

6600 Manor Road Portfolio

Austin, TX 78723

FOR SALE:

2.08 AC, 23,916 SF Office



- Hard Corner with Development Opportunity
- 5-Parcel Property
- Easy Access to Highway 183 & Mueller District

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Penn Bloxsom

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Executive Summary

Asterra is proud to present a unique development portfolio that includes not only open office space, but also multiple parcels of developable land, the opportunity for abundant parking space, and a flexible use building. 6600 Manor Road sits on over 2-acres with 5 total parcels.

On the highly visible corner of Manor and Springdale roads, a two-story office building resides on 0.89-acres with 23,916 square feet of office space. The building is equipped with multiphase power, extra water input and a refrigerated warehouse converted Church dwelling on the second floor. Its neighboring property, 6618 Manor Road hosts a second shell building with 5,247 square feet and ample parking space for any form of business. The remaining three parcels include unimproved raw land, on Lakeside Drive. At 3408 Lakeside Dr, there is access to .2251 acres of SF-2 zoned acres, as for 3410/3412 Lakeside drive a combined .358 acres of land are zoned LO-CO. The Lakeside Drive parcels can also be sold separately.

Beyond just the property itself, 6600 Manor has quick access to nearby shopping, medical facilities, and new developments. For example; Mueller and the new master-planned community at Colony Park, which is projected to be very similar to Mueller in size and attraction and a revolutionary-sized development that will shape the area for years to come. Originally built as a laboratory, this property can be used for multiple purposes such as; creative or traditional office space, and development opportunities. It's a must-see for anyone interested in developing areas in East Austin.

Highlights

- Development Opportunity/Owner-User
- Easy Access
- Corner Lot
- Lakeside Drive Parcels can be Sold Separately
- Property Located on Y-Intersection of Manor Rd and Springdale Rd
- Unique Building with Multi-Phase Power and Extra Water Input

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Listing Details

Sales Price: Contact For Pricing

Investment Type: Owner-User, Development

Property Type: Office/Land

Total Building SF: 23,916 SF

Land Area: 2.0837

Zoning: 6600 Manor: LR-NP
6618 Manor: LR-NP
3412 Lakeside: NO-CO-NP
3410 Lakeside: NO-CO-NP
3408 Lakeside: SF-2-NP

Parking Ratio: 2.13/1,000 SF

Year Built: 1983

Power: Multi-Phase Power

Downtown Austin
16 Minute Drive



LOCATION OVERVIEW



6600 MANOR RD

East Parke Residential Development

Colony Park 208-Acre Development

Mueller District

Little Walnut Creek Greenbelt

Taylor Morrison Residential Development

Morris Williams Golf Course

DRIVE TIMES

- Downtown Austin 16 Minutes
- Muller District 6 Minutes
- Austin Bergstrom Airport 13 Minutes
- The Domain 18 Minutes

Traffic Counts

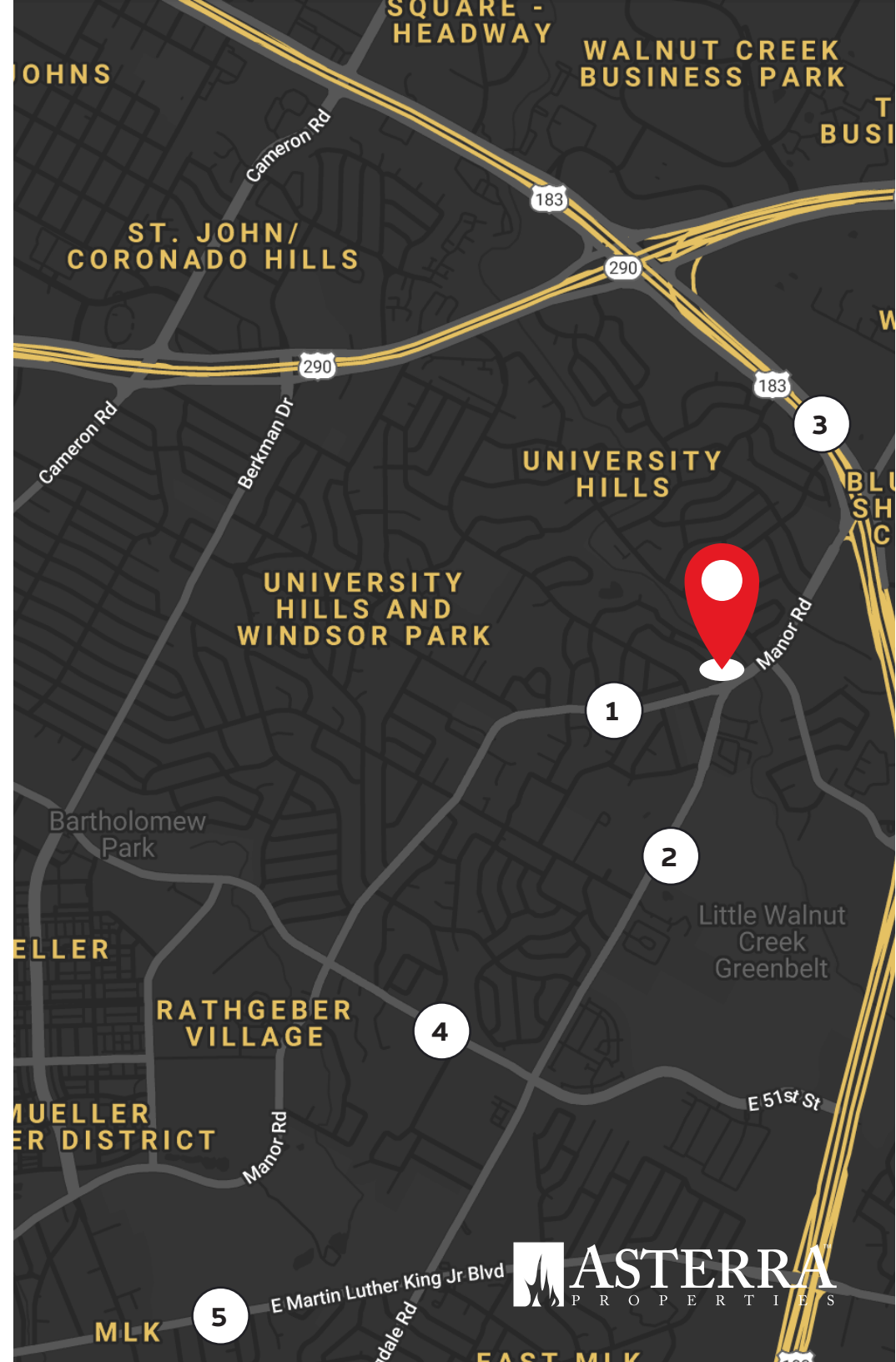
Street Name	Vehicles Per Day
1 Manor Road	16,815 VPD
2 Springdale Road	11,804 VPD
3 Highway 183	66,891 VPD
4 E 51st Street	10,370 VPD
5 E Martin Luther King Jr Blvd	24,322 VPD

