

For Sale

3.14 Acres

Redevelopment Opportunity



5209 Burnet Rd.

Austin, Texas 78756

Property Overview

Welcome to Central Burnet Road, where life and style come together! This "infill" location is ideal for redevelopment. Numerous dining, shopping, grocery and sought-after residential neighborhoods compliment the area. Award-winning elementary, middle, and high schools are within short distance, and downtown, The University of Texas, The Triangle and other attractions are only minutes away.

Lot Size

3.14 Acres (144,550 SF)

Zoning

See Zoning Map

Traffic Count

22,000 VPD on Burnet Rd.

Sale Price

\$7,200,000



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Todd Mahler

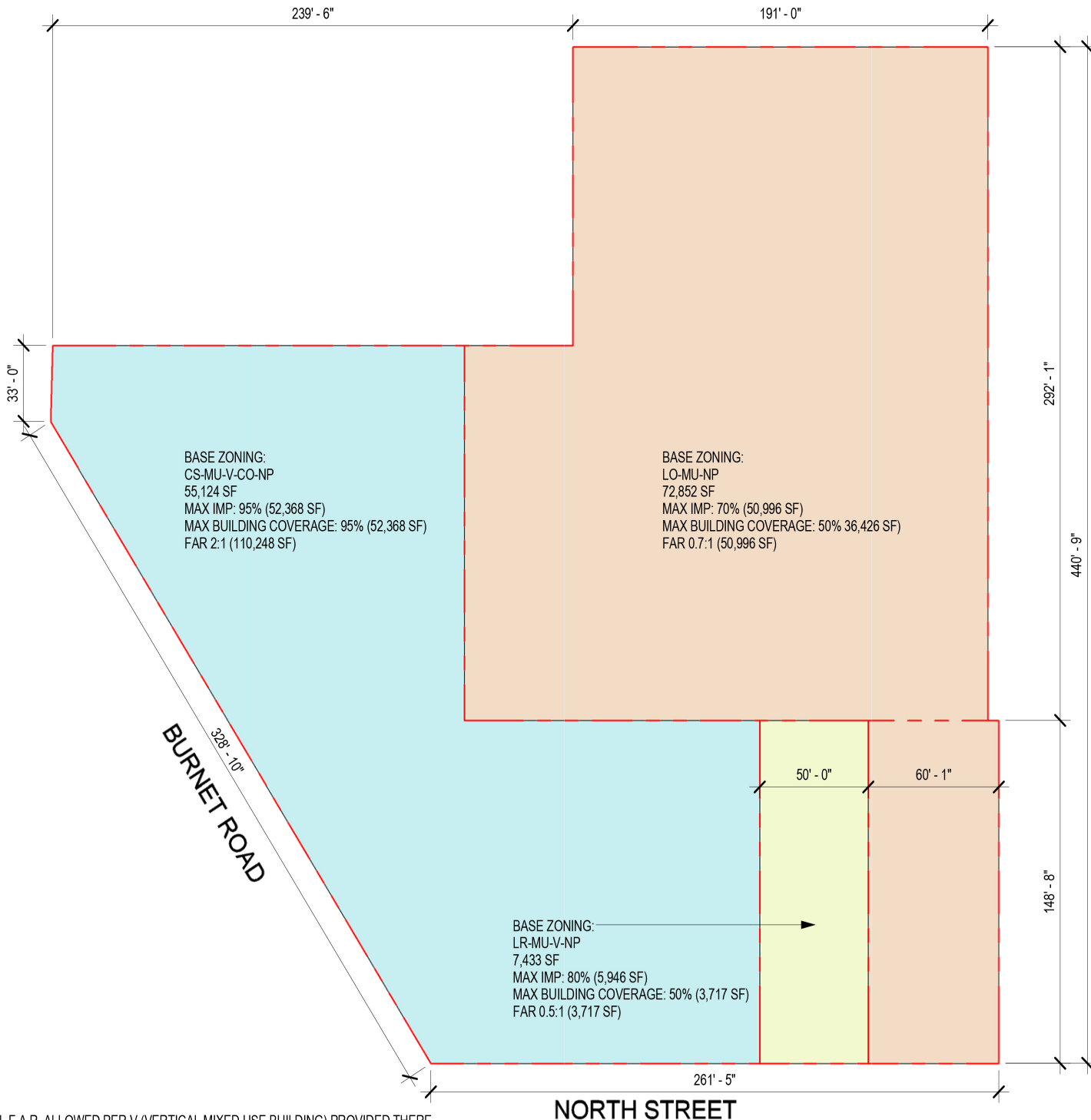
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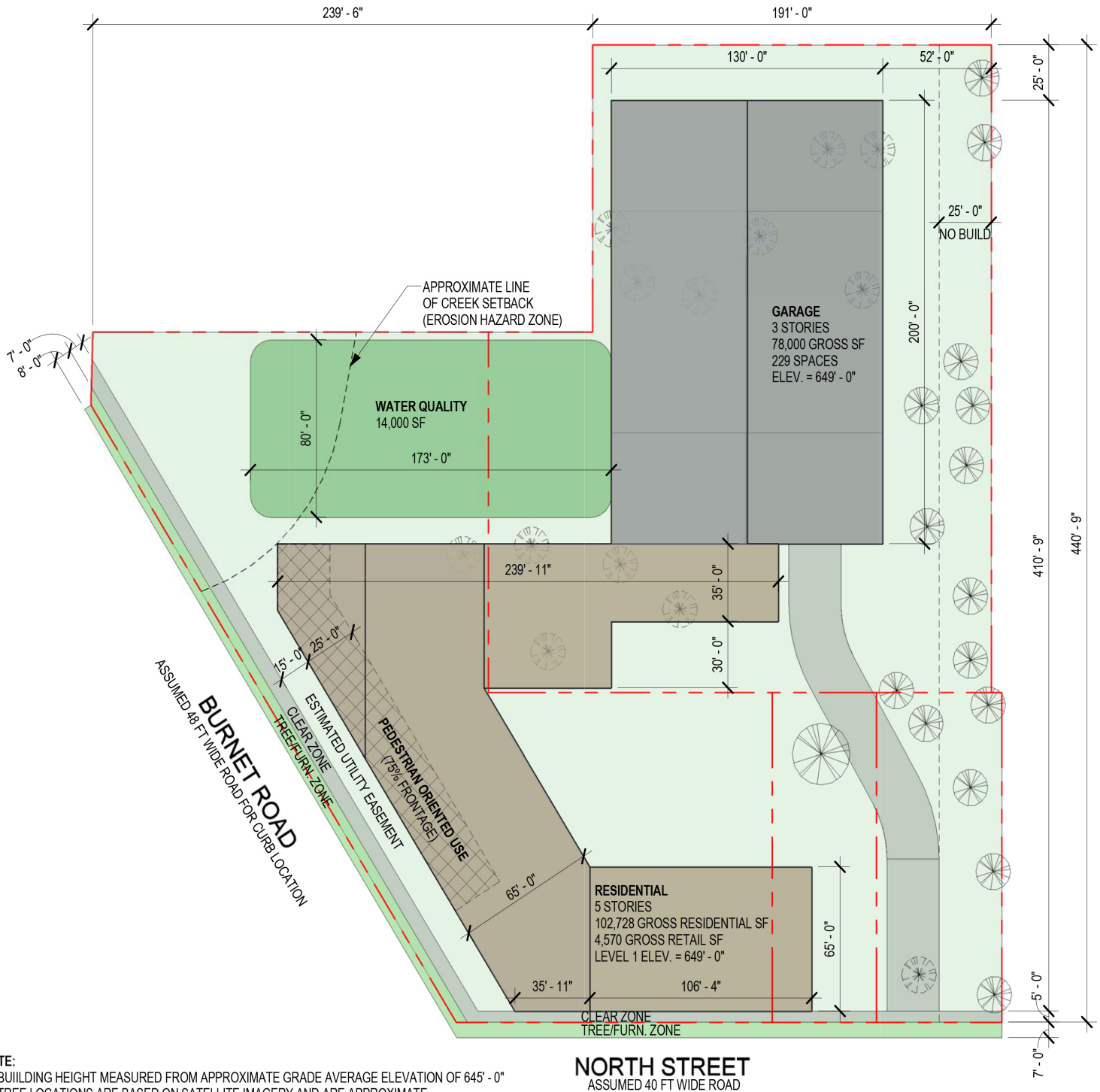


