

LAND FOR SALE

W. SLAUGHTER LANE

AUSTIN, TEXAS 78749



FOR SALE

SMITH PROPERTIES GROUP

2785 Bee Caves Rd. Suite 351.
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

PRICE: \$399,000

LOT SIZE: 1.33 Acres

ZONING: SF-2

FRONTAGE: 438 SF

PROPERTY OVERVIEW

Prime 1.3-acre commercial land opportunity located in the highly sought-after Circle C Ranch neighborhood with direct frontage on W Slaughter Lane, offering high daily traffic exposure, utilities on-site, SF-2 zoning, no flood risk, and surrounded by thriving residential communities; priced below market with flexible options including a potential land lease—an ideal site for investment or development.



LOCATION & HIGHLIGHTS

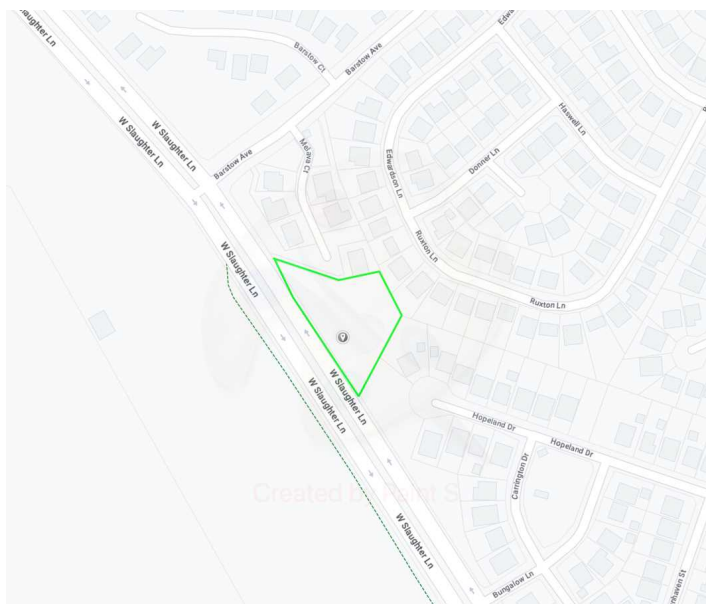


LOCATION INFORMATION

Street Address: W. Slaughter Lane
City, State, Zip Austin Texas
County: Travis
Market: Austin MSA

LOCATION OVERVIEW

Offering a total of 1.33 Acres with 438 SF of frontage on W. Slaughter Lane. Property is ideally located in the vicinity of the coveted Circle C Neighborhood.