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Location Demographics



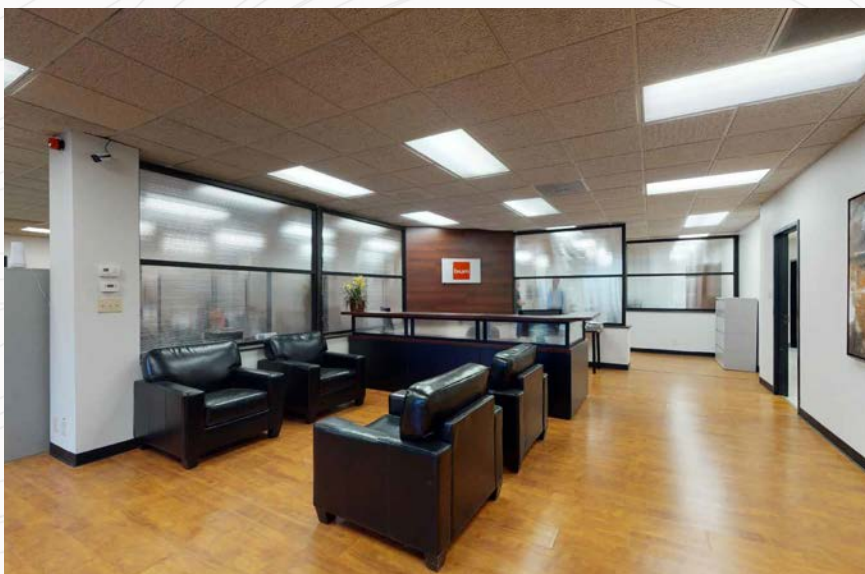
Population

	1 Mile	3 Miles	5 Miles
	12,760	102,404	292,054
Estimated annual population growth of 1.75%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$81,468	\$80,215	\$85,144

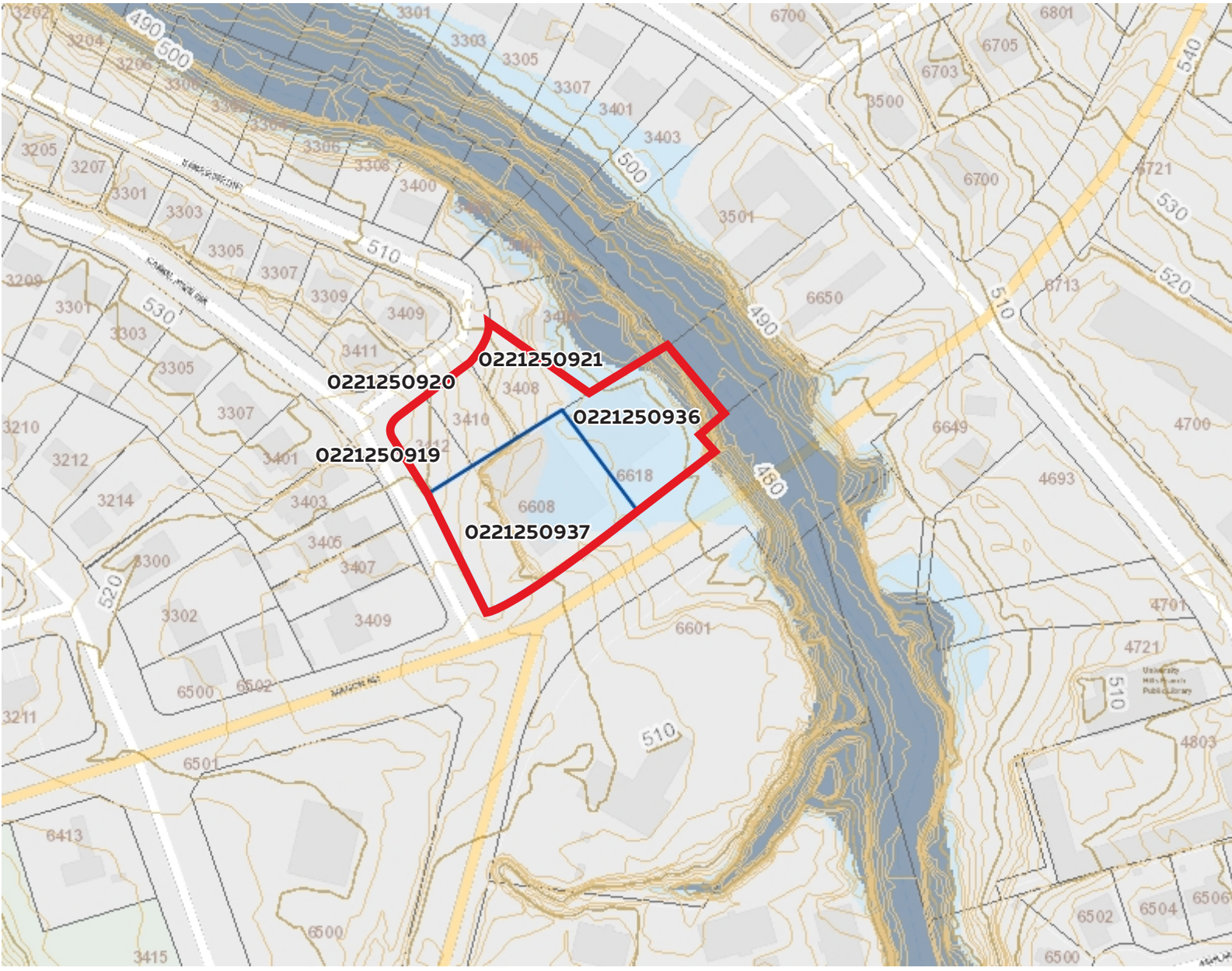


Radius	1 Mile	3 Miles	5 Miles
Households	4,432	36,343	108,759
Households by Marital Status			
Married	1,555	12,135	32,181
Married No Children	918	5,787	16,082
Married w/Children	637	6,348	16,099
Education			
Some High School	18.36%	20.13%	15.80%
High School Grad	20.79%	20.19%	17.67%
Some College	24.27%	19.52%	19.64%
Associate Degree	6.79%	8.22%	8.16%
Bachelor Degree	19.60%	20.04%	24.09%
Advanced Degree	10.20%	11.90%	14.65%
Annual Consumer Spending			
Apparel	\$7,618	\$61,451	\$178,777
Entertainment	\$18,203	\$143,948	\$440,437
Food & Alcohol	\$35,713	\$294,041	\$886,600
Household	\$20,590	\$162,152	\$499,473
Transportation	\$33,179	\$264,518	\$796,817
Health Care	\$5,401	\$42,243	\$129,518
Education/Day Care	\$7,912	\$66,312	\$215,155

Information obtained from third-party resource, subject to change.



