



- **Size:** .3880 acres= 16,901 sf
- **Price:** \$125/sf = \$2,112,625
- **Zoning:** [CS-CO-MU-NP](#)
- **Buyer's Agent Fee=** 2%
- Food Trailer Income As Well: Provided Upon Request
- Materials Available: Survey, Phase I/ESA, Zoning

**Features:**

- ACCESS:
  - Minutes to downtown Austin, or take S Pleasant Valley directly to ORACLE Campus which is 1.2 mile by car
  - Minutes to new retail on SouthShore District, and the Future CATALYST project
- Walk to **Lady Bird Lake, Southside Pizza, JuiceLand, Juan In a Million, Counter Culture** and More

**[CLICK HERE TO VIEW THE DOCUMENT VAULT](#)**





General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

**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 Service—Limited Hospital Services—General (c) Local Utility Services  
Maintenance and Service Facilities 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)  
Transitional Housing (c)  
Transportation Terminal ©  
**COMMERCIAL**  
Administrative and Business Offices  
Adult-Oriented Business \*  
Agricultural Sales and Services  
Automotive Rentals  
Art Gallery  
Art Workshop  
Automotive Repair Services  
Automotive Sales  
Automotive Washing—of any type  
Bail Bond Services  
Building Maintenance Services  
Business or Trade School  
Business Support Services  
Campground  
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 Facilities \*  
Electronic Prototype Assembly  
Electronic Testing \*  
Employee Recreation  
Equipment Repair Services  
Equipment Sales  
Exterminating Services  
Food Preparation  
Food Sales  
Funeral Services  
Financial Services  
General Retail Sales—Convenience  
General Retail Sales—General  
Hotel/Motel

Indoor Entertainment  
Indoor Sports and Recreation  
Kennels  
Laundry Services  
Medical Offices—not exceeding 5,000 sq/ft of gross floor space  
Medical Offices—exceeding 5,000 sq/ft of gross floor space  
Monument Retail Sales  
Off-Site Accessory Parking  
Outdoor Entertainment (c)  
Outdoor Sports and Recreation  
Pawn Shop Services  
Personal Improvement Services  
Personal Services  
Pet Services  
Plant Nursery \*  
Printing and Publishing Services  
Professional Office  
Research Services  
Restaurant—Limited  
Restaurant—General \*  
Service Station \*  
Software Development  
Theater  
Vehicle Storage  
Veterinary Services

**INDUSTRIAL**

Custom Manufacturing  
Limited Warehousing and Distribution

**AGRICULTURAL**

Community Garden  
Urban Farm

Notes for Permitted Uses

(c) Conditional Use Permit is required

(PC) Permitted in the district, but under some circumstances may be conditional

\* Additional standards may apply. See Section VII, Description of Allowed Uses, for Austin City Code references.



Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**Residential**

Townhouse Residential

Multifamily Residential

Single Family Residential

Single-Family Attached Residential

Small-Lot Single-Family Residential

Two-Family Residential

Condominium Residential

Duplex Residential

Group Residential

**Civic**

Group Home Class I - Limited

Group Home Class I—General

Group Home Class II

Civic uses as permitted in the base district

**Commercial**

Vertical mixed use buildings, subject to compliance with Section 4.3 of Subchapter E of the Land Development Code.

Commercial uses as permitted in the base district.



# Information About Brokerage Services

11-2-2015

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.

<u>Longbow Real Estate Group</u>	<u>9003945</u>	<u>jim@longbowre.com</u>	<u>(512) 565-7509</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Jim Young, CCIM</u>	<u>606830</u>	<u>jim@longbowre.com</u>	<u>(512) 565-7509</u>
Designated Broker of Firm	License No.	Email	Phone

<u>n/a</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Jim Young, Broker/CCIM</u>	<u>606830</u>	<u>jim@longbowre.com</u>	<u>(512) 565-7509</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Information About