

**914 Shady Lane, Austin, Texas 78702 - 4.13 Acres LR-MU & SF-6**

914 Shady Lane is a 4.13 Acres property with an existing single family dwelling unit. The property was upzoned from SF-3 to Limited Retail - Mixed Use and SF-6 (Single Family/Townhome) zoning. The zoning makes up Tract 1 and Tract 2A & 2B.

Tract 1 & 2A - SF-6 (Townhome/Condo/Duplex) & Tract 2B - LR-MU (Office/Condo/Restuarant/Retail)

New Opportunities:

- 1) NRP Group is working with AISD to increase teacher housing for the district. This will create increased demand for commercial services in the area. Tract 2B provides zoning flexibility to meet the new market needs including restuarants and limited retail.
- 2) Affordability Unlocked - provides a 50% density bonus to developers for providing a portion of the residential are affordable at 80% MFI or \$65,450 for a one person household and \$93,450 for a family of four.
- 3) Reduced Parking Requirements - the City of Austin removed minimum parking ratios for new developments. This presents the developer the opportunity to reorient the site plan to the south of the property and reduce parking to increase denisty . This will also reduce the tree mitigation impact fees and allow more flexibility to develop around the existing heritage trees
- 4) Opportunity Zone - 914 Shady Lane is located in a Opportunity Zone which allows the potential to reduce long-term capital gains.

