

800 Hermitage Dr

Austin, Texas 78753

Property Highlights

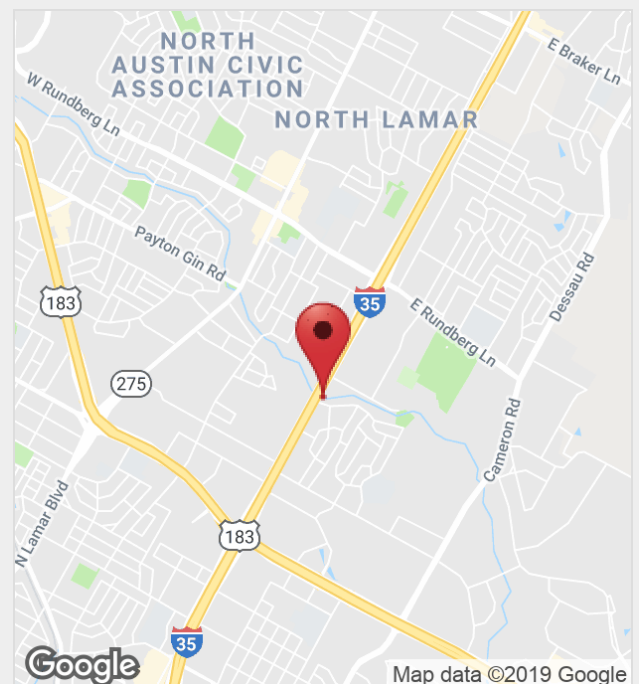
- Price- Contact Broker
- 0.5282 Acres (23,009 SF)
- IH-35 frontage

