

±4.06 ACRES – PARMER LANE @ YAGER LANE
 4712 E. Yager Ln | Austin, TX 78653

FOR SALE



SUMMARY

For Sale: 4712 E Yager Ln

- Location:** NEC of Parmer Lane and Yager Lane
4712 E. Yager Lane
Austin, Texas 78653
[Google Map Link](#)
Travis CAD Parcel ID# 247927 ([Link](#))
- Size:** ±4.0562 acres. The Property is approximately 430' x 410'
- Property:** The Property is perfectly located at an existing median break on Parmer Lane, which is a potential future lighted intersection with Yager Lane.
- There are three main structures on the Property, all leased and income producing. See enclosed survey.
- Area Activity:** The Property is in the middle of tremendous growth, with more than 3,500 apartment units planned or built within walking distance. Located at the NEC of Parmer Lane and Yager Lane, the Property is across from:
- NWC – [EastVillage](#), a \$1 billion mixed use project on 425-acres featuring 2,000 apartment units, 466 homes, 810,000sf of office, 223,000 sf of retail plus another 96,000 sf of restaurant space, grocery store, movie theater, and three hotels with 390 rooms. [Article](#).
 - SEC – Legacy Partners is developing Camber Ranch on Parmer, a 483-unit apartment community on 35 acres.
 - SWC – 68 acres was purchased for a future project to include apartments and commercial.
- The Property is only ½-mile from **Samsung**, which employs nearly 9,000 people, and acquired an additional 258 acres in late-2020 for future expansion.
- Applied Materials** and its 3,200 employees is only 4 minutes from the site.
- Just 3 miles west, Karlin is building **Parmer Austin**, home to more than 1.2M sf of office space on 300-acres. Companies such as **General Motors**, **3M**, and **HID Global** are in Parmer Austin or in close proximity.



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PROPERTIES

Josh Hubka, CCIM
josh@cipaustin.com

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Austin, TX 78759
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SUMMARY

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Zoning:	Austin ETJ
Utilities:	Water City of Austin Wastewater Septic
Floodplain:	None
Asking Price:	Call broker.

For More Information Contact:

Josh Hubka, CCIM Principal
josh@cipaustin.com | 512 682 1002

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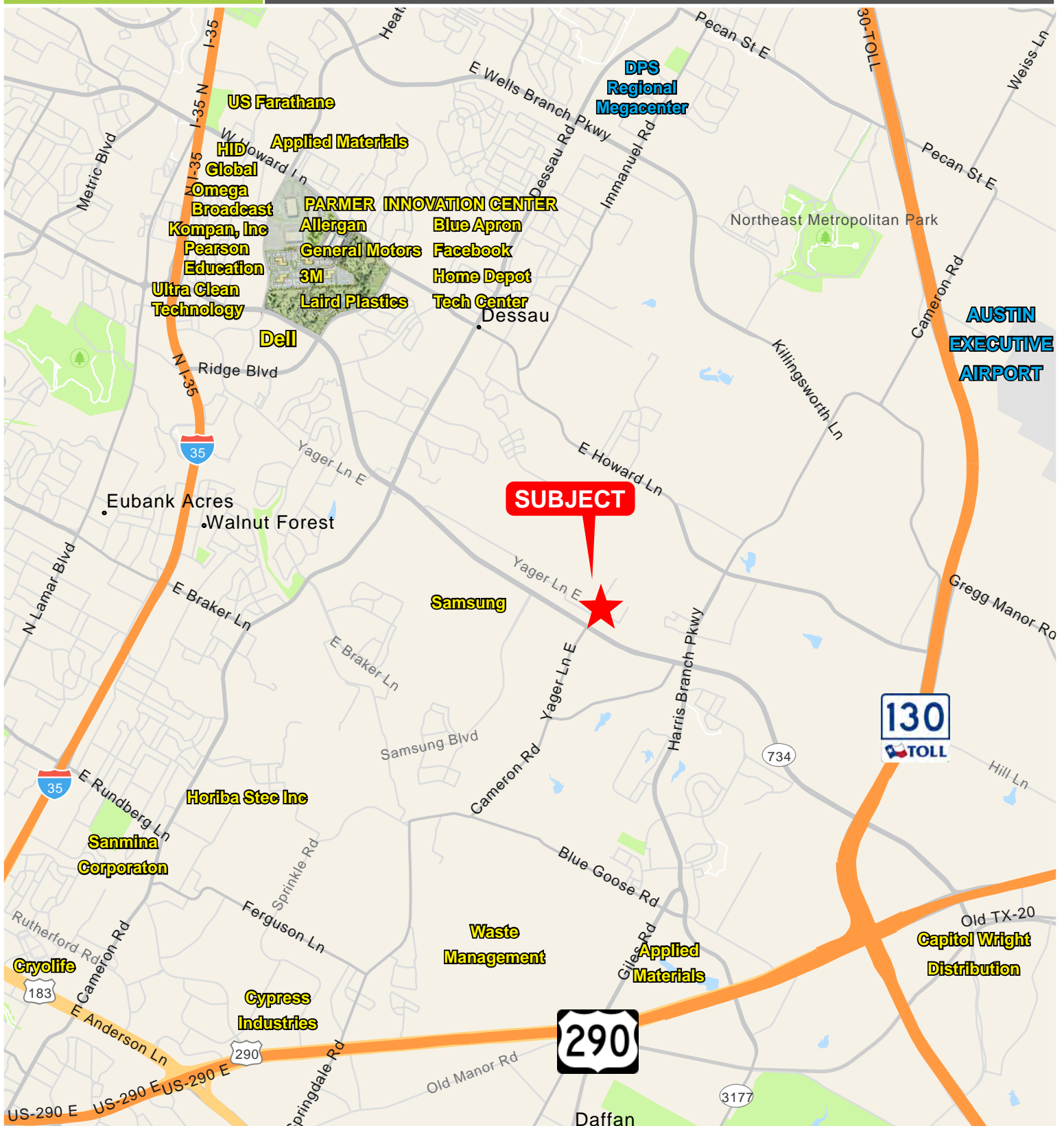
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AREA MAP

