



8507 I-35 / 801 Hermitage Dr

Austin, Texas 78753

Property Highlights

• IH-35 Frontage

Zoning

• GR

Traffic Counts

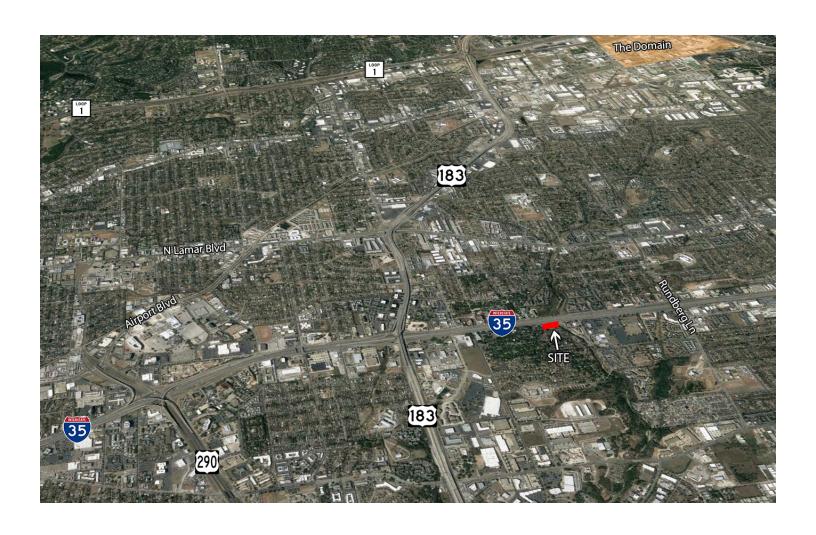
• IH-35: 193,395 VPD

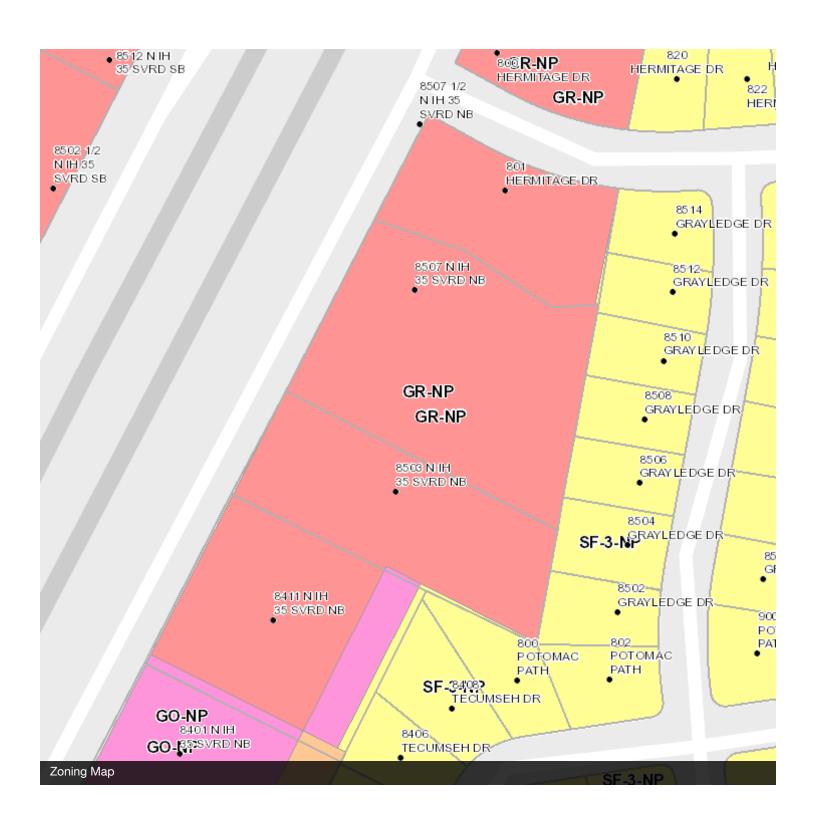


Troy Martin

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Zoning Guide Commercial Districts September 2016

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 sc	qft 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

Commercial

Residential

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)
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46 City of Austin



8507 I-35 / 801 Hermitage Dr

September 2016 Commercial Districts Zoning Guide

GR (continued)

Commercial (continued)