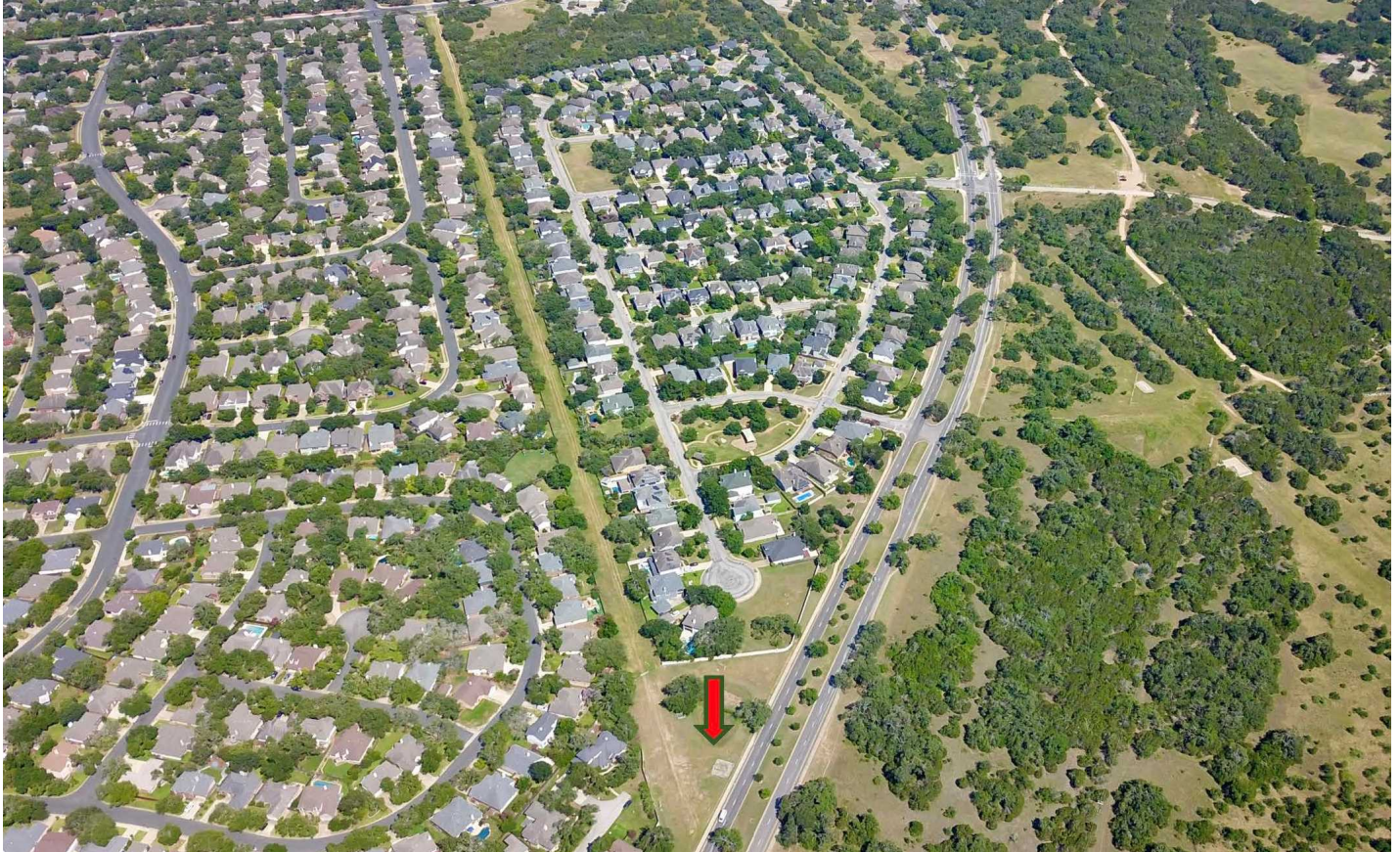


PROPERTY HIGHLIGHTS

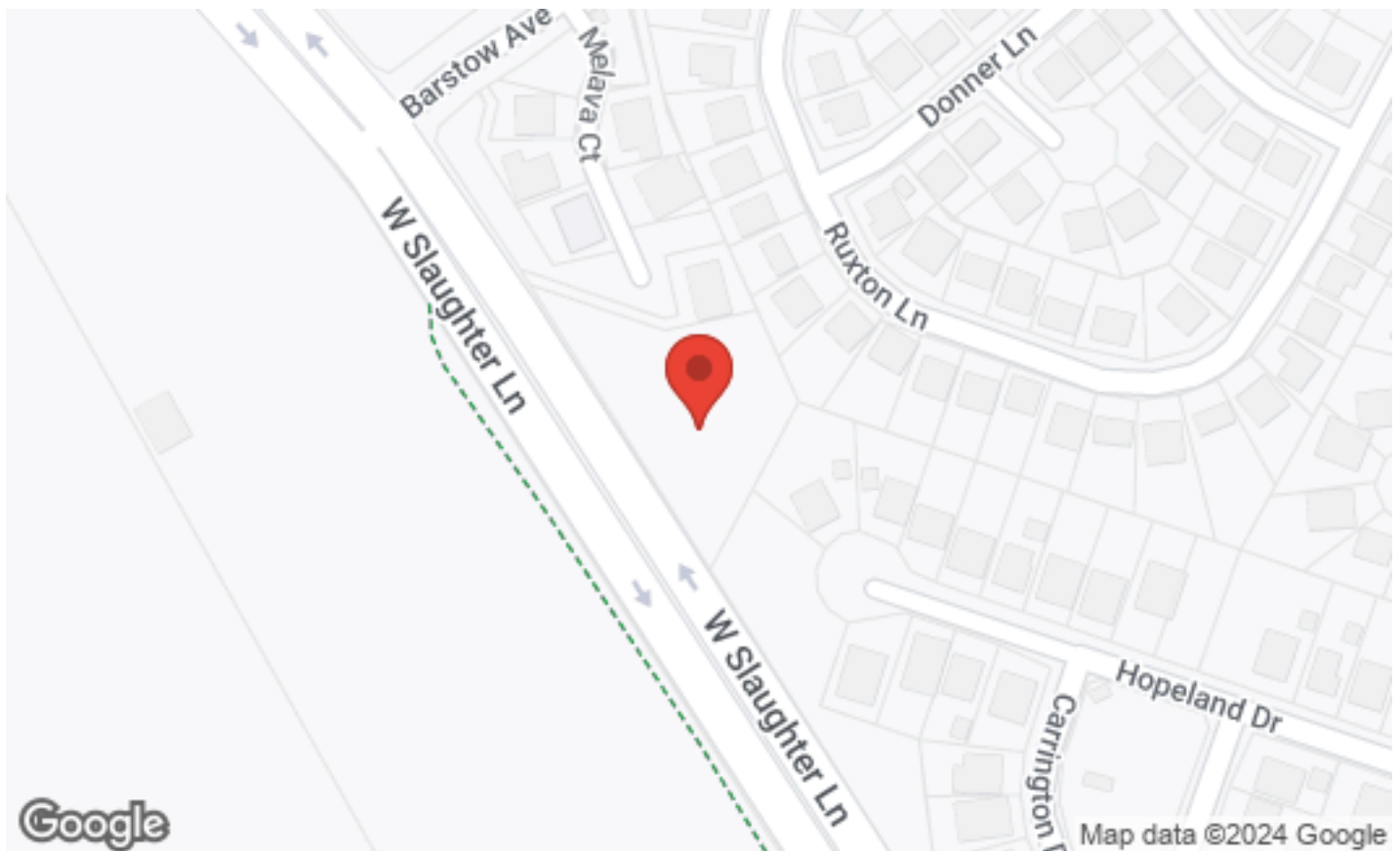
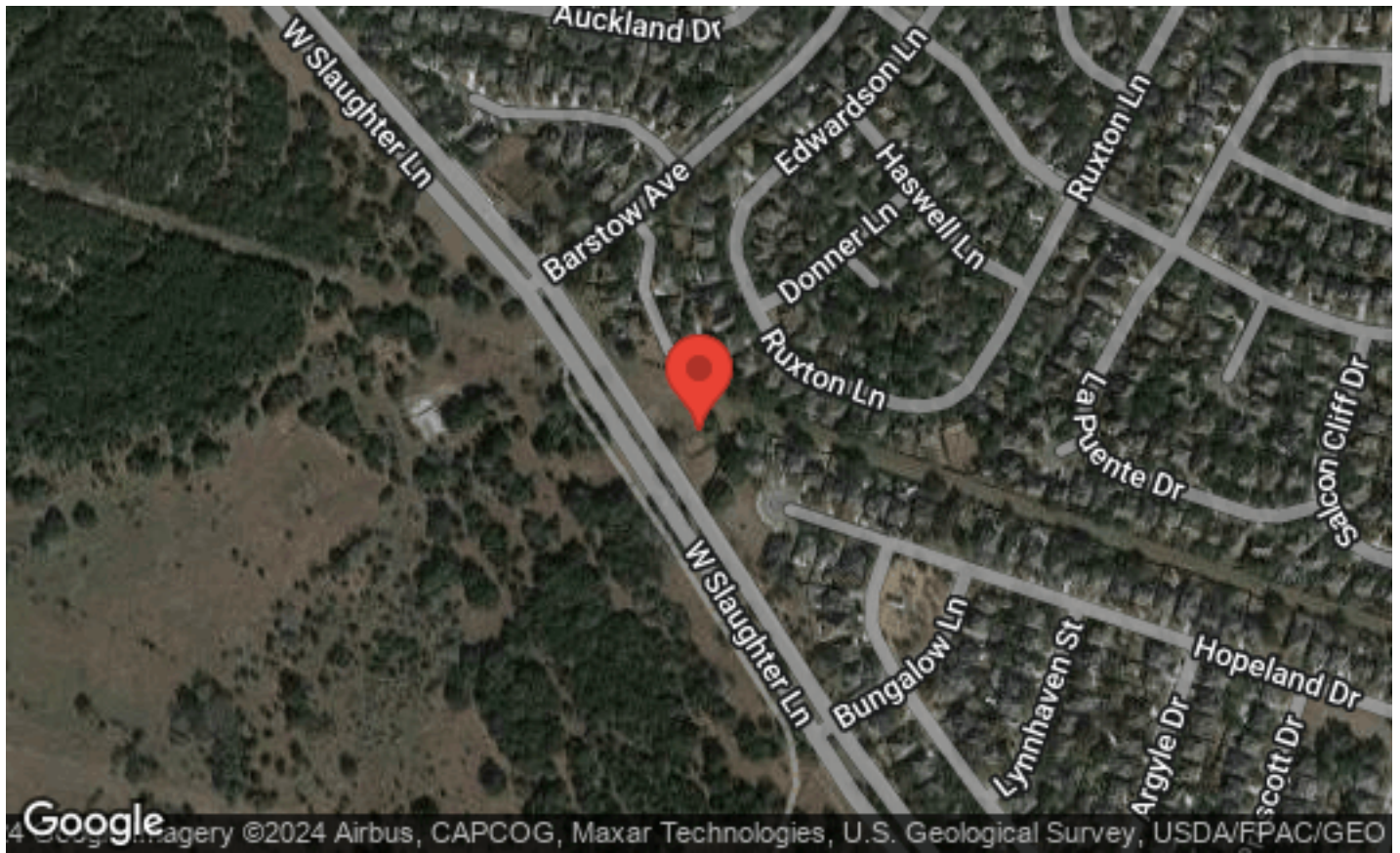
- +/- 1.33 Acres
- Rare Opportunity
- 438 SF of Frontage on W. Slaughter Lane
- Located in adjacent to the coveted Circle C Neighborhood
- Currently Zoned SF-2
- New City of Austin Zoning Updates allow for higher density and smaller lots for added development potential.