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REGIONAL MAP

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PARMER INNOVATION CENTER

Allergan Blue Apron
General Motors Facebook
3M Home Depot
Laird Plastics Tech Center

DELL

SUBJECT

Samsung

Waste Management

Cypress Industries

Applied Materials

Capitol Wright Distribution



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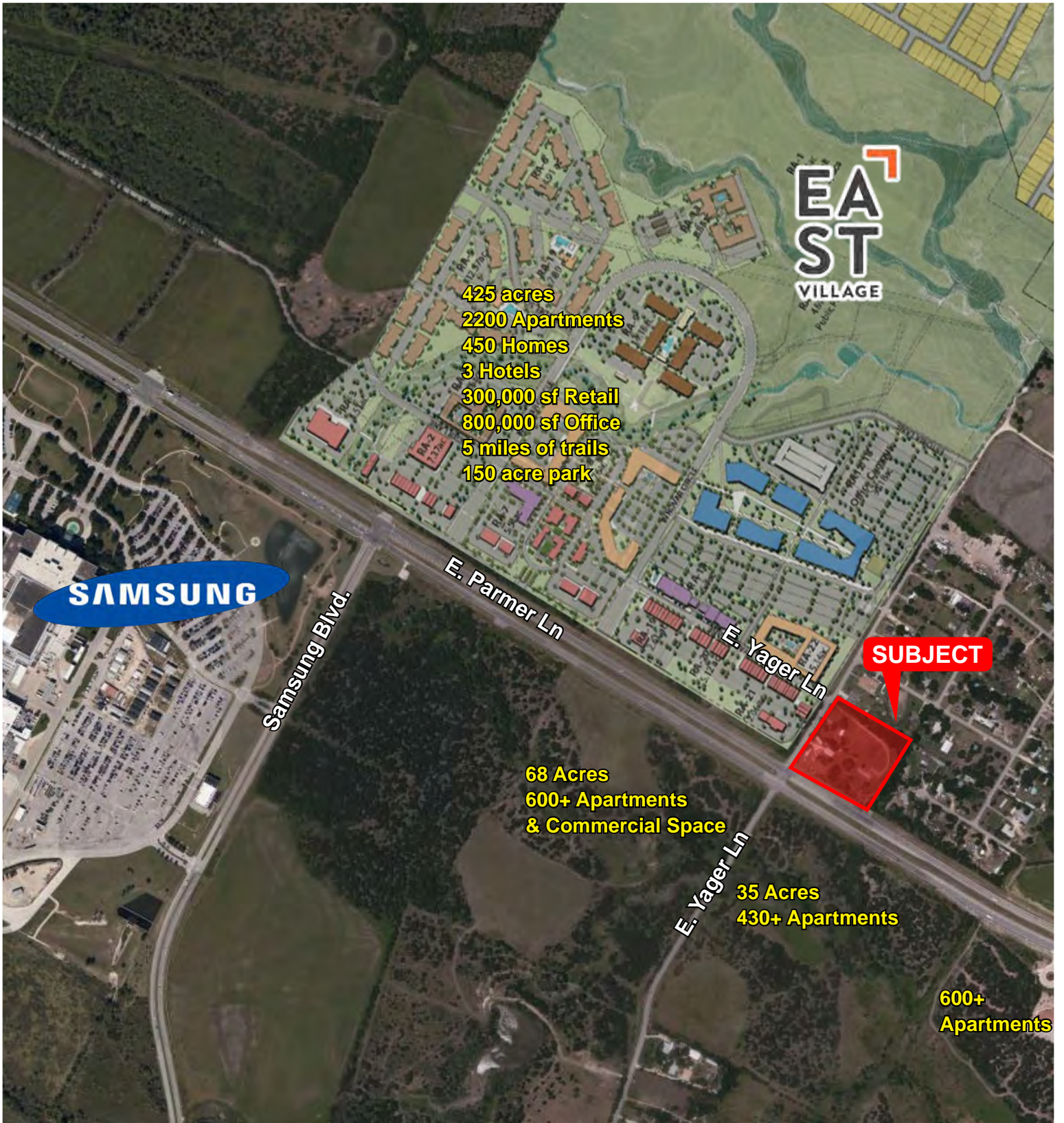
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CLOSE UP
AERIAL

