

±70 ACRES AVAILABLE - QUALIFIED FOR EXPEDITED PERMITTING

SH-130 & Parmer Ln | Austin, Texas 78653

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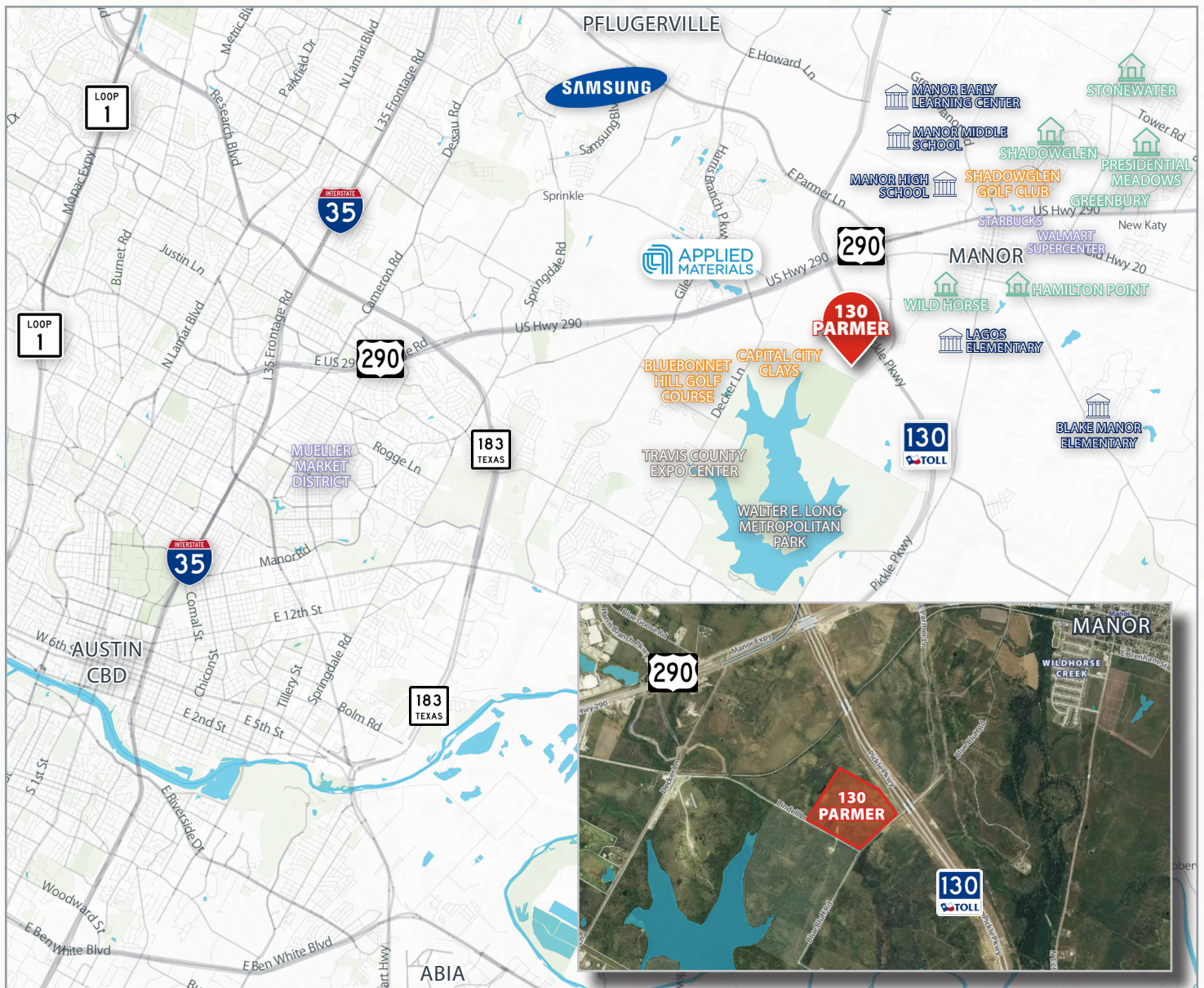
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Opportunity

