



**CARDINAL HILL ESTATES** | SEC DEBBA DRIVE AND O'REILLY DRIVE, AUSTIN, TX 78734

**Features**

- Easy access to 620
- Rapidly growing area in Lakeway
- Minutes from Lake Travis

**FOR SALE**

**TOTAL ACRES: 4.36**  
**CONTACT FOR MORE INFORMATION**

**Traffic Counts**

RR 620                      41,711 VPD

| Demographics       | YEAR: 2020 | 1- MILE   | 3-MILE    | 5-MILE    |
|--------------------|------------|-----------|-----------|-----------|
| Total Population   |            | 3,816     | 32,037    | 69,521    |
| Daytime Population |            | 4,139     | 32,317    | 71,984    |
| Average HH Income  |            | \$162,855 | \$179,572 | \$185,229 |
| Total Households   |            | 1,363     | 11,680    | 26,068    |

**Area Retailers & Businesses**

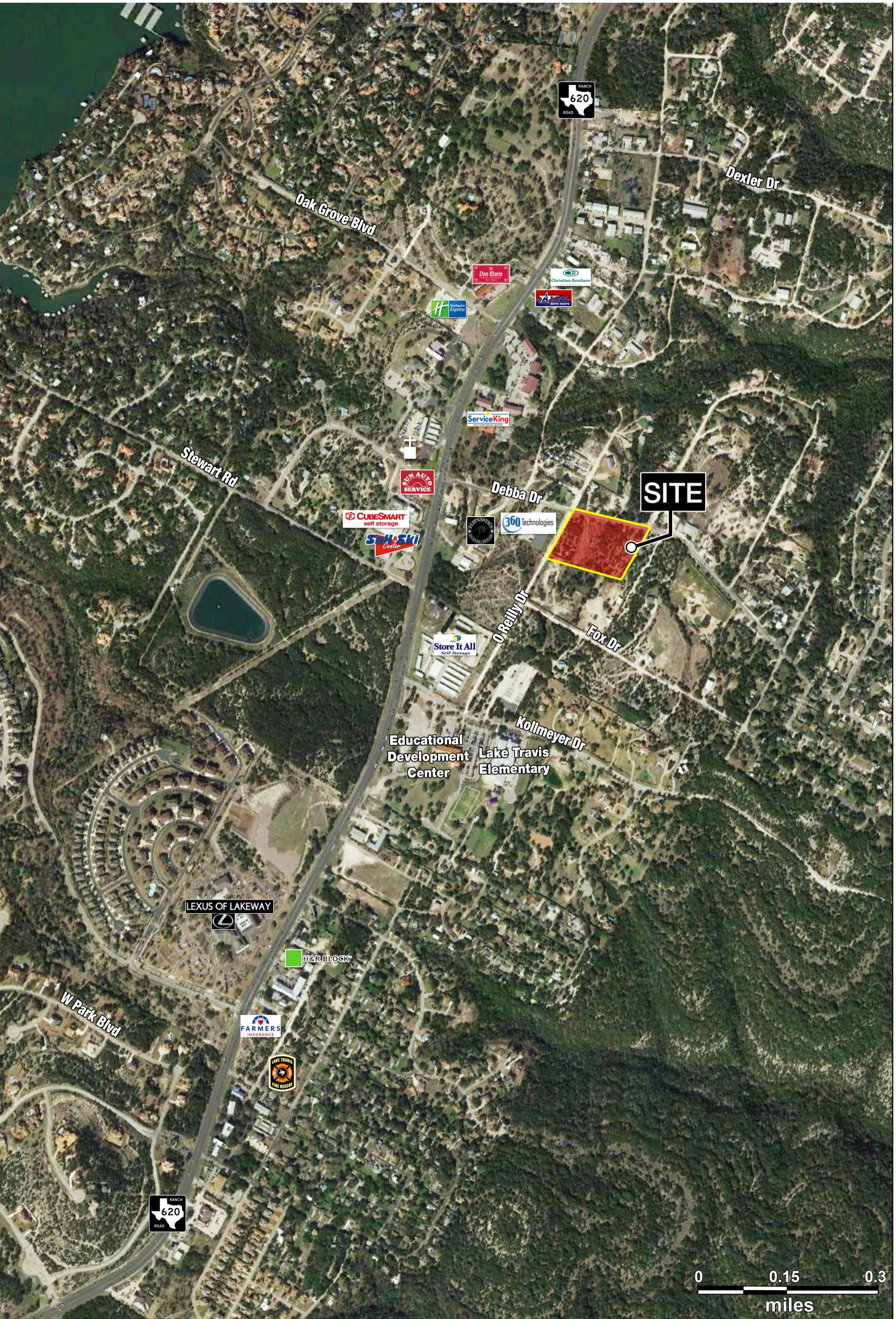


**Gabe Sanchez**  
 Senior Vice President  
 512.482.6104  
 gsanchez@weitzmangroup.com

**Nick Naumann**  
 Assistant Vice President  
 512.482.6118  
 nnaumann@weitzmangroup.com

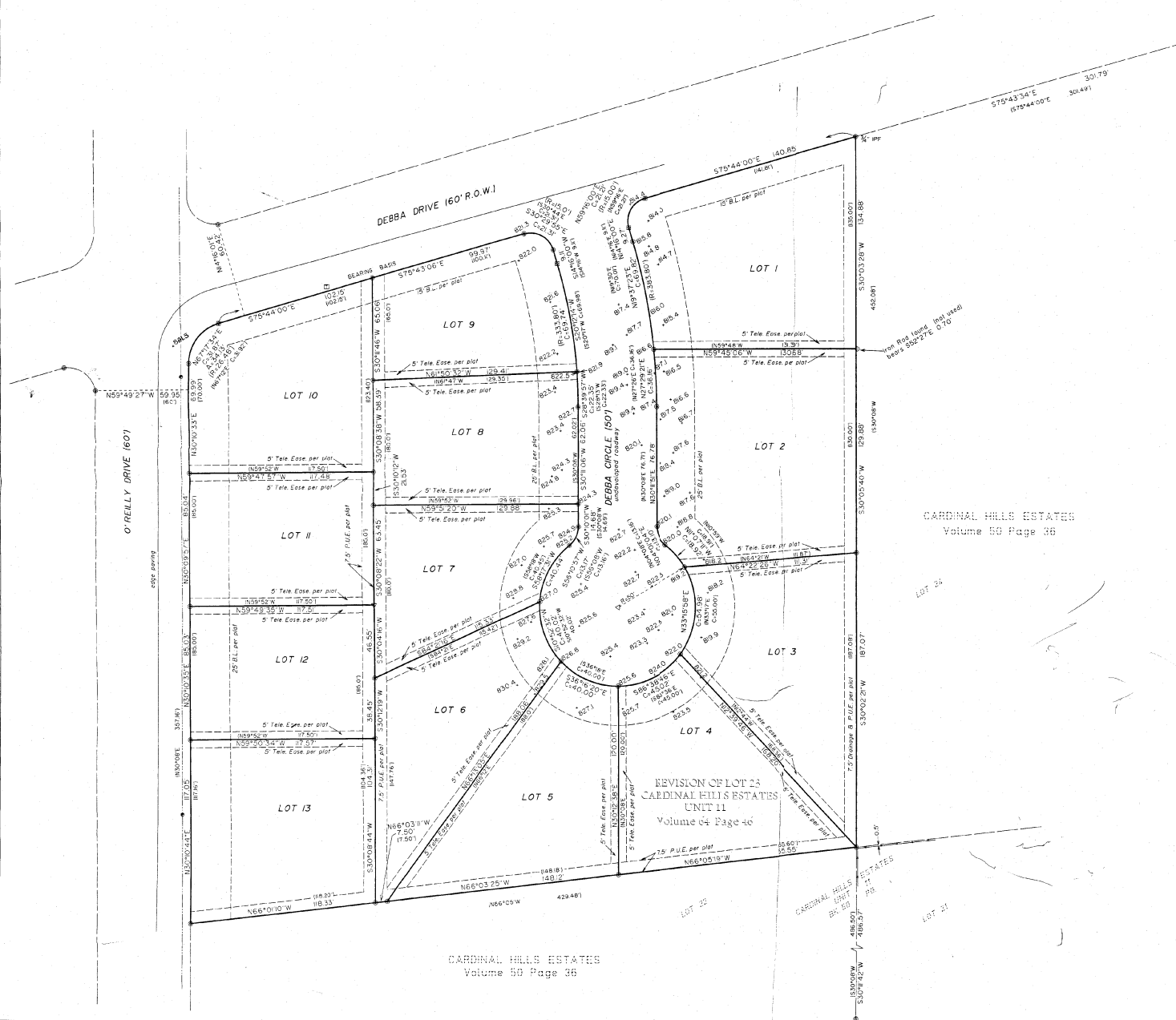
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





**SITE**

0 0.15 0.3  
miles



SCALE: 1" = 30'

- LEGEND**
- ⊙ Iron Rod Found
  - ⊕ Iron Pipe Found
  - ⊖ Iron Rod Set with Plastic Cap Marked
  - ⊕ 400 Mill Posts
  - ⊖ Underground Telephone Cable Marker Signs
  - Wire Fence
  - ⊖ Chain Link Fence
  - ⊖ Wood Fence
  - ⊖ Overhead Utility Line
- (Please Bearing and Distance per plot volume 64 Page 45)

CARDINAL HILLS ESTATES  
Volume 50 Page 06

REVISION OF LOT 23  
CARDINAL HILLS ESTATES UNIT 11  
Elev. 843.8'

SURVEY PLAT OF  
LOTS 1 THROUGH 13, REVISION OF LOT 23,  
CARDINAL HILLS ESTATES UNIT 11, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 64,  
PAGE 46, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:  
This survey map was prepared without the benefit of a current  
title commitment, therefore these lots may be subject to  
additional easements and/or restrictions which are not reflected  
hereon.

PREPARED October 2, 2002  
BY  
Holt Carson  
Registered Professional Land Surveyor No. 5165  
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
512-442-0990

CARDINAL HILLS ESTATES  
Volume 50 Page 36

# 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.



## 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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Freid

Licensed Supervisor of Sales Agent/ Associate

434050

License No.

sfreid@weitzmangroup.com

Email

512-482-8383

Phone

Gabriel F. Sanchez

Sales Agent/Associate's Name

586190

License No.

gsanchez@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# 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.



## 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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Freid

Licensed Supervisor of Sales Agent/ Associate

434050

License No.

sfreid@weitzmangroup.com

Email

512-482-8383

Phone

Nicholas Lawrence Naumann

Sales Agent/Associate's Name

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date