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UTILITIES

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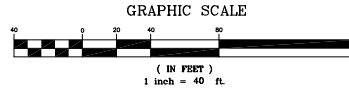
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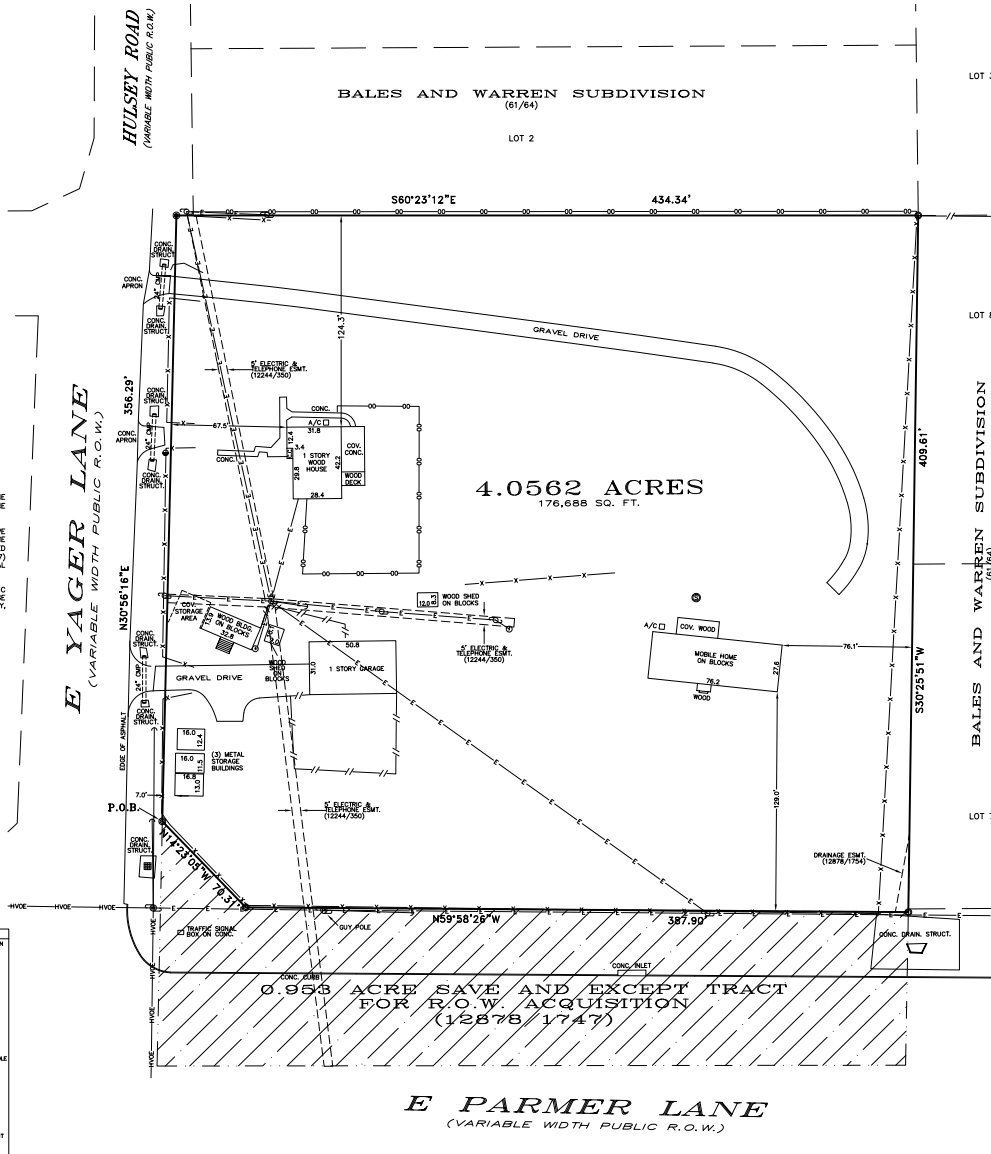
SURVEY