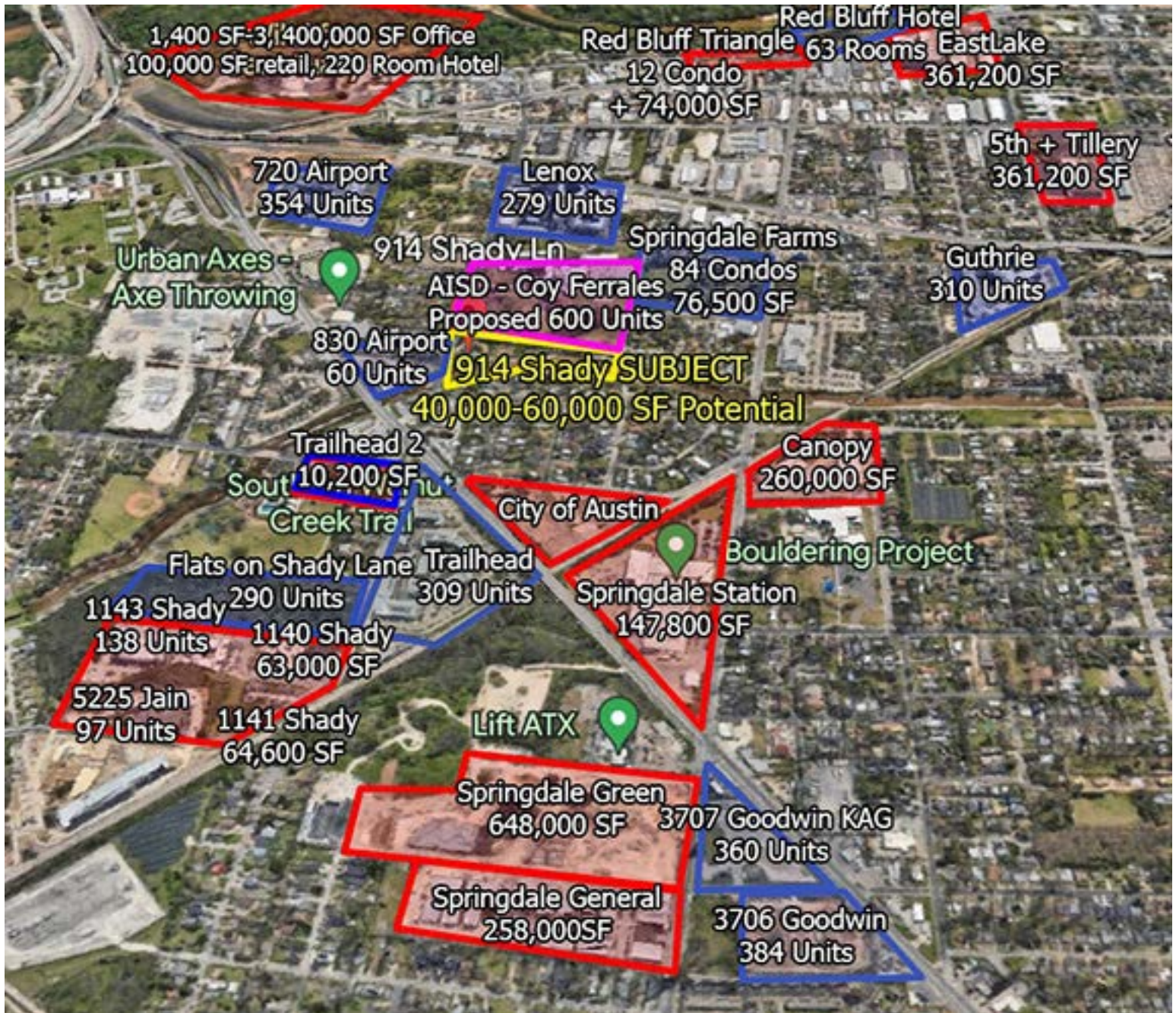
Asking Price - Call for Pricing



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



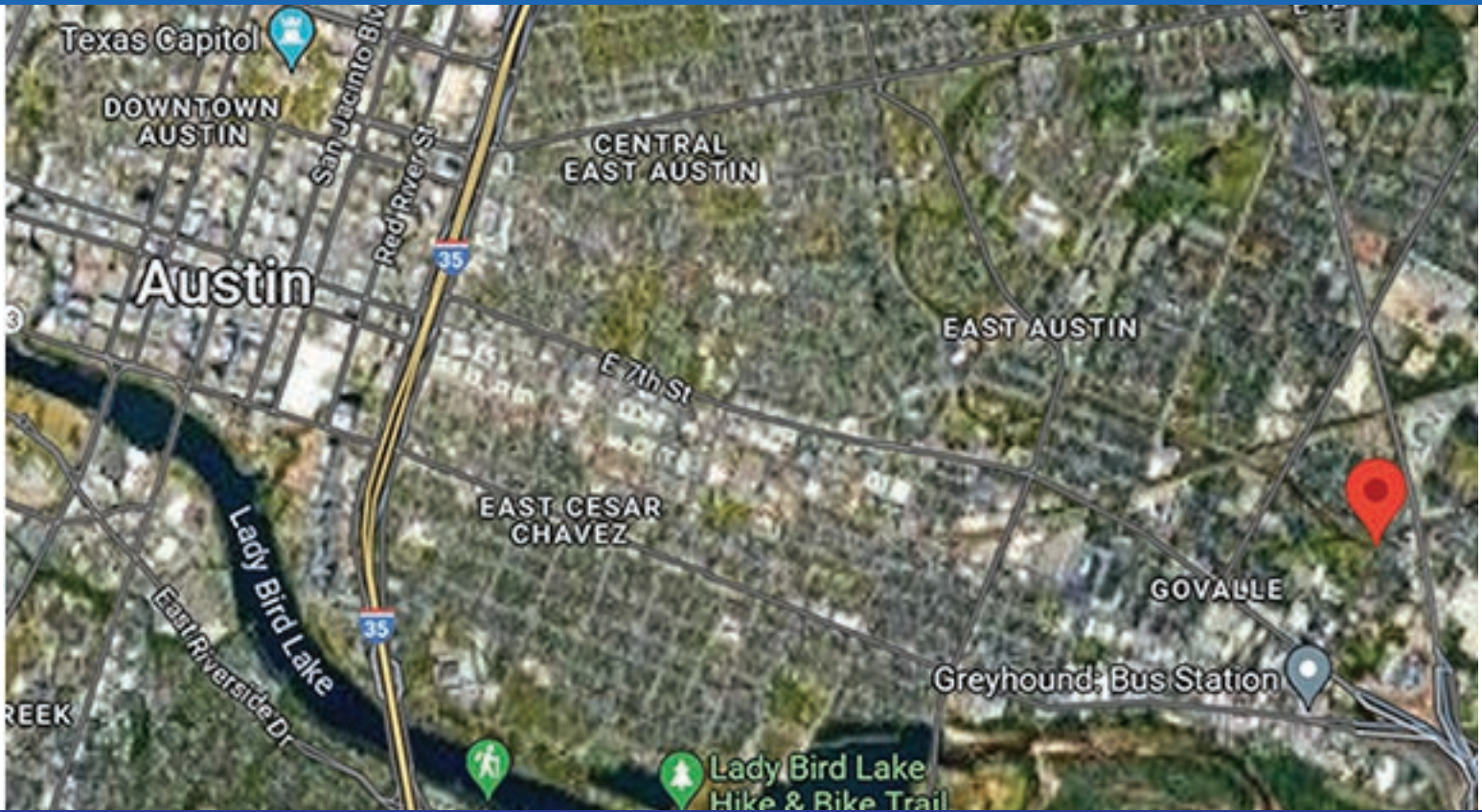
Developers: NRP Group , Stonelake Capital, Endeavor, Saxum, Jay Paul, Oden Hughes, Storybuilt, Loinstone, CIM, TOPO



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

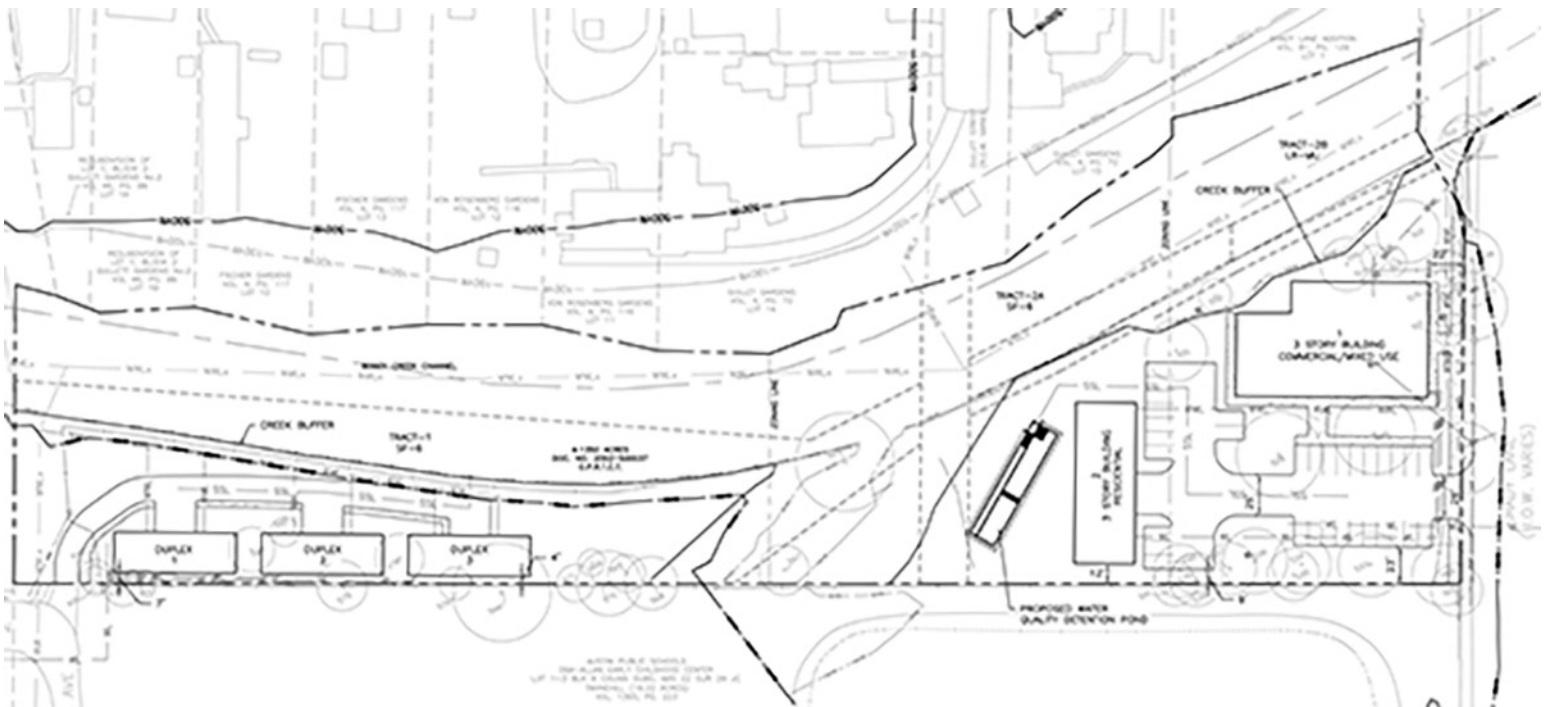
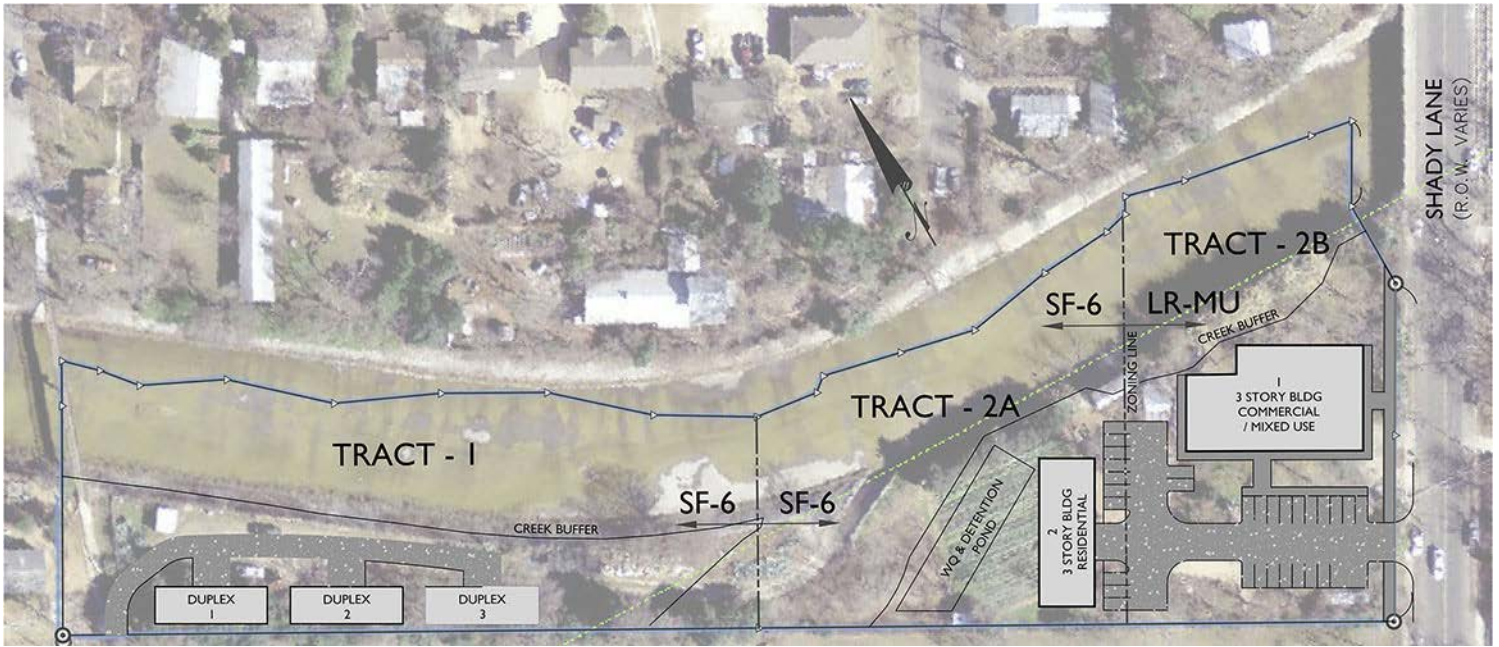
Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