NOTE:
ADDITIONAL F.A.R. ALLOWED PER V (VERTICAL MIXED USE BUILDING) PROVIDED THERE IS A RESIDENTIAL COMPONENT THAT MEETS AFFORDABILITY REQUIREMENTS.

1 ZONING FAR CALCULATIONS
1" = 50'-0"

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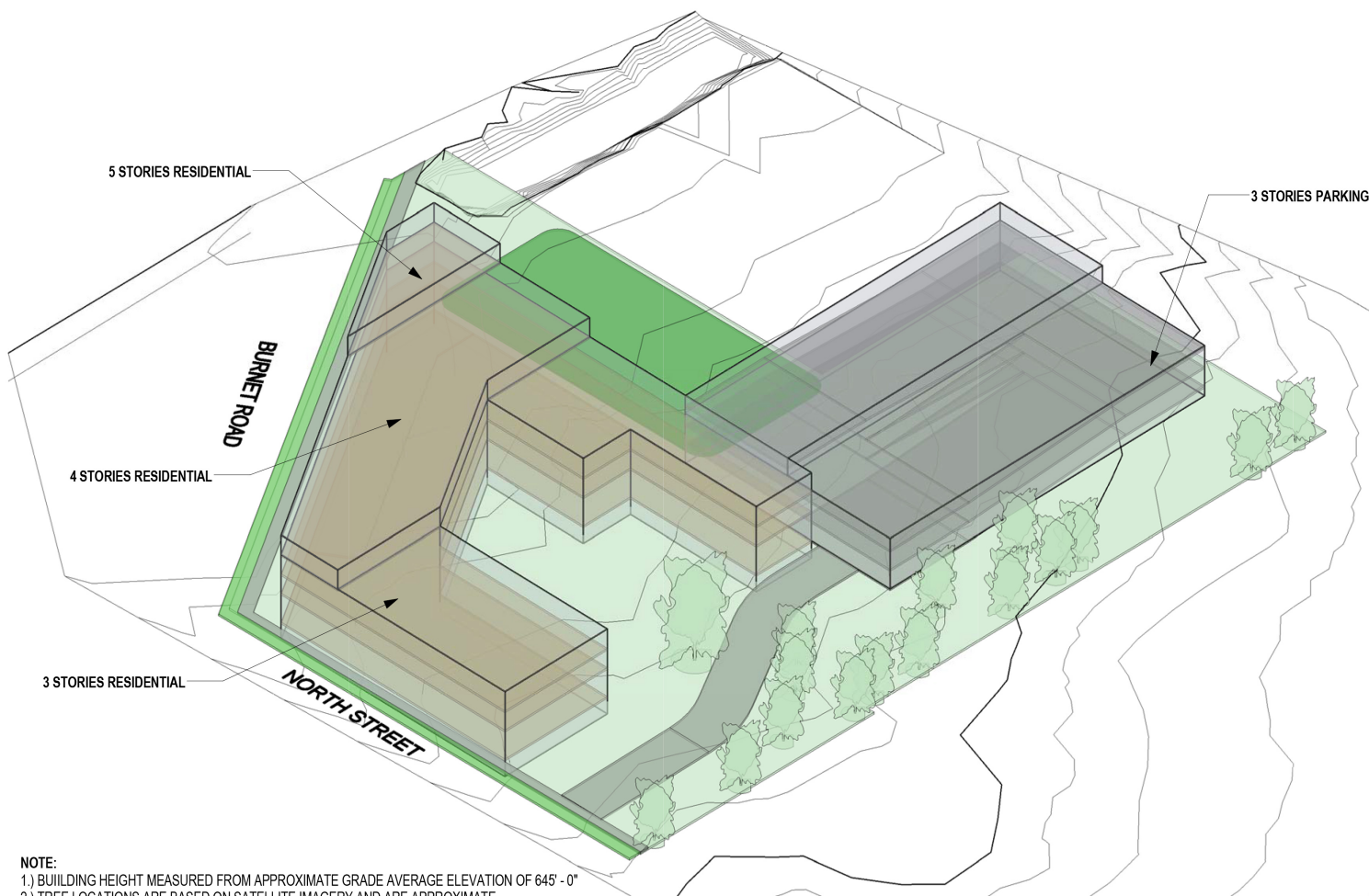


NOTE:
1.) BUILDING HEIGHT MEASURED FROM APPROXIMATE GRADE AVERAGE ELEVATION OF 645' - 0"
2.) TREE LOCATIONS ARE BASED ON SATELLITE IMAGERY AND ARE APPROXIMATE.

