



For Lease



Austin, Texas 78721

1076 Springdale RD



Contact Agent



Land



3.28 Acres

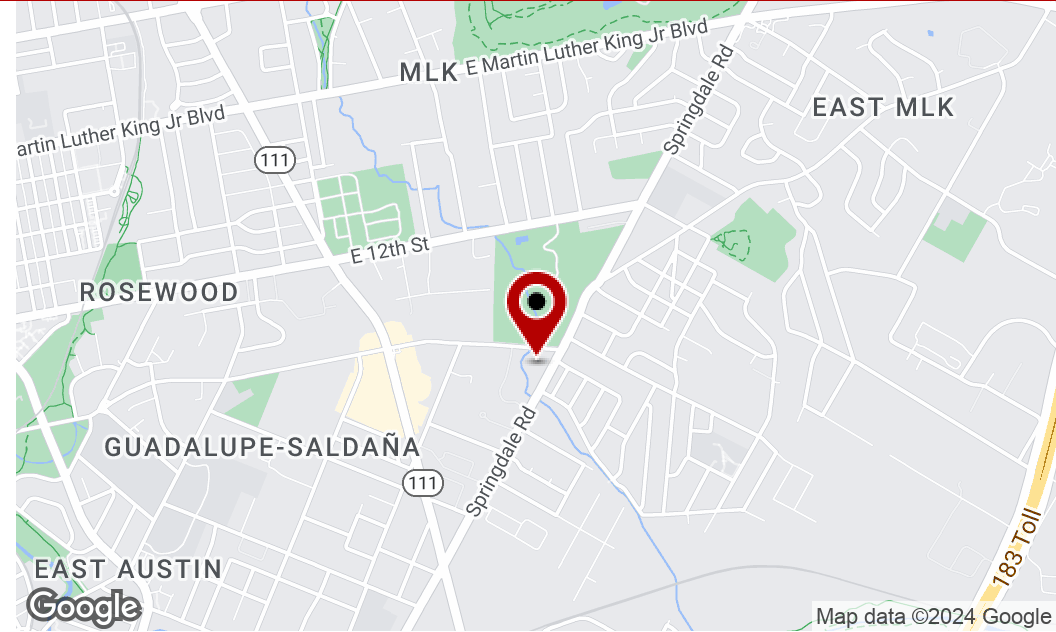
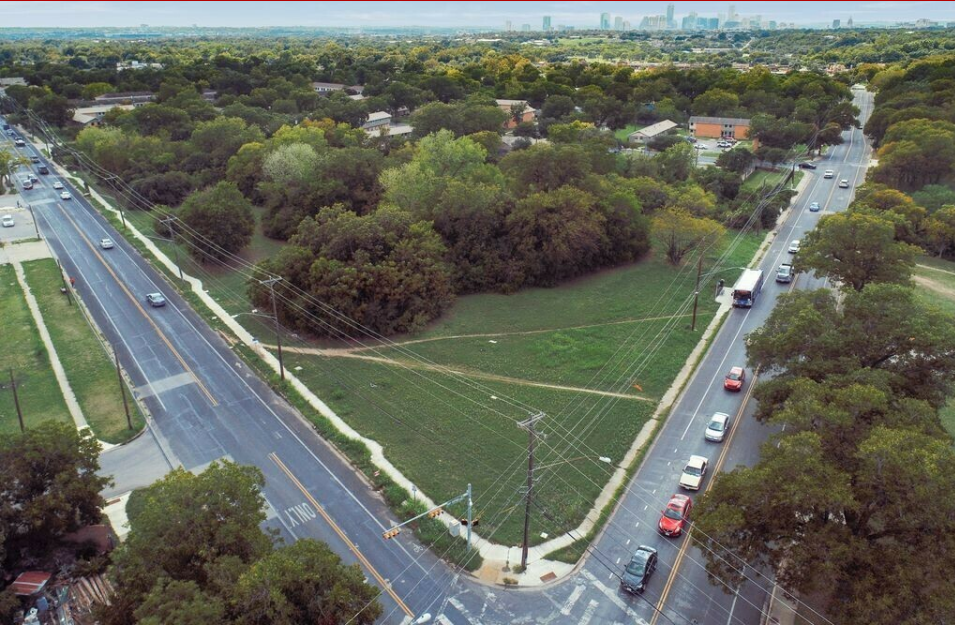
Presented by