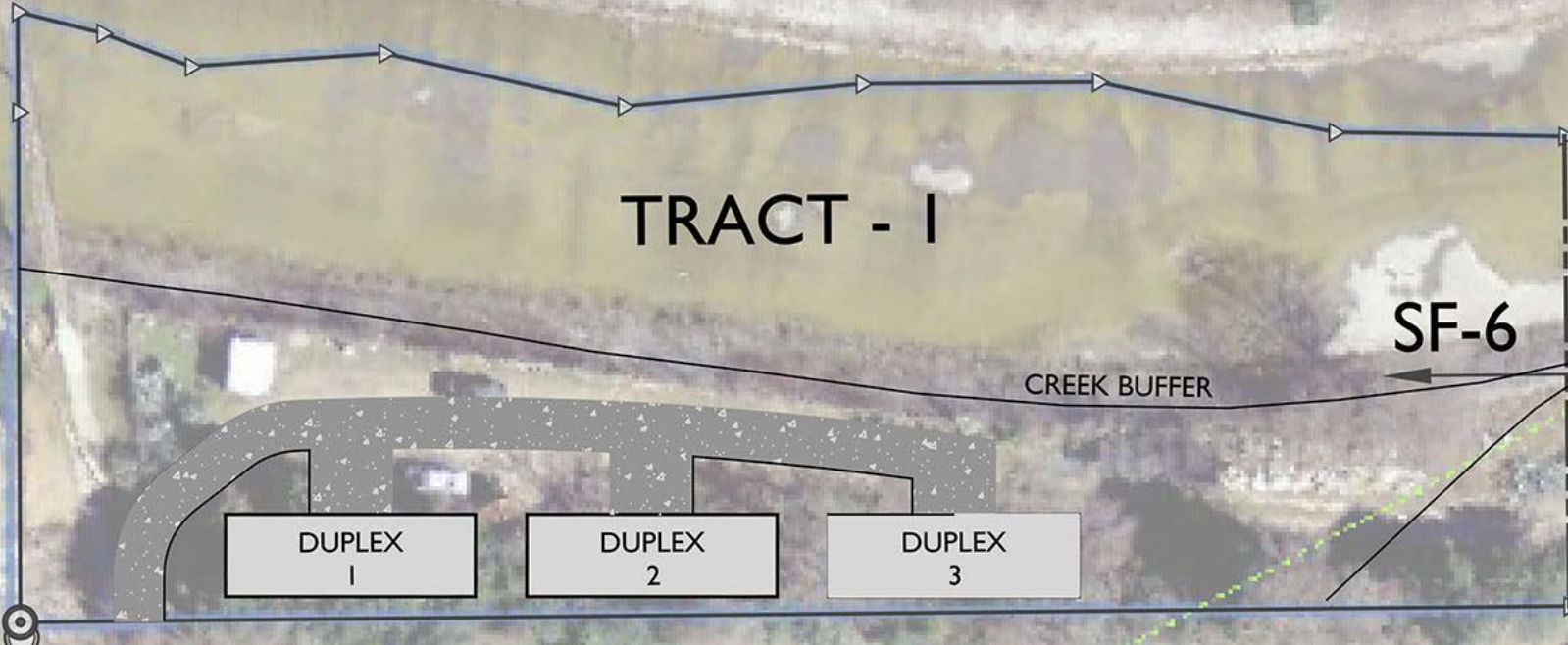
TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



| Tract 1 - SF-6 | | (Est. based on Conceptual Site Plan + potential Affordability Unlocked). |
|--------------------------|-----------|--|
| Gross Site Area | 75,025 SF | + potential Affordability Unlocked). |
| Number of Stories - 3 | | + Buyer to confirm with COA |
| Building Coverage (SF) - | 5,692 | + Uses - Condo, Townhome |
| Building Coverage (%) - | 7.60% | Residential |
| Gross Floor Area (SF) - | 8K to 19K | |
| FLOOR-TO-AREA RATIO- | .23:1 | |
| IMPERVIOUS COVER (SF) - | 14,445 | |
| IMPERVIOUS COVER (%) - | 19.3% | |
| Building Height | 35' | |
| Open Space (SF) - | 60,580 | |
| Open Space (%) - | 81% | |



