



## 6720-6726 Burnet Rd

Austin, Texas 78757

### Property Overview

- Rare opportunity on Burnet Road to assemble over an acre of land. This "infill" location is ideal for redevelopment. Short-term, flexible leases in place. Numerous dining, shopping, grocery and sought-after residential neighborhoods compliment the area. Award winning public schools and other amenities are only minutes away.

### Lot Size

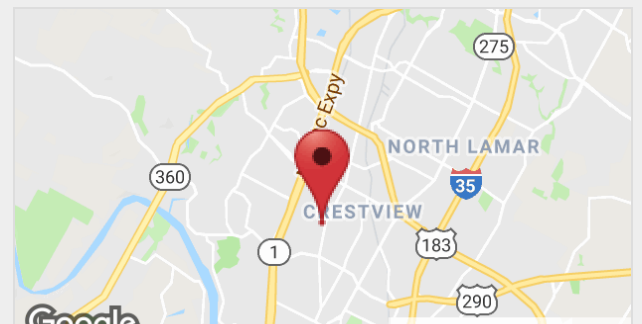
- SITE: 0.49 Acres
- ADDITIONAL SITE: 0.69 Acres (Adjacent property available for assemblage.)

### Zoning

- CS-V

### Sale Price

- SITE: \$3,000,000
- ADDITIONAL SITE: Call for information.



### Patrick Hill

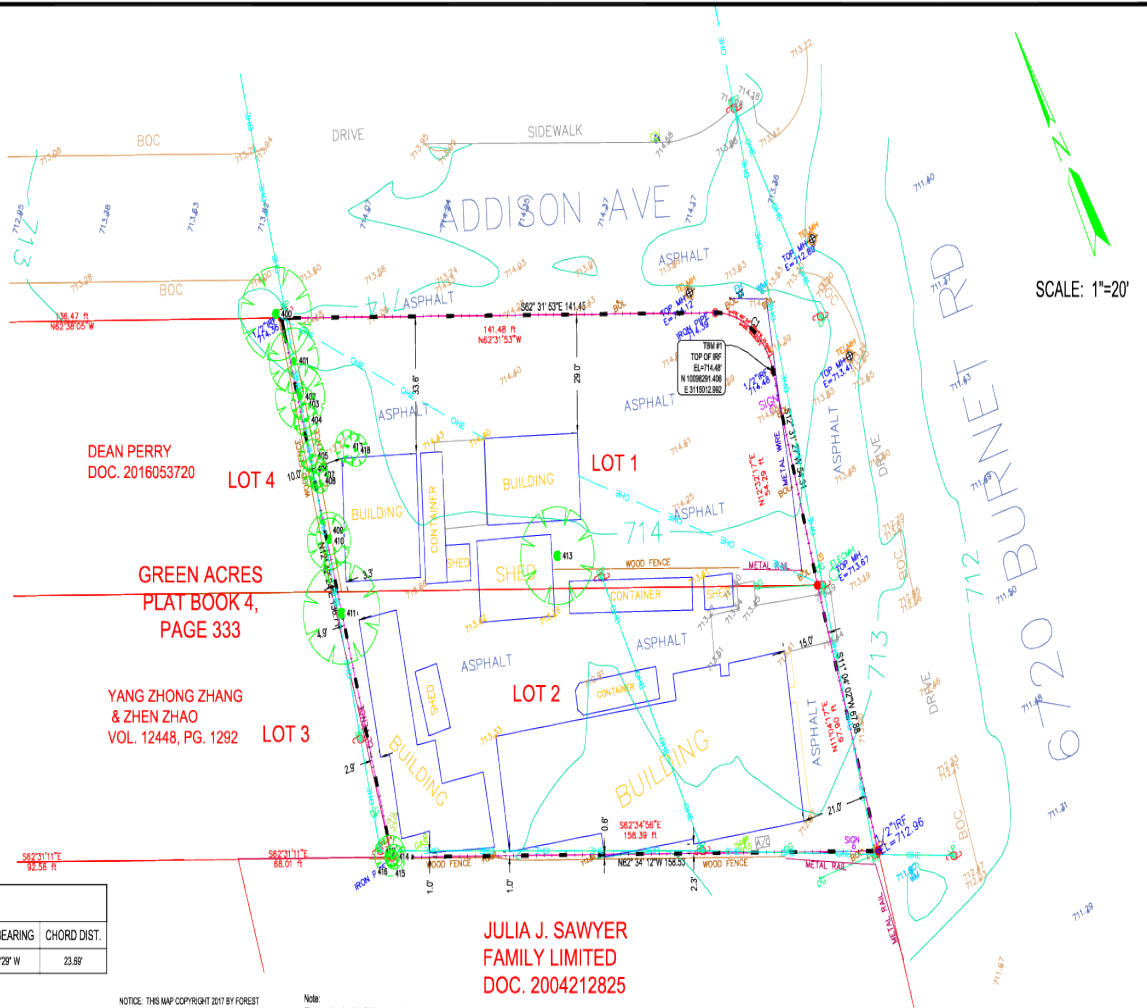
Associate  
+1 512 580 6176  
patrick.hill@naipartners.com

