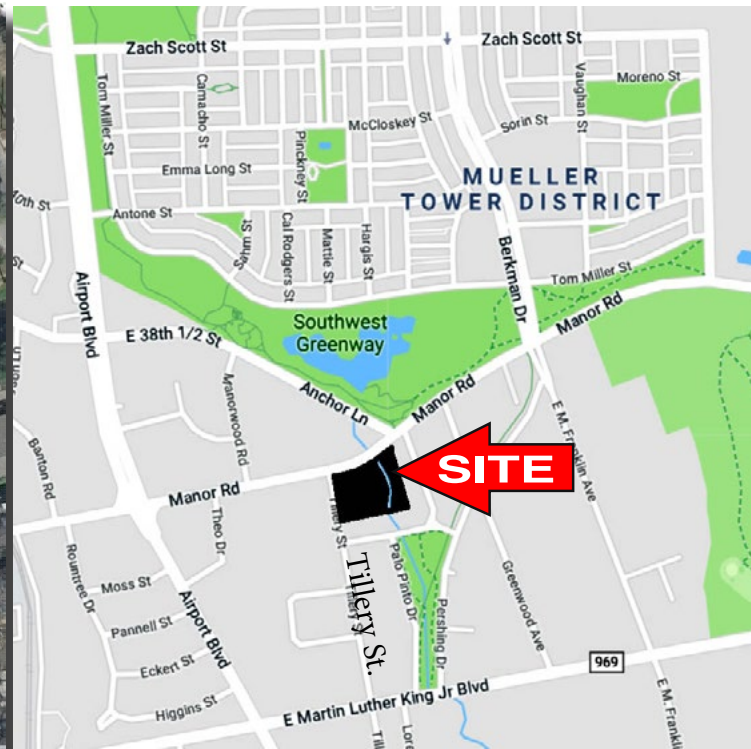


2.88 ACRES READY FOR RE-DEVELOPMENT NEAR MUELLER OFF MANOR RD.

2205 Tillery St. and 3303 Manor Rd. Austin, TX 78723



LOCATION The property consist of 2 tracts at the North-east hard corner of Tillery St. and Manor Road in East Austin directly south of the Mueller Community. The addresses are 2205 Tillery St & 3303 Manor Rd. , Austin, TX 78723

SIZE 2 tracts totaling approximately 2.882 acres

FRONTAGE/ACCESS The site has approximately 350' of frontage on Manor, and 270' of frontage on Tillery St.

UTILITIES City of Austin water, waste water, gas, and electricity

ZONING See Zoning Report in this flyer for details. The 2 acre site on Manor is zoned CS-V-CO-NP, the .882 acres site on Tillery is zoned CS-CO-NO with a small portion of SF-3-NP.

FLOOD HAZARD A portion of the eastern side of the property is in the flood plain.

JURISDICTION City of Austin, Travis County

PRICE 'Unpriced' - Seller will entertain offers.

COMMENTS This hard corner contains approximately 2.88 acres of close-in redevelopment land. Situated literally a few hundred feet from the southern border of the Mueller Community, one of Austin's highest profile and successful new communities, and 1.5 miles from the University of Texas, and 2.5 miles from the CBD. The sites fronts the busy east-west corridor of Manor Rd. The site has been used as a landscaping business for several years and is ready for re-development in this 'hottest of the hot' and rapidly changing east side Austin neighborhood.