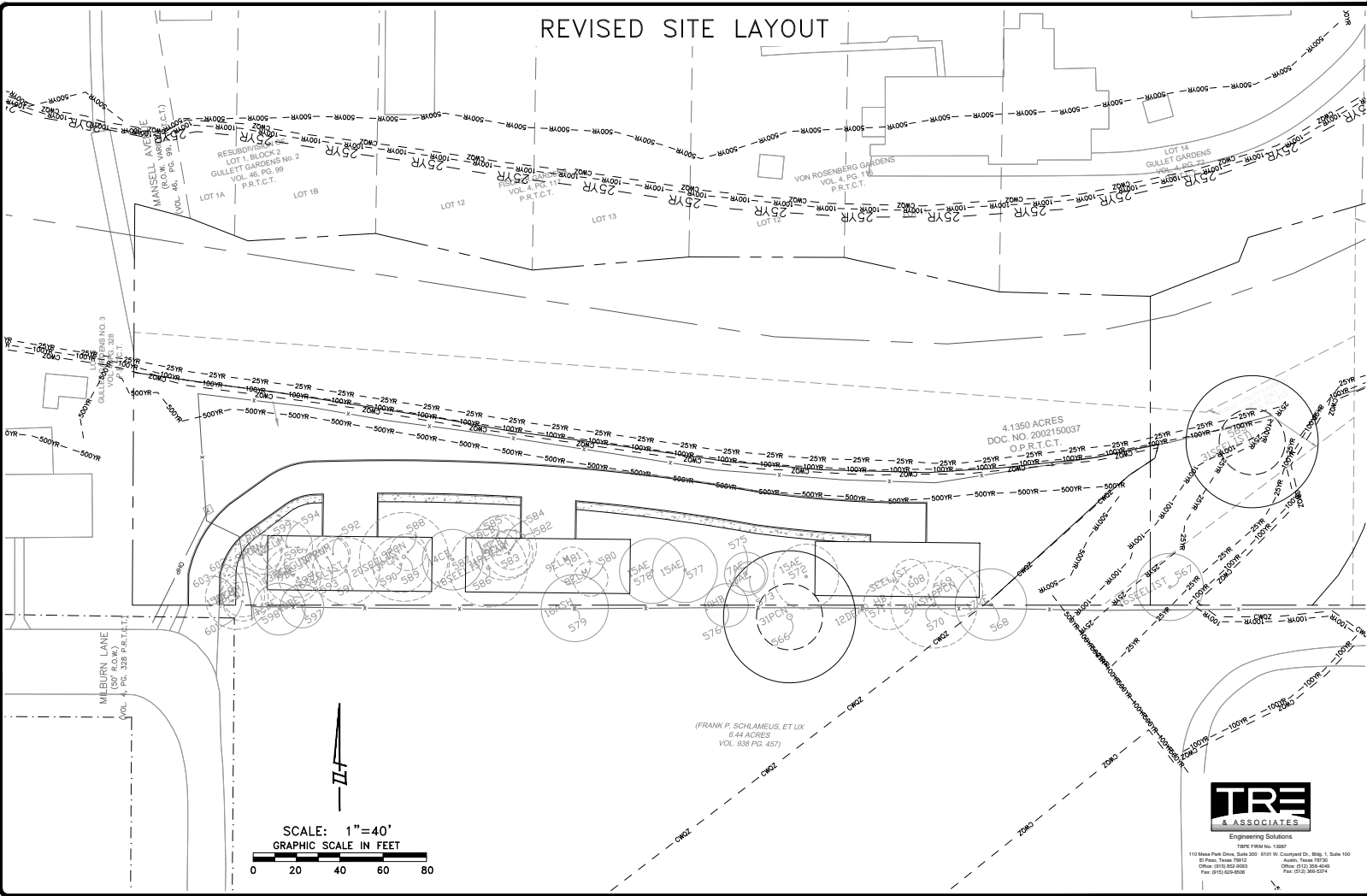
8K to 19 SF Potential w/Affordability unloked (3 Floors)



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



Tract 1 - SF-6 - 1.72 Acres - Duplex Residential/Codno/Townhome permitted at a height of 35' affordability unlocked may allow additional height and density. Access from Mansell Ave. and adjacent to AISD Coy Facility. Rear tract is linked to City bikeways.



TEXAS REALTY PARTNERS, LLC
248 Addie Roy Rd., B302
Austin, Texas 78746

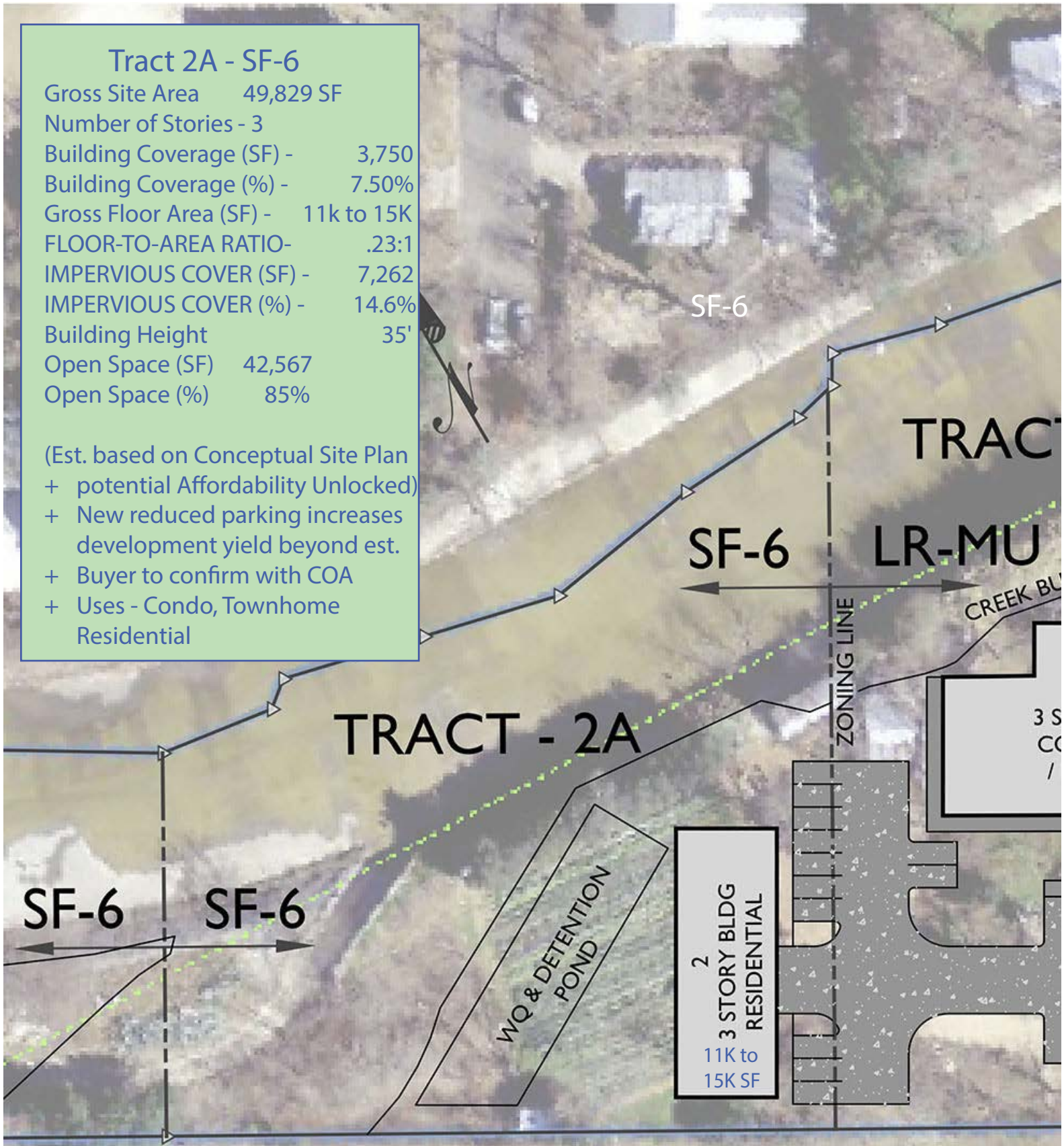
Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com

