



ADDRESS: 105 West Braker Lane, Austin, Tx 78753

SIZE: .7089 Acres

PRICE: \$525,000

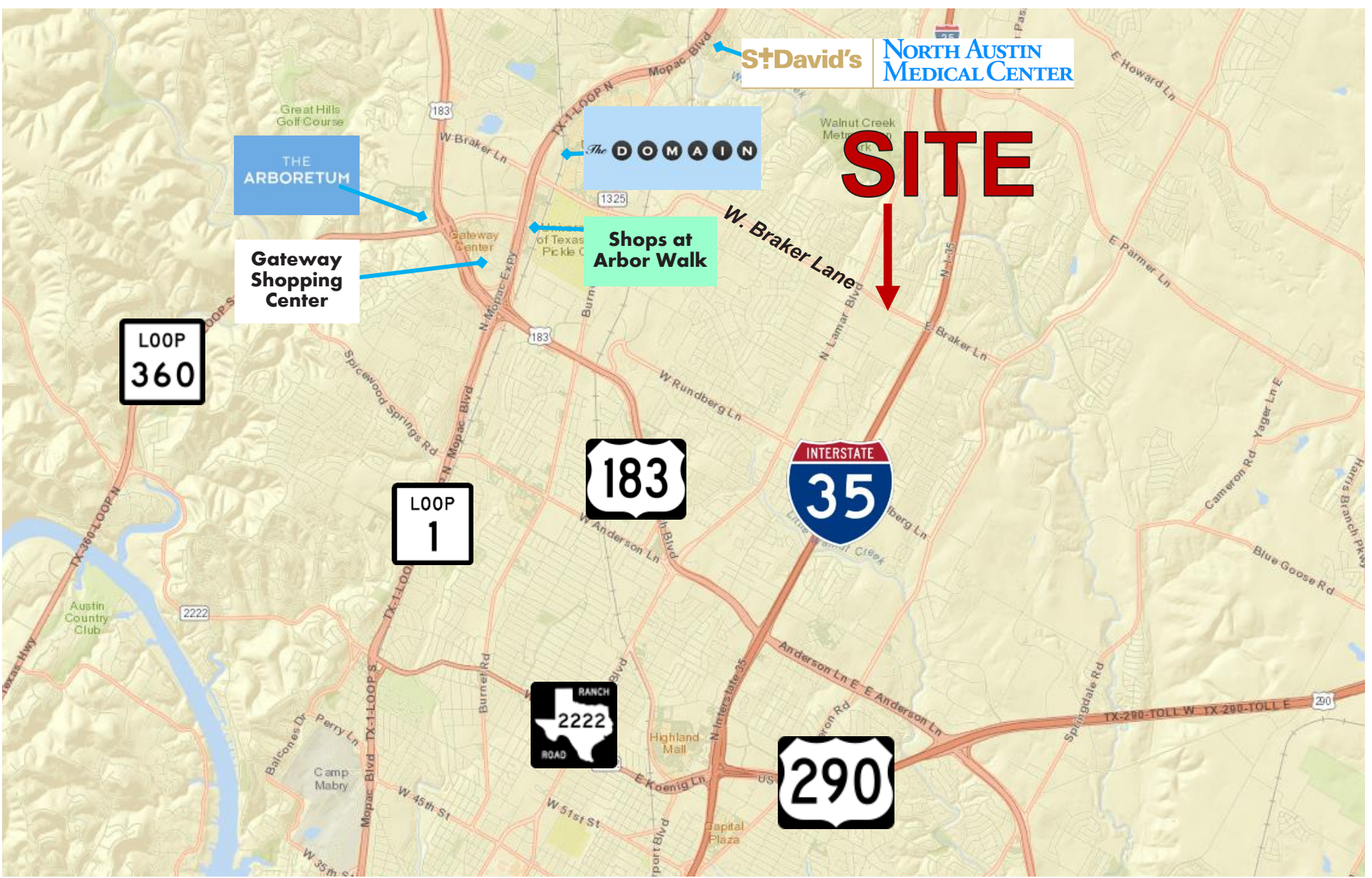
ZONING: [LR-NP](#)