NAI Partners  
701 Brazos Street, 701 Brazos Street  
+1 512 580 6025  
[www.naipartners.com](http://www.naipartners.com)

For Sale

0.49 Acres+ Redevelopment Opportunity

TREE LIST		
POINT #	CALIPER (INDIVIDUAL TRUNK SIZES)	SPECIES
400	11.5" (8.4,4.3)	HACKBERRY
401	8" (6.4)	HACKBERRY
402	8" (4.2,2)	HACKBERRY
403	4"	HACKBERRY
404	4"	HACKBERRY
405	4"	HACKBERRY
406	4"	HACKBERRY
407	3"	HACKBERRY
408	3"	HACKBERRY
409	4.5" (3.2)	ASH
410	7"	HACKBERRY
411	12.5" (5.2,2)	HACKBERRY
412	5"	HACKBERRY
413	12"	HACKBERRY
414	3"	HACKBERRY
415	2"	HACKBERRY
416	2"	HACKBERRY
417	4"	HACKBERRY
418	4"	HACKBERRY



DEAN PERRY  
DOC. 2016053720

GREEN ACRES  
PLAT BOOK 4,  
PAGE 333

YANG ZHONG ZHANG  
& ZHEN ZHAO  
VOL. 12448, PG. 1292

JULIA J. SAWYER  
FAMILY LIMITED  
DOC. 2004212825

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	75°41'56"	19.30'	25.50'	15.00'	N 24°49'29" W	23.89'

**LEGEND**

- IRON PIN FOUND ●
  - CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN ○
  - IRON PIN SET ○
  - IRON PIPE FOUND ●
  - EXISTING WIRE FENCE —X—
  - CHAINLINK FENCE —o—
  - BOARD FENCE —s—
  - POWER POLE —P—
  - WATER VALVE —▲—
  - TELEPHONE CABLE —T—
  - WATERLINE EXISTING —W—
  - OVERHEAD POWER LINE —E—
  - CENTER LINE OF CHANNEL —C—
  - RECORD CALLS (BEARING / DISTANCE) —B/D—
  - RECORD FILE LOCATION VOLUME / PAGE DATA THIS SURVEY —V/P—
  - SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS) —SFA—
  - TRACT LINES —TL—
  - BOUNDARY LINES —BL—
  - LAND GRANT LINES —GL—
- All document references are in Travis Co. Official Public Records of Travis Co., Tx. OPRTCT

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Note:  
The bearing basis of this survey is the State Plane Coordinate System Texas Central Zone  
Western Data VRS Network  
Datum: Geoid 12a, NAVD83, NAD83  
Convergence: 1" 20' 11.28"

STANDARD SURVEY NOTE:  
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL, RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY DATE: January 17, 2017

