



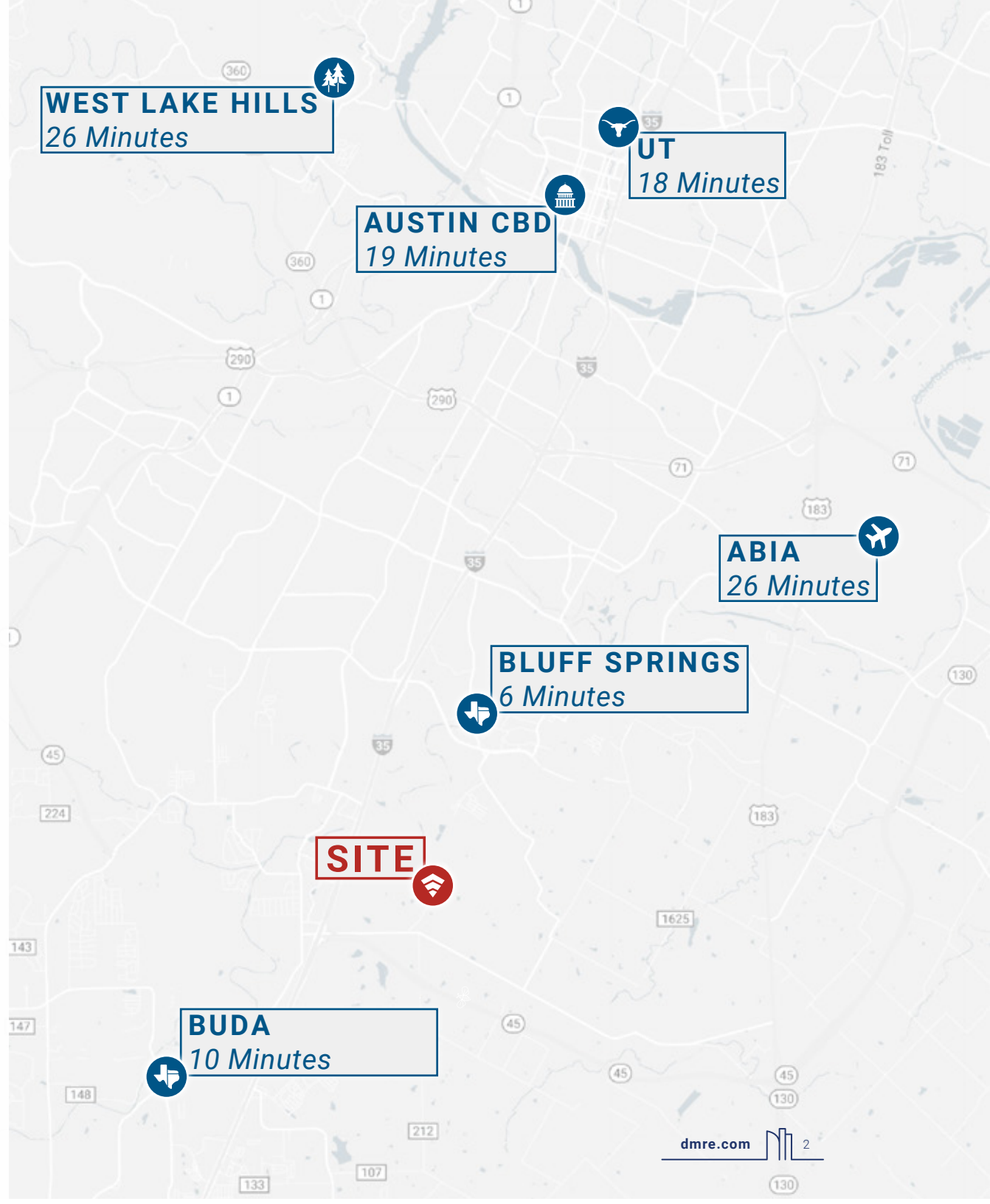
±2.17 ACRES

BRADSHAW RD
AUSTIN, TX 78747

BROKER CONTACTS:

