

FOR SALE - 5,538 SF - WALNUT CREEK BUSINESS PARK

8333 Cross Park Drive, Austin, Texas, 78754



LOCATION: Property is east of Cameron Rd and north of Hwy 183 on the north side of Cross Park Dr.

SIZE: Approximately 5,538 SF of improvements on
Approximately 1.35 acres

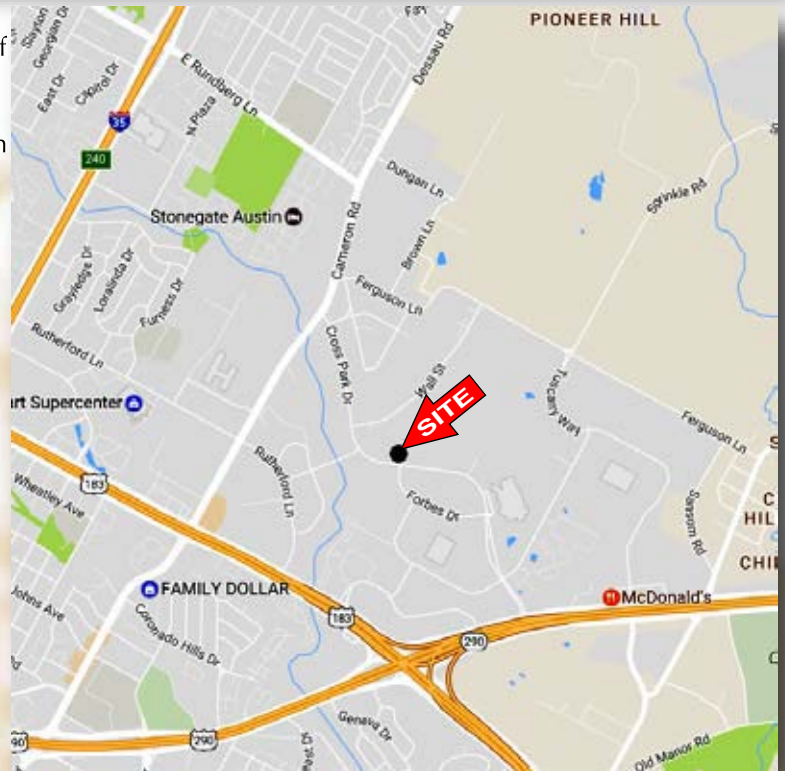
ACCESS: Easy Access off 183 and to I-35

PARKING: 1 per 213 SF (26 total)

PARKING: Better than 1 per 200 SF (More than 13 spaces)

PRICE: \$1,345,500

COMMENTS: In the comfort of one of the more convenient office parks in Austin, just 10 minutes from downtown, this office space is ready for move in. All basic amenities are in place. Shared reception entry, conference room, spacious kitchenette, plentiful restrooms, outside patio, and abundant parking. Relaxing views of greenbelt - disc golf practice area just steps away from the back door.



