

3.39 ACRES OF LAND FOR SALE

NWC IH-35 AND ONION CREEK PKWY | AUSTIN, TEXAS



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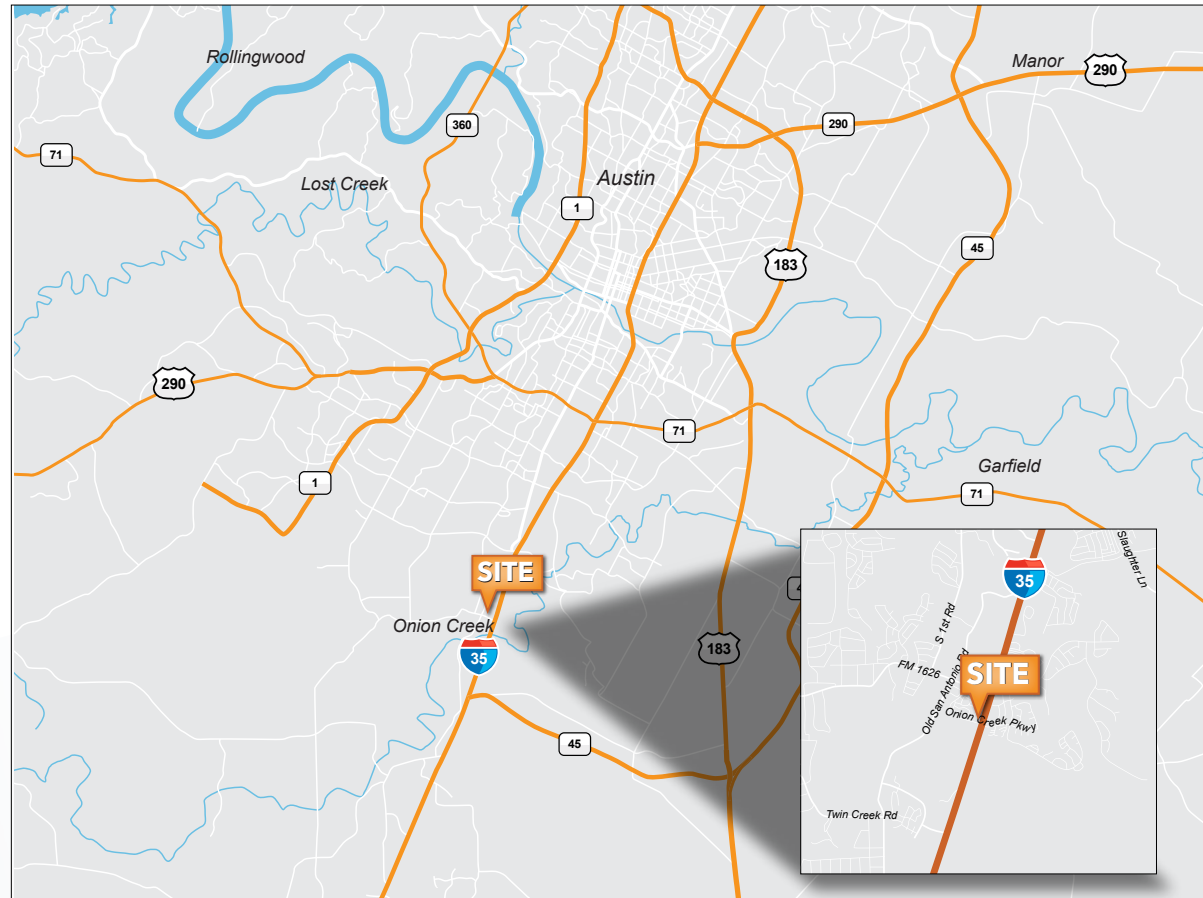
 **TRANSWESTERN**
RETAIL

PROPERTY INFORMATION

LOCATION	NWC of IH-35 and Onion Creek Pkwy
SIZE	3.39 AC
PRICE	\$17.75/SF
ZONED	CS-MU-CO

PROPERTY INFORMATION

- PRICE REDUCED: 17.75/SF
- Commercial tract for sale in a high growth area across from Onion Creek Neighborhood
- 362 feet of IH-35 frontage
- Potential for medical office, senior living, hotel, retail and convenience
- Utilities have been brought in - depicted on the Site Survey
- Regional Detention in the area - No detention work needed
- New \$35M Baylor Scott and White Hospital coming in 2019 to Buda, less than 5 miles away
- Within 1 mile: 2,500 homes with 350+ future homes, 1,500 existing apartment units with 600+ approved/under construction, 292 medical beds, and 230 senior living units