For Sale: 4712 E Yager Ln

SURVEY OF 4.0562 ACRES OF LAND OUT OF THE MARIQUITA CASTRO SURVEY NO. 50 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 5.00 TRACT CONVEYED TO SHELBEL LLC BY DEED RECORDED IN DOCUMENT NO. 2017204215, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 0.953 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 12878, PAGE 1747, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.



- NOTES:
- 1) BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)
 - 2) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD AS RECORDED IN VOLUME 9722, PAGE 609 (POSSIBLY TERMINATED BY DEED FILED FOR RECORD IN VOLUME 12878, PAGE 1747) AND VOLUME 12137, PAGE 9, OF THE OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY, TEXAS.
 - 3) SUBJECT TO A BLANKET-TYPE ELECTRIC EASEMENT AS RECORDED IN VOLUME 12166, PAGE 301, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS



LEGEND

● IRON PIN FOUND	□ UTILITY WARNING SIGN
○ IRON PIPE SET	□ GAS METER
△ NAIL FOUND	□ GAS VALVE
○ IRON PIPE FOUND	□ SEPTIC PIPE
□ ROOF BRASS	□ WATER MANHOLE
○ DISK FOUND	□ WATER WELL
▲ CALCULATED POINT	□ WATER METER
(E) BOUND INFORMATION	□ WATER VALVE
□ POWER POLE	□ FIRE HYDRANT
□ TELEPHONE POLE	□ PVC RISER
□ TELEPHONE SIGN	□ STREET SIGN
□ OVERHEAD ELECT. LINE	□ FLARE SIGN
□ ELECTRIC METER	□ SANITARY SEWER CLEANOUT
□ ELECTRIC MANHOLE	□ SEPTIC LI.D
□ TELEPHONE MANHOLE	□ STORM SEWER MANHOLE
□ CONC. PAD WITH ELEC.	□ UTILITY VAULT
□ ELECTRIC SIGN	□ METAL FENCE
□ CONC. PAD WITH ELEC.	□ WOOD FENCE
□ TELEPHONE SIGN	□ CHAIN LINK FENCE
□ CONC. PAD WITH ELEC.	□ WIRE FENCE
□ TELEPHONE SIGN	□ UG WATER LINE
□ CONC. PAD WITH ELEC.	□ UG WATERMETER LINE
□ TELEPHONE SIGN	□ UG WATERMETER LINE

REF: TBD
 G.F. NUMBER: NCS-997995-SNANT
 ISSUED: FEBRUARY 5, 2020
 To: First American Title Insurance Company

The undersigned does hereby certify that the plat shown represents the results of a survey made on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" areas outside the 500-yr floodplain as shown on Community Panel Number 484536 0490 of the FLOOD INSURANCE RATE MAP prepared for Travis County by the Federal Insurance Administration Department, H.U.D. Effective Date: August 18, 2014

This survey is copyright 2020 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

CRICHTON AND ASSOCIATES INC.
 LAND SURVEYORS

TBLS Firm # 101297-00
 6448 East Highway 290
 Suite 1110
 Austin, Texas 78723
 (512) 544-2005
 Orders@CrichtonandAssociates.com

4712 E Yager Lane
 Manor, TX 78653

DATE: Feb. 17, 2020	JOB NO. 89_145
SCALE: 1" = 40'	DWG. NO. 89_145



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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.

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) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date