McALLISTER & ASSOCIATES

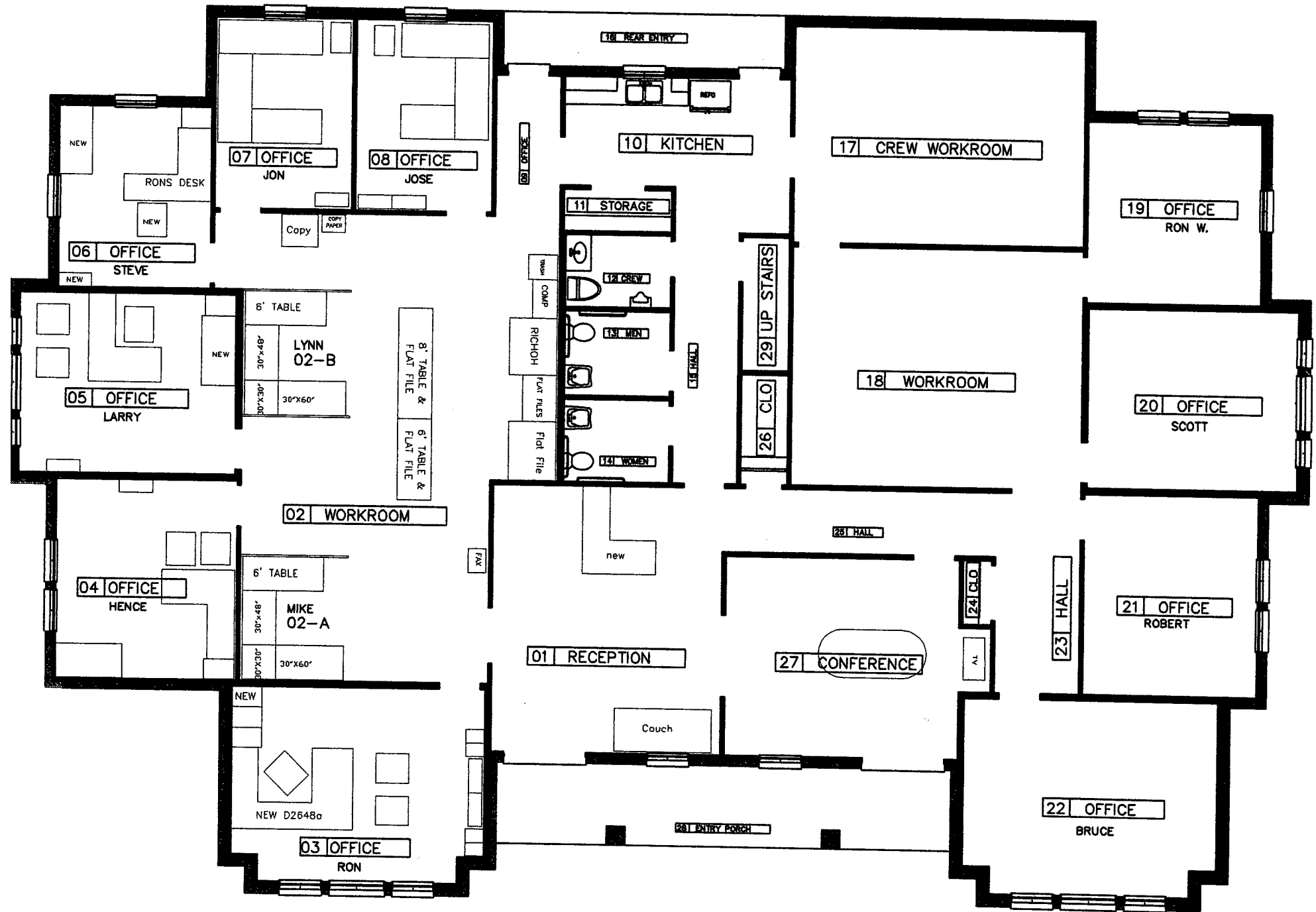
REAL ESTATE SERVICES

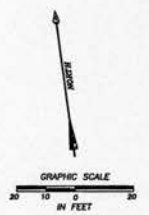
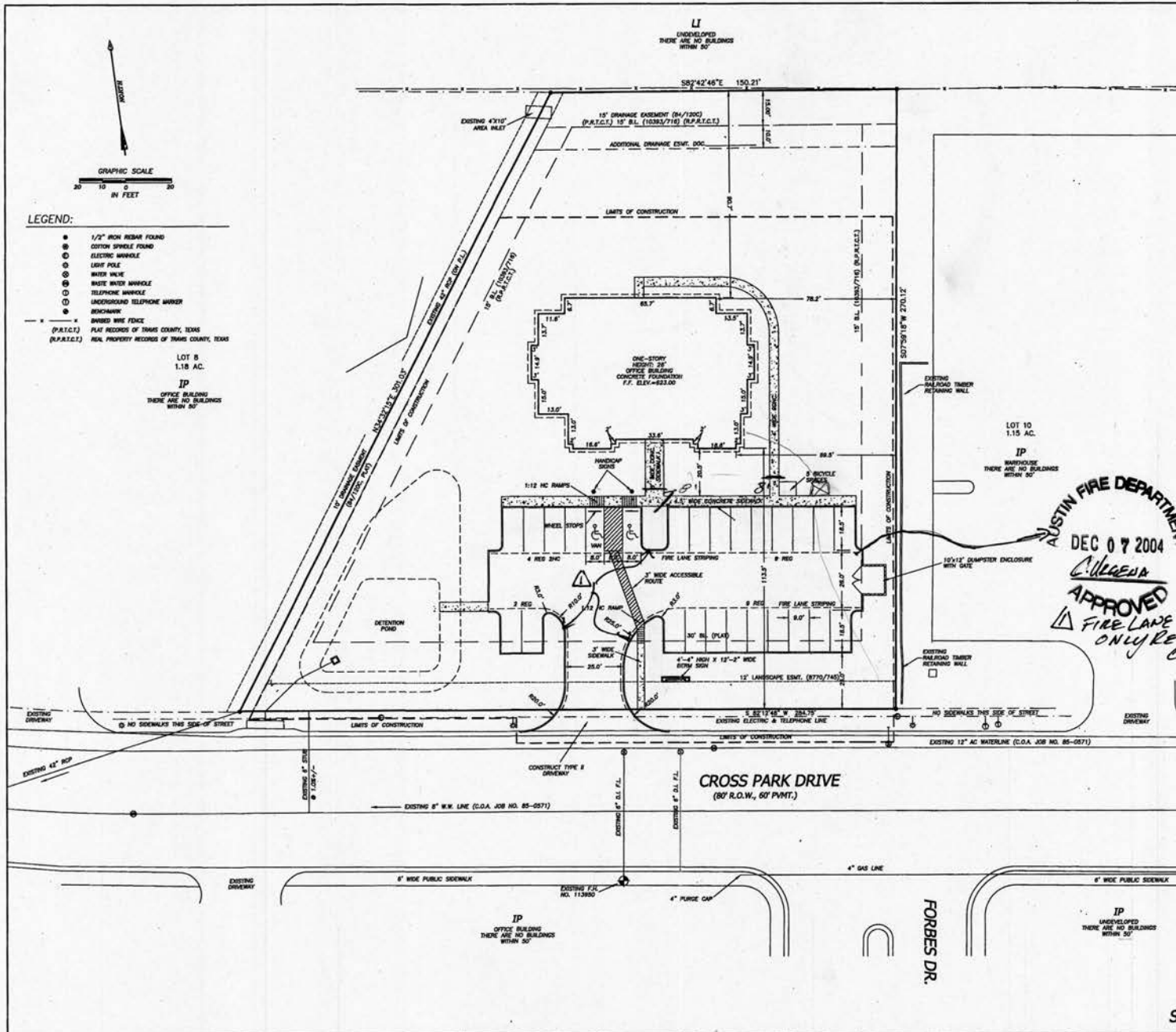
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Boyd Harris
Office: (512) 472-2100
Boyd@matexas.com

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- LEGEND:**
- 1/2" IRON REBAR FOUND
 - COTTON SWIRL FOUND
 - ELECTRIC WHIRL
 - LIGHT POLE
 - WATER WIRE
 - WIDE WATER WHIRL
 - TELEPHONE WHIRL
 - UNDERGROUND TELEPHONE WIRE
 - BENCHMARK
 - SWIRL WIRE FENCE
 - (P.A.T.C.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - (P.A.T.C.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- LOT 8
1.18 AC.
- IP**
OFFICE BUILDING
THERE ARE NO BUILDINGS
WITHIN 50'

SITE CALCULATIONS TABLE:

TOTAL SITE AREA	1.345 AC. = 58,088 SF
LIMITS OF CONSTRUCTION	1,184 sq. ft.
TOTAL IMPERVIOUS COVER ALLOWED	1,345 AC. X .80% = 1,076 AC./46,871 SF.
PROPOSED IMPERVIOUS COVER:	
BUILDINGS	5,900 SF/10,178 AC.
PARKING, DRIVES, & SIDEWALKS	11,900 SF/29,818 AC.
TOTAL:	17,800 SF/29,818 AC.

F.A.S. = 0.10721
BUILDING COVERAGE = 10.17%

4/11/21 = 91 p.p.t.

