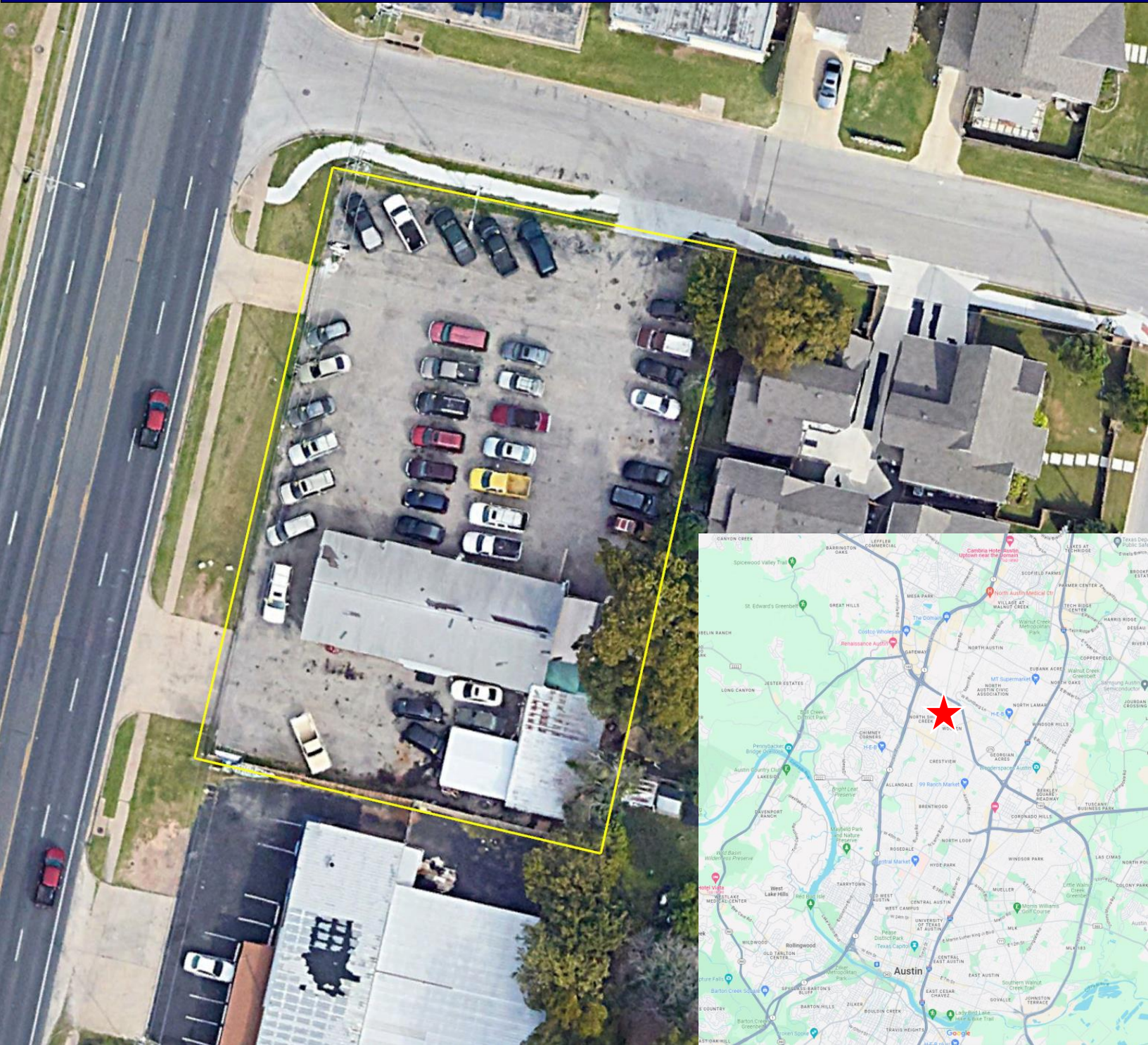


For Sale

Re-Development Opportunity | \$2,590,000

8433 Burnet Rd.
Austin, TX 78757



 **DUBE'S
COMMERCIAL INC.**
TREC# 484723

Bob Dube 512-671-8008 (office) 512-423-6670 (mobile)