Zoning

- GR- NP

Traffic Count

- IH-35: 193,395 VPD



Troy Martin

Associate

+1 512 580 6249

troy.martin@naipartners.com

NAI Partners

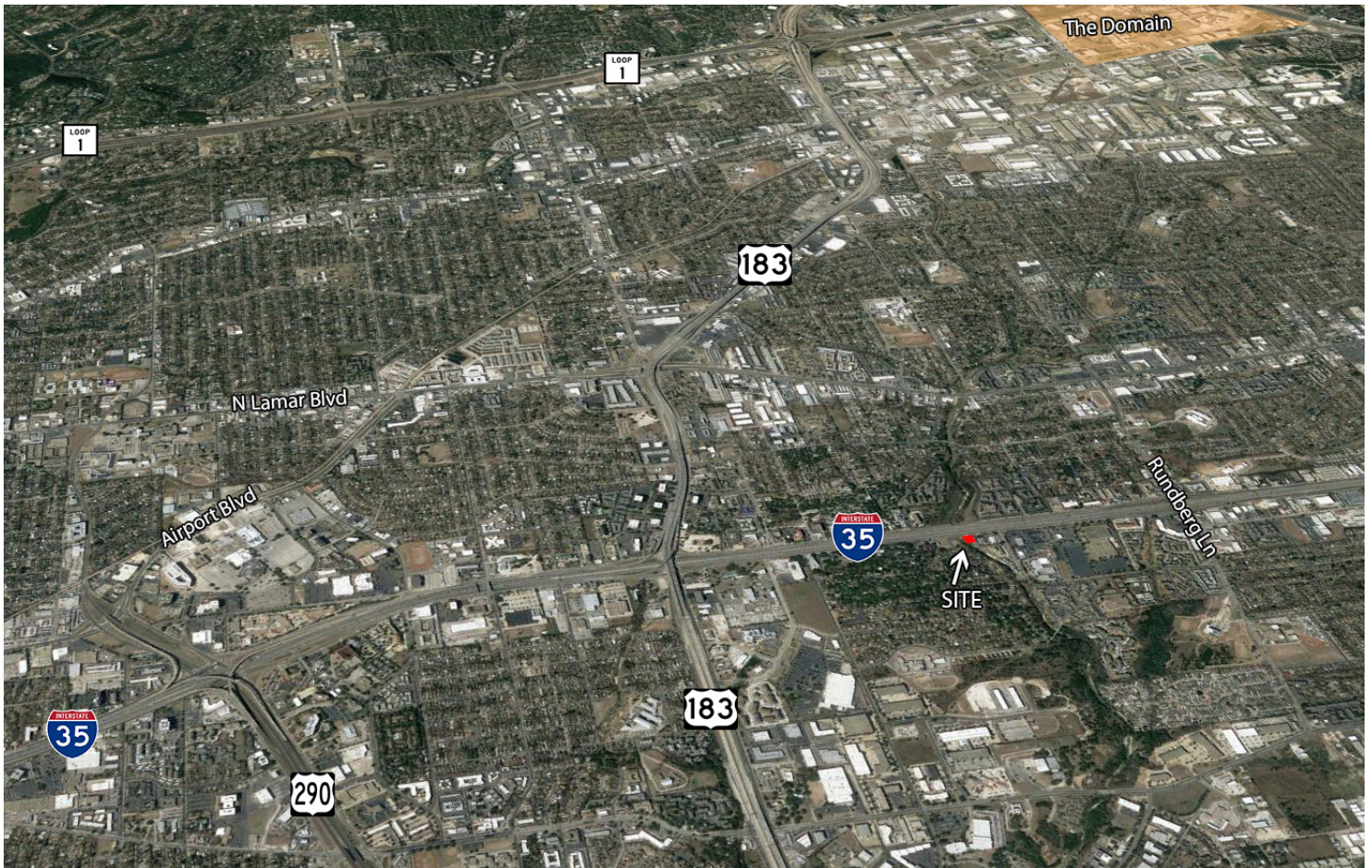
701 Brazos Street , 701 Brazos Street

+1 512 580 6025

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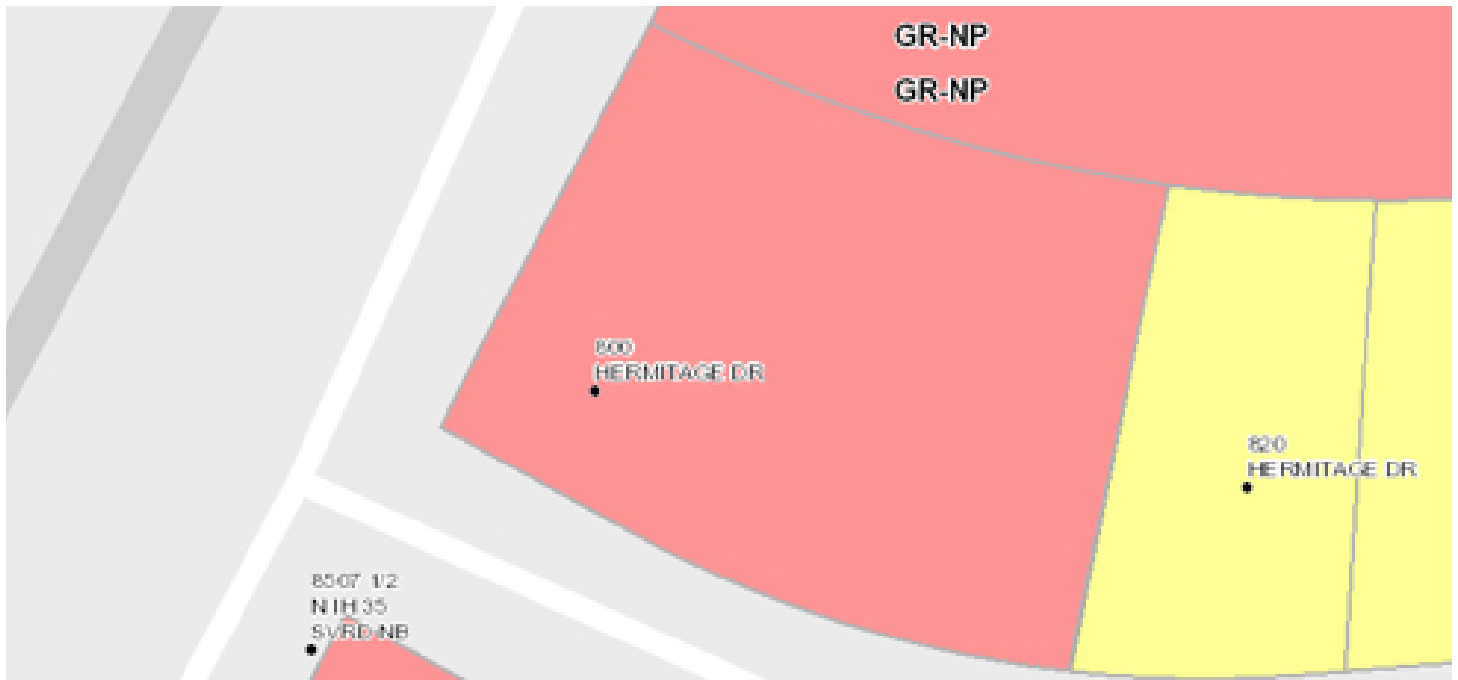
For Sale