City of Austin FloodPro Map



Address

Contour

- Index
- Intermediate

Parcel

FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- 500 Year
- X Protected by Levee

Outside Austin City Limits

Streets-Labels-LOD-06-11

Fire Stations-Labels-LOD-07-11

Police Stations-Labels-LOD-07-11

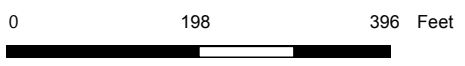
Libraries-Labels-LOD-07-11

Lakes Centerline-Labels-LOD-02-11

Lakes-Labels-LOD-02-11

Creeks-Labels-LOD-10-11

This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



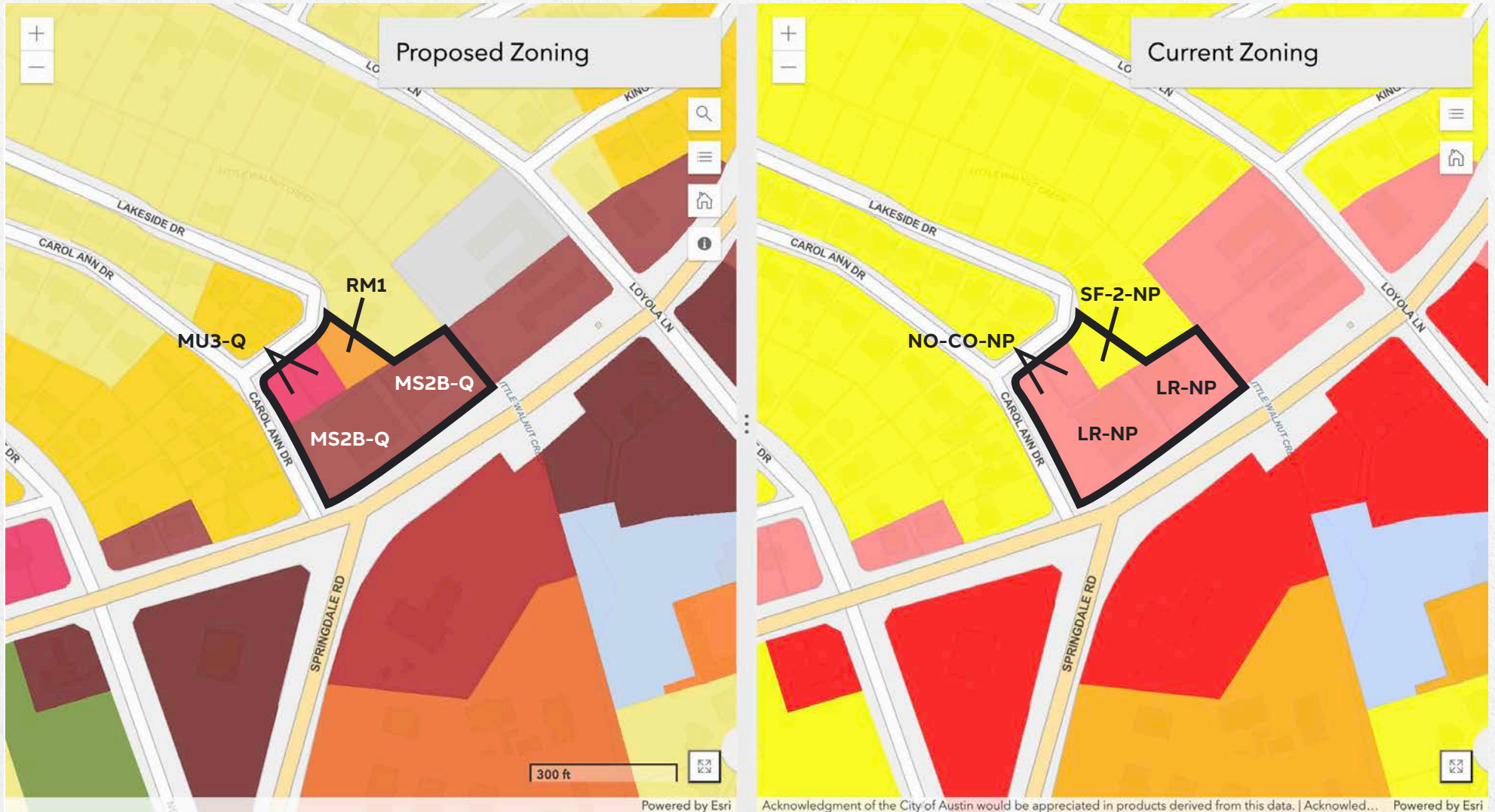
Prepared: 6/15/2021



New Proposed Zoning Changes - Land Development Code

As a fast-growing city whose population is projected to nearly double over the next three decades, Austin has proposed a new Land Development Code. The Land Development Code determines how land can be used throughout the city – including what can be built, where it can be built, and how much can (and cannot) be built.

Below is a comparison of the new proposed Land Development Code (left) and the current zoning map (right). Definitions of the zones can be found on the following pages.



CURRENT Zoning Definition & Uses:

LR-NP (6600 Manor Road/6618 Manor Road):

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood.