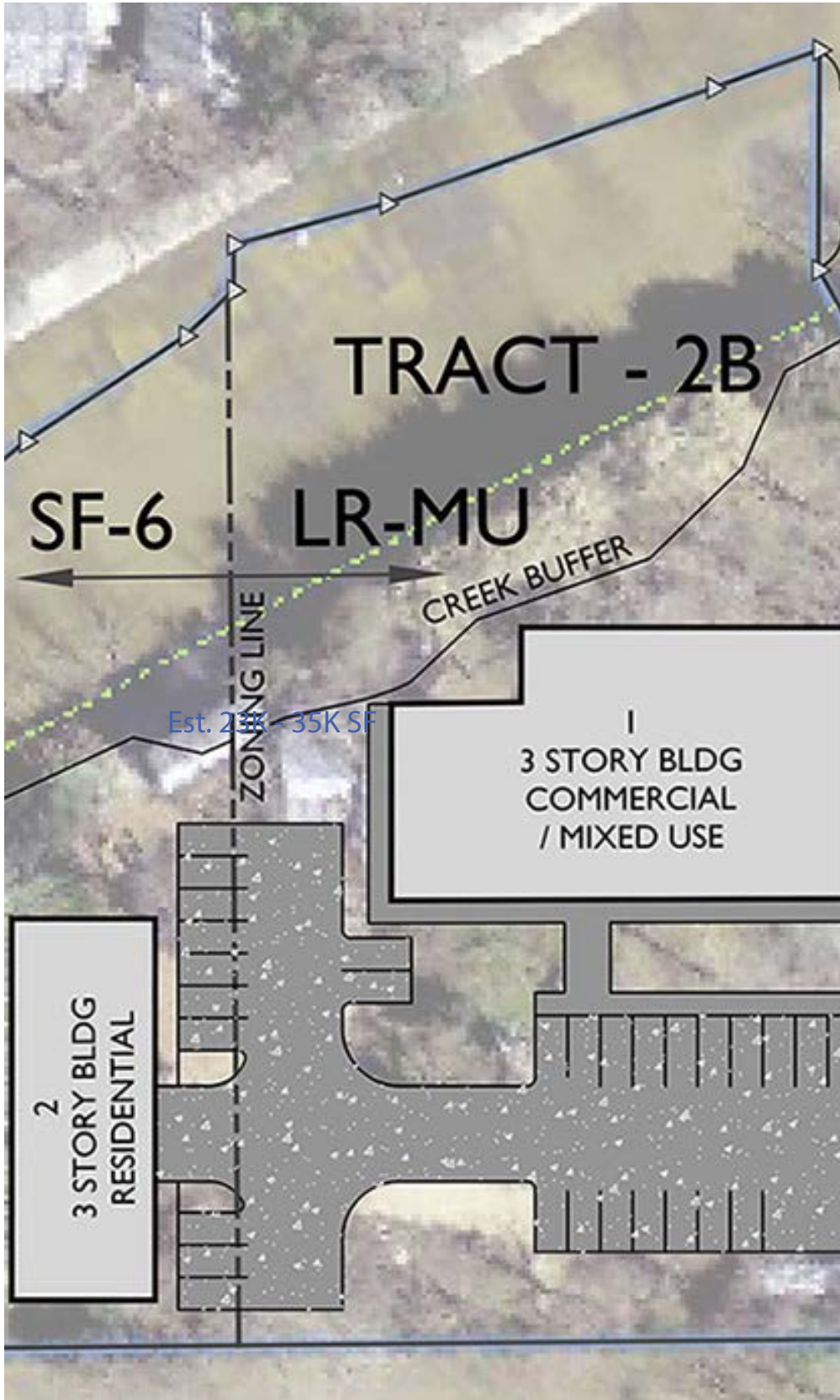


Tract 2A - SF-6

| | |
|--------------------------|------------|
| Gross Site Area | 49,829 SF |
| Number of Stories - 3 | |
| Building Coverage (SF) - | 3,750 |
| Building Coverage (%) - | 7.50% |
| Gross Floor Area (SF) - | 11k to 15K |
| FLOOR-TO-AREA RATIO- | .23:1 |
| IMPERVIOUS COVER (SF) - | 7,262 |
| IMPERVIOUS COVER (%) - | 14.6% |
| Building Height | 35' |
| Open Space (SF) | 42,567 |
| Open Space (%) | 85% |

- (Est. based on Conceptual Site Plan + potential Affordability Unlocked)
- + New reduced parking increases development yield beyond est.
- + Buyer to confirm with COA
- + Uses - Condo, Townhome Residential