*Julia J. Sawyer*  
Julia J. Sawyer, F.S.M., F.P.L.S. 1947



TOPOGRAPHIC SURVEY  
LOTS 1 AND 2  
GREEN ACRES

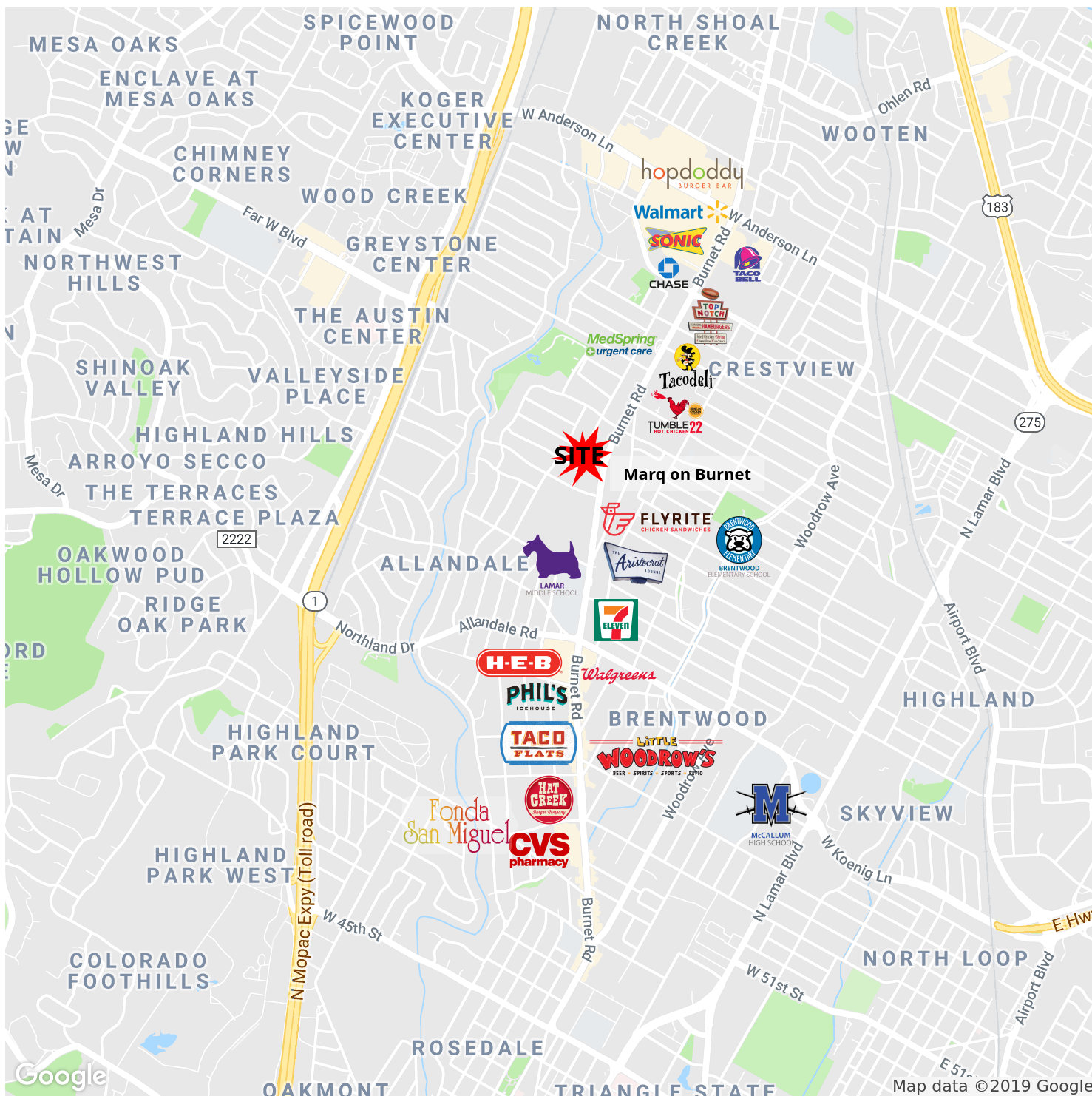
A SUBDIVISION OF RECORD IN PLATBOOK 4, PAGE 333  
PLAT RECORDS IN TRAVIS COUNTY, TEXAS  
KALANTARI GROUP LLC, DOC. 2015131501  
6720 BURNET ROAD