The purpose of a neighborhood plan (NP) combining district is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

NO-CO-NP (3412 Lakeside Drive/3410 Lakeside Drive):

Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

Maximum Building Coverage	35%	Maximum Floor Area Ratio (FAR)	0.35:1
Maximum Impervious Cover	60%	Maximum Height	35 FT

Allowed uses with current zoning include: Bed & Breakfast, Professional Office, Family Home, Religious Assembly

SF-2-NP (3408 Lakeside Drive):

Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

Maximum Building Coverage	40%	Maximum Height	35 FT
Maximum Impervious Cover	45%		

PROPOSED LAND DEVELOPMENT CODE Zoning Definition & Uses:

MS2B-Q (6600 Manor Road/6618 Manor Road):

Main Street 2B (MS2B) zone is intended to provide housing and convenient access to services and amenities for nearby residents in a medium-intensity urban main street environment with active frontages located near transit along a neighborhood edge, along corridors, or in neighborhood nodes served by transit.

Maximum Floor Area Ratio (FAR)	1:1
Maximum Height	45 FT
Maximum Impervious Cover	90%

Allowed Use	Lot		
	Dwelling Units Per Acre (max.)		
	Base Standard	Width (min.)	Area (min.)
Multi-Family	N/R	18'	1,800 sf
Live/Work	24	18'	1,800 sf
Townhouse	24	18'	1,800 sf
Other Allowed Uses	—	N/R	1,800 sf

Allowed uses with proposed zoning include: Office, Retail, Commercial Services, Medical Services, Accessory Dwelling Unit (Residential/Non-Residential), Multi-Family, Home Occupations, Live-Work, Retirement Housing, Townhomes, Adult Care, Animal Services, Hotel/Motel, Personal Services, Food Sales, Restaurant, Recreation, Library, Religious Assembly, School.

MU3-Q (3412 Lakeside Drive/3410 Lakeside Drive):

Mixed-Use 3 (MU3) zone is intended to provide a mix of low to medium scale residential and commercial uses, including employment, shopping and daily services.

Maximum Floor Area Ratio (FAR)	0.8:1
Maximum Height	40 FT
Maximum Impervious Cover	70%

(1) Allowed Use	Lot				Building	
	Principal Dwelling Units Per Acre (max.)				Size (max.)	
	Base Standard ¹	AHBP Bonus ²	Width (min.)	Area (min.)	Base Standard	AHBP Bonus ²
Multi-Family	24	+36	50'	5,000 sf	0.8 FAR	+1.0 FAR
Live/ Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0.8 FAR

¹ Lots zones with the "-A" subzone shall comply with the requirements of Subsection 23-3C-5050(D).
² To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Allowed uses with proposed zoning include:

Multi-Family, Townhouse, Office, Medical Services, Retail, Accessory Dwelling Unit (Non-Residential), Bed & Breakfast, Group Residential, Live-Work, Adult/Child Care, Animal Services, Food Sales, Restaurant, Recreation, Studio, Library, Religious Assembly, School.



(CONT.) PROPOSED LAND DEVELOPMENT CODE Zoning Definition & Uses:

RM1 (3408 Lakeside Drive):

Residential Multi-Unit 1 (RM1) zone is intended to provide a transition between low-intensity residential zones and medium to higher-intensity zones. This zone allows house-scale, multi-unit structures and townhouses with required frontages. Allows 6 units on property.

Maximum Height	40 FT
Maximum Impervious Cover	60%

(1) Allowed Use	Lot				Building	
	Principal Dwelling Units per Lot (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus ¹			Base Standard	AHBP Bonus ¹
Duplex	6	+4	50'	5,000 sf	0.4 FAR	+0.6 FAR
Cottage Court - 3	3	+0	45'	5,000 sf	0.6 FAR	+0 FAR
Cottage Court - 6	6	+0	90'	10,000 sf	0.8 FAR	+0 FAR
Multi-Family	6	+4	50'	5,000 sf	0.8 FAR	+1.2 FAR
Live/Work	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0 FAR

¹ To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Allowed uses with proposed zoning include: Accessory Dwelling Unit (Residential), Multi-Family, Duplex, Townhouse, Single Family, Live/Work, Short-Term Rental, Adult Care, Child Care, Outdoor Recreation, Community Agriculture, Religious Assembly, School,

With the proposed Land Development Code changes, the three (3) land parcels located on Lakeside Drive may be combined and possibly be developed into 12-16 townhouses. Buyer needs to do their own due diligence and confirm how many SF can actually be built. Broker and Seller make no representations, warranties or promises.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