- Current Masterplan (flexible) contemplates 454 Multifamily units, 360,000 sf of office & 165,000 sf of retail
- Qualifies for expedited permitting with City of Austin
- GR-MU Zoning
- Corner location SH 130 at Parmer Lane/ Blue Bluff Rd provides high visibility & traffic counts
- Utilities available at site perimeter
- Neighbors Manor, Texas, the 7th Fastest Growing Suburb in the U.S.
- 1,850 single-family homes planned on adjacent parcels
- Complete Traffic Impact Analysis available for review
- Nearby major employers include Samsung & Applied Materials

Location



Zoning

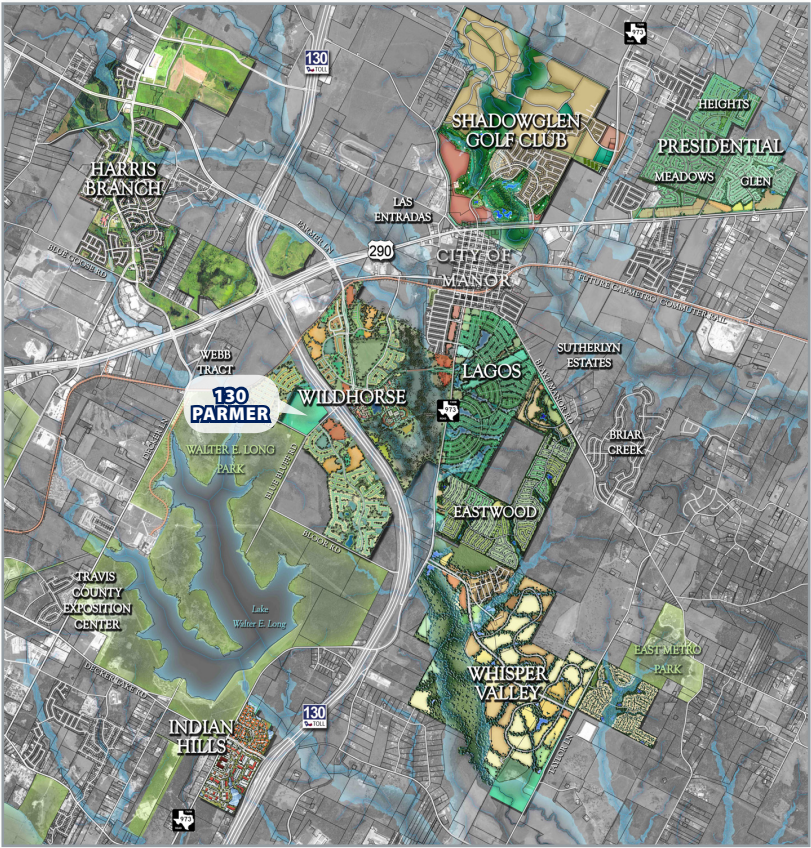
- The site is zoned GR-MU - Community Commercial-Mixed Use.
- Intended to combine with selected base districts, to permit any combination of office, retail, commercial, and residential uses within a single development. Read more [here](#).

Neighboring Communities



Surrounding Development
Residential & Community Development

130-Parmer is within the Manor Independent School District. The Manor New Tech Middle School adjoining WildHorse is the only one of its kind in the nation. Lagos Elementary will serve the WildHorse community as well. There are two additional school sites in the WildHorse masterplan, as well as a Charter School under contract to go in on FM 973 by ShadowGlen. MISD has a \$280 million bond package on this year's November ballot that calls for two new schools and other facilities. Read more [here](#).



Walter E Long Lake - An Incredible Neighbor for 130-Parmer
\$800 million in proposed improvements. Read the full plan [here](#).





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.



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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Buyer/Tenant/Seller/Landlord Initials

Date