	<p>Forest Surveying &amp; Mapping Company 1002 Ash St. Georgetown, Texas phone: 512-930-5927 www.forestsurveying.com TBPLS FIRM NO. 10002000</p>	DATE: January 17, 2017
		FILE #
		MAP#
		PROJECT: 6720 Burnet Road
		DRAWING: 6720 Burnet Road.dwg
		Sheet One



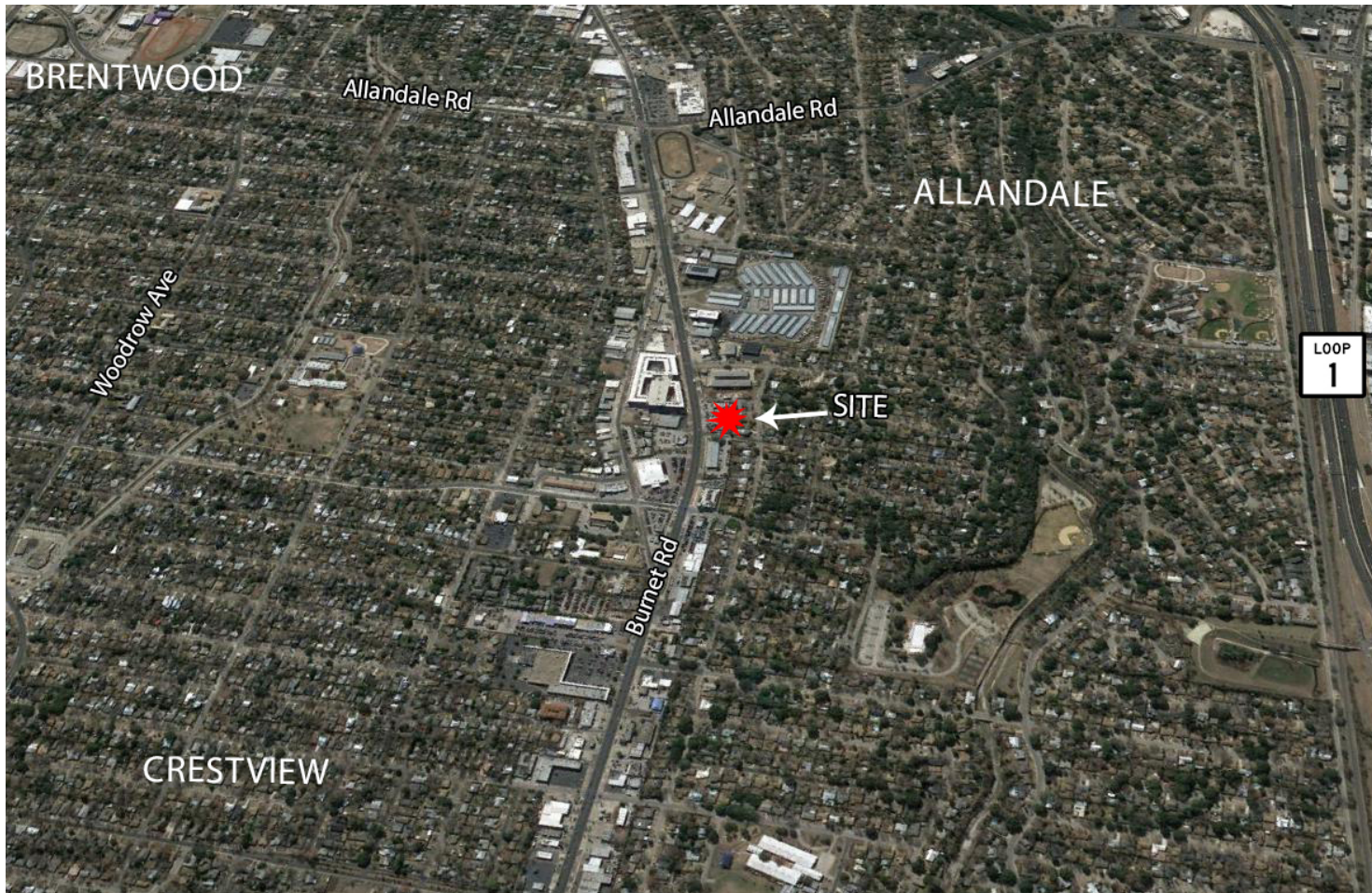
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For Sale