McAllister & Associates

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell

Office: (512) 472-2100

Brad@matexas.com

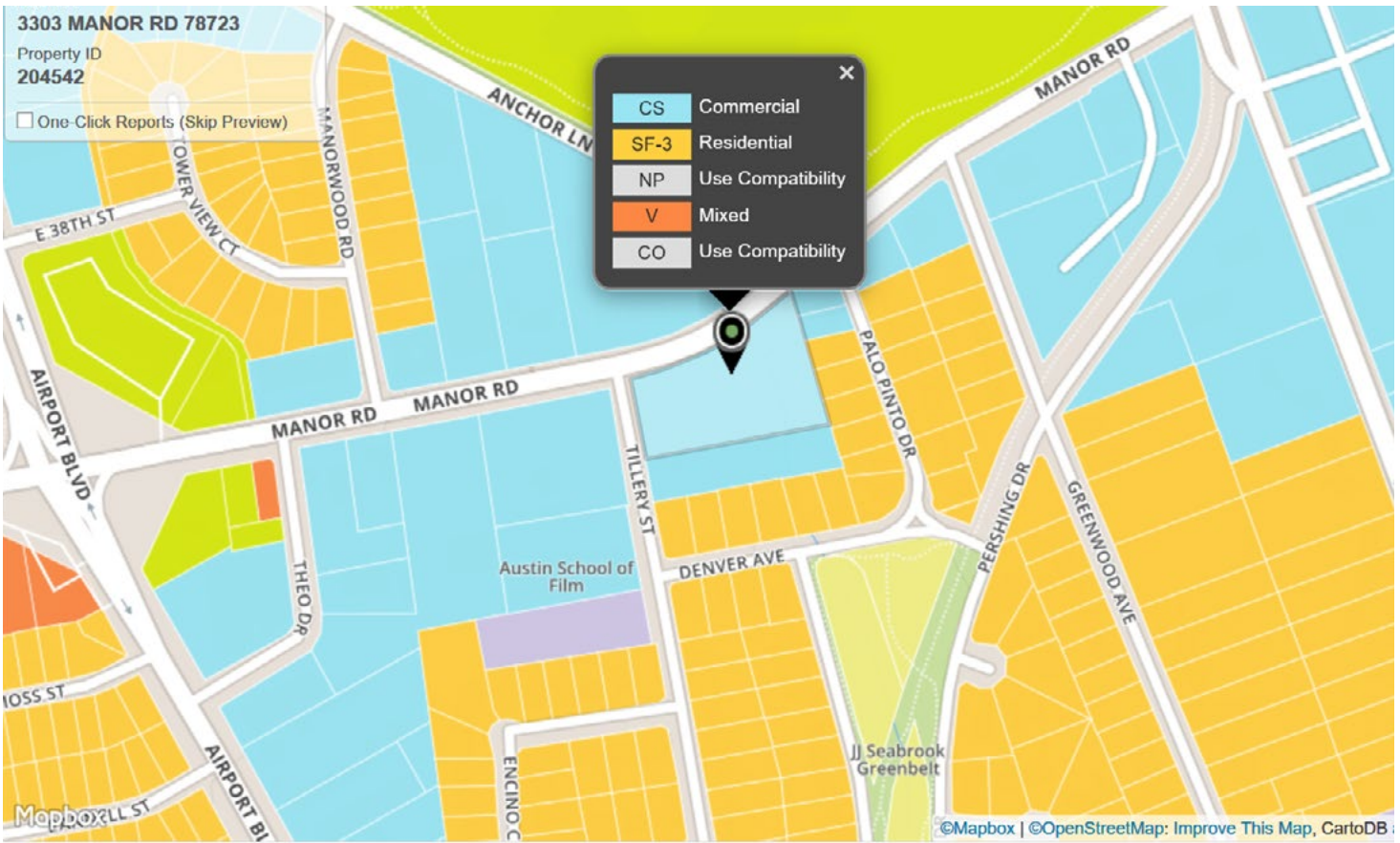
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3303 MANOR RD 78723

Property ID
204542

One-Click Reports (Skip Preview)

| | |
|------|-------------------|
| CS | Commercial |
| SF-3 | Residential |
| NP | Use Compatibility |
| V | Mixed |
| CO | Use Compatibility |



LEGEND

- | | | | | | |
|---|--|--|--|---|--|
| Residential | Agricultural | Government | Mixed | Multifamily | Planned Special |
| Commercial | Unzoned | City Limits | ETJ | ETJ Limits | |