Derric Jacobs

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TX #711899

KW Commercial

1801 S Mopac
Austin, TX 78746



Property Description

Come check out the vast potential of 1076 Springdale Rd, perfectly ideal for a food truck park venture, parking/car lot, or outdoor storage facility. This corner lot is situated next to an apartment complex, across from Given District Park, and adjacent to a church community. This presents an ideal leasing opportunity for entrepreneurs seeking maximum exposure and ready to capitalize on its central location and diverse surroundings to attract a steady stream of patrons. With the nearby apartment complex providing a ready-made customer base and the park serving as a natural gathering spot, this property presents the potential to cultivate a promising business venture adding value to the neighborhood.

Property Highlights

- 10 Minutes away from Airport
- Nearby Muti-Family and Other Developments
- High Day-Time Traffic
- Corner Lot

Offering Summary

Lease Rate:	Contact Agent
Available SF:	3.28 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	366	1,380	5,201
Total Population	1,011	3,561	12,527
Average HH Income	\$115,633	\$116,282	\$119,555



Each Office Independently Owned and Operated

Location Information

Street Address	1076 Springdale RD
City, State, Zip	Austin, TX 78721
County	Travis

Lease Rate	Contact Agent
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Property Information

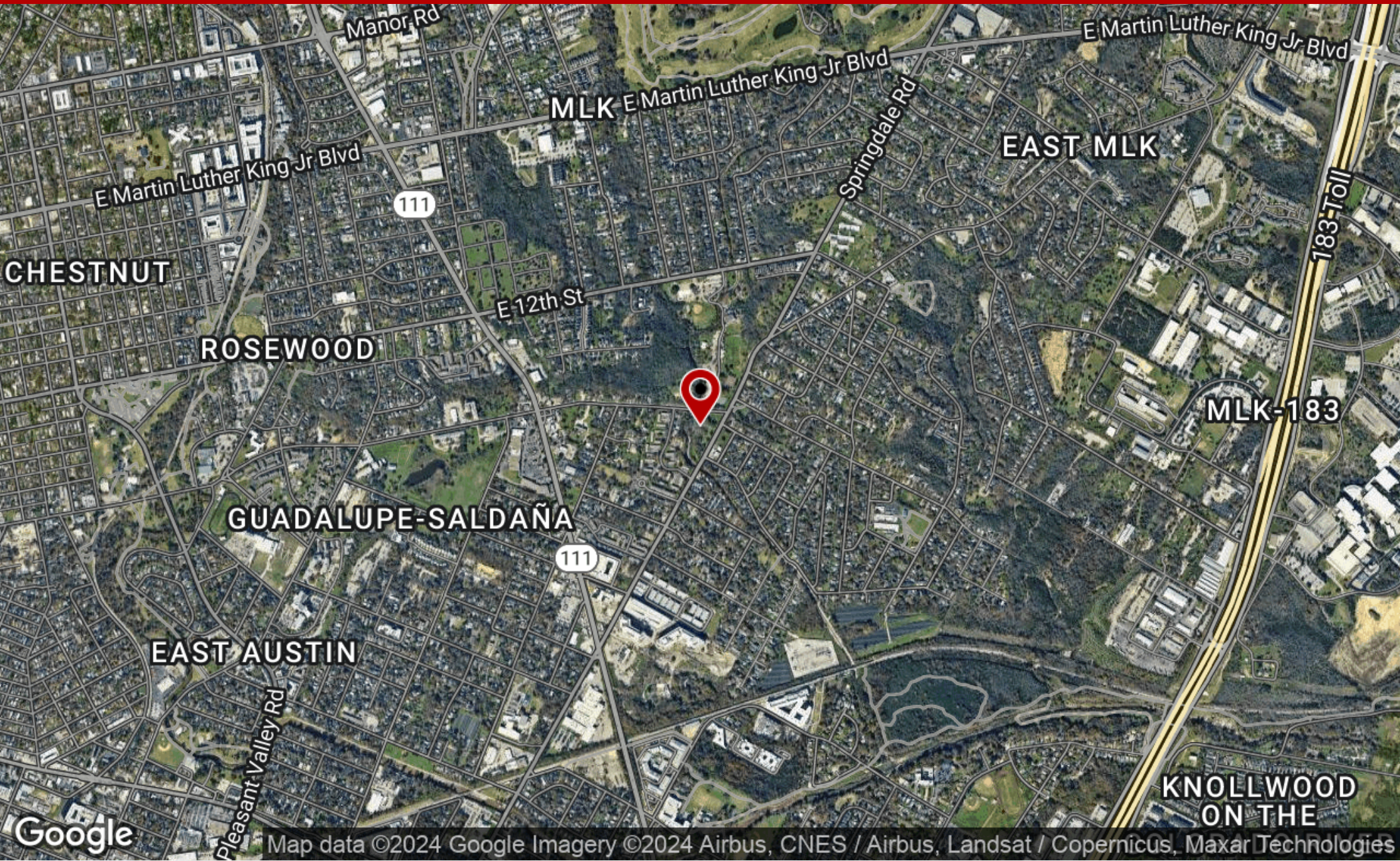
Property Type	Land
Property Subtype	Other
Zoning	GR-NP
Lot Size	3.28 Acres