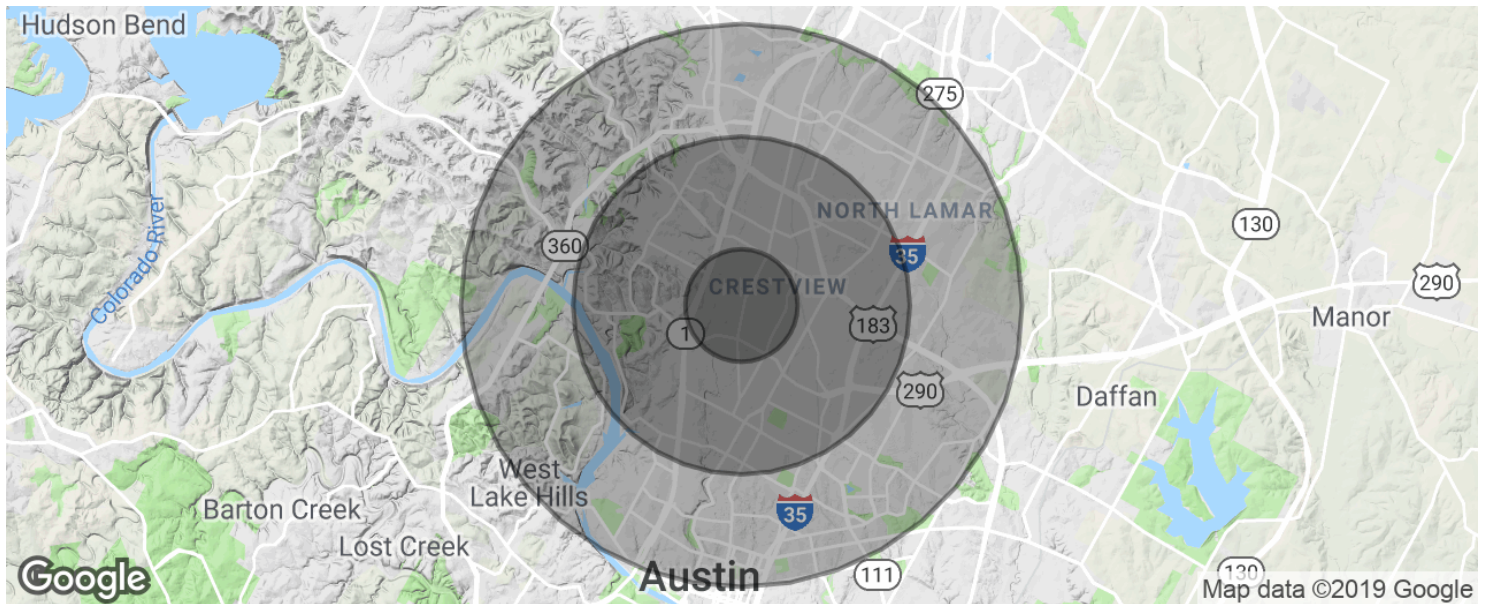
0.49 Acres+ Redevelopment Opportunity





For Sale

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,613	126,873	310,422
Median age	38.3	33.6	32.2
Median age (Male)	37.7	33.1	31.8
Median age (Female)	39.4	34.4	32.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	6,730	57,377	131,463
# of persons per HH	2.0	2.2	2.4
Average HH income	\$72,623	\$69,921	\$72,167
Average house value	\$277,777	\$297,747	\$335,365

\* 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
Patrick Hill	673678	patrick.hill@naipartners.com	512-580-6025
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date