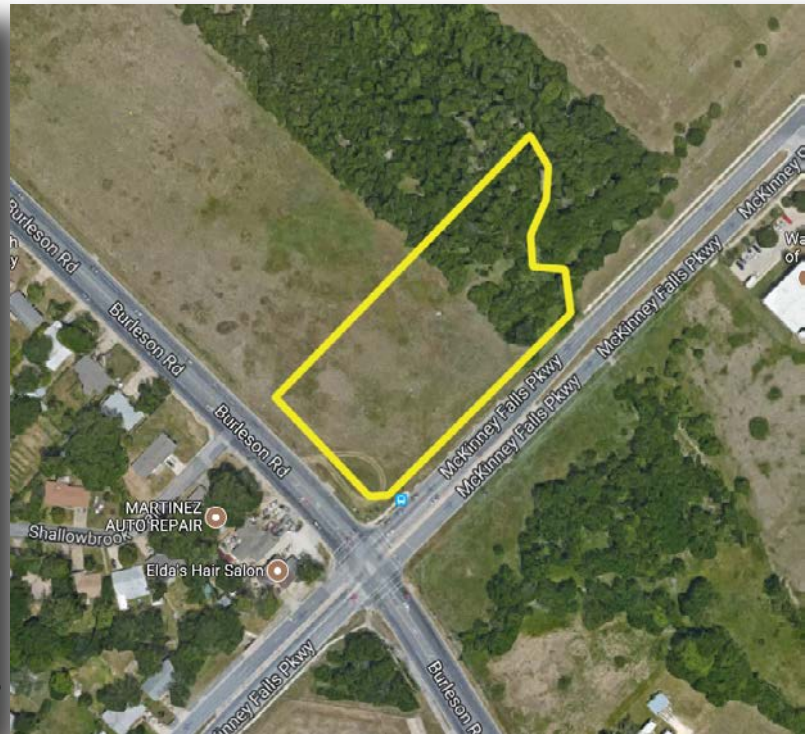
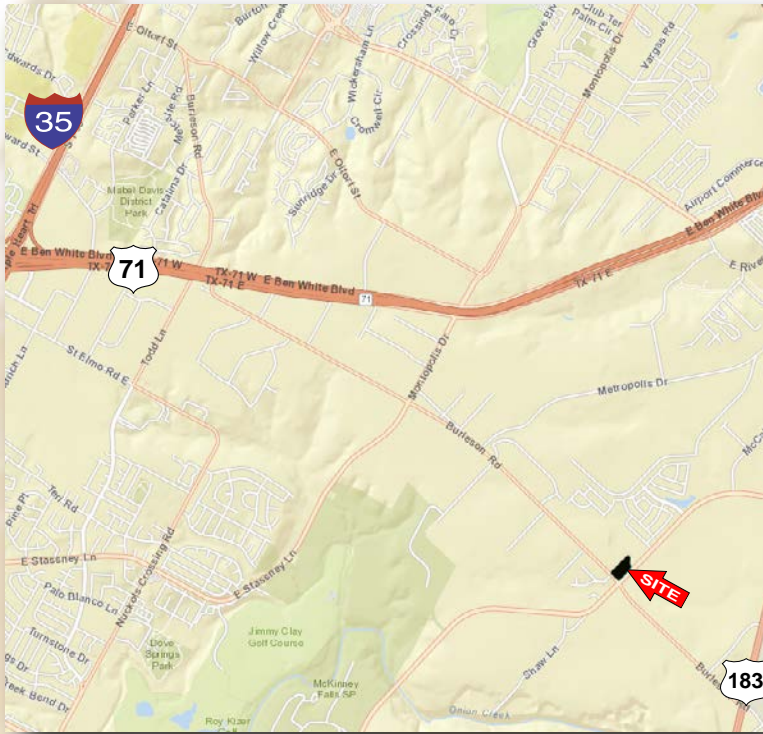


# FOR SALE - ± 2.844 ACRE COMMERCIAL SITE

## NWC of Burleson Rd. and McKinney Falls Pkwy Austin, TX 78744



**LOCATION:** Approximately 7.9 miles southeast of downtown Austin at the northwest corner of Burleson Rd. and McKinney falls Pkwy, west of Hwy 183 S.

