





FOR SALE
1.7 Acres - Hard Corner Development Site
5612 Springdale Rd.
Austin, TX 78723



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 Asterra.com
 3305 Steck Ave. Suite 250, Austin, TX 78757



PROPERTY DESCRIPTION

Prime development opportunity in rapidly changing East Austin neighborhood. This lot features prime frontage on a hard corner with great visibility with easy access to Hwy 290, Hwy 183, and IH 35.

Located just 5 minutes from the Mueller mixed use development and 12 minutes from downtown Austin, this property offers a great opportunity to join the buzz in rapidly expanding East Austin. Survey, Geotechnical Study, Environmental Phase 1 all done.

LISTING DETAILS

Price:	\$2,100,000
Lot Size:	1.7 AC
Zoning:	GO-CO-NP



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DEMOGRAPHICS

1 MILE

 Total Households:	4,102
 Total Population:	11,753
 Average HH Income:	\$47,469

3 MILES

 Total Households:	39,286
 Total Population:	109,868
 Average HH Income:	\$49,806

Projected population growth of 8.9+% in the next five years.

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.

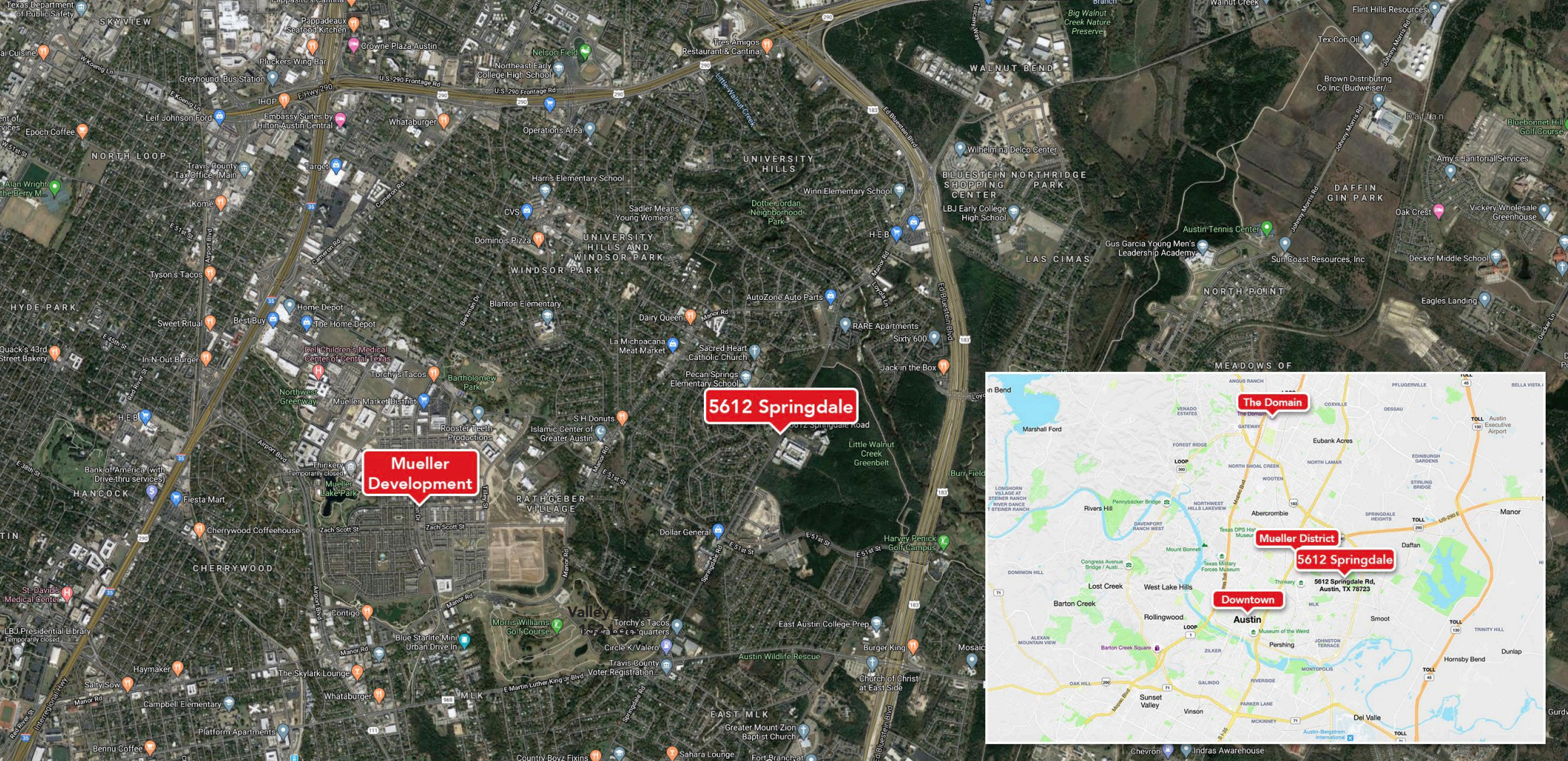


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WHAT'S NEARBY