1 SITE PLAN - RESIDENTIAL
1" = 50'-0"

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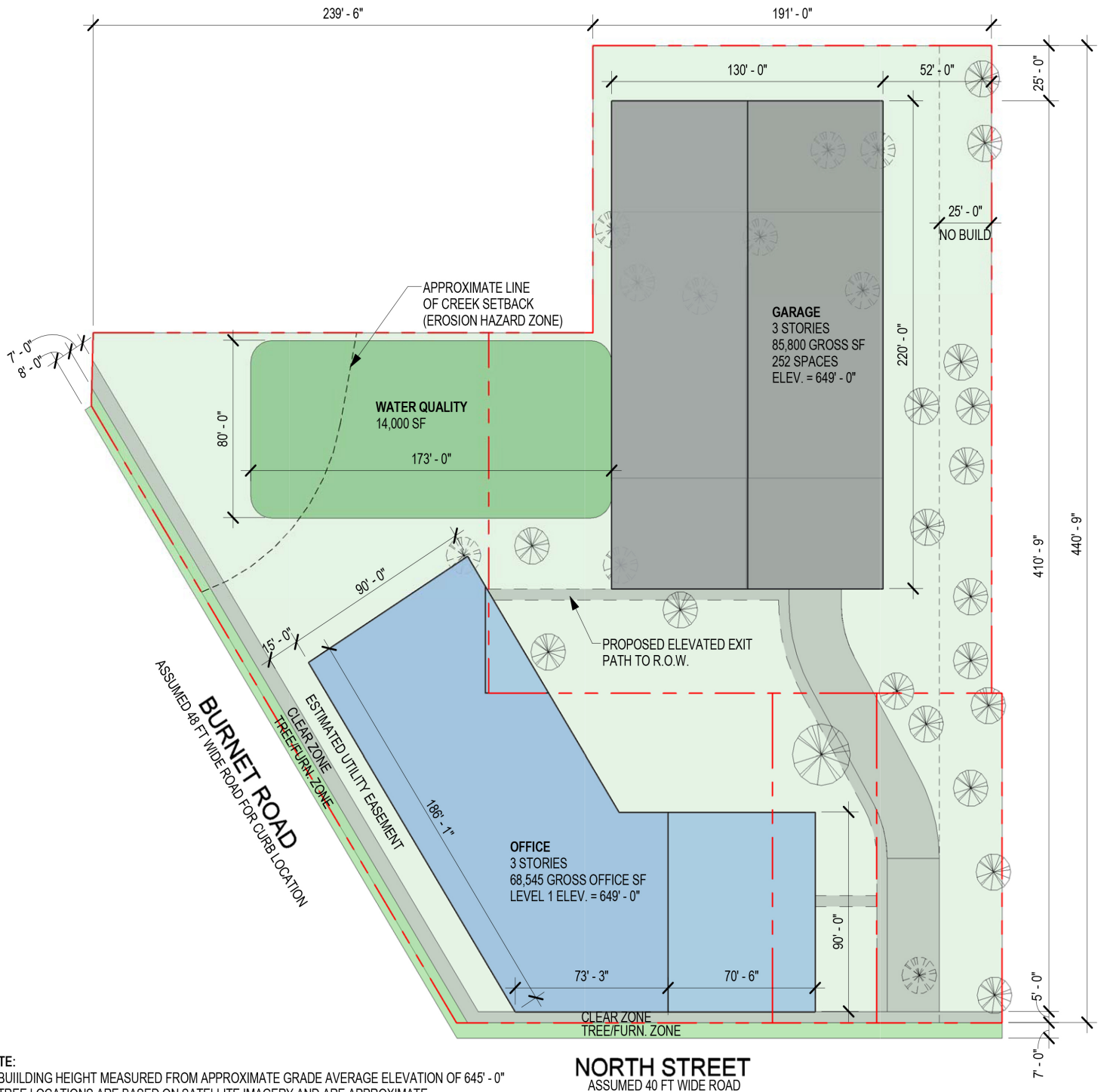


NOTE:
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2.) TREE LOCATIONS ARE BASED ON SATELLITE IMAGERY AND ARE APPROXIMATE.