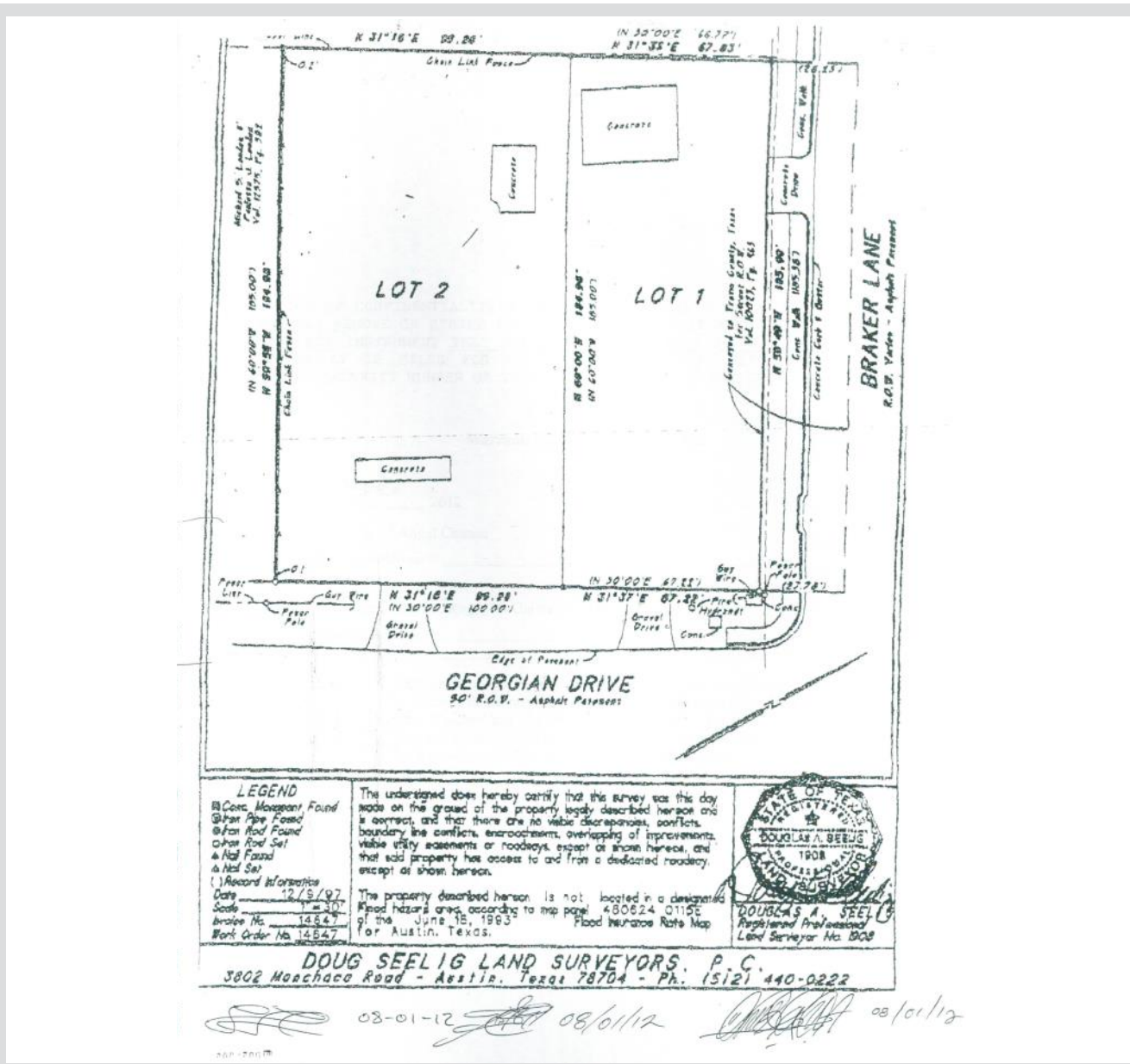
CO-BROKER FEE: 3%

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- Corner lot of Georgian Drive & W. Braker
- Next door to Korean United Pentecostal Church
- 1/2 mile West of I-35
- 3 miles from The Domain
- 9 miles from Downtown
- City of Austin Water
- Austin Energy—Phase 2 Power to Property
- Dimensions approximately 184' W Braker Frontage x 164' (Buyer needs to confirm)
- Gas to the Property
- Possible Retail, Office, or Office Condo site
- Bus stop in front of property on Braker Lane
- One of the only undeveloped lots remaining on W. Braker Lane between I-35 and Lamar
- Curb Cut on Braker Lane*

*Buyer must check with City of Austin to confirm whether curb cut can still be used





Residential

Bed and Breakfast Residential (Group 1) *
Bed and Breakfast Residential (Group 2) *