Market Overview **Austin**

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

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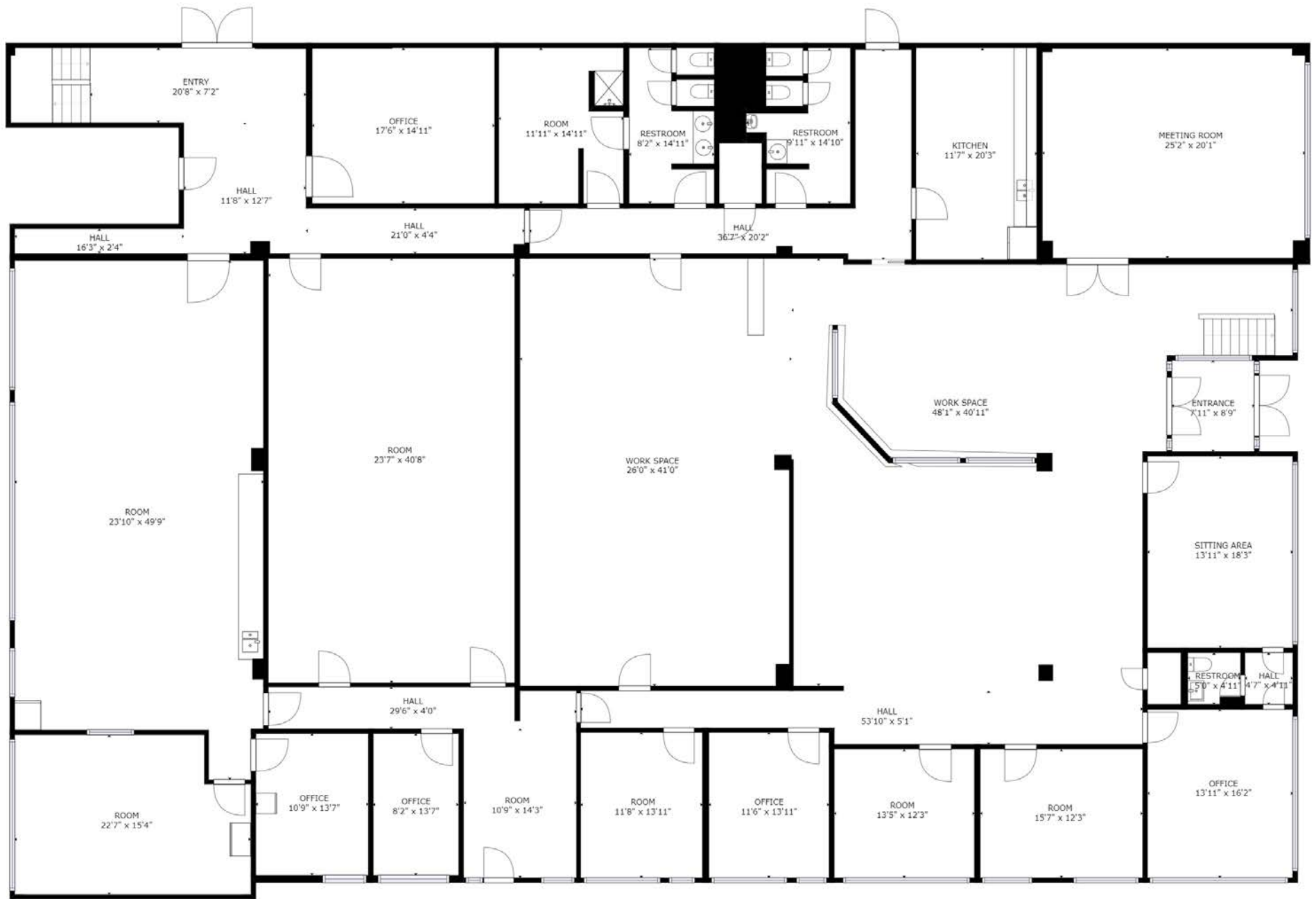
AUSTIN'S 2020 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** MOST AFFORDABLE STARTUP CITY
CLEVER
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #1** BEST PLACE TO START A BUSINESS
INC.
- #2** HOTTEST CITY FOR COMMERCIAL REAL ESTATE
FORBES
- #2** BEST CITY FOR YOUNG PROFESSIONALS
SMARTASSET
- #3** BEST PLACE TO LIVE IN THE U.S.
U.S. NEWS AND WORLD
- #3** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** CONCENTRATION OF COLLEGE EDUCATED ADULTS
CITYLAB
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #8** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #9** BEST CITY FOR STAYCATION
WALLETHUB
- #9** HARDEST WORKING CITY IN U.S.
WALLETHUB
- #11** HEALTHIEST CITY IN AMERICA
WALLETHUB

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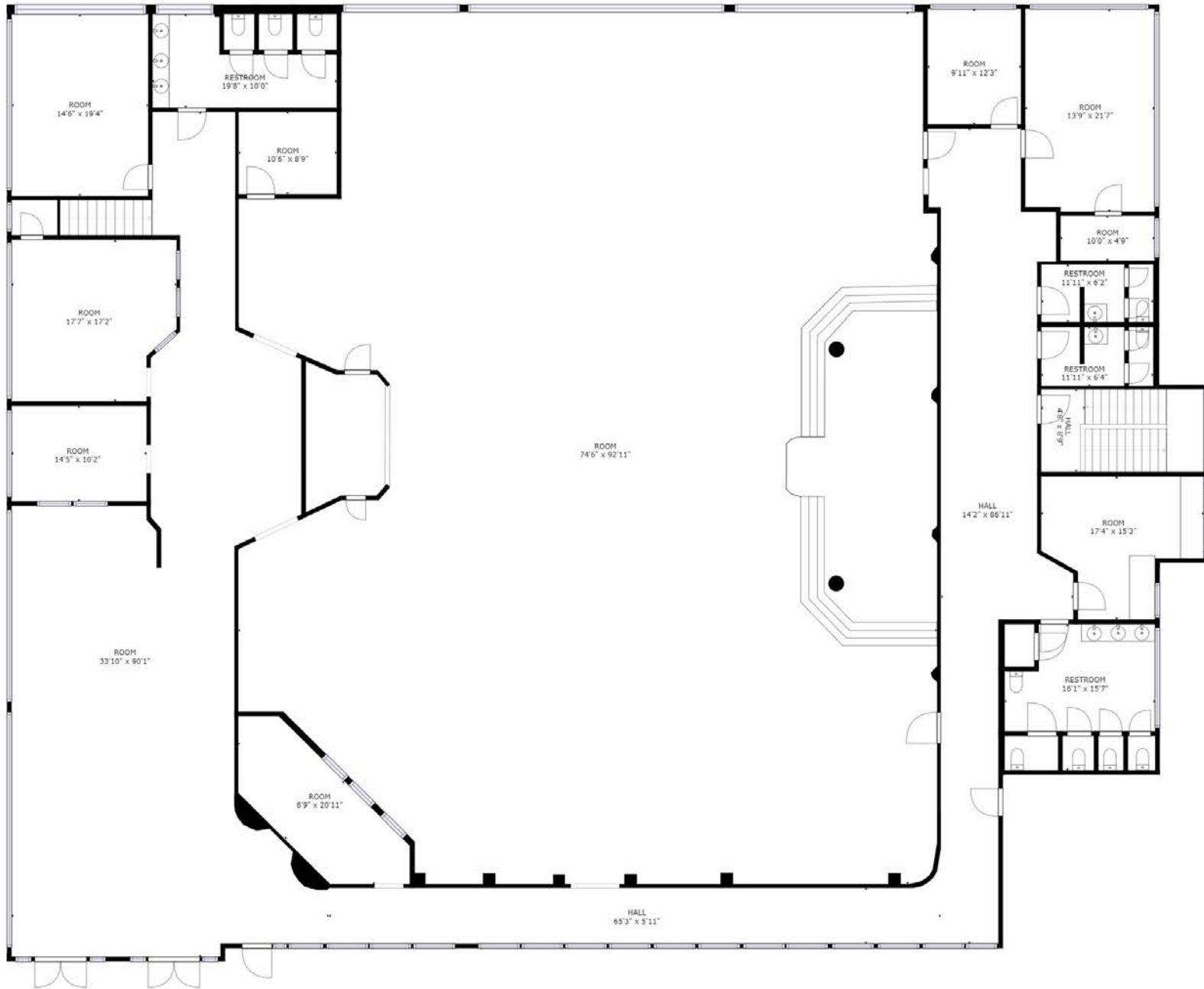