1 3D PERSPECTIVE - MULTIFAMILY

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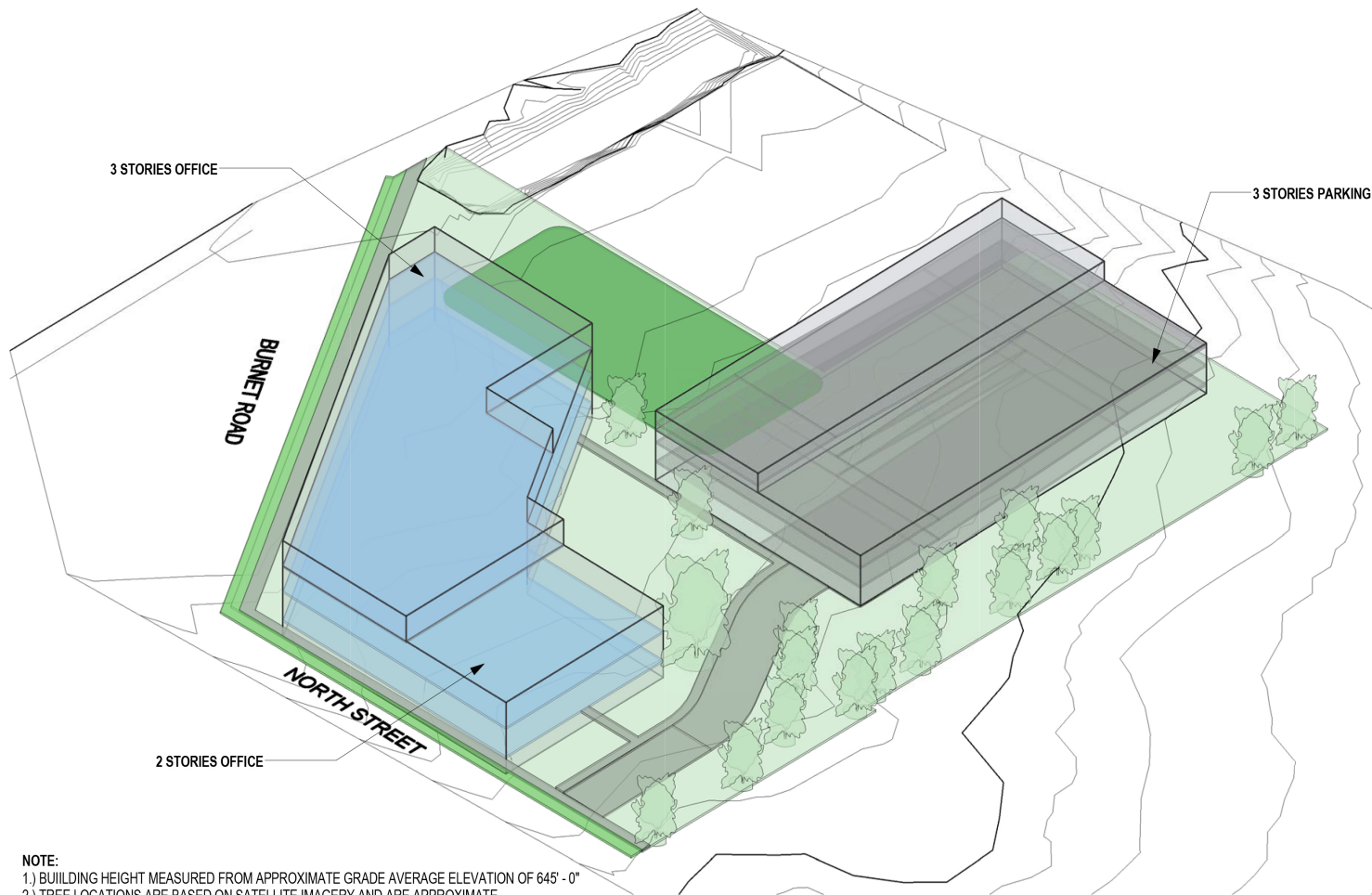
NOTE:

- 1.) BUILDING HEIGHT MEASURED FROM APPROXIMATE GRADE AVERAGE ELEVATION OF 645' - 0"
- 2.) TREE LOCATIONS ARE BASED ON SATELLITE IMAGERY AND ARE APPROXIMATE.