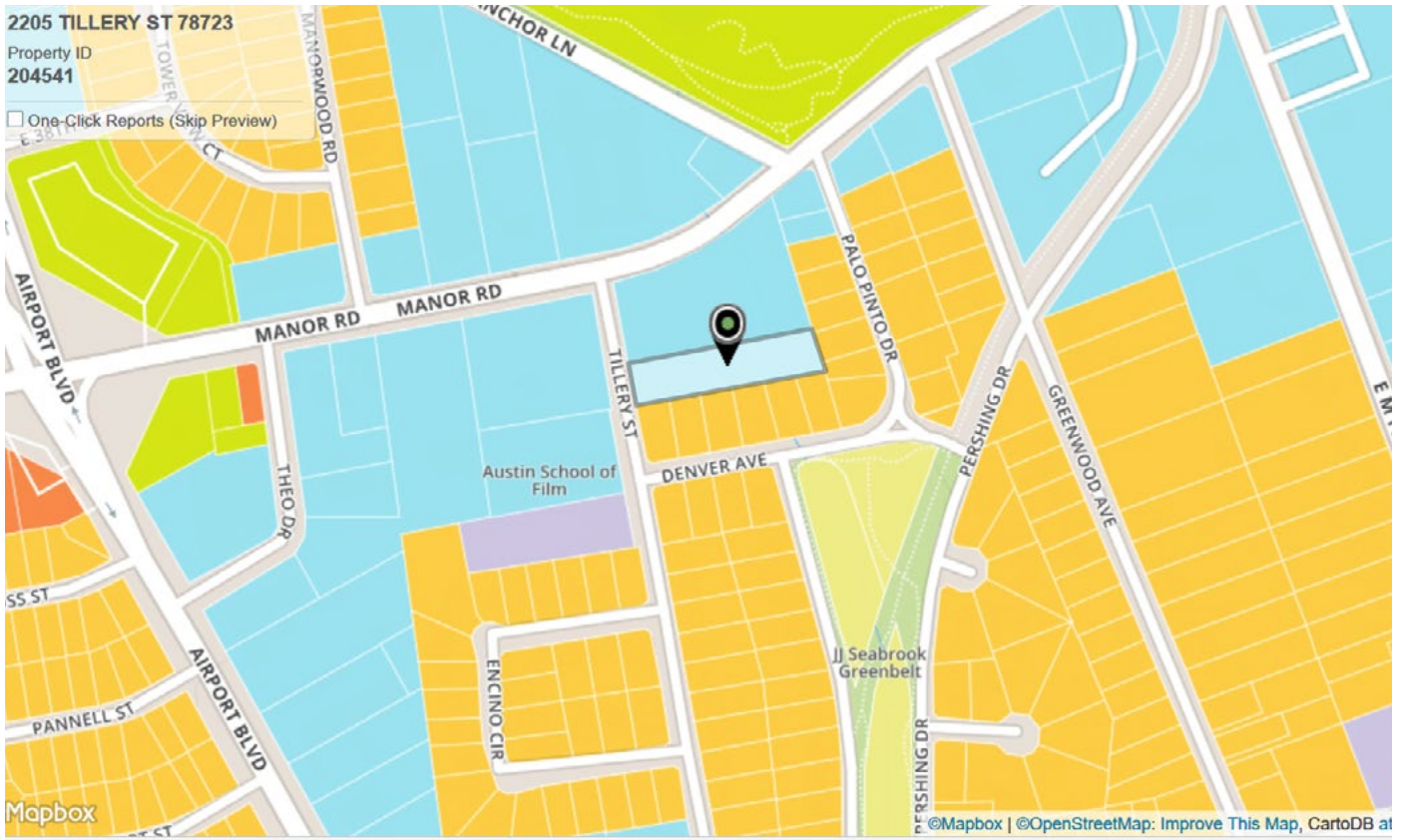
CURRENT REGULATIONS

| | | | | | | | | | | | |
|------------------------------------|--|----|-----------------------------|------|------------------|----|---|---|-----------------------------|----|---------------------|
| Zoning Focus | Commercial | | | | | | | | | | |
| Zoning Abbreviation(s) and Name(s) | <table border="0"> <tr><td>CS</td><td>General Commercial Services</td></tr> <tr><td>SF-3</td><td>Family Residence</td></tr> <tr><td>NP</td><td>Neighborhood Planning Areas East MLK Combined MLK</td></tr> <tr><td>V</td><td>Vertical Mixed Use Building</td></tr> <tr><td>CO</td><td>Conditional Overlay</td></tr> </table> | CS | General Commercial Services | SF-3 | Family Residence | NP | Neighborhood Planning Areas East MLK Combined MLK | V | Vertical Mixed Use Building | CO | Conditional Overlay |
| CS | General Commercial Services | | | | | | | | | | |
| SF-3 | Family Residence | | | | | | | | | | |
| NP | Neighborhood Planning Areas East MLK Combined MLK | | | | | | | | | | |
| V | Vertical Mixed Use Building | | | | | | | | | | |
| CO | Conditional Overlay | | | | | | | | | | |
| Regulatory Entity | FPJ Full Purpose Jurisdiction Austin | | | | | | | | | | |

ESTIMATED USES

✔ Likely OK

- Apartments
- Cafe
- Condominium Residential
- Custom Manufacturing
- Duplex
- Food Sales
- Gas station
- Hotel
- House
- Indoor Sports and Recreation
- Medical office
- Mini-storage
- Office
- Personal Services
- Professional Office
- Restaurant
- Retail
- Single-Family Attached Residential
- Townhouse



LEGEND

- Residential
- Agricultural
- Government
- Mixed
- Multifamily
- Planned Special
- Industrial
- Commercial
- Unzoned
- City Limits
- ETJ
- ETJ Limits
- Subject

CURRENT REGULATIONS

| | |
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| Zoning Focus | Commercial |
| Zoning Abbreviation(s) and Name(s) | CS General Commercial Services |
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ESTIMATED USES

Likely OK

- Cafe
- Custom Manufacturing
- Food Sales
- Gas station
- Hotel
- Indoor Sports and Recreation
- Medical office
- Mini-storage
- Office
- Personal Services
- Professional Office
- Restaurant
- Retail



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.

| | | | |
|---|---------------|------------------------------|---------------------|
| McAllister & Associates | 403756 | joewillie@matexas.com | 512-472-2100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Joe Willie McAllister | 336887 | Joewillie@matexas.com | 512-472-2100 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Brad Campbell | 594036 | brad@matexas.com | 512-472-2100 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date