PARKING TABLE:

PARKING REQUIRED:	5,860 GROSS SF. @ 1.275 = 22 SPACES
PARKING PROVIDED:	
24 REGULAR	
2 BICYCLE	
26 TOTAL	

BICYCLE PARKING REQUIRED:
22 SPACES X .08 = 1.76 SPACES (5 SPACES MINIMUM)

BICYCLE PARKING PROVIDED:
2 SPACES

APPENDIX Q-1
NET SITE AREA

TOTAL GROSS SITE AREA = 1.345 ACRES
SITE DEDUCTIONS:
CRITICAL WATER QUALITY ZONE (CWQZ) = 0 ACRES
WATER QUALITY TRIBUTION ZONE (WQTZ) = 0 ACRES
RESISTIVE INTRUSION AREAS = 0 ACRES
DEDUCTION SUBTOTAL = 0 ACRES

UPLAND AREA (GROSS SITE AREA MINUS TOTAL DEDUCTIONS) = 1.345 ACRES

NET SITE AREA CALCULATIONS:

AREA OF UPLANDS WITH SLOPES 0-15% = 1.345 X 100% = 1.345 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% = 0 X 40% = 0 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% = 0 X 20% = 0 ACRES
AREA OF UPLANDS WITH SLOPES 35%+ = 0 X 0% = 0 ACRES

TOTAL 1.345 ACRES

NET SITE AREA (SUBTOTAL) = 1.345 ACRES

APPENDIX Q-2
IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER
IMPERVIOUS COVER ALLOWED AT 0.8 X X WQT = 0 ACRES
IMPERVIOUS COVER ALLOWED AT .80 X X WQA = 1,076 ACRES
DEDUCTIONS FOR PERMETER ROADWAY = 0 ACRES
TOTAL IMPERVIOUS COVER = 46,871 SF. = 1,076 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACRES 15-25% = 0 ACRES X 10% = 0

PROPOSED TOTAL IMPERVIOUS COVER
IMPERVIOUS COVER IN WQT = 0 ACRES @ 0.8 X
IMPERVIOUS COVER IN UPLANDS ZONE = 0.801 ACRES @ .801 X
TOTAL PROPOSED IMPERVIOUS COVER = 0.801 ACRES

GENERAL NOTES:

1. THERE ARE NO SLOPES IN EXCESS OF 15% ON THE PROJECT SITE.
2. THERE ARE NO OUTSIDE ENVIRONMENTAL FEATURES LOCATED ON THE SITE OR WITHIN 150'.

CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES
BOTH HORIZONTAL AND VERTICAL
PRIOR TO ANY SITE WORK BEING DONE.
THE DESIGN ENGINEER WILL NOT BE
RESPONSIBLE FOR DAMAGE TO ANY
UTILITY.

FOR CITY USE ONLY:

SITE PLAN RELEASE

FILE NUMBER: _____ SUBMISSION DATE: _____
 CASE NUMBER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 DATE OF RELEASE: _____

DATE OF RELEASE: _____
 No. 1: _____
 No. 2: _____
 No. 3: _____

SP-04-0112C

HAIWAH • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
8000 ANDERSON SQUARE ROAD, SUITE 110
AUSTIN, TEXAS 78757
OFFICE: 512-693-0008 FAX: 512-693-0052
hpengr@eng.com