**JURISDICTION:** City of Austin

**SIZE:** Approximately 2.844 acres

**PRICE:** \$15 / SF (\$1,858,269)

**FRONTAGE/ACCESS:** Approximately 414' on McKinney Falls Pkwy. Approximately 222' on Burleson Rd.

**COMMENTS:** Subject tract is approximately 2.844 acres, with an estimated developable 1.366 acres. The attached conceptual site plan for a convenience store yields approximately an 8,800 SF building (160' x 55'), six (6) gas pumps, a 15- foot drive aisle behind the building, and 32 parking spaces. The Impervious cover is calculated at 80% of the area in the Uplands Zone, and 30% of the area of the Water Quality Transition Zone (WQTZ). The total amount of impervious cover is approximately 50,900 SF, out of a total buildable area of approximately 59,481 SF.

**UTILITIES:** All public utilities are to the site.

**TOPOGRAPHY:** Relatively Level

**FLOOD HAZARD:** A portion of property lies within the FEMA flood plain.

**ZONING:** LI-PDA-NP (Light Industrial - Planned Development Area - Neighborhood Plan)

**McALLISTER & ASSOCIATES**  
REAL ESTATE SERVICES

**CONTACT** **Jordan Johnson**

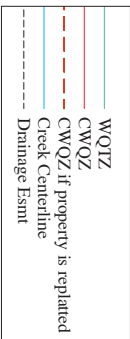
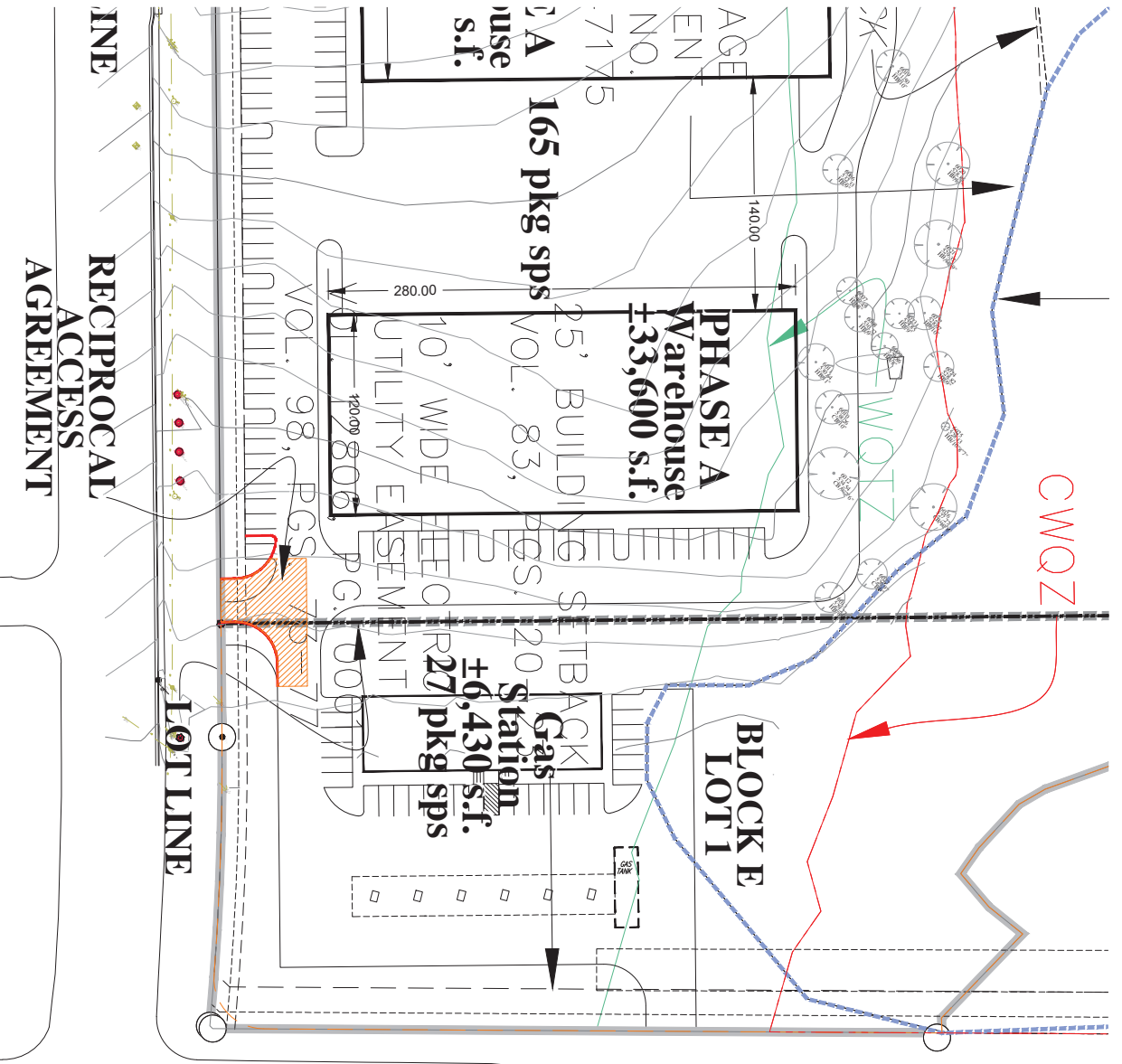
**Office: (512) 472-2100**

