

8507 I-35 / 801 Hermitage Dr

Austin, Texas 78753

Property Highlights

- IH-35 Frontage

Zoning

- GR

Traffic Counts

- IH-35: 193,395 VPD



Troy Martin

Associate

+1 512 580 6249

troy.martin@naipartners.com

NAI Partners

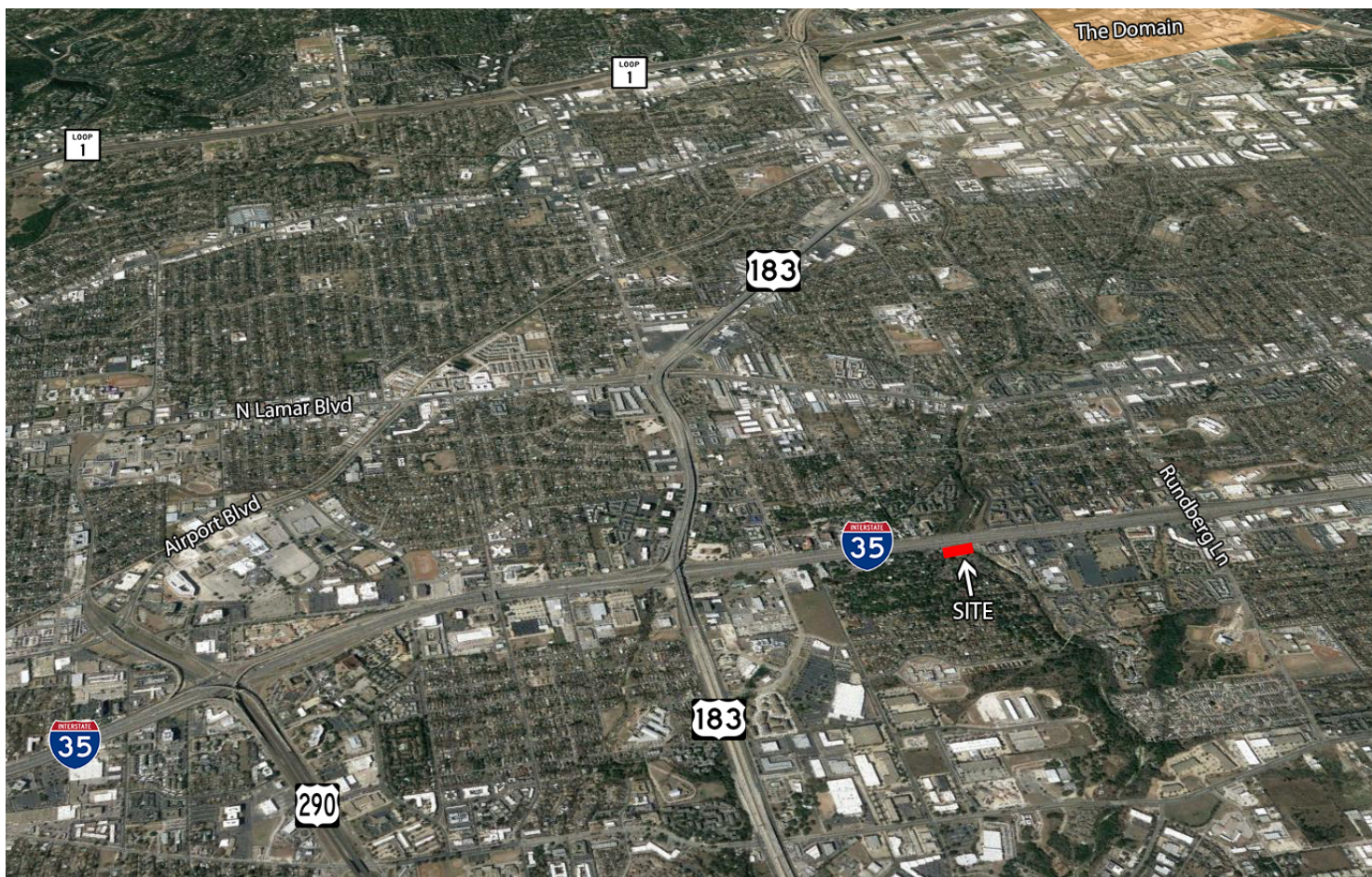
701 Brazos Street, 701 Brazos Street

+1 512 580 6025

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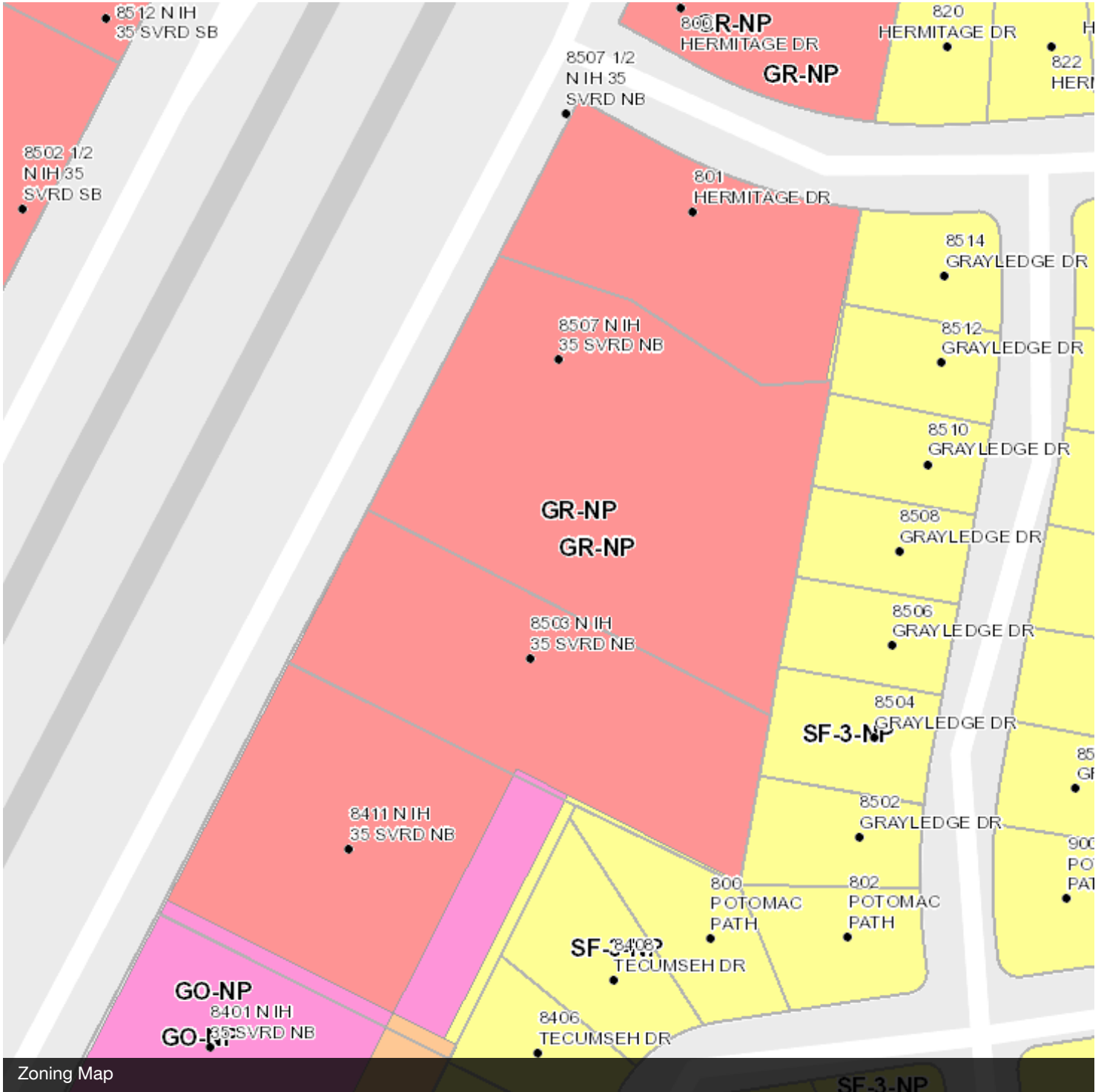
For Sale

8507 I-35 / 801 Hermitage Dr



FOR SALE

8507 I-35 / 801 Hermitage Dr



Zoning Map

GR

Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

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—Private *

Community Recreation—Public *

Congregate Living

Counseling Services

Cultural Services

Day Care Services—Commercial

Day Care Services—General

Day Care Services—Limited

Family Home *

Group Home Class I—General *

Group Home Class I—Limited *

Group Home Class II *

Guidance Services

Hospital Services—General (c)

Hospital Services—Limited

Local Utility Services

Private Primary Educational Services *

Private Secondary Educational Services *

Public Primary Educational Services *

Public Secondary Educational Services *

Religious Assembly

Residential Treatment

Safety Services

Telecommunication Tower (PC) *

Commercial

Art Gallery

Alternative Financial Services

Art Workshop *

Administrative and Business Offices

Automotive Rentals

Automotive Repair Services

Automotive Sales

Automotive Washing of any type

Bail Bond Services (PC)