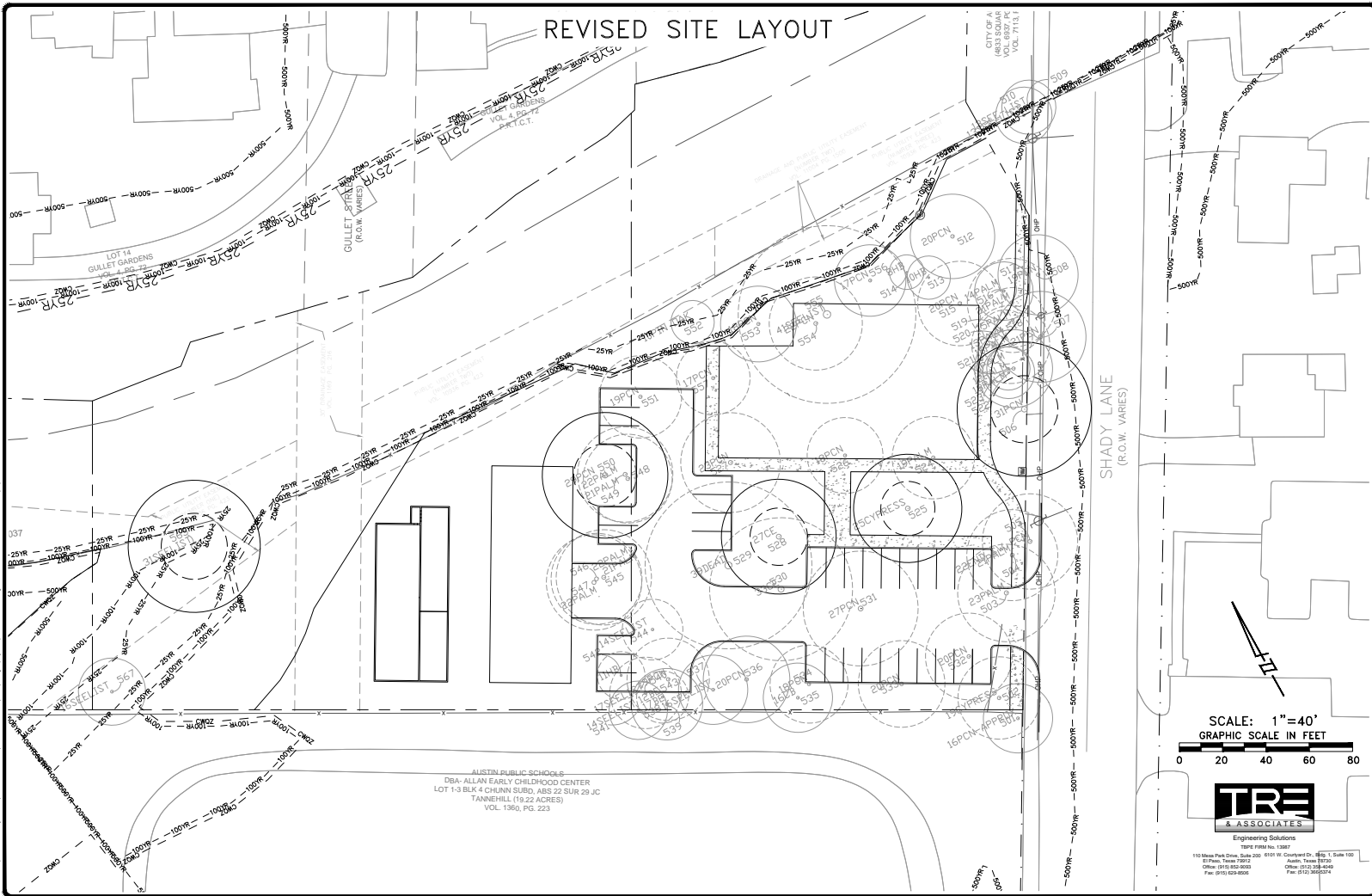


| Tract 2B | |
|--------------------------|------------|
| Gross Site Area | 55,263 |
| Number of Stories | 3 |
| Building Coverage (SF) - | 7,862 |
| Building Coverage (%) - | 14.20% |
| Gross Floor Area (SF) - | 23K to 32K |
| FLOOR-TO-AREA RATIO- | .416:1 |
| IMPERVIOUS COVER (SF) - | 22,993 |
| IMPERVIOUS COVER (%) - | 41.6% |
| Building Height | 40' |
| Open Space (SF) | 32,270 |
| Open Space (%) | 58% |

(Est. based on Conceptual Site Plan
 + potential Affordability Unlocked)
 + New reduced parking increases development yield beyond est.
 + Buyer to confirm with COA
 + Uses - Office, Condo, Restuarant, Medical, Retail, Residential

Potential to Reduce Parking Add SF or flip building orientation to south lot line for further density boost. Zoning Allows 3 story + density bonus with Affordability unlocked





Tract 2B - LR/MU - 914 Shady Lane frntage is zoned Limited Retail/Mixed-Use or 1.28 Acres of the 4.13 acres. The zoning allows for 40 feet height which could be increased using affordability unlocked. Permitted uses: condominium, office or other mixed use, group housing, short term rentals.

Tract 2A - SF-6 - Residential/Condo/Townhome permitted at a height of 35' affordability unlocked may allow additional height and density.

NEW MARKET ACTIVITY & ORDINANCE CHANGE OPPORTUNITY:

- Reduced parking for new development in Austin - Lower Tree Impact \$ + add density to conceptual site plan above
- Pursue Development Partnership with AISD/NRP Group/Coy Facility to maximize total site yield of combined 23+ acres (19 AISD = 4 Acres Shady Ln) of new development in central Austin opportunity zone.



TEXAS REALTY PARTNERS, LLC
248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



City of Austin reviewed Conceptual Site Plan SP-2022-0321C.CP. for the Mixed Use/SF-6 development. 914 Shady Conceptual plan and drainage studies were provided to the City of Austin. The City returned comments of note highlighted below - the flood plain boundaries of the Boggy Creek Waterway per comments in SP-2022-0321C.CP. are in line with Boggy Creek channel and shown on the image above upon final site plan approval. Below is an excerpt of the comments.

This is a concept site plan. The applicant is updating the city floodplain model to incorporate ATLAS 14 rainfall instead of the FEMA 500-year rainfall. They are updating the pre-project conditions floodplain. See the FYI comments below.