Business or Trade School Business Support Services Commercial Off-Street Parking Communications Services Consumer Convenience Services Consumer Repair Services Drop-Off Recycling Collection Facility * Exterminating Services Financial Services Food Preparation (c) Food Sales Funeral Services General Retail Sales—Convenience General Retail Sales—General Hotel-Motel Indoor Entertainment Indoor Sports and Recreation

Medical Offices—exceeding 5,000 sq/ft of gross floor space Off-Site Accessory Parking Outdoor Entertainment (c) Outdoor Sports and Recreation Pawn Shop Services Pedicab Storage and Dispatch Personal Improvement Services Personal Services Pet Services Plant Nursery (c) Printing and Publishing Professional Office Research Services Restaurant-General Restaurant-Limited Service Station Software Development Special use Historic (c) Theater

Industrial

Custom Manufacturing (c)

Medical Offices—not exceeding

5,000 sq/ft of gross floor space

Agricultural

Community Garden

Urban Farm *

City of Austin 47



ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE) P = Permitted Use																																				
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RESIDENTIAL USES	5	꿆	SF-1	SF-2	SF.3	SF4A	SF4B	SF-5	9-4S	MF-1	MF-2	MF.3	MF4	MF-5	9-4W	Ξ	9 9	٥ ;	9 6	5 0	8 8	<u>_</u>	GBD	D D D	W/Lo	S	CS-1	<u>ყ</u>	<u>_</u>	Ξ	<u> </u>	R&D	8	}	g V	2
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Bed & Breakfast (Group 2)								Р	Р	Р	Р	Ρ	Р	Р		-	Р	Р	PΙ	PF	Р	Р	Р	Р	Р	Р	Р	Ρ								
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Mobile Home Residential																Р		-	-																	
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7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-R combining districts, subject to 25-2, Subchapter E																							87 (E)); 1:	2-Sul	ojec	t to 2	5-2-	816	13-	Perr	nitte	d in	MU	and '	V



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Indoor Crop Production							-						-							-		-[-		-		Р	-		РΙ	P	-	- -			F	1
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Urban Farm	Р			Р	Р		Р							Р									Р			Р							F				_
1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2																																					
'-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-R combining districts, subject to 25-2, Subchapter E PC - Permitted in the district, but under some circ	, Art	. 4, 8	Subs	ec. 4	1.2.1	.C; 1	14-R	efers	s to 2	25-6	-501	; 15	Ref	ers to	0 25-	2-8	17; 1	6-Re	efers	to 2	5-2-8	311					ject	to 2	6-2-	316;	13-F	'erm	itted	in M	Jan	nd V	

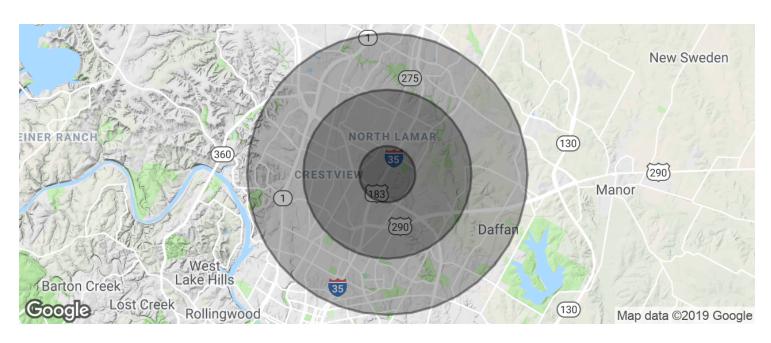


8507 I-35 / 801 Hermitage Dr

P = Permitted Use														L																							
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All other Civic Uses]			<u>_</u>								1		2	- 3	3 4	ŀ
1.Refers to 25.2.602 (13.2.225): 2.Refers to 25.2	622	(40	2.20	201.0	Па	fore	to C	المطير	annt	on D	Art	2.0	Niv E	4.0	o for	o to	OF O	00	1/10	22	271 - 7	- n	oforo to	25.0	2.000	140	2.2	201	0.0.	la i a a	11. (25.0	OOF	140	0.00	1).	П

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-602 (13-2-226); 3-Refers to 25-2-622 (13-2-226); 3-Refers to 25-2-805 (13-2-226); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Suject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 42.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-817.





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
HOUSEHOLDS & INCOME Total households	1 MILE 7,357	3 MILES 54,136	5 MILES 121,203
Total households	7,357	54,136	121,203

^{*} 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.

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.

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•			
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Landi	lord Initials Date	