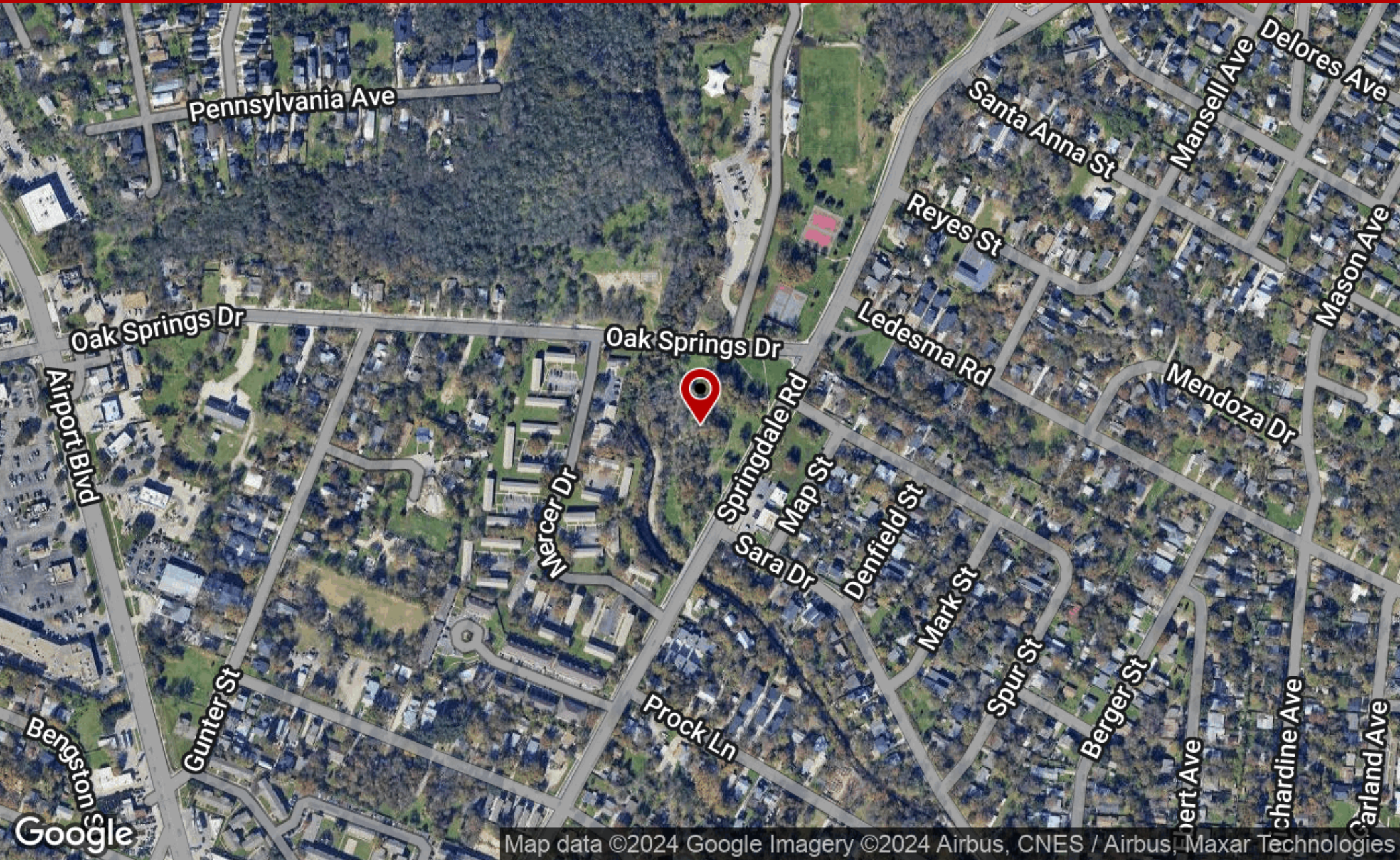
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