1 SITE PLAN - OFFICE OPTION 2
1" = 50'-0"

For Sale

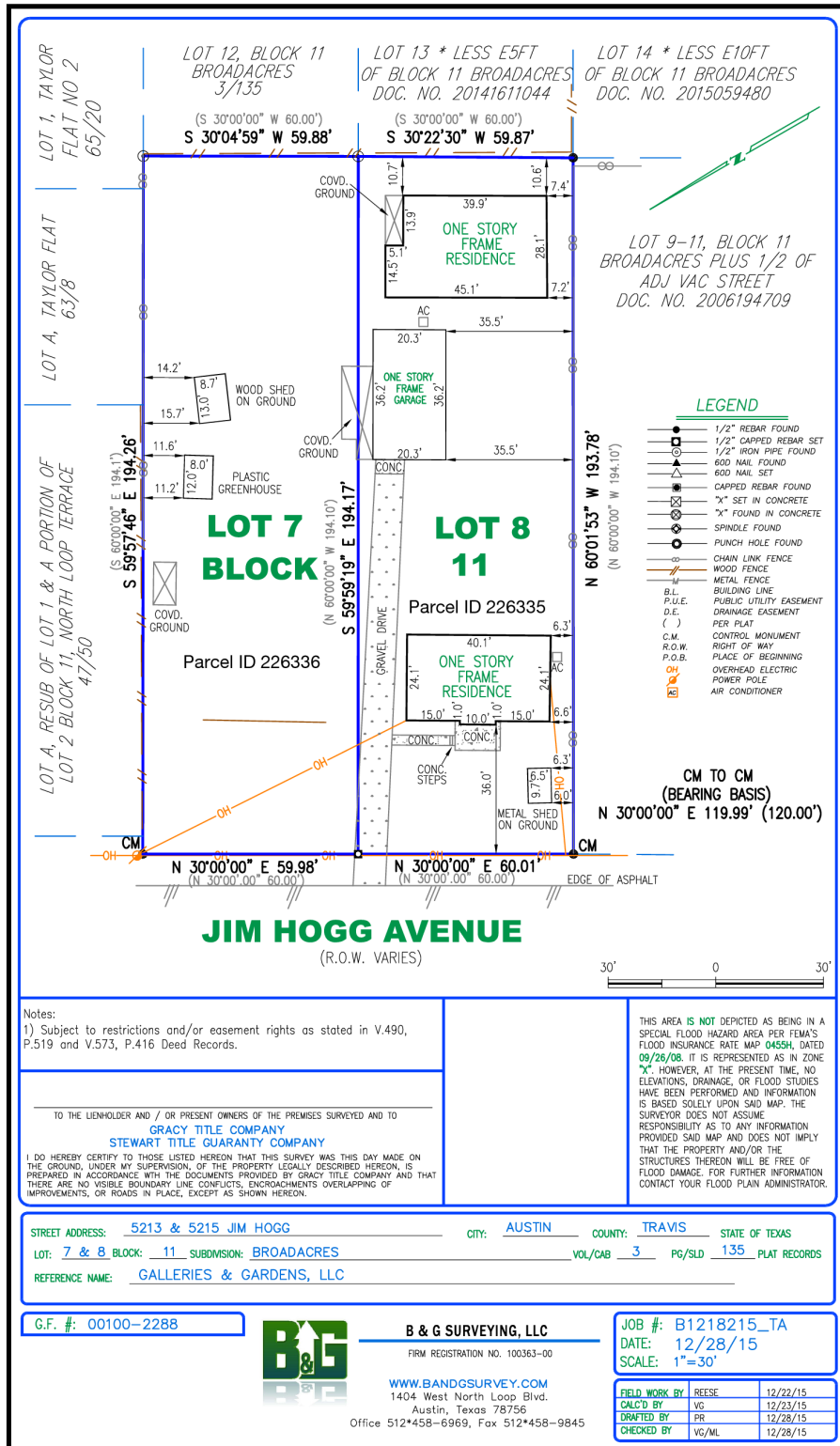
3.14 Acres



① 3D PERSPECTIVE - OFFICE OPTION 1

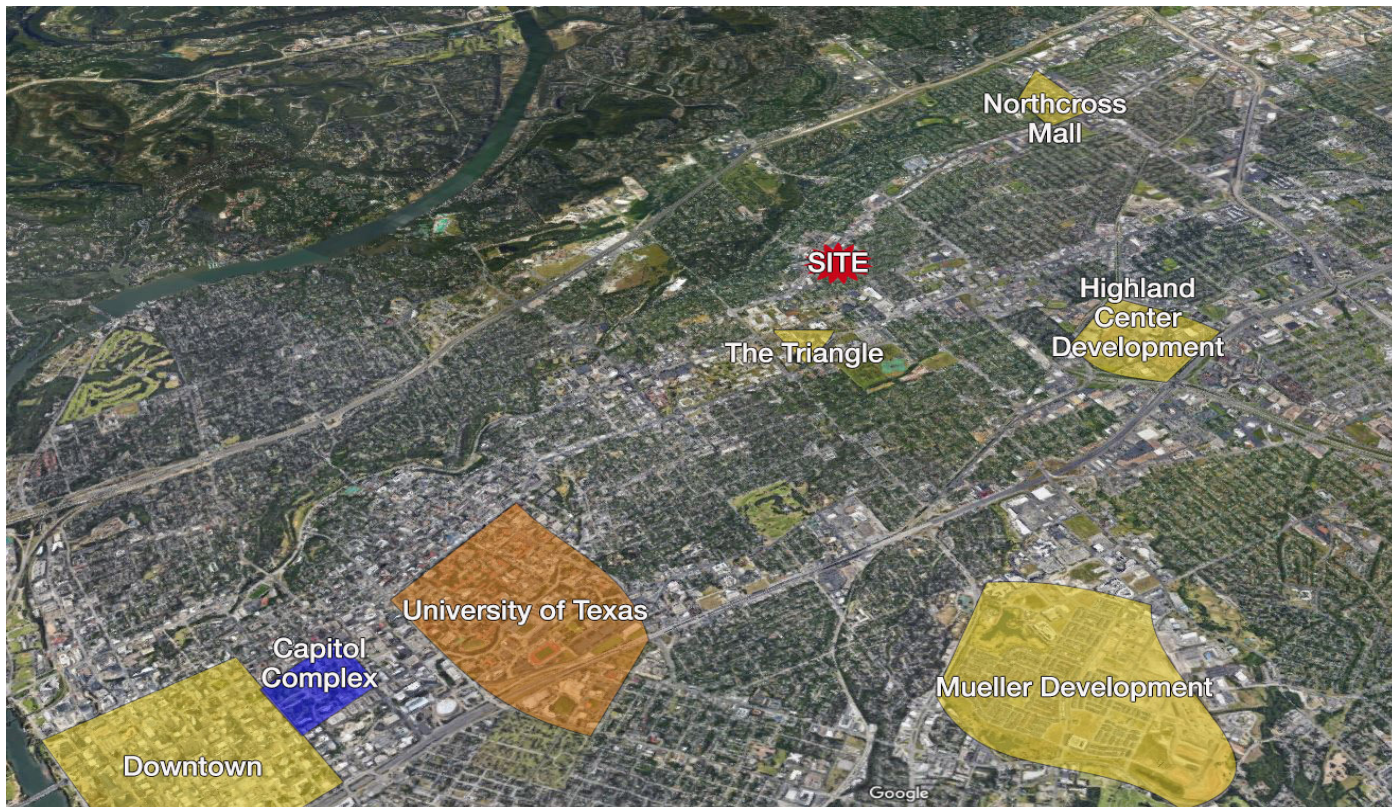
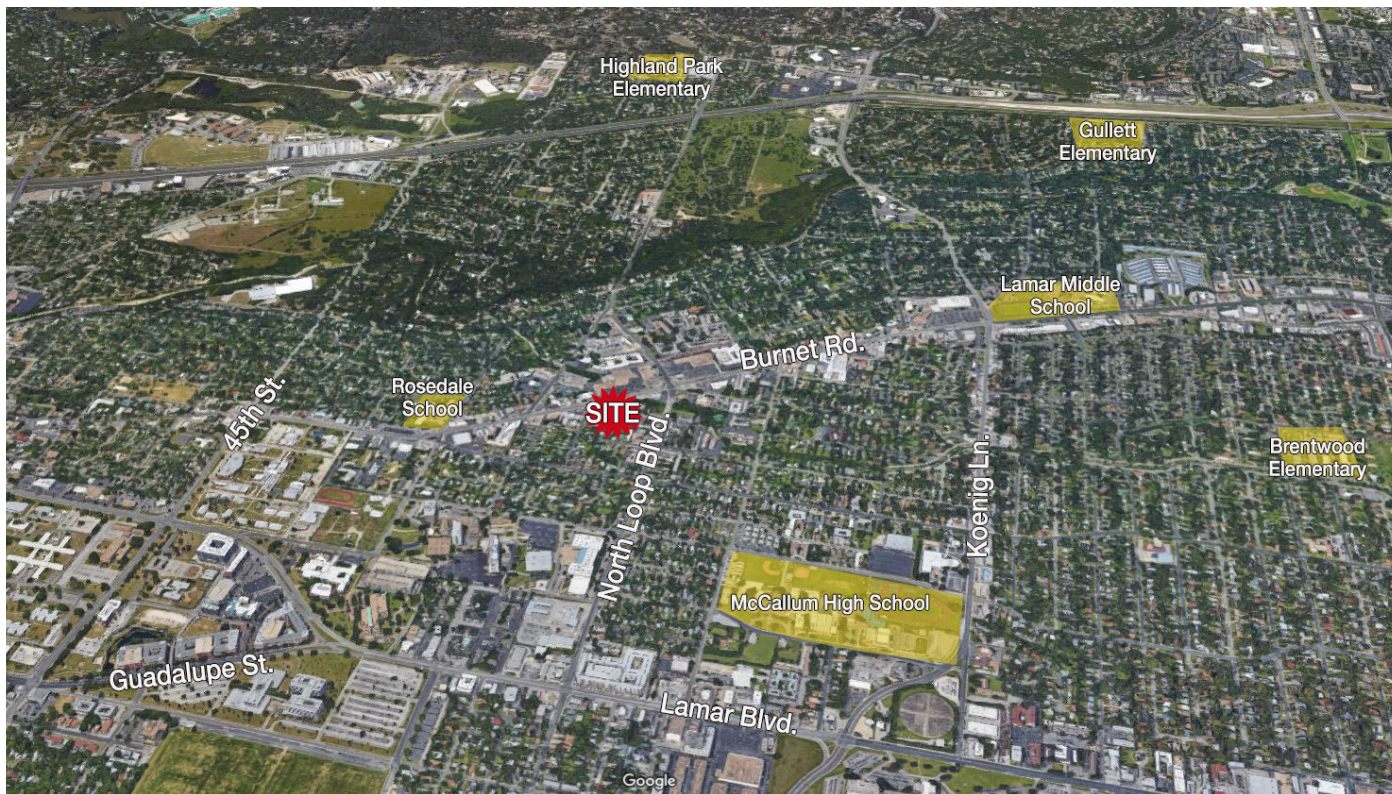
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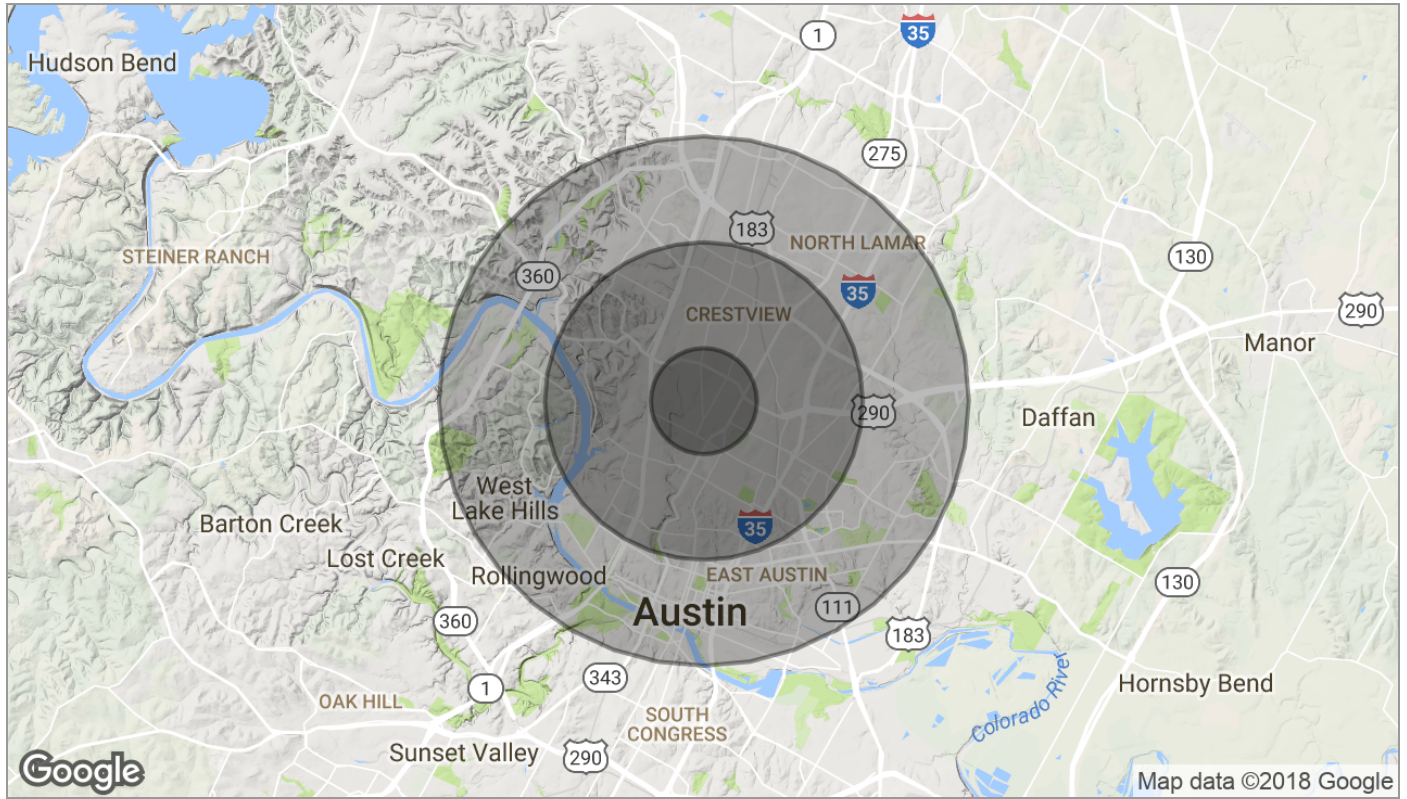
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	1 Mile	3 Miles	5 Miles
Population			
ESTIMATED POPULATION (2017)	15,390	169,460	360,620
PROJECTED POPULATION (2022)	17,020	187,190	399,571