5612 Springdale is located 5 minutes from the Mueller District, and only 12 minutes from Downtown Austin.

Many nearby amenities include:

HEB, Walmart, Target, CVS, Walgreens, Best Buy, Home Depot, Chase, Dollar General, Petsmart, Bed Bath & Beyond, Dell's Children Medical Center, St. David's Medical Center, Mueller District, Saltillo Development, Pluckers, Chili's, Whataburger, In-N-Out, P Terry's, Chipotle, Chi'Lantro, Tiff's Treats, + more.



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PHOTOS - DRONE



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BUILDING A

FIRST LEVEL 7,000 SQ FT
 SECOND LEVEL 12,600 SQ FT
 THIRD LEVEL 12,600 SQ FT
 FOURTH LEVEL 12,600 SQ FT
 TOTAL 44,800 SQ FT

BUILDING B

FIRST LEVEL 8,700 SQ FT
 SECOND LEVEL 14,200 SQ FT
 THIRD LEVEL 14,200 SQ FT
 FOURTH LEVEL 14,200 SQ FT
 TOTAL 51,300 SQ FT

PARKING

115 spaces on site spaces
 13 street spaces
 128 total provided
 123 total required

RETAIL

15,821 retail @ 1/500=31.6 spaces required

RESIDENTIAL

12 -2 bedroom 12 x 2 = 24 spaces
 60 -1 bedroom 60 x 1.5 = 90 spaces
 72 units total
 114 x .8= 91.2 spaces required for residential

SITE DENSITY REQUIREMENTS

Required land:
 800 sf per efficiency
 1,000 sf per one bedroom
 1,200 sf per 2 or more bedrooms