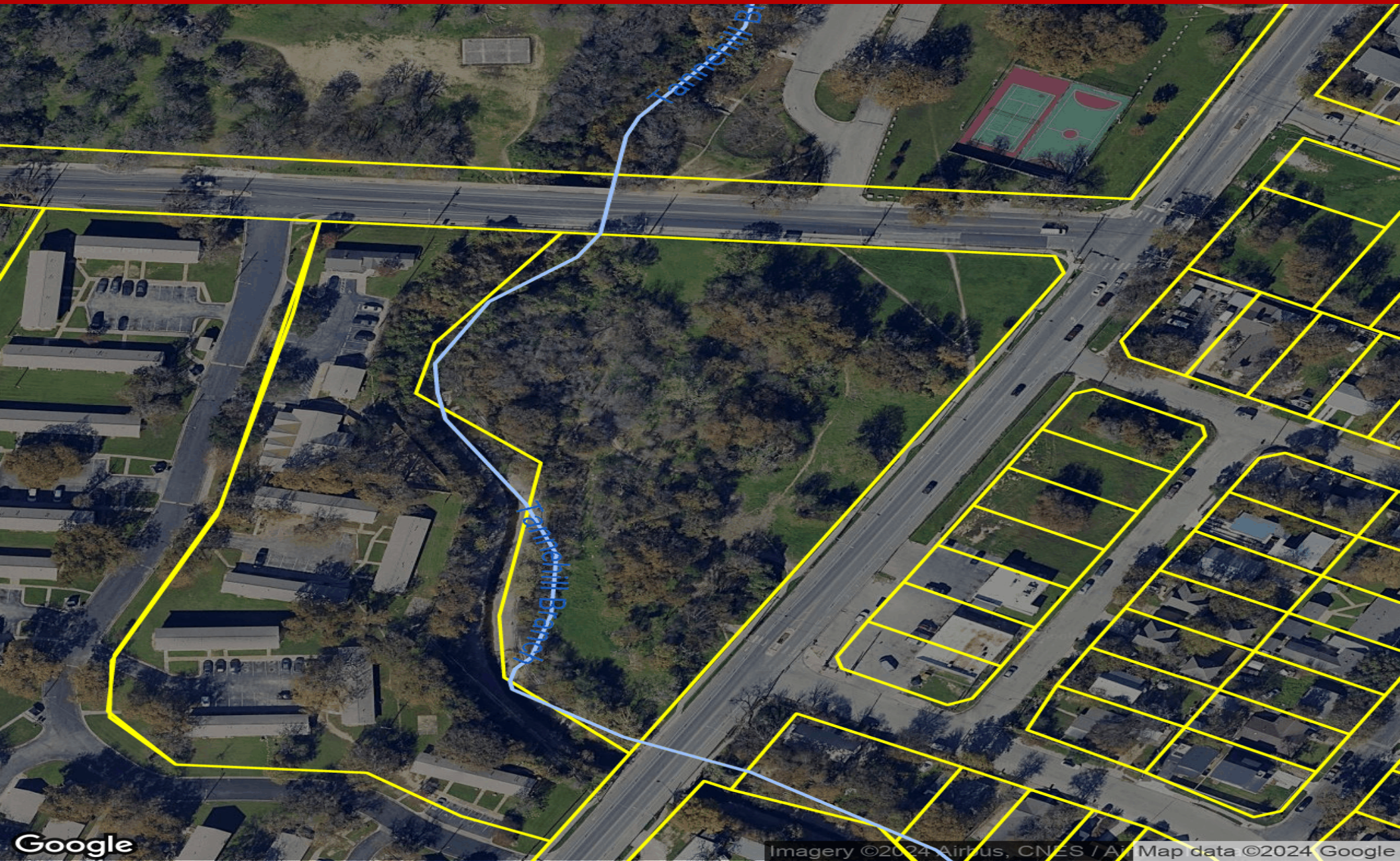
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General Information