FLOOR PLAN - FIRST FLOOR



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

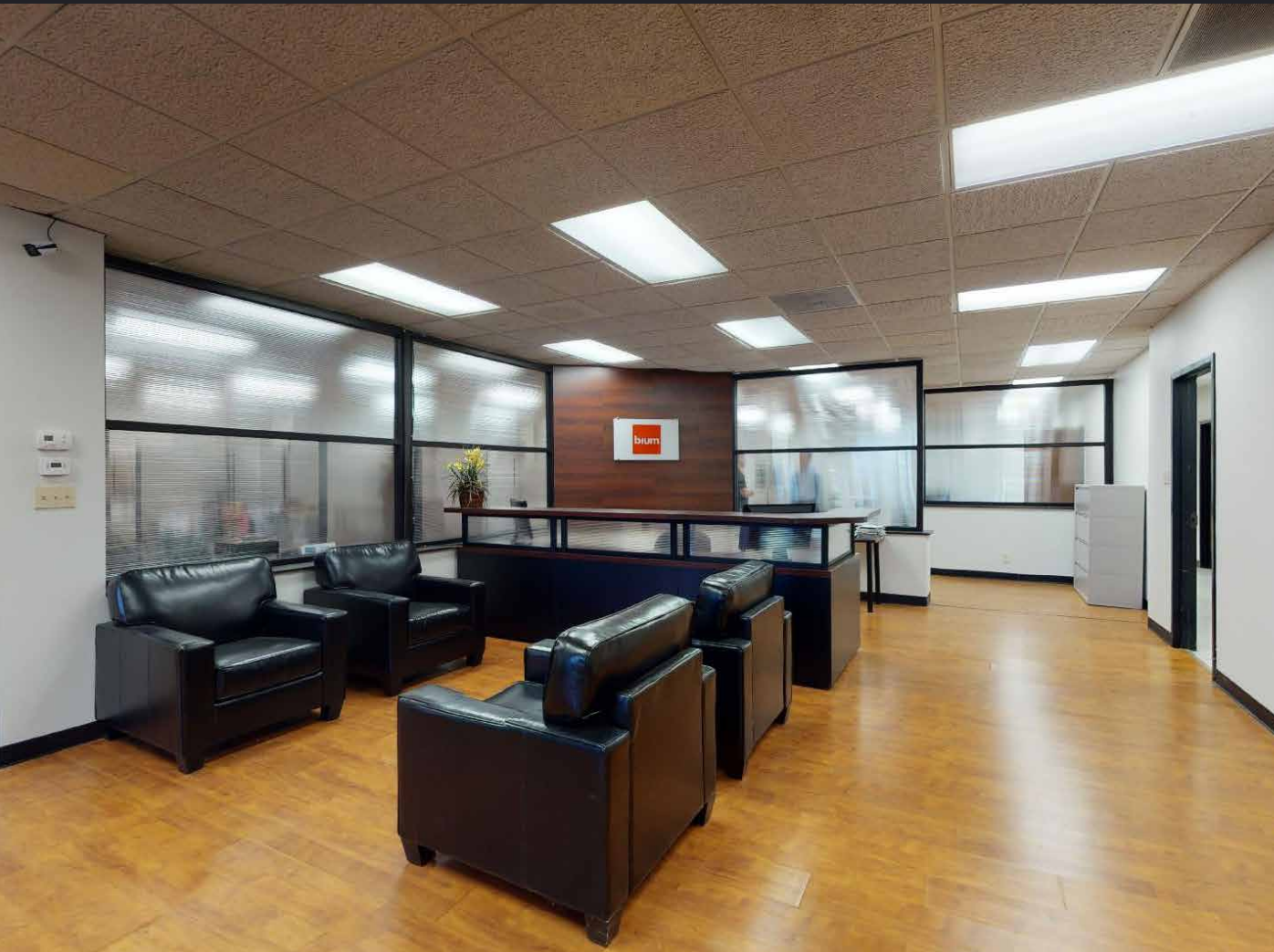
FLOOR PLAN - SECOND FLOOR

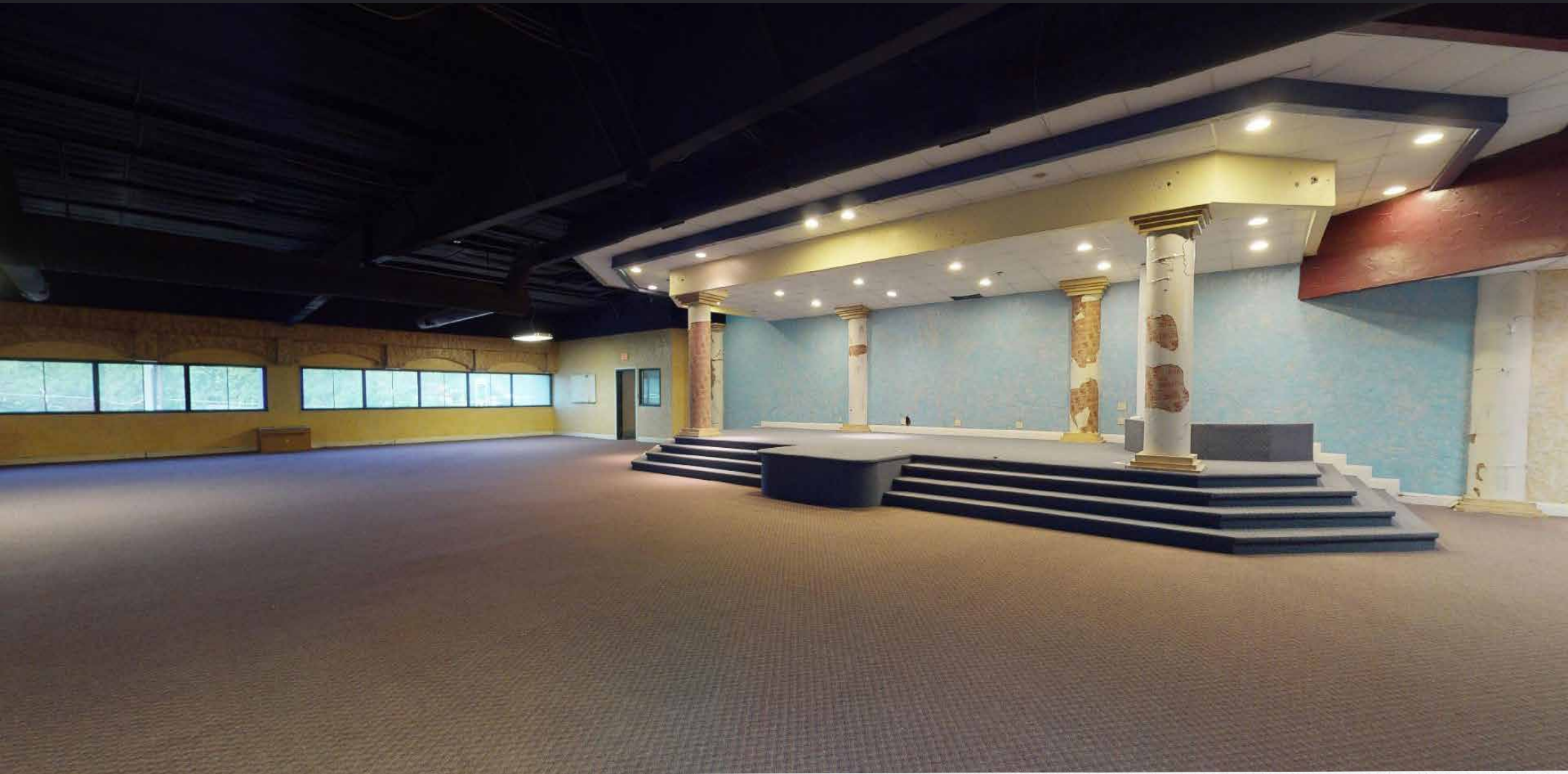


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHOTOS

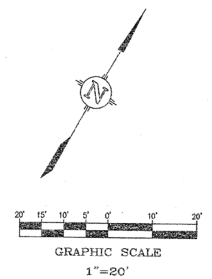
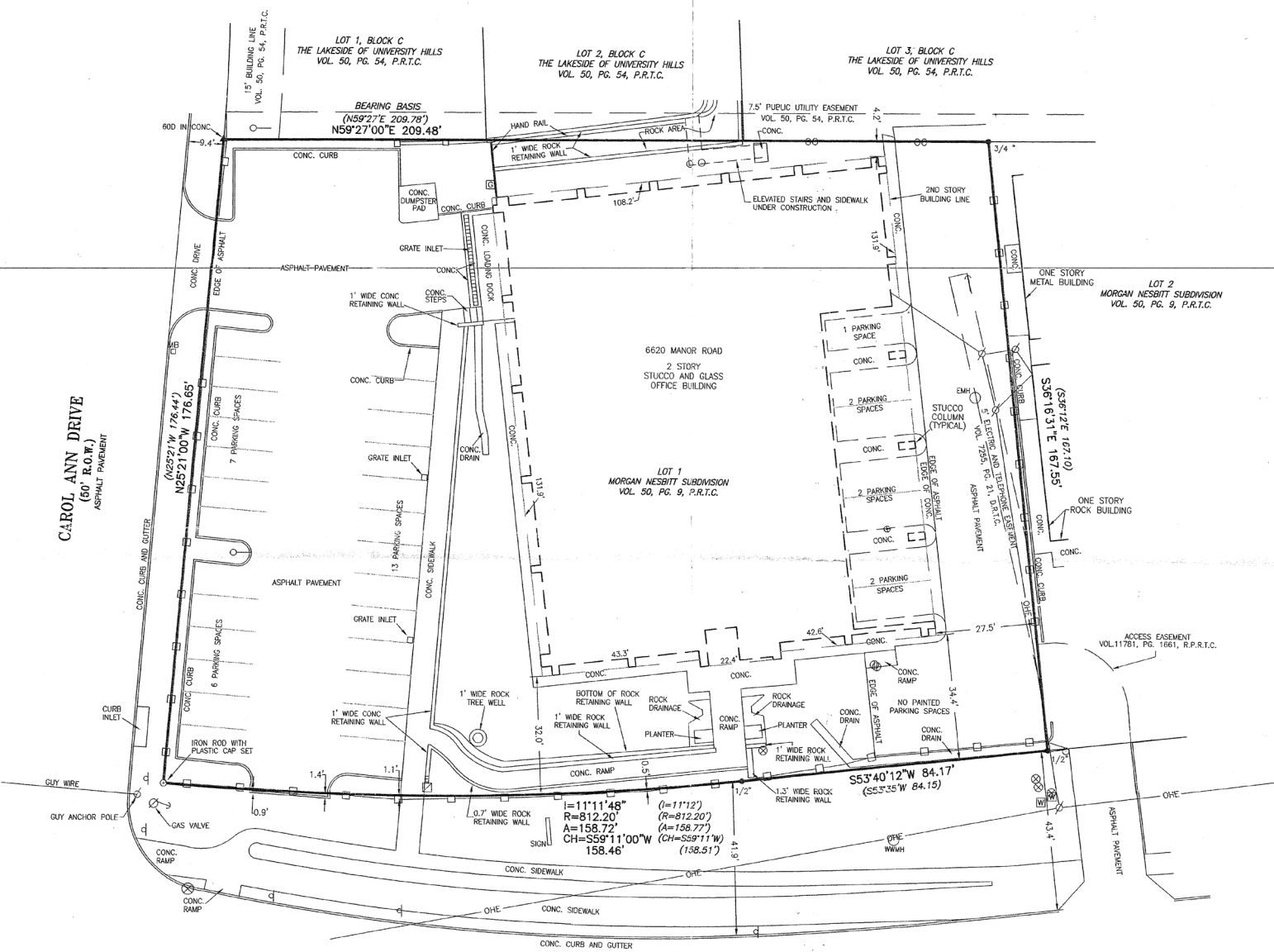






STANDARD LAND SURVEY

OF
LOT 1, MORGAN NESBITT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT OF RECORD IN VOLUME 50, PAGE 9, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND (SIZE NOTED)
- ▲ NAIL FOUND (SIZE NOTED)
- CONC. CONCRETE
- LIGHT POLE
- ⊕ POWER POLE
- ⊖ GUY ANCHOR
- EMH ○ ELECTRIC MANHOLE
- E ⊕ ELECTRIC JUNCTION BOX
- POST/BOLLARD
- SIGN
- MB ⊖ MAIL BOX
- TELEPHONE LINE MARKER
- TMH ○ TELEPHONE MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ WATER VALVE
- WASTEWATER CLEANOUT
- WWMH ○ WASTEWATER MANHOLE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- O— OVERHEAD ELECTRIC LINE
- R.O.W. RIGHT OF WAY
- VOL., PG. VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- D.T.R.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

MANOR ROAD
(R.O.W. WIDTH VARIES)
ASPHALT PAVEMENT

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.



