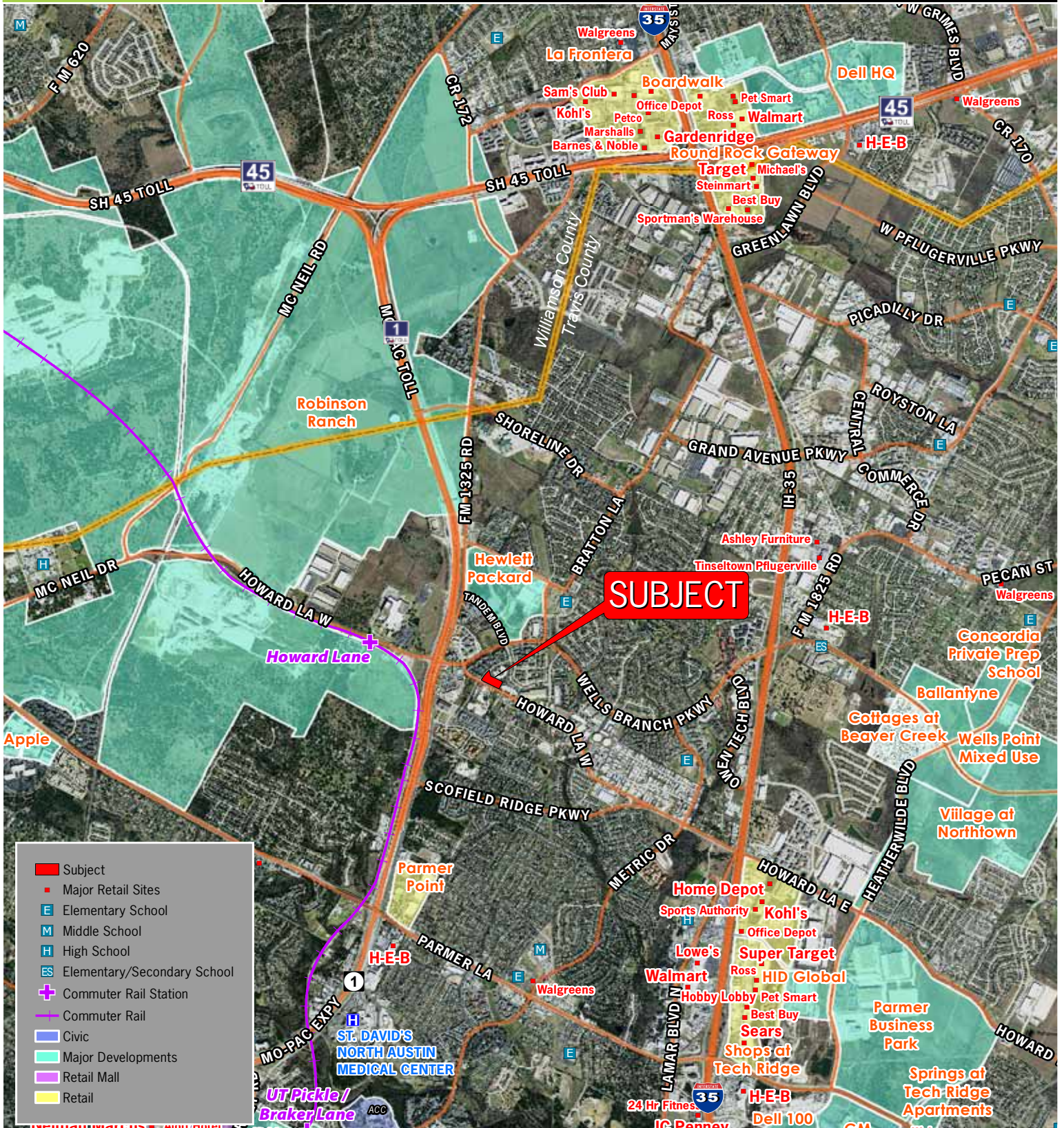
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REGION MAP

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RETAIL REGION MAP

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RETAIL MAP

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CLOSE AERIAL

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-  Subject
-  Lot Lines



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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.

11-2-2015



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.

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|--|-------------|--------------------|----------------|
| Commercial Industrial Properties, LLC | 9007597 | info@cipaustin.com | (512) 682-1000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Robert Springer | 627720 | bob@cipaustin.com | (512) 682-1001 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Joshua Allan Hubka | 570840 | josh@cipaustin.com | 512) 682-1000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date