POPULATION

1 Mile	3 Miles	5 Miles
6,131	47,375	167,462



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$89,510	\$84,318	\$79,076



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
4,968	32,168	112,370

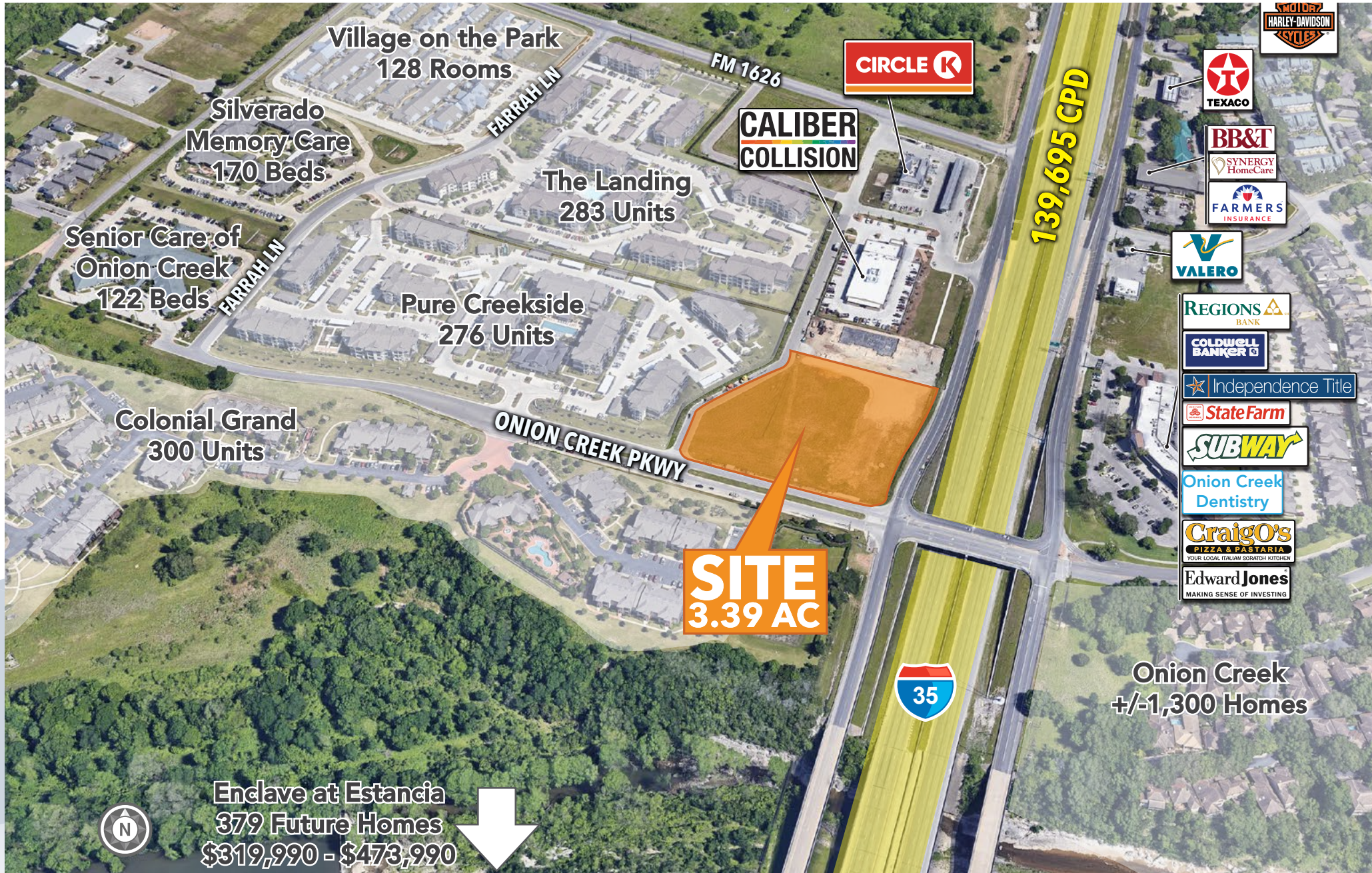


TRAFFIC COUNTS

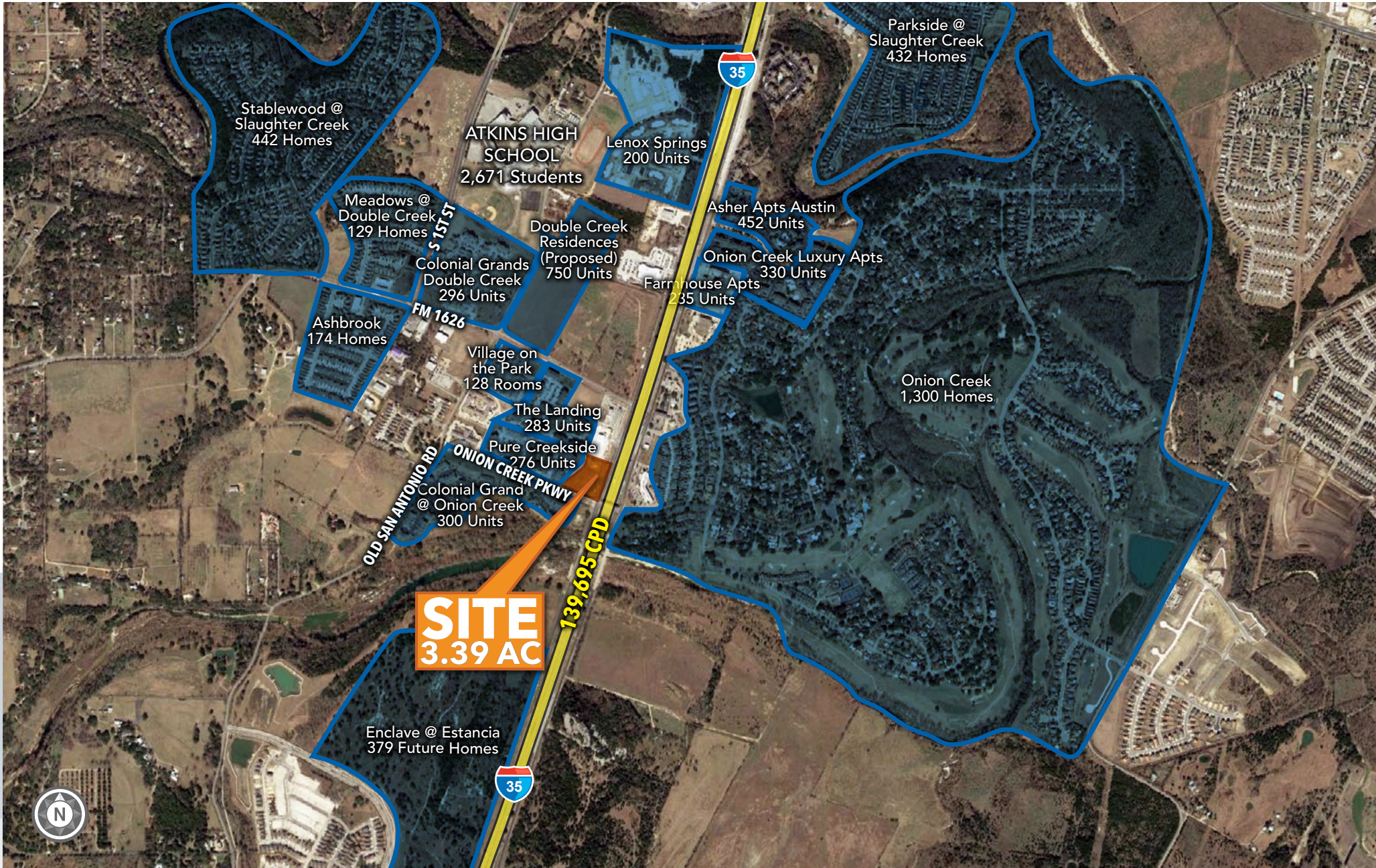
I-35 South of Onion Creek Pkwy	139,695 CPD
I-35 North of Onion Creek Pkwy	131,012 CPD