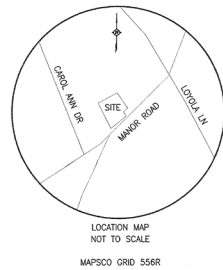
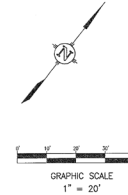
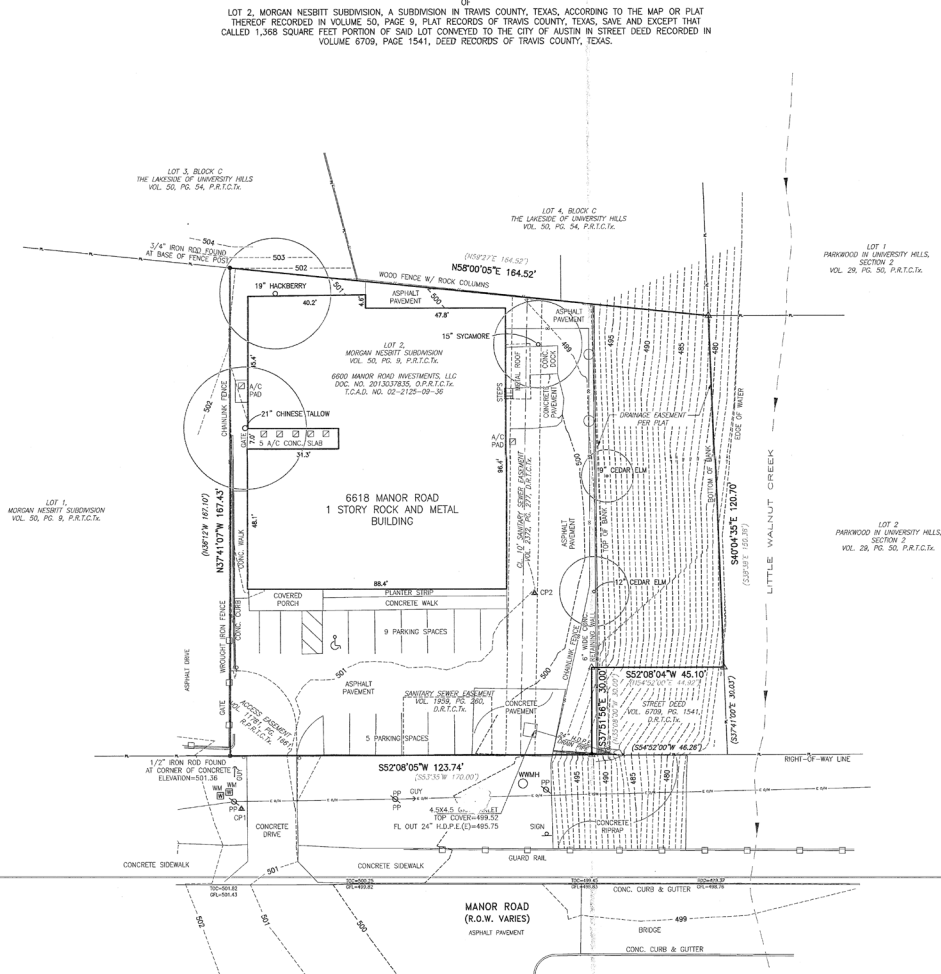
Gregorio Lopez, Jr. Jan. 29, 2006
Gregorio Lopez, Jr.
Registered Professional
Land Surveyor No. 5272

DRAWING: 221-04-06.DWG SCALE: 1"=20' DATE: 1-19-06
JOB # 221-04-06 DRAWN BY: JFW/KER REFERENCE: PL. 482, PG. 51

MACIAS & ASSOCIATES, INC.
LAND SURVEYORS
★ ★ ★ ★ ★
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH: (512)442-7875
FAX: (512)442-7876 EMAIL: MACIAS@SURVEYINGPARTNERS.COM

TOPOGRAPHIC, TREE & BOUNDARY SURVEY

OF
 LOT 2, MORGAN NESSITT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 9, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID AND EXCEPT THAT CALLED 1,368 SQUARE FEET PORTION OF SAID LOT CONVEYED TO THE CITY OF AUSTIN IN STREET DEED RECORDED IN VOLUME 6709, PAGE 1941, DEED RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- 1/2\"/>

CLIENT	6600 MANOR ROAD INVESTMENTS	SHEET NO.	1
DRAWN BY	2011-14-2002	OF	1
CAD. PREPARED BY	1.8		
CHECKED BY	1.8		
APPROVED BY	1.8		
SCALE	1\"/>		
FIELD BOOK / PAGE	1001-0714		

6600 MANOR ROAD INVESTMENTS, LLC

TOPOGRAPHIC, TREE AND BOUNDARY SURVEY FOR 6618 MANOR ROAD

COMMERCIAL ENGINEERING
 1500 N. BRIDGE
 AUSTIN, TX 78708
 512-452-7965
 TWP-65-FRM-001918-000



- NOTES:**
- ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS SURVEY PLAN ARE BASED ON FIELD INFORMATION. THERE MAY BE OTHER PIPE LINES AND INSTALLATIONS IN THE AREA THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE "ONE-CALL" SYSTEM SHOULD BE CONTACTED.
 - ALL COORDINATES AND BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983/1983.
 - ELEVATIONS AND CONTOURS ARE BASED ON CITY OF AUSTIN REFERENCE MONUMENT "M-25-4007", WHICH IS A COTTON SPINDLE SET IN SIDEWALK, WEST SIDE OF MANOR ROAD 1194 FEET NORTH OF THE CENTERLINE OF CONVENTRY LANE, MARCH 1988 ELEVATION = 594.15.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A PORTION OF THIS SURVEY IS WITHIN THE 100-YEAR FLOOD PLAN BOUNDARY, ZONE AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 4845200470H, EFFECTIVE DATE SEPTEMBER 26, 2008.

BENCHMARK DESCRIPTIONS:

#1 - 1/2\"/>

SURVEY CONTROL POINTS (NAD83/HARN) (GRID- FEET)

PNT NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
1	10088316.28	3137374.37	501.44	600 MAIL SET
2	10088436.11	3137408.30	500.81	640 MAIL SET

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

COMMERCIAL ENGINEERING, P.L.L.C.
 TODD BLENDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6186
 DATE 6/13/2014



Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

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