bob@dubescmercial.com www.dubescmercial.com

PROPERTY HIGHLIGHTS

Total Area: 0.5309 acres

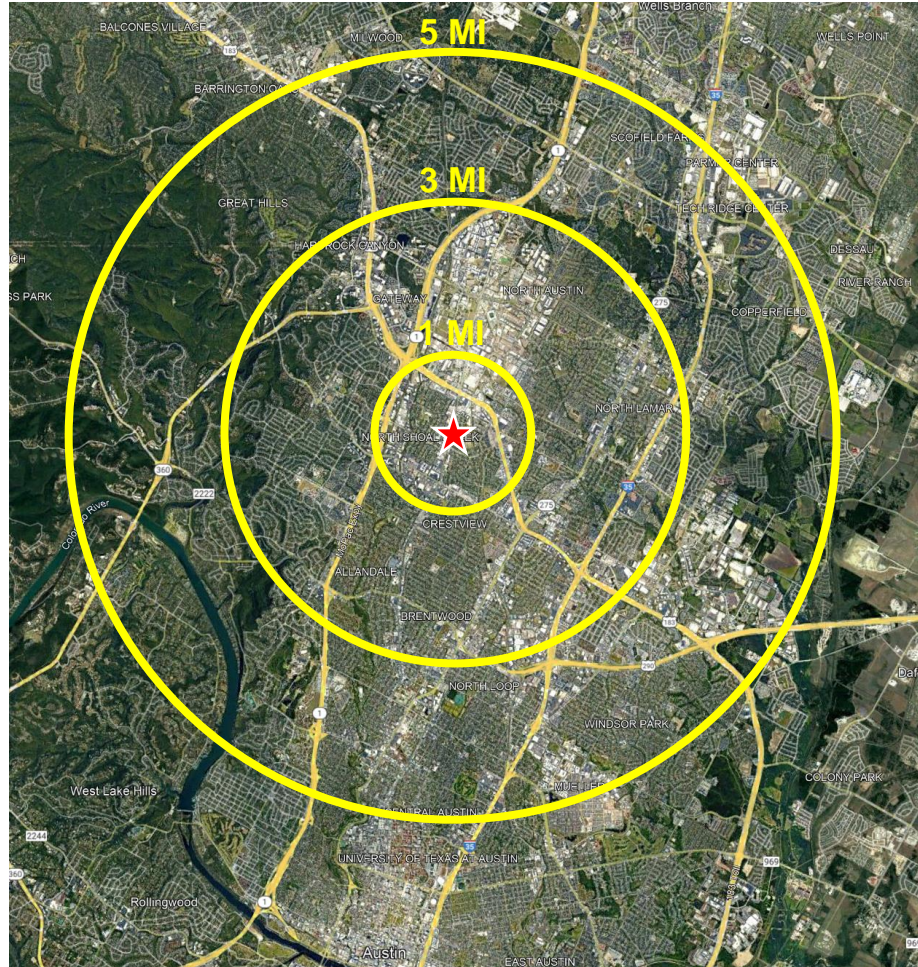
Land Square Footage: 23,125

Building Square Footage Per Seller's Measurements: 3,000 MOL

Zoning: CS-NP, Property is in the Wooten Neighborhood Plan (NP) area.

Examples of Permitted Uses: Restaurant, Medical Offices, Professional Offices, General Retail Sales, Food Sales, Equipment Sales, Custom Manufacturing, Bed and Breakfast Residential, Convenience Storage, Financial Services

Frontage:
approx. 186 feet on Burnet Rd.
approx. 127 feet on Shamrock Ave.