MEDIAN AGE	34.4	31.7	33.2
MEDIAN AGE (MALE)	34.4	31.7	33.2
MEDIAN AGE (FEMALE)	35.1	32.1	33.8
Households & Income			
ESTIMATED HOUSEHOLDS (2017)	8,275	73,630	154,422
PROJECTED HOUSEHOLDS (2022)	9,220	82,831	174,062
AVERAGE HOUSEHOLD SIZE	1.8	2.1	2.2
ESTIMATED AVERAGE HH INCOME (2017)	\$95,919	\$88,057	\$95,275
PROJECTED AVERAGE HH INCOME (2022)	\$105,386	\$96,487	\$104,262
ESTIMATED MEDIAN HH INCOME (2017)	\$72,083	\$66,353	\$71,438
PROJECTED MEDIAN HH INCOME (2022)	\$84,540	\$77,062	\$82,303
Expenditure			
TOTAL HOUSEHOLD EXPENDITURE	\$559 Million	\$4.64 Billion	\$10.3 Billion
TOTAL NON-RETAIL EXPENDITURE	\$295 Million	\$2.45 Billion	\$5.47 Billion
TOTAL RETAIL EXPENDITURE	\$264 Million	\$2.19 Billion	\$4.88 Billion

* Demographic data derived from Applied Geographic Solutions 10/2017, TIGER Geography



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

PCR Brokerage Austin, LLC dba NAI Partners	9003950		713-629-0500
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date