AERIAL - SOUTH AUSTIN





AERIAL - SURROUND AREA HOUSING



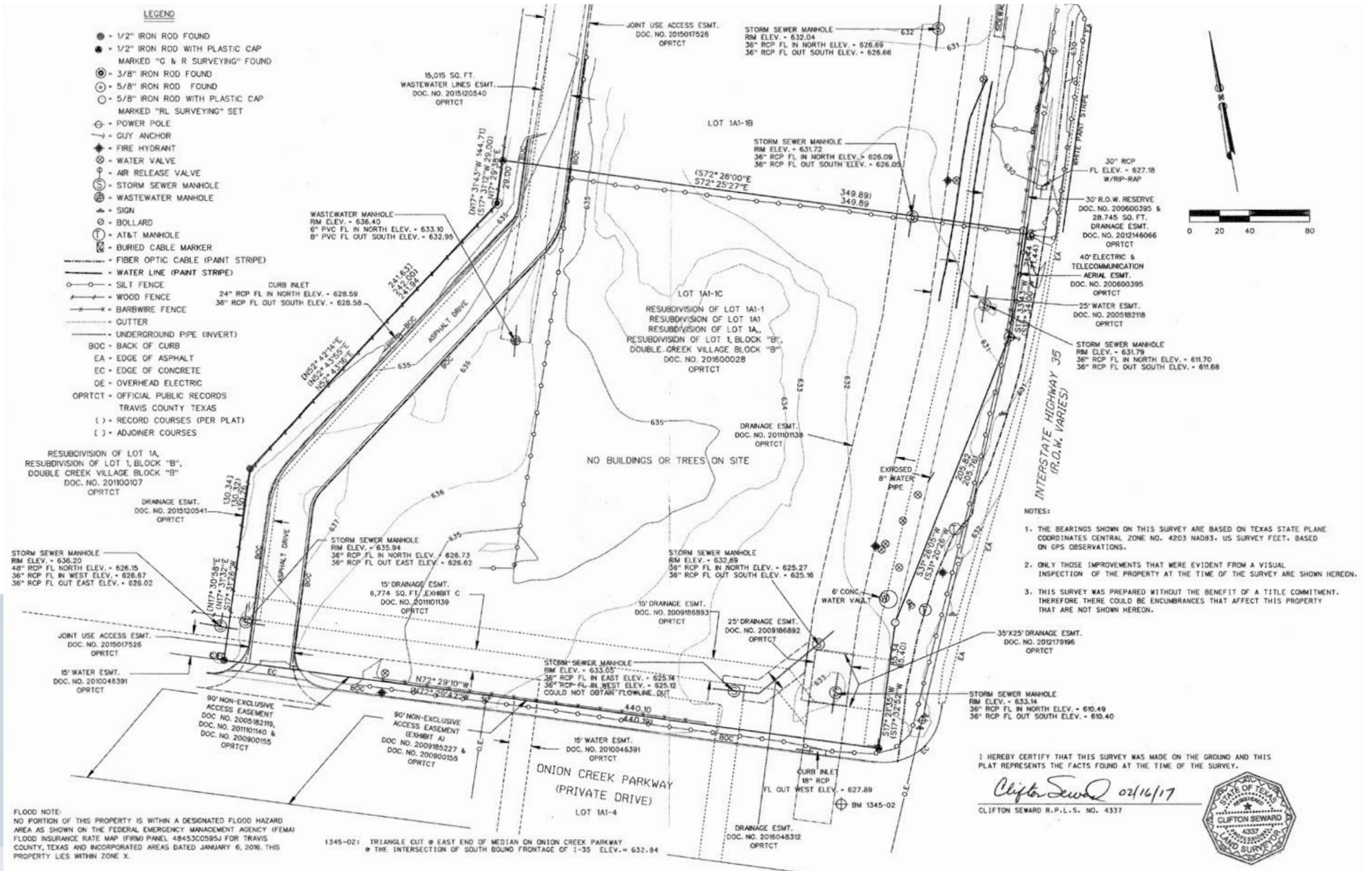
AREA ROADWORK - NEW TOLL ROAD

STATE HIGHWAY 45SW PROJECT DETAILS

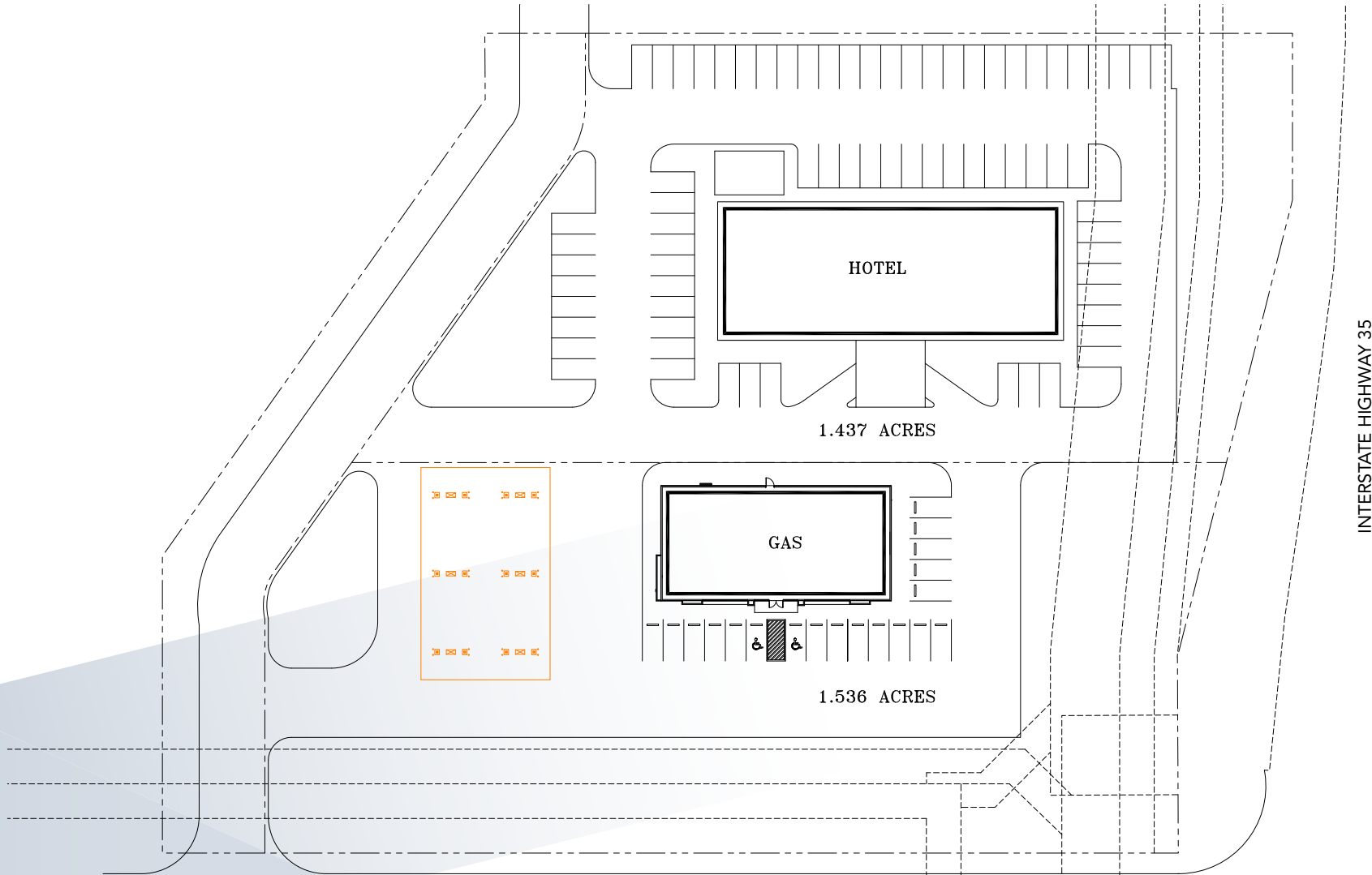
- 4 Lane Toll Road connecting State Loop 1 (MoPac) and FM1626
- Expressway to be complete in 2019
- An alternative to congested neighborhood streets: Manchaca Road, Slaughter Lane, and Brodie Lane
- Drivers can expect to save 9 - 17 minutes over local routes to reach Central Austin



SITE SURVEY



SITE PLAN - POTENTIAL SUBDIVIDE LAYOUT

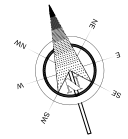
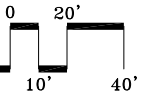


SOUTH AUSTIN DEVELOPEMENT

ONION CREEK PARKWAY

INTERSTATE HIGHWAY 35

ONION CREEK AT I-35
AUSTIN, TX
SITE PLAN 01
11/13/2018



SANTELUS DESIGN GROUP
PH (713) 498-6721

ZONING - PROHIBITED USES

- Automotive rentals
- Agricultural sales and services
- Drop-off recycling collection facility
- Campground
- Equipment sales
- Laundry services
- Bail bond services
- Outdoor entertainment
- Residential treatment
- Adult oriented businesses
- Monument retail sales
- Transitional housing
- Commercial off-street parking
- Automotive sales
- Art and craft studio (general)
- Pawn shop services
- Indoor entertainment
- Equipment repair services
- Kennels
- Exterminating services
- Maintenance and service facilities
- Vehicle storage
- Commercial blood plasma center
- Transportation terminal
- Convenience storage
- Urban farm



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written

offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date