**Jordan@matexas.com**

201 Barton Springs Road Austin, Texas 78704

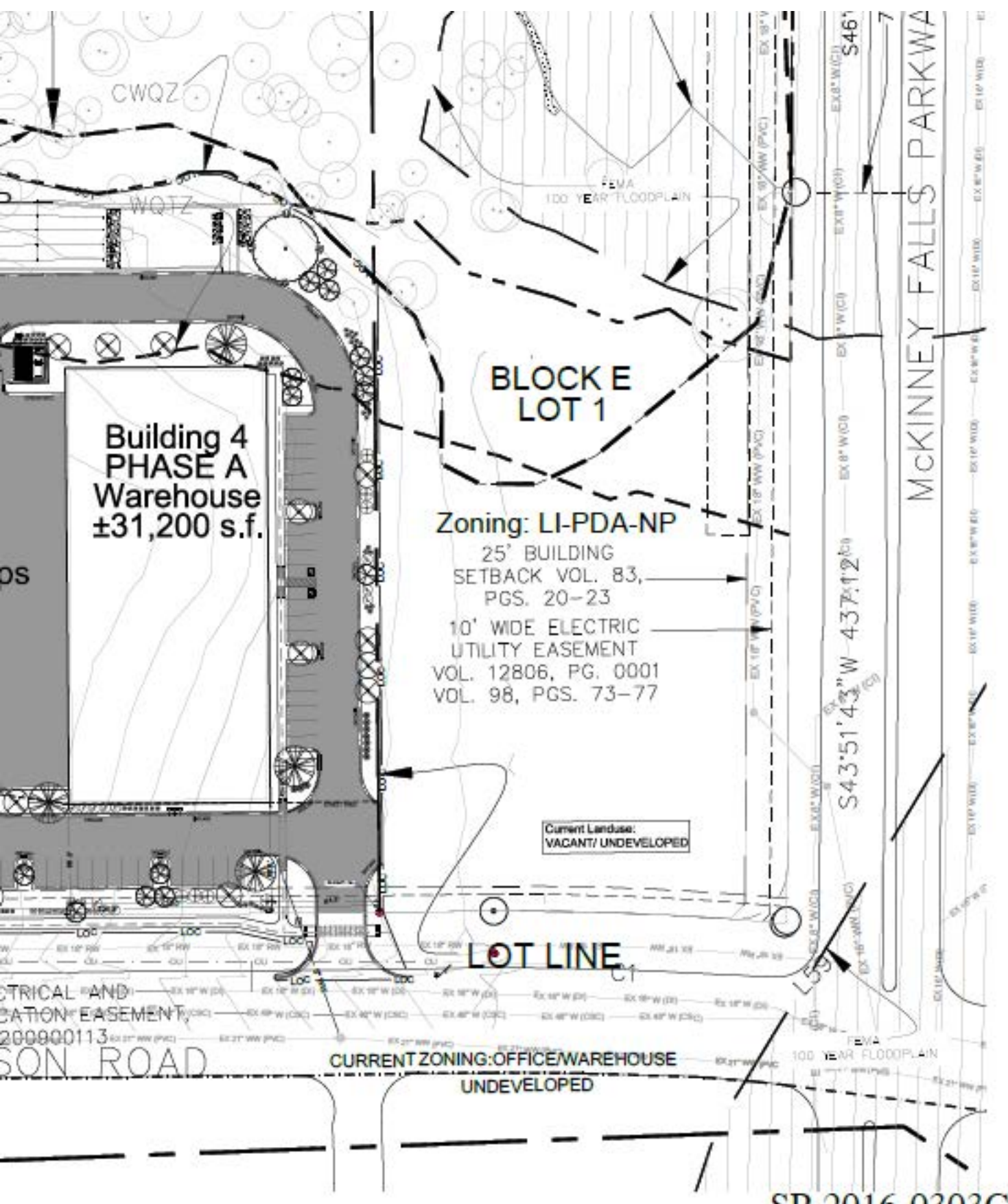
(512)472-2100 FAX: (512)472-2905

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**DRAFT**





| REVISION | DATE       | BY | CHKD |
|----------|------------|----|------|
| 1        | 02/15/2016 | JL | JL   |
| 2        | 02/15/2016 | JL | JL   |
| 3        | 02/15/2016 | JL | JL   |
| 4        | 02/15/2016 | JL | JL   |
| 5        | 02/15/2016 | JL | JL   |
| 6        | 02/15/2016 | JL | JL   |
| 7        | 02/15/2016 | JL | JL   |
| 8        | 02/15/2016 | JL | JL   |
| 9        | 02/15/2016 | JL | JL   |
| 10       | 02/15/2016 | JL | JL   |