Location: **1076 SPRINGDALE RD**
Parcel ID: **0209180109**
Grid: **ML22**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Multi-family, Mixed Use**
Regulating Plan: **No Regulating Plan**
Zoning: **GR-NP**
Zoning Cases: **None:**
Zoning Ordinances: **021107-Z-12C**
19990225-070b
Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**
ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances
Neighborhood Plan: **MLK: OAK SPRINGS**
Infill Options: **Mixed Use Building Infill Option, Urban Home Infill Option, Small Lot Amnesty Infill Option, Cottage Lot Infill Option**
Neighborhood Restricted Parking Areas: **--**
Mobile Food Vendors: **--**
Historic Landmark: **--**
Urban Roadways: **Yes**

Zoning Guide

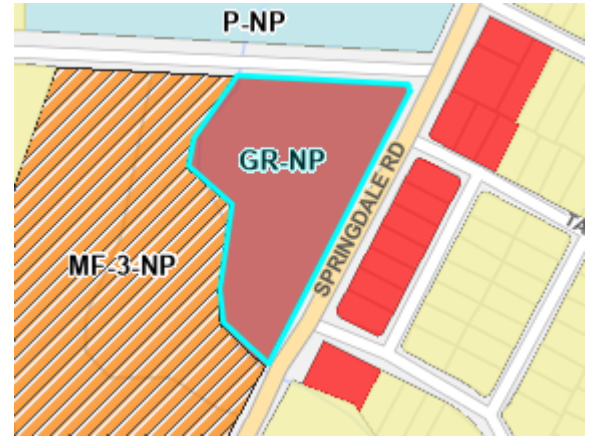
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

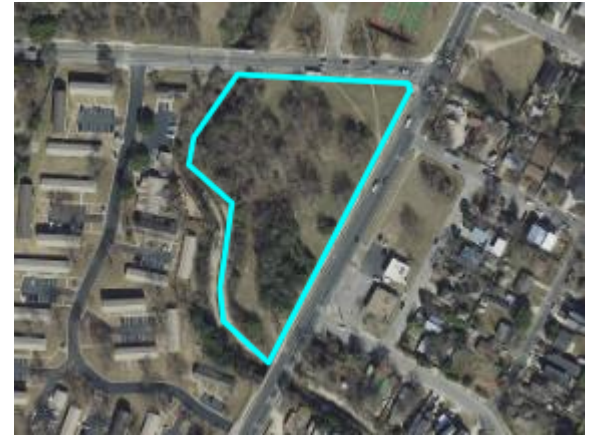
Fully Developed Floodplain: **City of Austin Fully Developed 100-Year Floodplain, City of Austin Fully Developed 25-Year Floodplain, Shallow**
FEMA Floodplain: **.2 PCT ANNUAL CHANCE FLOOD HAZARD, .2 PCT ANNUAL CHANCE FLOOD HAZARD, AE, AO**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Tannehill Branch**
Creek Buffers: **CWQZ**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **Yes**

Political Boundaries

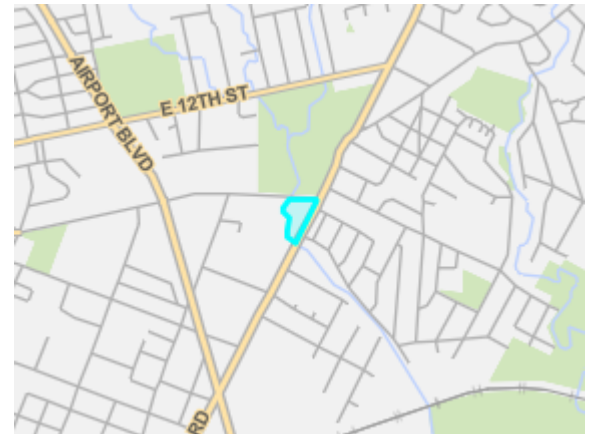
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Springdale-Airport Neighborhood Association**



Zoning Map



Imagery Map



Vicinity Map



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 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.

Keller Williams Realty	9010968		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Derric Jacobs	711899	Derricjacobs@kw.com	512-376-7146
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date