Burnet Rd. Traffic Count:
23,745 AADT

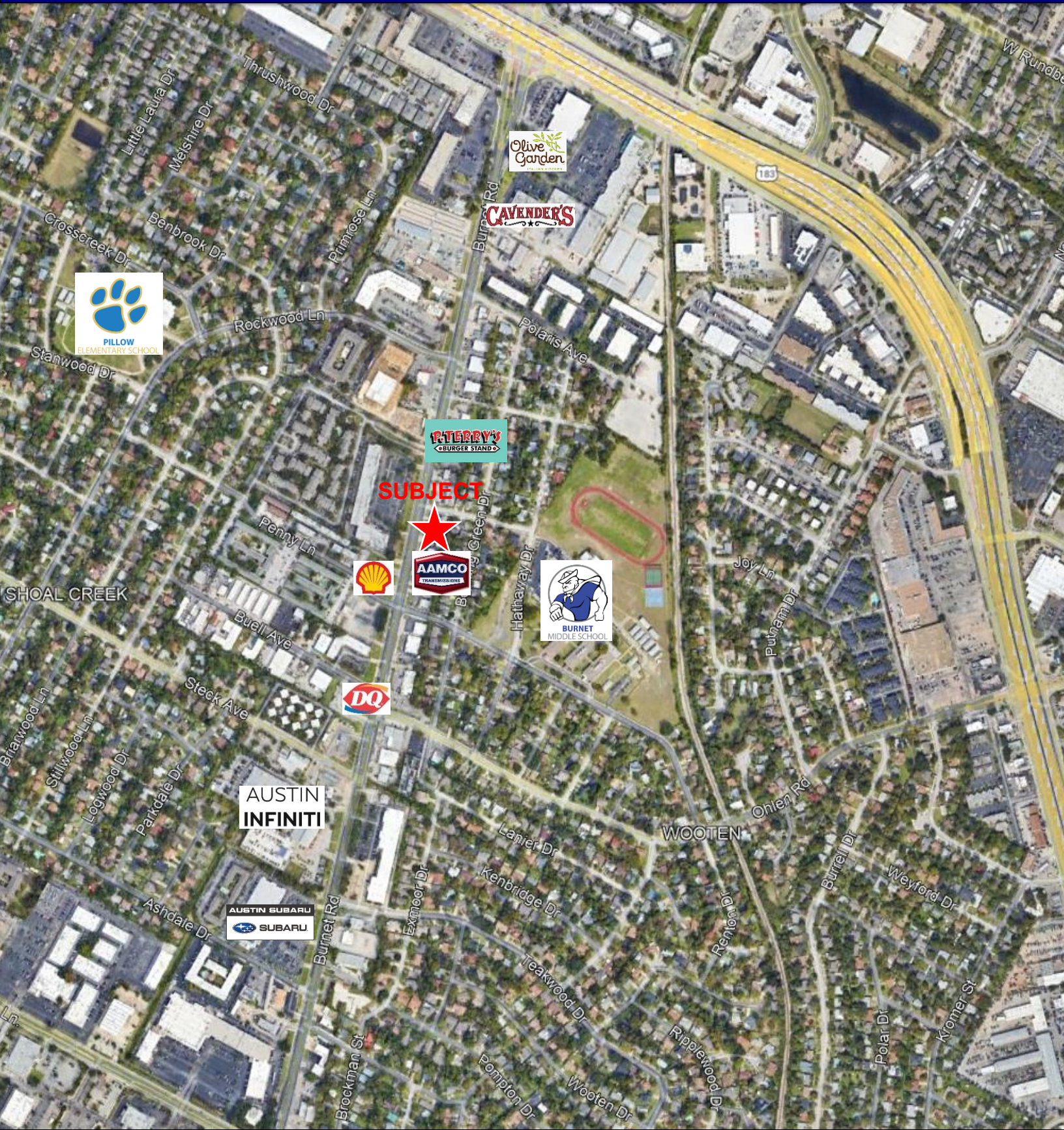
Distance from US-183: 0.4 MI

Signage: Existing Pylon Sign Grandfathered

Impervious Cover: See Drainage Report

<u>Demographics:</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<u>Population:</u>	17,166	147,705	317,304
<u>Median Household Income:</u>	\$63,351	\$74,716	\$80,971
<u>Fencing:</u>	New gated 6' tall heavy duty steel security Fence with three rolling gates surrounds the property		