Civic

Club or Lodge (c)
College and University Facilities *
Communication Service Facilities *
Community Events *
Community Recreation—Public (c) *
Community Recreation—Private (c) *
Congregate Living (c)
Counseling Services
Cultural Services
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Group Home Class I—Limited *
Group Home Class II (c) *
Guidance Services
Hospital Services- Limited (c)
Local Utility Services (c)
Private Primary Educational Services *

Private Secondary Educational Services *
Public Primary Educational Services *
Public Secondary Educational Services *
Religious Assembly
Residential Treatment (c)
Safety Services (c)
Telecommunication Tower (PC) *

Commercial

Administrative Business Office
Alternative Financial Services (c)
Art Gallery
Art Workshop *
Consumer Convenience Services
Consumer Repair Services
Financial Services
Food Sales
General Retail Sales—Convenience
General Retail Sales – General – not exceeding 5,000 sq. ft of gross floor space
Medical Offices- not exceeding 5,000 sq/ft of gross floor space
Medical Offices—exceeding 5,000 sq/ft of gross

floor space (c)
Off -Site Accessory Parking
Pedicab Storage and Dispatch
Personal Improvement Services – not exceeding 5,000 sq/ft of gross floor space
Personal Services
Pet Services
Plant Nursery (c) *
Printing and Publishing
Professional Office
Restaurant—Limited *
Restaurant – General – not exceeding 4,000 sq/ft of gross floor Space † *
Service Station *
Software Development
Special Use Historic (c) *
Special Use—Historic (c) *

Agricultural

Custom Manufacturing (c)

Agricultural

Community Garden
Urban Farm *

Notes for Permitted Uses

(c) Conditional Use Permit is required

(PC) Permitted in the district, but under some circumstances may be conditional

* Additional standards may apply. See Section VII, Description of Allowed Uses, for Austin City Code references.

The following uses are prohibited uses:

Automotive rentals
Automotive washing (of any type)
Campground Drive-in service as an accessory use to a commercial use
Employee recreation
Indoor entertainment
Kennels
Outdoor sports & recreation
Research services C

Kimley » Horn

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Property | Zoning

Single Family Height Restrictions:

No building shall be built within 25 feet of the property line

A maximum height of 30 feet or 2 stories may be built 25 to 50 feet from the property line

A maximum height of 40 feet or 3 stories may be built 50 to 100 feet from the property line

100 to 300 feet from the property line, the allowable height increases from the aforementioned 40 feet up to 1 foot in height for every 10 feet of setback.

300 feet and beyond from the property line, the allowable height increases to 4 feet in height for every 10 feet of setback.

Single Family Adjacent: 120 ft. from site north property line, will trigger the aforementioned setbacks.

Neighborhood Plan: North Lamar

Zoning: The lot is zoned LR-NP. (Neighborhood Commercial – Neighborhood Plan)

Zoning Setbacks:

Min Lot Size: 5,750 SF

Min Lot Width: 50'

Maximum Height: 60'

Front Yard Setback: 10'

Street Side Yard Setback: 10'

Interior Side Yard Setback: N/A

Rear Yard Setback: N/A

Max Building Coverage: 75%

Max impervious Cover: 90%

Max FAR: 1:1

Land

Tree Coverage: Light

Protected/ Heritage Trees: Yes

Existing Impervious Cover: - approximately 60%

Adjacent Land uses: N road, E: road, S: office/warehouse, W: currently vacant

Watershed: Walnut Creek Watershed **Classification:** Suburban **Max I.C:** 80%

Water

Water System:

8" ductile iron water main N of subject site, running parallel on S side of Braker Ln.

6" cast iron main branching off of the 24" CSC main E of subject site, running along the E side of Georgian Dr.

Drainage

Onsite: W to E

Offsite: W to S of subject site.

FEMA Flood Plain: No

Edwards Aquifer Recharge/Contributing Zone: None

Detention Required: Yes, for difference in proposed vs. existing impervious cover.

Water Quality Required: Yes, per COA ECM.



Information About Brokerage Services

11-2-2015

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.

<u>Longbow Real Estate Group, LLC</u>	<u>9003945</u>	<u>jim@longbowre.com</u>	<u>(512) 565-7509</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Jim Young</u>	<u>606830</u>	<u>jim@longbowre.com</u>	<u>(512) 565-7509</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Tami Greenberg</u>	<u>551211</u>	<u>tami@longbowre.com</u>	<u>(512) 773-3705</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Info on Brokerage

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