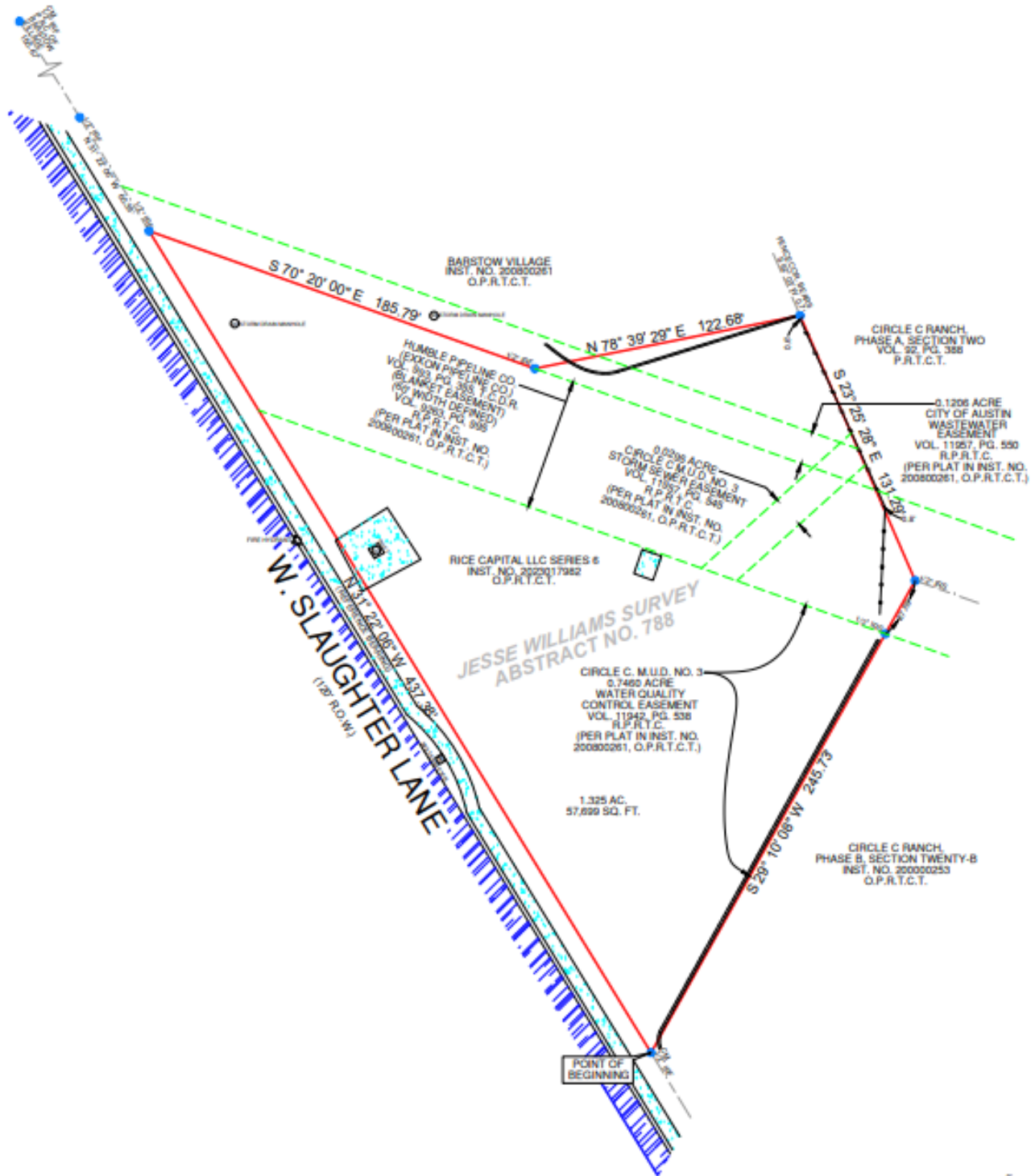
PROPERTY PHOTOS



LOCATION MAPS

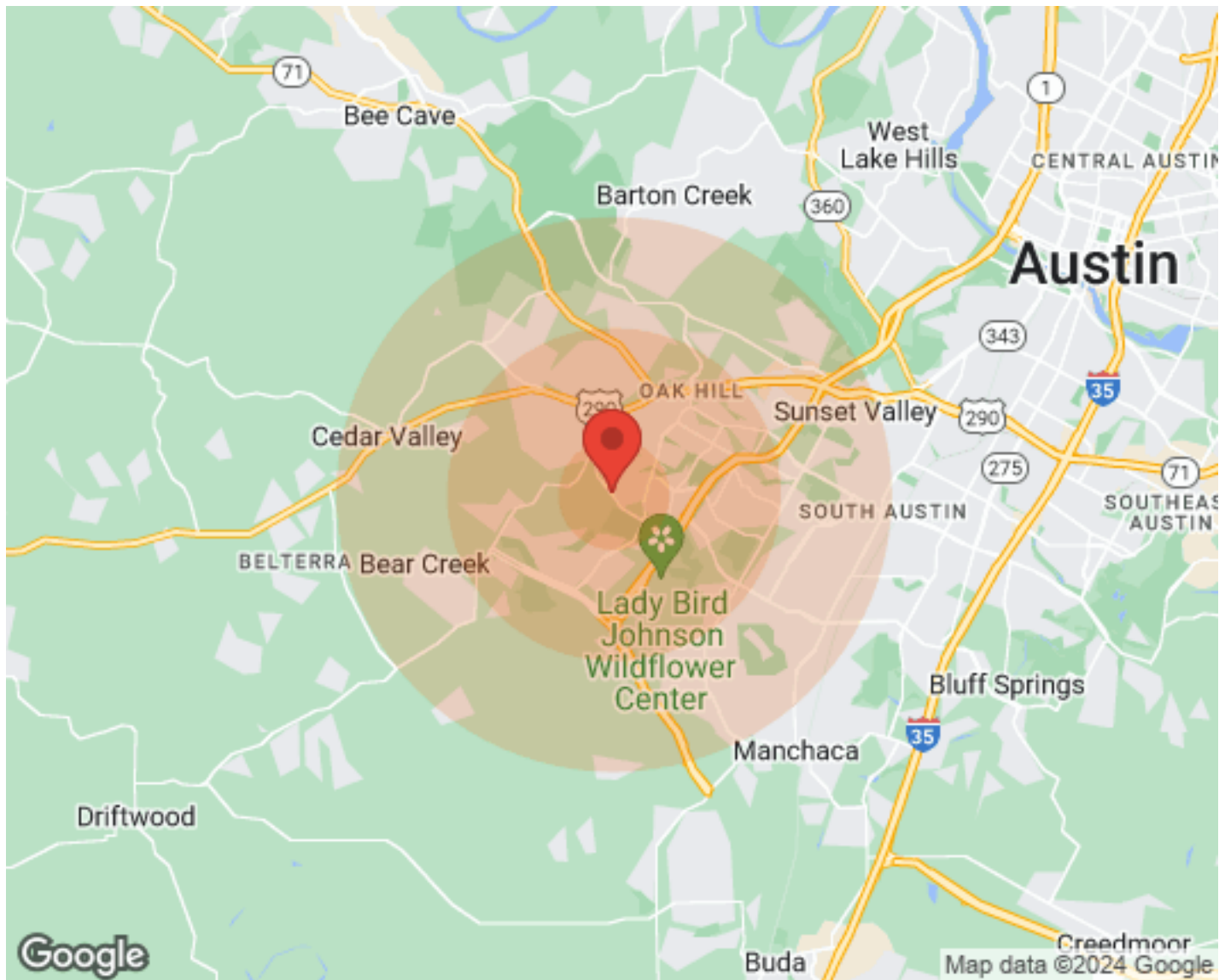


PROPERTY SURVEY



CONCRETE	WOOD FENCE
CHAIN LINK FENCE	METAL FENCE
BARBED WIRE FENCE	P.U. TIE RETAINING WALL
BRICK WALL	BLOCK WALL
OVERHEAD TELEPHONE LINE	

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,316	27,775	67,758	Median	\$117,352	\$86,839	\$74,006
Female	5,549	28,422	68,846	< \$15,000	221	944	3,255
Total Population	10,865	56,197	136,604	\$15,000-\$24,999	53	802	3,008
				\$25,000-\$34,999	95	924	3,444
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	273	2,041	6,577
Ages 0-14	2,524	11,726	27,171	\$50,000-\$74,999	769	3,668	10,227
Ages 15-24	1,465	8,074	17,778	\$75,000-\$99,999	491	3,721	8,932
Ages 25-54	4,720	22,827	57,366	\$100,000-\$149,999	1,100	4,820	10,779
Ages 55-64	1,218	7,517	17,790	\$150,000-\$199,999	691	2,592	4,629
Ages 65+	938	6,053	16,499	> \$200,000	461	1,807	3,810
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	9,277	48,910	115,067	Total Units	4,159	22,120	58,197
Black	104	790	2,786	Occupied	4,069	21,563	55,689
Am In/AK Nat	24	40	225	Owner Occupied	3,062	16,888	36,634
Hawaiian	N/A	5	5	Renter Occupied	1,007	4,675	19,055
Hispanic	1,626	9,814	31,952	Vacant	90	557	2,508
Multi-Racial	948	6,028	23,476				



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date