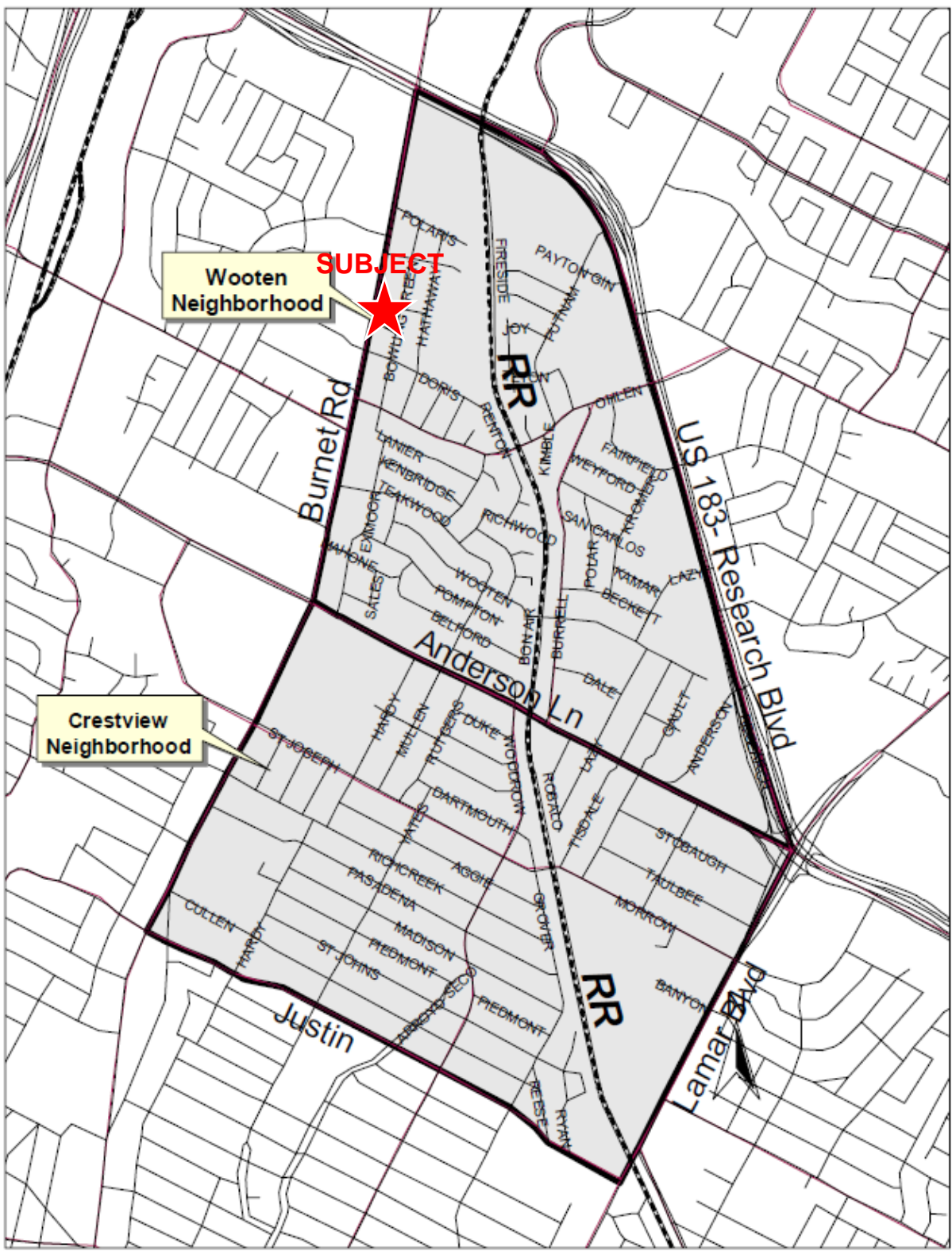
LOCATION OVERVIEW



PICTURES



Wooten Neighborhood Plan



For Information about the Wooten Neighborhood Plan go to:
www.austintexas.gov/page/neighborhood-plans-and-resources