Land



For Sale

Land



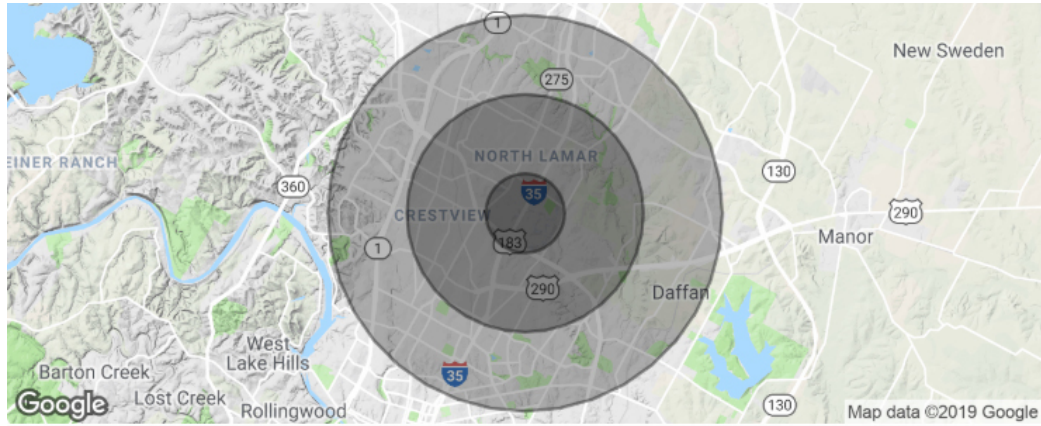
Zoning Map



Floodplain Map

For Sale

Land



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	26,497	173,675	376,464
2019 Estimate	24,479	159,056	344,145
2010 Census	21,432	129,753	275,832
Growth 2019 - 2024	8.24%	9.19%	9.39%
Growth 2010 - 2019	14.22%	22.58%	24.77%
2019 Population by Hispanic Origin	17,520	81,759	128,193
2019 Population	24,479	159,056	344,145
White	19,765 80.74%	127,811 80.36%	263,076 76.44%
Black	2,475 10.11%	17,568 11.05%	40,990 11.91%
Am. Indian & Alaskan	687 2.81%	2,933 1.84%	4,663 1.35%
Asian	973 3.97%	6,718 4.22%	26,160 7.60%
Hawaiian & Pacific Island	30 0.12%	162 0.10%	348 0.10%
Other	548 2.24%	3,865 2.43%	8,909 2.59%
U.S. Armed Forces	0	31	211
Households			
2024 Projection	8,702	66,944	157,766
2019 Estimate	8,074	61,353	144,361
2010 Census	7,269	50,093	116,341
Growth 2019 - 2024	7.78%	9.11%	9.29%
Growth 2010 - 2019	11.07%	22.48%	24.08%
Owner Occupied	2,087 25.85%	22,218 36.21%	53,140 36.81%
Renter Occupied	5,987 74.15%	39,135 63.79%	91,221 63.19%
2019 Households by HH Income			
Income: <\$25,000	2,738 33.91%	13,850 22.57%	27,968 19.37%
Income: \$25,000 - \$50,000	2,461 30.48%	16,163 26.34%	34,135 23.65%
Income: \$50,000 - \$75,000	1,332 16.50%	11,426 18.62%	27,924 19.34%
Income: \$75,000 - \$100,000	601 7.44%	7,138 11.63%	16,904 11.71%
Income: \$100,000 - \$125,000	469 5.81%	4,608 7.51%	12,043 8.34%
Income: \$125,000 - \$150,000	110 1.36%	2,748 4.48%	7,483 5.18%
Income: \$150,000 - \$200,000	158 1.96%	2,708 4.41%	7,935 5.50%
Income: \$200,000+	206 2.55%	2,714 4.42%	9,971 6.91%
2019 Avg Household Income	\$52,557	\$70,681	\$81,146
2019 Med Household Income	\$34,824	\$51,369	\$57,958