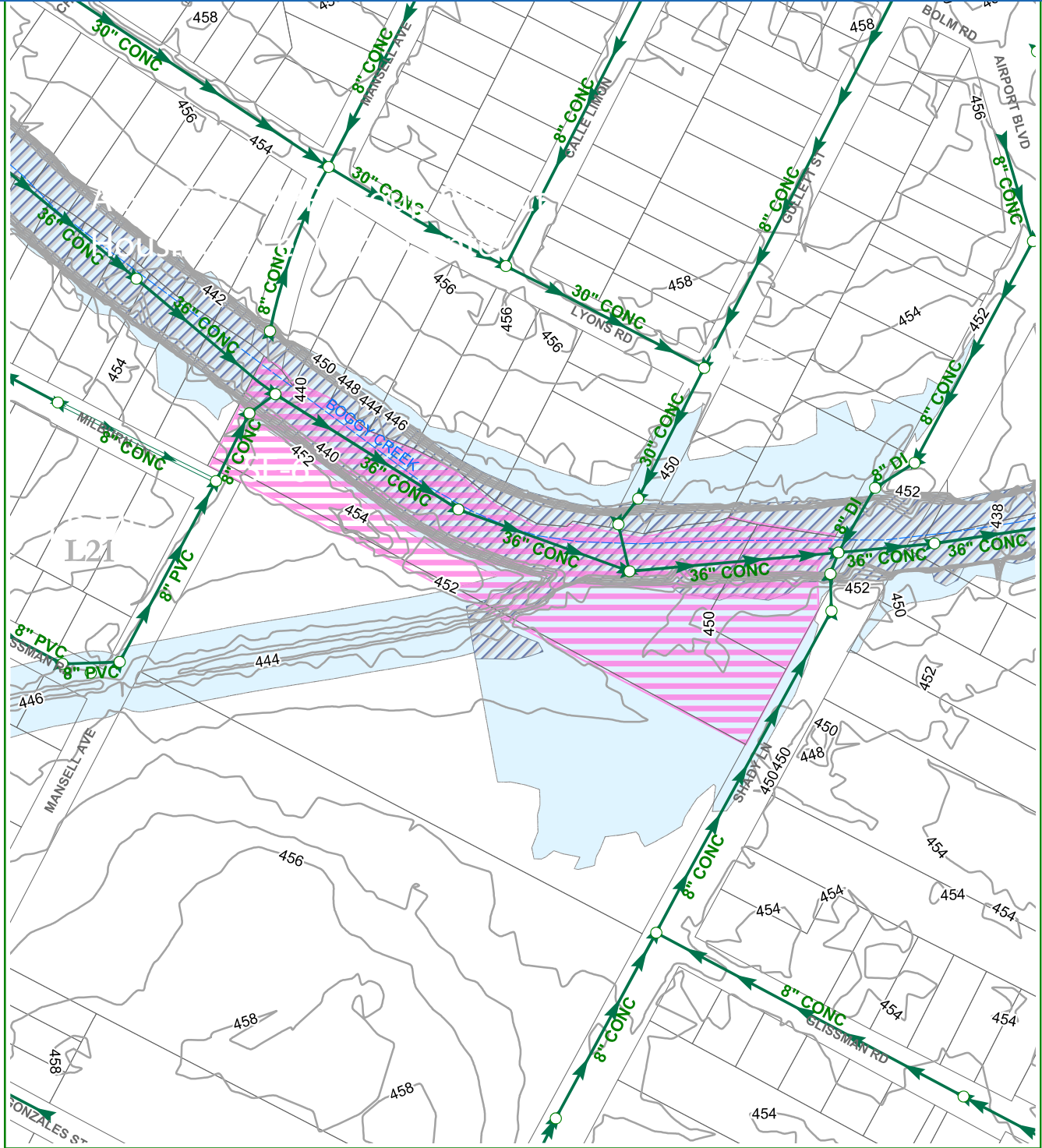
FYI: It appears that the ATLAS 14 100-year floodplain is contained within the channel on the north end of the site. The applicant will need to provide an offsite drainage area map showing where the site is in reference to the Boggy creek HMS model to ensure that flows are entered in the correct locations.



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746




Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



W.W. S.E.R. Name: 914 Shady Lane

W.W. S.E.R. Number: 5749

Utility Development Services Plotted 4/24/2023

-  Subject Tract
-  100-yr FEMA Floodplain
-  Critical Water Quality Zone



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



Drive Distances from 914 Shady Lane:



| | | | |
|-----------------------|------------|------------------------------|------------|
| HEB Supermarket - | 1.4 Miles | Dell/Round Rock, TX - | 21.1 Miles |
| ABIA Airport - | 4.1 Miles | Georgetown, TX - | 37.2 Miles |
| Downtown Austin - | 3.5 Miles | Bastrop, TX - | 27.3 Miles |
| Domain/Soccer - | 13.9 Miles | Manor, TX - | 14.5 Miles |
| University of Texas - | 3.5 Miles | Samsung/Taylor, TX - | 36.6 Miles |
| Westlake - | 13.9 Miles | Lakeway, TX - | 28.9 Miles |
| Mueller Development - | 3.3 Miles | Texas State/San Marcos, TX - | 33.8 Miles |
| Dell Medical School - | 3.9 Miles | Alamo/San Antonio - | 82.1 Miles |
| Tesla - | 7.9 Miles | Houston, TX - | 160 Miles |



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com



HI SIGN
BREWING



ΣΖΟΥ



WINDA
TROPICAL



LOU'S
AUSTIN, TEXAS



TEXAS REALTY PARTNERS, LLC

248 Addie Roy Rd., B302
Austin, Texas 78746

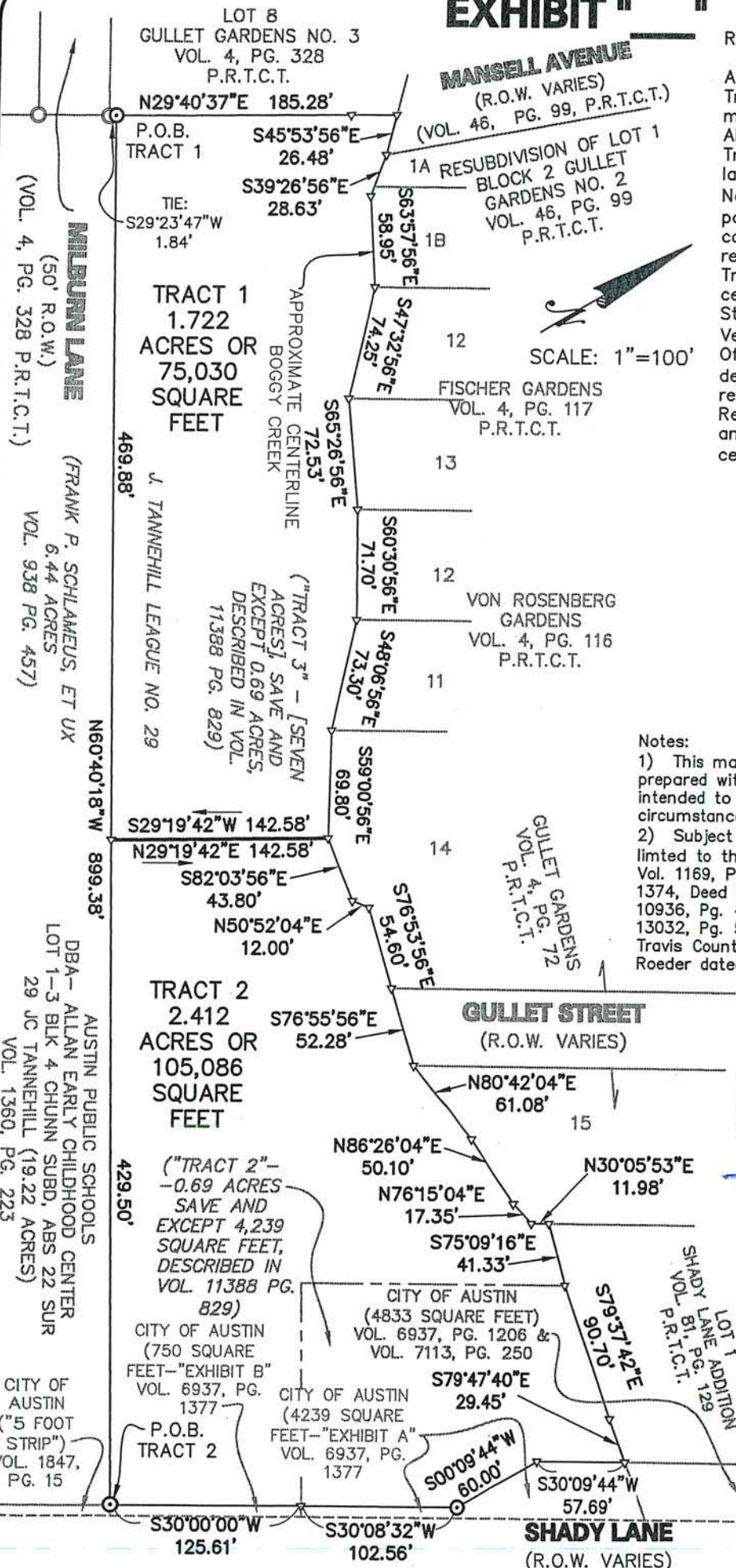
Loren Kirkpatrick
(512) 656-8521
loren@trpaustin.com
www.trpaustin.com