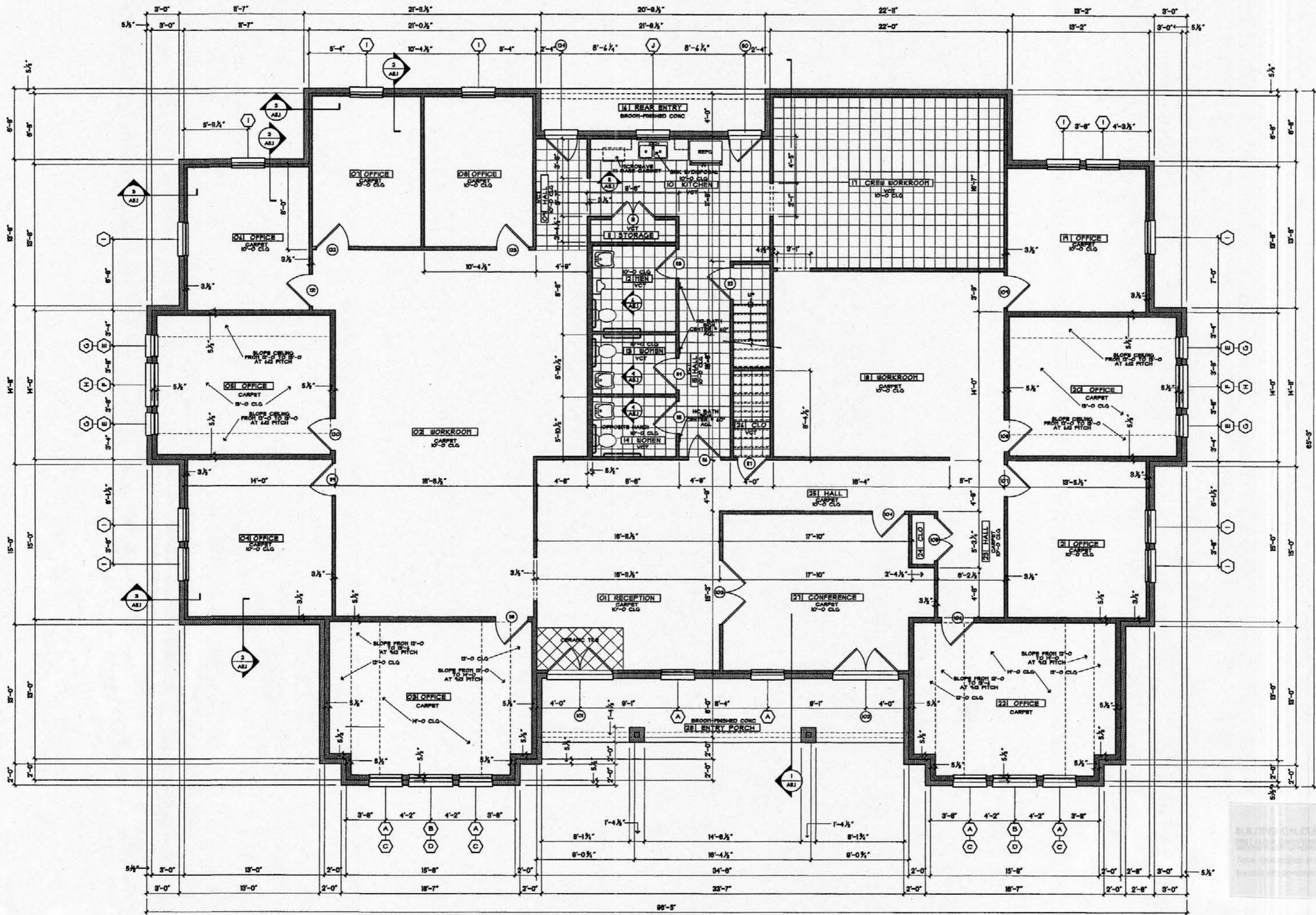
HPE

THE LODGE AT CROSS PARK
SITE PLAN
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754

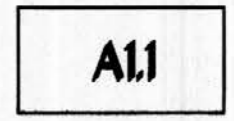


FILE PROJECT: HPE/HPE-0452
 SHEET NO.: 072-01
 SHEET SCALE (VERT.): N/A
 DATE: 04/07/04
 CHECKED BY: LH
 DRAWN BY: RP

REVISIONS:
 1: _____
 2: _____
 3: _____



SCALE: 1/4" = 1'-0"
1ST FLOOR PLAN



PROJECT: THE LODGE AT CROSS PARK • ADDRESS: 6333 CROSS PARK DRIVE/AUSTIN TEXAS • ARCHITECT: TEXAS DESIGN ASSOCIATES • ADDRESS: 6448 HWY 280 EAST/SUITE E-113/AUSTIN TEXAS 78723/452-2224



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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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
Boyd Harris	621609	Boyd@matexas.com	512-536-7805
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date