DRAINAGE REPORT per City of Austin

8433 BURNET RD

Property Size: 9,860

Impervious Cover: 9,280

Percentage of Impervious Cover: 94.12

Adjustment Factor: 1.65

Estimated Monthly Charge: \$78.47

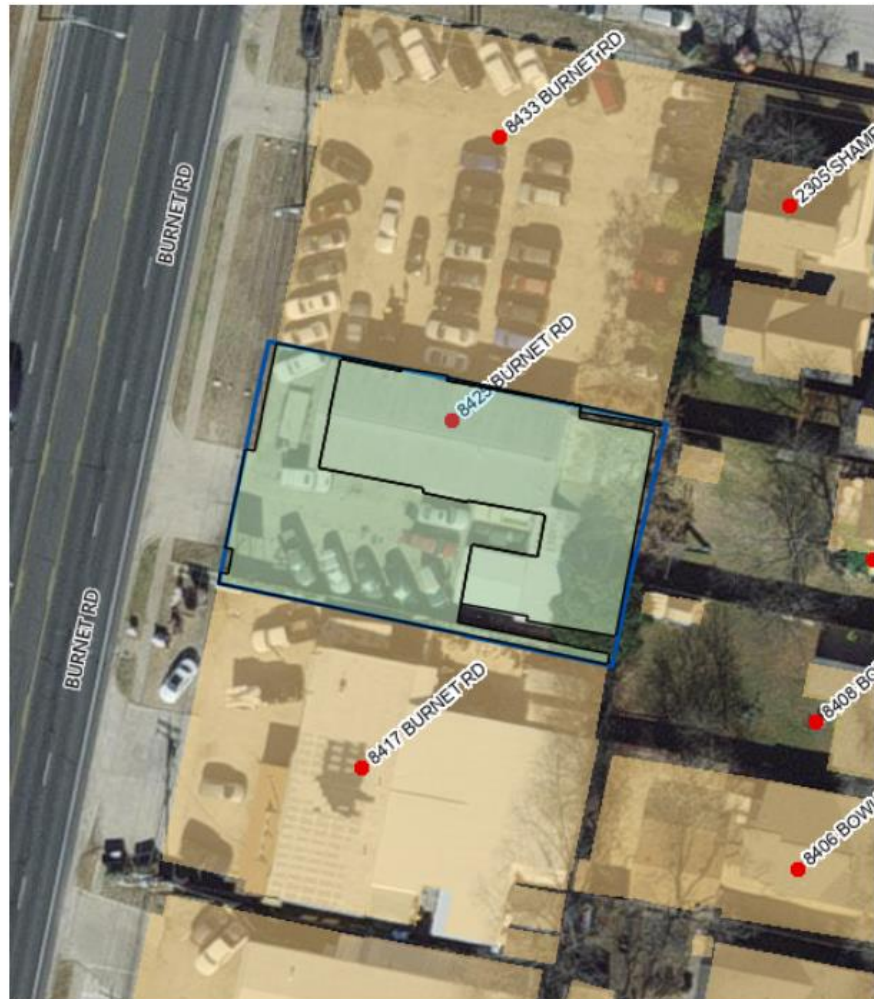
Exempt Status: None

Appraisal District: TCAD

The drainage charges shown by this viewer are estimates made available by the City of Austin as a service to drainage charge ratepayers. The estimates are subject to change. The map is for visual reference only.

The City of Austin makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information provided.

Note: Impervious cover for properties built or modified after the aerial imagery was taken have been estimated based on building permit data and may not display, or may display incorrectly. For more information, visit www.austintexas.gov/drainagecharge



DRAINAGE REPORT per City of Austin

8433 BURNET RD

Property Size: 14,030

Impervious Cover: 13,435

Percentage of Impervious Cover: 95.76

Adjustment Factor: 1.67

Estimated Monthly Charge: \$115.35

Exempt Status: None

Appraisal District: TCAD

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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dube's Commercial, Inc.	484723	bob@dubesccommercial.com	512-671-8008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert T. Dube	365515	bob@dubesccommercial.com	512-671-8008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date