Tripp Rich, Principal
tripp.rich@dmre.com
512.264.1729

Ryan Parker, Director
ryan.parker@dmre.com
512.582.0931



PROPERTY DETAILS

| | |
|-------------|---|
| ADDRESS | Bradshaw Rd Austin, TX 78747 |
| LAT., LONG. | 30.12146772283144, -97.778787816749 |
| SIZE | ±2.17 Acres |
| PARCEL ID | 0449070301 |
| LEGAL | LOT 1 BLK M BELLA FORTUNA PHS 1 SUBD (COMMERCIAL LOT) |
| ZONING | Austin ETJ |
| SCHOOLS | Austin ISD: Blazier Elementary School Paredes Middle School Akins High School |
| UTILITIES | All utilities located at adjacent subdivision |
| PRICE | Call for Pricing |



2022 DEMOGRAPHICS

| | 0-1 mile | 0-3 miles | 0-5 miles |
|--|-----------|-----------|-----------|
| 2022 POPULATION ESTIMATE | 330 | 32,641 | 129,091 |
| 5-YR EST. POPULATION GROWTH | 14.8% | 21.2% | 16.6% |
| AVERAGE HOUSEHOLD INCOME | \$93,545 | \$73,273 | \$79,552 |
| MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS | \$311,948 | \$293,926 | \$274,116 |



2021 TAX RATES

| | |
|-----------------------------------|----------|
| AUSTIN ISD | 1.061700 |
| TRAVIS COUNTY HEALTHCARE DISTR | 0.111814 |
| TRAVIS COUNTY | 0.357365 |
| TRAVIS CO ESD NO 11 | 0.100000 |
| AUSTIN COMM COLL DIST | 0.104800 |
| TRAVIS CO ESD NO 15 | 0.100000 |

TOTAL 1.835679

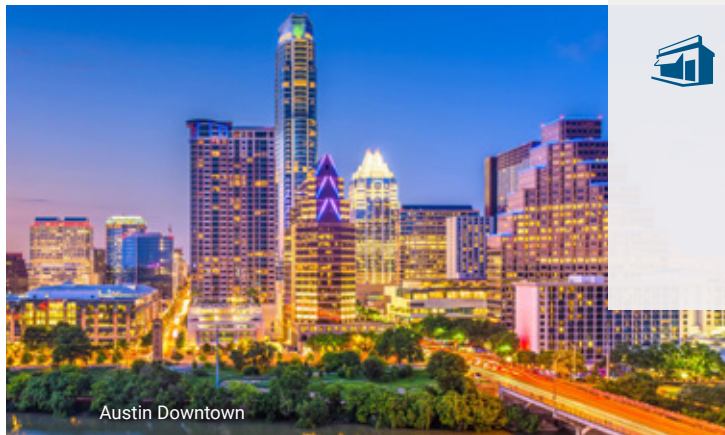
PRIME LOCATION



South Congress (SoCo)



Zilker Park



Austin Downtown



DEVELOPMENT OPPORTUNITY IN SOUTH AUSTIN

- Close to trendy shopping, iconic restaurants, new eateries by some of the city's top up-and-coming chefs, and lively bars.
- Strong growth market with high rent comps, ideal for multi-family development.
- Located within the Cloverleaf development by Brohn Homes.



CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Convenient access to I35 northbound and southbound via County Rd 1327
- SH 45 is located less than 5 miles south from site
- US Hwy 183 northbound and southbound is 7 miles east of site.



GREAT ACCESS TO THE AUSTIN METRO AREA

- South Congress (SoCo): 12 minutes
- ABIA: 16 minutes
- Downtown Austin: 19 minutes
- Zilker Park: 20 minutes

Listings Team

CONTACT US



Tripp Rich

Principal

tripp.rich@dmre.com
512.264.1729



Ryan Parker

Director

ryan.parker@dmre.com
512.582.0931



William Hatcher

Associate

william.hatcher@dmre.com



Ty Walsh

Associate

ty.walsh@dmre.com



Zack Shepherd

Analyst

zack.shepherd@dmre.com

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT



DOSCH MARSHALL
REAL ESTATE

www.dmre.com

Contact Us

Austin/San Antonio:

512.264.1729

801 Barton Springs Rd
Austin, TX 78704

Dallas/Fort Worth:

214.206.4154

14555 Dallas Pkwy, Suite 100
Dallas, TX 75254

Houston:

713.955.3120

777 Post Oak Blvd, Suite 255
Houston, TX 77056