For Sale

Land

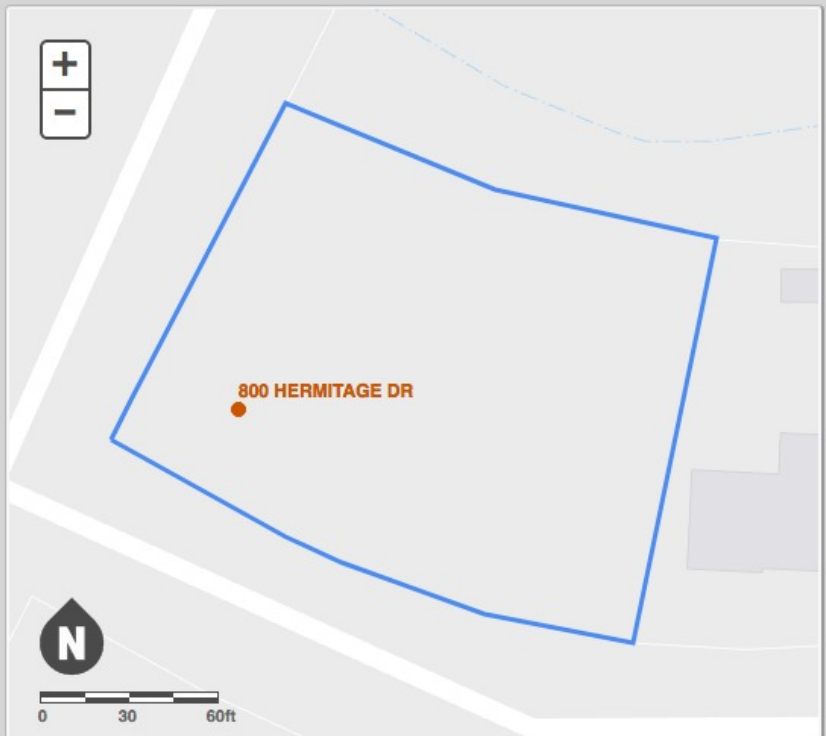
Questions? [Click here for help and contact information.](#)

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location:	800 HERMITAGE DR (3,129,275.66, 10,100,578.59)
Grid:	L29
Future Land Use (FLUM):	Commercial
Regulating Plan:	
Zoning:	GR-NP
Zoning Case:	C14-2010-0160 NP-2010-0028
Zoning Ordinance (Mostly after 2000):	20110113-060 99-0225-70(b) 20110113-059
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA <ul style="list-style-type: none">■ HERITAGE HILLS■ Heritage Hills Windsor Hills Combined NPA



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

GR

Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

Residential

Bed and Breakfast Residential (Group 1) *

Bed and Breakfast Residential (Group 2) *

Civic

Club or Lodge (c)
 College and University Facilities *
 Communication Service Facilities *
 Community Events *
 Community Recreation—Private *
 Community Recreation—Public *
 Congregate Living
 Counseling Services
 Cultural Services
 Day Care Services—Commercial
 Day Care Services—General
 Day Care Services—Limited
 Family Home *
 Group Home Class I—General *

Group Home Class I—Limited *
 Group Home Class II *
 Guidance Services
 Hospital Services—General (c)
 Hospital Services—Limited
 Local Utility Services
 Private Primary Educational Services *
 Private Secondary Educational Services *
 Public Primary Educational Services *
 Public Secondary Educational Services *
 Religious Assembly
 Residential Treatment
 Safety Services
 Telecommunication Tower (PC) *

Commercial

Art Gallery
 Alternative Financial Services
 Art Workshop *
 Administrative and Business Offices
 Automotive Rentals

Automotive Repair Services
 Automotive Sales
 Automotive Washing of any type
 Bail Bond Services (PC)

GR (continued)

Commercial (continued)

Business or Trade School Business	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Support Services Commercial Off- Street Parking Communications	Off-Site Accessory Parking
Services Consumer Convenience	Outdoor Entertainment (c)
Services Consumer Repair Services	Outdoor Sports and Recreation
Drop-Off Recycling Collection Facility *	Pawn Shop Services
Exterminating Services	Pedicab Storage and Dispatch
Financial Services	Personal Improvement Services
Food Preparation (c)	Personal Services
Food Sales	Pet Services
Funeral Services	Plant Nursery (c)
General Retail Sales—Convenience	Printing and Publishing
General Retail Sales—General	Professional Office
Hotel-Motel	Research Services
Indoor Entertainment	Restaurant—General
Indoor Sports and Recreation	Restaurant—Limited
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	Service Station
	Software Development
	Special use Historic (c)
	Theater

Industrial

Custom Manufacturing (c)