GR (continued)

Commercial (continued)

Business or Trade School Business	Medical Offices—exceeding
Support Services Commercial Off-Street Parking Communications	5,000 sq/ft of gross floor space
Services Consumer Convenience	Off-Site Accessory Parking
Services Consumer Repair Services	Outdoor Entertainment (c)
Drop-Off Recycling Collection Facility *	Outdoor Sports and Recreation
Exterminating Services	Pawn Shop Services
Financial Services	Pedicab Storage and Dispatch
Food Preparation (c)	Personal Improvement Services
Food Sales	Personal Services
Funeral Services	Pet Services
General Retail Sales—Convenience	Plant Nursery (c)
General Retail Sales—General	Printing and Publishing
Hotel-Motel	Professional Office
Indoor Entertainment	Research Services
Indoor Sports and Recreation	Restaurant—General
Medical Offices—not exceeding	Restaurant—Limited
5,000 sq/ft of gross floor space	Service Station
	Software Development
	Special use Historic (c)
	Theater

Industrial

Custom Manufacturing (c)

Agricultural

Community Garden

Urban Farm *

FOR SALE

8507 I-35 / 801 Hermitage Dr

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)																																										
P = Permitted Use C = Conditional Use Permit -- = Not Permitted																																										
RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Bed & Breakfast (Group 1)																																										
Bed & Breakfast (Group 2)																																										
Condominium Residential																																										
Conservation Single Family Residential																																										
Duplex Residential																																										
Group Residential																																										
Mobile Home Residential																																										
Multifamily Residential																																										
Retirement Housing (Small Site)																																										
Retirement Housing (Large Site)																																										
Single-Family Attached Residential																																										
Single-Family Residential																																										
Small Lot Single-Family Residential																																										
Townhouse Residential																																										
Two-Family Residential																																										
Short-Term Rental ¹³																																										
COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Administrative and Business Offices																																										
Agricultural Sales and Services																																										
Alternative Financial Services ¹²																																										
Art Gallery																																										
Art Workshop																																										
Automotive Rentals																																										
Automotive Repair Services																																										
Automotive Sales																																										
Automotive Washing (of any type)																																										
Bail Bond Services ¹⁰																																										
Building Maintenance Services																																										
Business or Trade School																																										
Business Support Services																																										
Campground																																										
Carriage Stable																																										
Cocktail Lounge																																										
Commercial Blood Plasma Center																																										
Commercial Off-Street Parking																																										
Communications Services																																										
Construction Sales and Services																																										
Consumer Convenience Services																																										
Consumer Repair Services																																										
Convenience Storage																																										
Drop-Off Recycling Collection Facility																																										
Electronic Prototype Assembly ⁵																																										
Electronic Testing ¹⁶																																										
Equipment Repair Services																																										
Equipment Sales																																										
Exterminating Services																																										
Financial Services																																										
Food Preparation																																										
Food Sales																																										
Funeral Services																																										
General Retail Sales (Convenience)																																										
General Retail Sales (General)																																										
Hotel-Motel																																										
Indoor Entertainment																																										
Indoor Sports and Recreation																																										

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4-Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-603 (13-2-233); 6-Subject to 25-2-605 (13-2-224); 7-Subject to 25-2-639 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-663; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-616; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Kennels																																										
Laundry Services																																										
Liquor Sales																																										
Marina																																										
Medical Offices – exceeding 5000 sq. ft. gross floor area																																										
Medical Offices – not exceeding 5000 sq. ft. gross floor area																																										
Monument Retail Sales																																										
Off-Site Accessory Parking ¹⁴																																										
Outdoor Entertainment																																										
Outdoor Sports and Recreation																																										
Pawn Shop Services																																										
Pedicab Storage and Dispatch																																										
Personal Improvement Services																																										
Personal Services																																										
Pet Services																																										
Plant Nursery																																										
Printing and Publishing																																										
Professional Office																																										
Recreational Equipment Maint. & Stor.																																										
Recreational Equipment Sales																																										
Research Assembly Services																																										
Research Services																																										
Research Testing Services																																										
Research Warehousing Services																																										
Restaurant (General)																																										
Restaurant (Limited)																																										
Scrap and Salvage																																										
Service Station																																										
Software Development																																										
Special Use Historic																																										
Stables																																										
Theater																																										
Vehicle Storage																																										
Veterinary Services																																										
INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Basic Industry																																										
Custom Manufacturing																																										
General Warehousing and Distribution																																										
Light Manufacturing																																										
Limited Warehousing and Distribution																																										
Recycling Center																																										
Resource Extraction																																										
AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P				
Animal Production																																										
Community Garden																																										
Crop Production																																										
Horticulture																																										
Indoor Crop Production																																										
Support Housing																																										
Urban Farm																																										