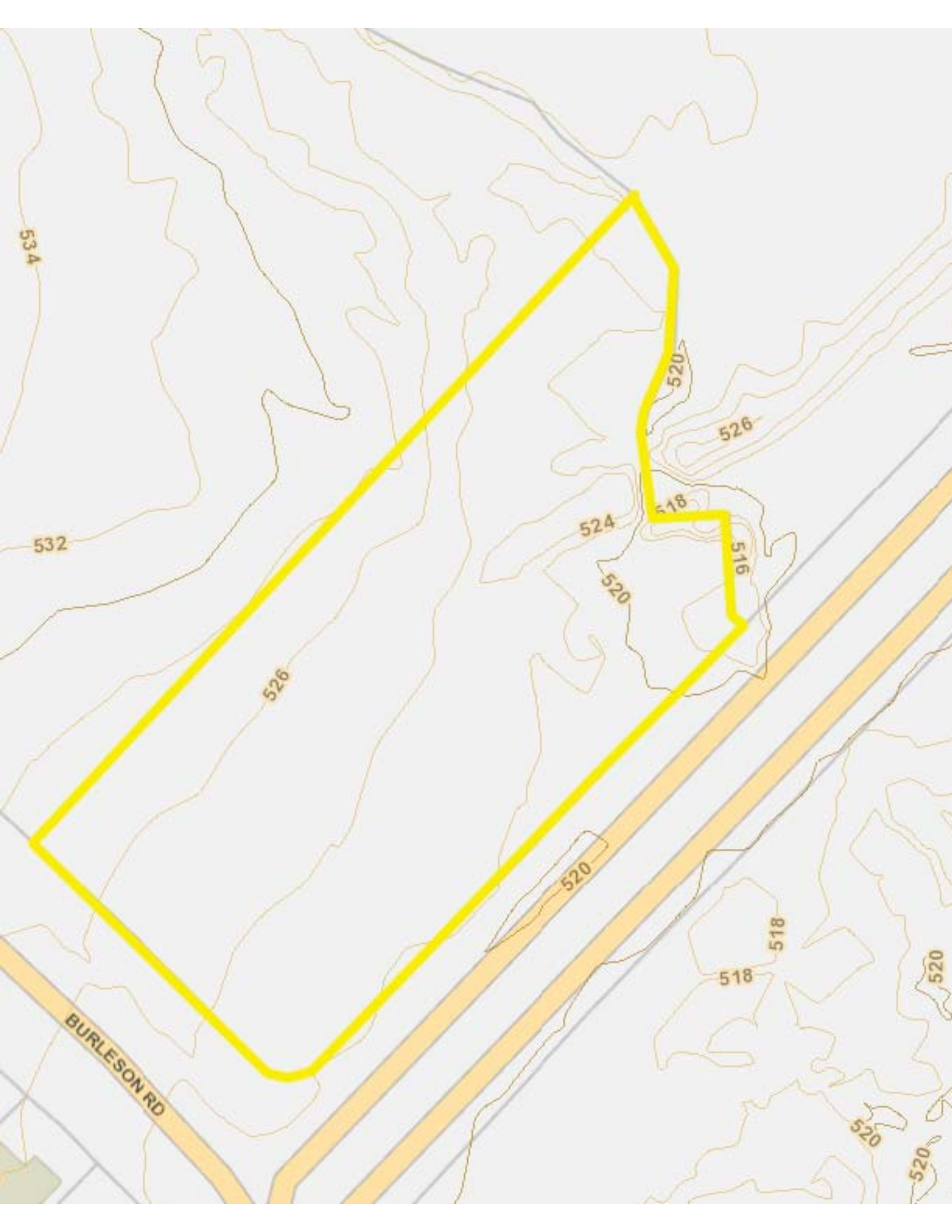
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 CHAPTER  
 EXPIRATION  
 PROJECT #

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DIRECTOR  
 PREPARED  
 REV. 1  
 REV. 2  
 REV. 3

Final plat  
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# 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>McAllister &amp; Associates</u><br>Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | <u>403756</u><br>License No.  | <u>joewillie@matexas.com</u><br>Email | <u>(512) 472-2100</u><br>Phone |
| <u>Bill Blood</u><br>Designated Broker of Firm   | <u>169224</u><br>License No.  | <u>blood@matexas.com</u><br>Email     | <u>(512) 472-2100</u><br>Phone |
| <u>Joe Willie McAllister</u><br>Licensed Supervisor of Sales Agent/<br>Associate                           | <u>0336887</u><br>License No. | <u>joewillie@matexas.com</u><br>Email | <u>(512) 472-2100</u><br>Phone |
| <u>Jordan Johnson</u><br>Sales Agent/Associate's Name  | <u>617193</u><br>License No.  | <u>jordan@matexas.com</u><br>Email    | <u>(512) 775-8042</u><br>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

McAllister And Associates, 201 Barton Springs Road Austin, TX 78704  
Jordan Johnson

Phone: (512)775-8042 Fax:  
[www.zipLogix.com](http://www.zipLogix.com)

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