PROPOSED UNITS

12 -2 bedroom 12 X 1200=14,400
 60 -1 bedroom 60 X 1000= 60,000

Total sf required 74,400

Total land required = 74,400 sq ft
 Total land provided = 74,391 sq ft

POTENTIAL RENDERINGS



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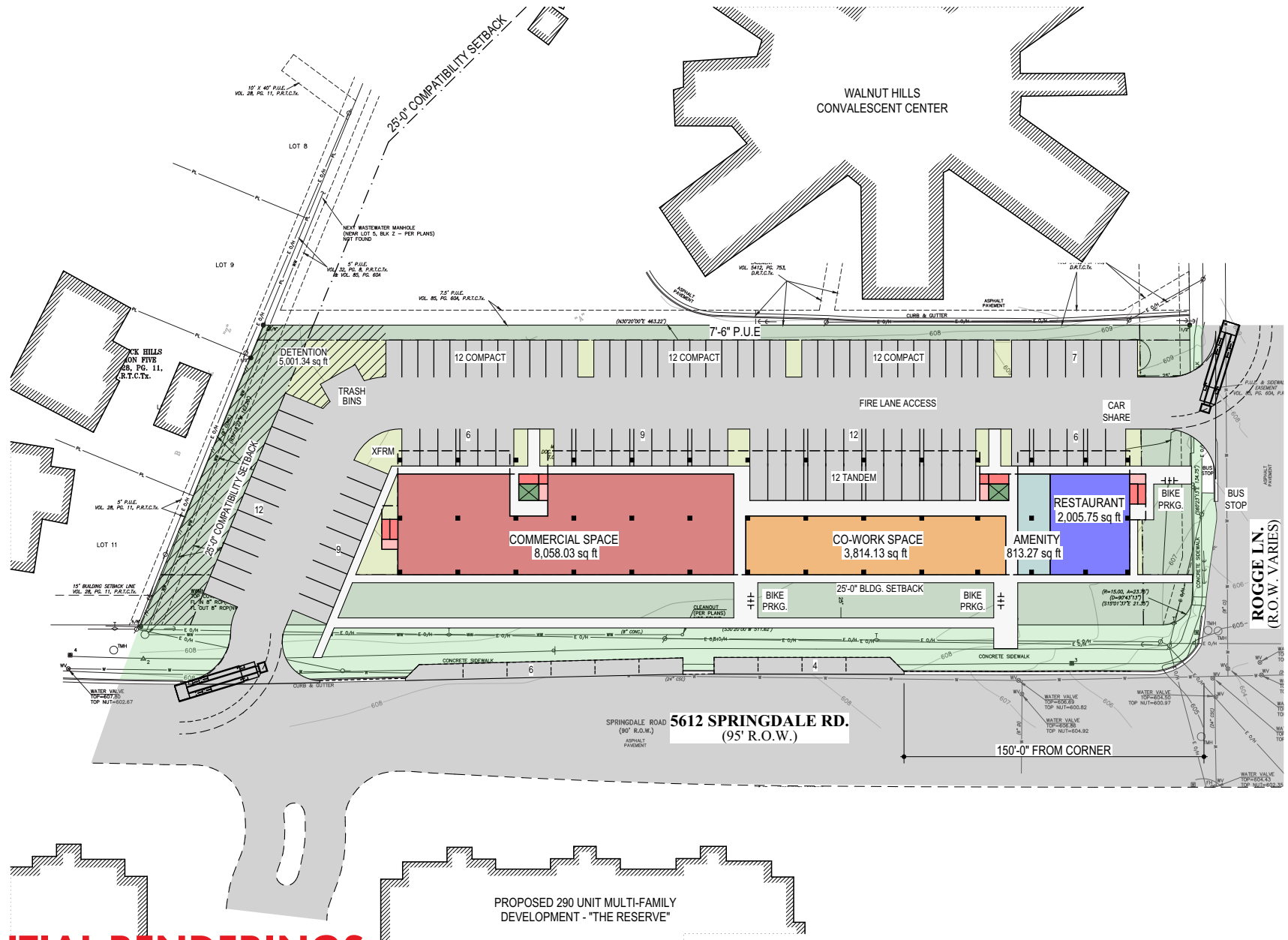
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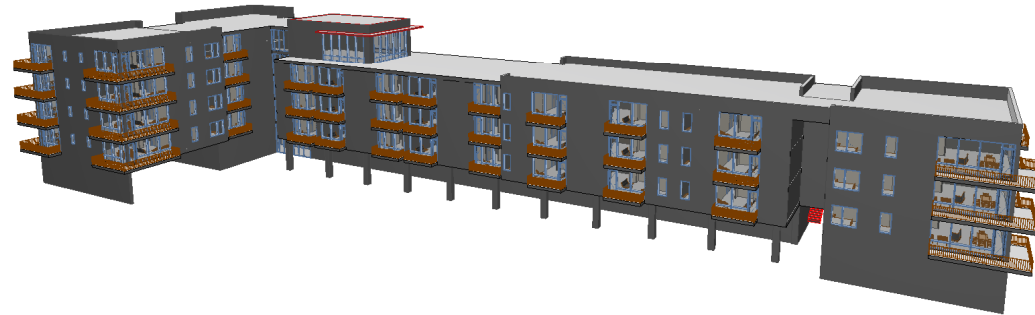
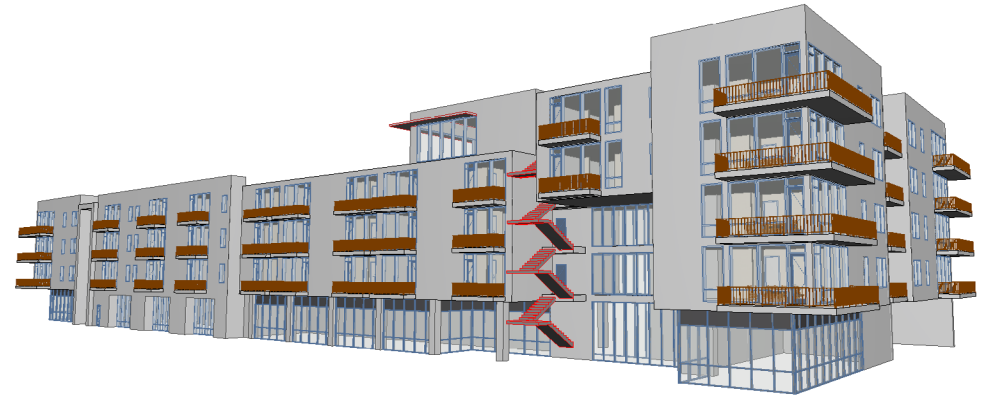
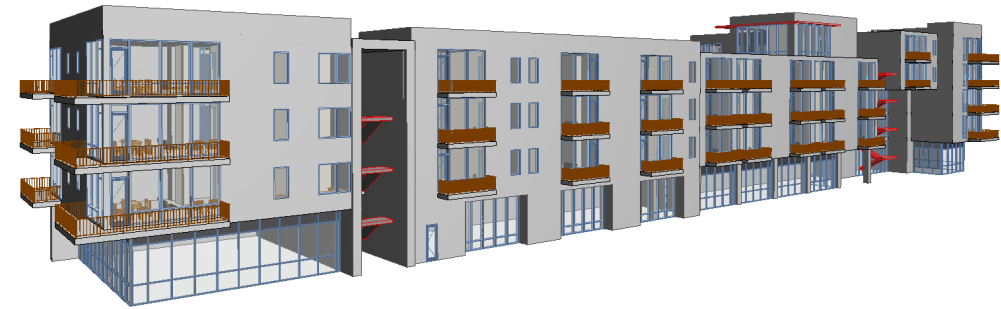
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Site Analysis: 88 Units for Springdale Mix-Use Development

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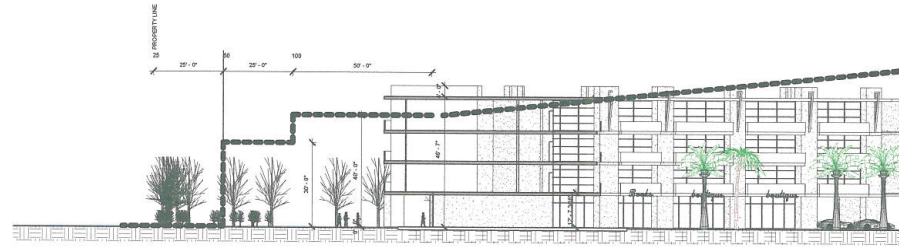


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① COMPATIBILITY HEIGHT AND DISTANCE
1/8" = 1'-0"



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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

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' 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:

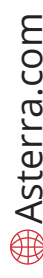
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone



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