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FOR SALE

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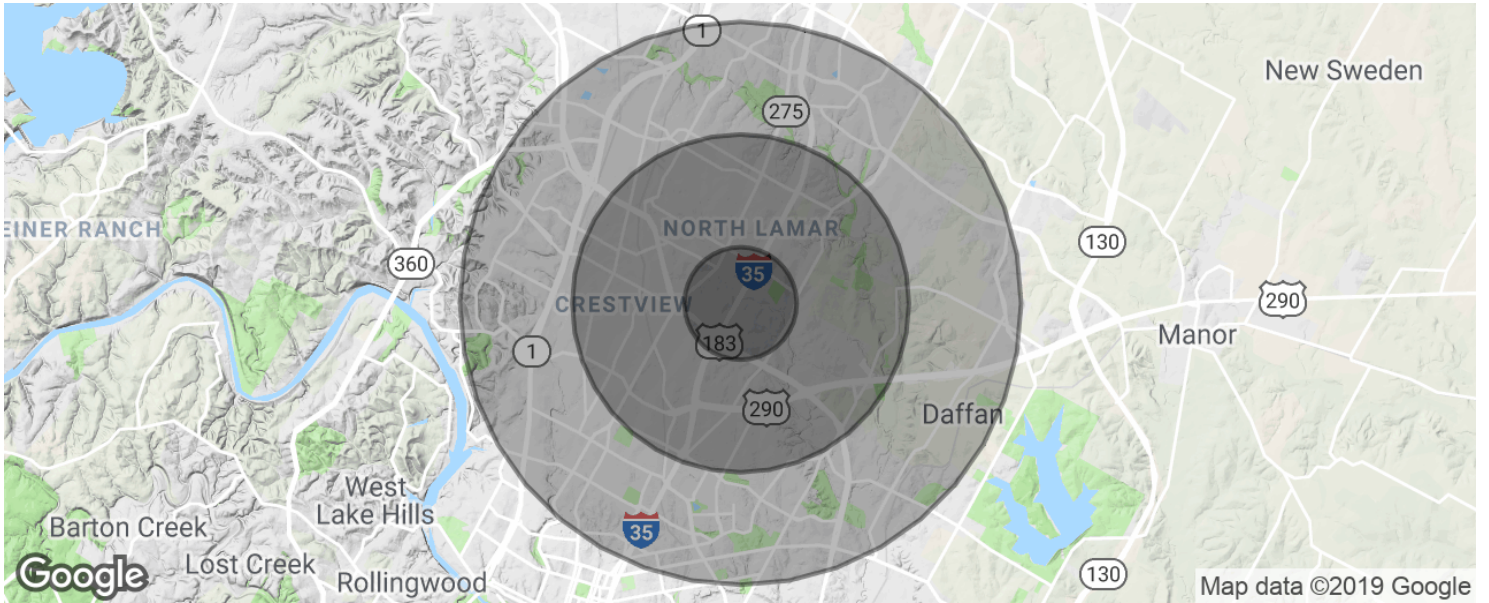
P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4E	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CB	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Club or Lodge	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
College and University Facilities	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Communication Service Facilities	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Community Recreation (Private)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Community Recreation (Public)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Congregate Living	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Cultural Services	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Day Care Services (Commercial)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Day Care Services (General)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4	
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Group Home, Class I (General)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Group Home, Class II	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Local Utility Services	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Private Primary Educational Facilities	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Private Secondary Educational Facilities	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Residential Treatment	--	--	--	--	--	--	--	--	--	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Safety Services	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CC	CC	--	CC	CC	CC	CC	CC
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CC	CC	--	CC	CC	CC	CC	CC	CC
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			

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FOR SALE

8507 I-35 / 801 Hermitage Dr



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	19,343	141,600	286,192
Median age	28.5	29.9	31.0
Median age (Male)	28.2	29.3	30.6
Median age (Female)	28.1	31.2	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,357	54,136	121,203
# of persons per HH	2.6	2.6	2.4
Average HH income	\$39,524	\$49,938	\$57,659
Average house value	\$126,726	\$170,997	\$204,554

* Demographic data derived from 2010 US Census



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	licensing@naipartners.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
David Dawkins	495930	david.dawkins@naipartners.com	512-580-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Troy Martin	651528	troy.martin@naipartners.com	512-580-6025
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date