Agricultural

Community Garden

Urban Farm *

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)																																							
P = Permitted Use C = Conditional Use Permit .. = Not Permitted																																							
RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	GR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Bed & Breakfast (Group 1)	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	..	..	..
Bed & Breakfast (Group 2)	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	..	..	..
Condominium Residential	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	..	..	..
Conservation Single Family Residential	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	..	..	..
Duplex Residential	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	..	..	..
Group Residential	C	P	P	..	..	..	..	..	..	..	..	C	P	P	..	..	..	P	..	..	..	..	..	..	..	..	..
Mobile Home Residential	P	P	P	..	..	..	..	..	..	..	..	C	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Multifamily Residential	P	P	P	..	..	..	..	..	..	..	..	C	P	P	..	..	..	P	..	..	..	..	..	..	..	..	..
Retirement Housing (Small Site)	C	P	P	..	..	..	..	..	..	..	..	C	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Retirement Housing (Large Site)	C	C	P	C	C	C	C	C	..	..	..	..	..	..	..	..	C	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Single-Family Attached Residential	P	P	..	P	P	P	P	P	C	C	C	..	..	..	..	..	..	..	..	P	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Single-Family Residential	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	1	P	..	C	3	4
Small Lot Single-Family Residential	P	..	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	P	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Townhouse Residential	P	..	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	C	P	P	..	..	P	..	..	..	..	..	..	..	..	..	..
Two-Family Residential	P	P	..	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	..	P	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
Short-Term Rental ¹³	P	P	P	P	P	P	..	P	P	P	P	P	P	P	P	..	..	..	..	..	..	..	P	..	P	P	..	..	..	..	..	..	..	..	..	..	..	..	..
COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	GR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Administrative and Business Offices	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	..	2	..	3	4
Agricultural Sales and Services	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	..	..	..	3	4
Alternative Financial Services ¹²	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	..	..	..	3	4
Art Gallery	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	..	..	..	3	4
Art Workshop	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	..	..	..	3	4
Automotive Rentals	P	P	P	P	P	C	C	P	P	P	P	P	P	P	P	1	..	2	..	3	4
Automotive Repair Services	P	C	C	C	..	..	P	P	P	P	P	1	..	2	..	3	4
Automotive Sales	P	C	C	C	..	..	P	P	P	P	P	1	..	2	..	3	4
Automotive Washing (of any type)	P	C	C	C	..	..	P	P	P	P	P	1	..	2	..	3	4
Bail Bond Services ¹⁰
Building Maintenance Services
Business or Trade School
Business Support Services
Campground
Carriage Stable
Cocktail Lounge
Commercial Blood Plasma Center
Commercial Off-Street Parking
Communications Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convenience Storage
Drop-Off Recycling Collection Facility
Electronic Prototype Assembly ¹⁵
Electronic Testing ¹⁶
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Preparation
Food Sales
Funeral Services
General Retail Sales (Convenience)																																							

[illegible]

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4E	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	--	C	3	4
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	1	--	3	4		
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	P	2	P	3	4
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	2	--	3	4	
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	--	2	--	3	4	
Congregate Living	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	--	P	P	P	P	1	--	--	--	3	4	
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	--	P	P	--	--	--	--	--	--	--	P	--	--	--	--	--	--	1	--	--	--	3	4
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	C	P	P	P	P	P	P	P	P	P	P	--	2	--	3	4
Day Care Services (General)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	--	P	P	--	--	--	1	--	--	--	3	4	
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	--	P	P	P	P	P	1	--	--	--	3	4	
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	--	P	P	P	P	P	1	--	--	--	3	4	
Group Home, Class II	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	C	P	C	P	--	P	P	P	P	P	P	P	1	--	--	--	3	4	
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	C	P	C	P	P	P	P	P	P	P	1	--	2	--	3	4	
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	C	P	C	P	P	P	P	P	--	--	1	--	--	--	3	4	
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	C	P	P	P	P	--	--	1	--	--	--	3	4	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	C	P	C	P	C	P	P	P	P	--	--	1	--	--	--	3	4	
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	C	P	C	P	C	P	P	P	P	--	--	1	--	--	--	3	4	
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	C	P	P	P	P	P	P	P	1	P	2	--	3	4	
Residential Treatment	--	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	C	P	C	P	--	P	P	P	P	P	P	P	1	--	--	--	3	4	
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	--	P	C	P	C	P	P	P	P	P	P	P	1	--	2	--	3	4	
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	4
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4-Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.

PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted



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:
 - 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.

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
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Troy Martin	651528	troy.martin@naipartners.com	512-580-6025
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date