EXHIBIT " "

ATS Job # 19060747s

Reference: Scherzer

Address: 914 Shady Lane, Austin, Texas
 Tract 1: 1.722 Acres or 75,030 Square Feet of land, more or less,
 AND
 Tract 2: 2.412 Acres or 105,086 Square Feet of land, more or less, out of the J.C. Tannehill League No. 29 in Travis County, Texas, (both) being a portion of that certain (seven acre) tract as conveyed to W.A. Rosentritt, et ux, by deed as recorded in Vol. 474, Pgs. 630-631, Deed Records, Travis County, Texas, same being a portion of those certain tracts of land conveyed to Kimberly Beal and Stephanie Scherzer, by General Warranty Deed with Vendor's Lien as recorded in Doc. No. 2002150037, Official Public Records, Travis County, Texas, described as "Tracts 2 and 3 in Deed ... as recorded in Vol. 11388, Pg. 829, Real Property Records, Travis County, Texas, save and except any and all portions of said tracts lying North of the centerline of Boggy Creek."



PREPARED FROM RECORDS AND SURVEY BY OTHERS:



Paul Utterback, RPLS No. 5738
 Client: Scherzer, Stephanie
 Tech: MBolton
 Date Drawn: 6/26/19

ATS
 www.ats-engineers.com
 TBPLS FIRM REG. #10126000
 4910 West Hwy 290
 AUSTIN, TEXAS 78735

Engineers Inspectors & Surveyors
 (512) 328-6995
 FAX: (512) 328-6996

**FIELD NOTES
TO ACCOMPANY EXHIBIT**

1.722 ACRES OR 75,030 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE J.C. TANNEHILL LEAGUE NO. 29, BEING A PORTION OF THAT CERTAIN (SEVEN ACRE) TRACT AS CONVEYED TO W.A. ROSENTRITT, ET UX, BY DEED AS RECORDED IN VOL. 474, PGS. 630-631, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO KIMBERLY BEAL AND STEPHANIE SCHERZER, BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. NO. 2002150037, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED AS "TRACTS 2 AND 3 IN DEED ... AS RECORDED IN VOL. 11388, PG. 829, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT ANY AND ALL PORTIONS OF SAID TRACTS LYING NORTH OF THE CENTERLINE OF BOGGY CREEK", SAID 1.722 ACRES OR 75,030 SQUARE FEET OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a bolt found in the east line of Lot 8, Gullet Gardens No. 3, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 4, Pg. 328, Plat Records, Travis County, Texas, for the Northwest corner of that certain (6.44 Acre) tract of land as conveyed to Frank P. Schlameus, et ux, by deed as recorded in Vol. 938, Pg. 457, Deed Records, Travis County, Texas, same being the Northwest corner of that certain tract conveyed to Austin Independent School District by deed as recorded in Vol. 1360, Pg. 223, Deed Records, Travis County, Texas, same being the apparent Southwest corner of the said (Seven Acre) tract, for the Southwest corner of the said Beal/Scherzer tract and Southwest corner and **POINT OF BEGINNING** of the herein described tract, from which a 1/2" iron pipe found for the Southeast corner of said Lot 8, same being the Northeast corner of Milburn Lane, a 50 foot wide right-of-way, bears S 29°23'47" W 1.84 feet ;

THENCE: N 29°40'37" E 185.28 feet, along the east line of said Lot 8, and the west line of the said Beal/Scherzer tract, to a calculated point in the south line of Mansell Avenue, a 50 foot wide right-of-way, as shown on the plat of Resubdivision of Lot 1, Block 2, Gullet Gardens No. 2, according to the map or plat as recorded in Vol. 46, Pg. 99, Plat Records, Travis County, Texas, for the Northwest corner of the herein described tract;

THENCE: S 45°53'56" E 26.48 feet, along the south line of Mansell Avenue, to a calculated point in the approximate centerline of Boggy Creek, for the Southwest corner of Lot 1-A, of said Resubdivision of Lot 1, Block 2, Gullet Gardens No. 2, for an angle point of the herein described tract;

THENCE: along the approximate centerline of Boggy Creek and the north line of the herein described tract, the following seven (7) courses:

- 1) S 39°26'56" E 28.63 feet, to a calculated point;
- 2) S 63°57'56" E 58.95 feet, to a calculated point;
- 3) S 47°32'56" E 74.25 feet, to a calculated point;
- 4) S 65°26'56" E 72.53 feet, to a calculated point;
- 5) S 60°30'56" E 71.70 feet, to a calculated point;
- 6) S 48°06'56" E 73.30 feet, to a calculated point;

- 7) S 59°00'56" E 69.80 feet, to a calculated point in the south line of Lot 14, Gullett Gardens, according to the map or plat as recorded in Vol. 4, Pg. 72, Plat Records, Travis County, Texas, for the Northeast corner of the herein described tract;

THENCE: over and across the said (Seven Acre) tract, S 29°19'42" W 142.58 feet to a calculated point in the north line of the said (6.44 Acre) tract, same being the north line of the said Austin Independent School District tract, and being in the south line of the said (Seven Acre) tract, and south line of the said Beal/Scherzer tract, for the Southeast corner of the herein described tract;

THENCE: N 60°40'18" W 469.88 feet along the north line of the said (6.44 Acre) tract, and said Austin Independent School District tract, same being in the south line of the said (Seven Acre) tract, and the said Beal/Scherzer tract to the **POINT OF BEGINNING** of the herein described tract, containing 1.722 Acres or 75,030 square feet of land, more or less.

ABOVE DESCRIPTION PREPARED FROM RECORDS:

Based on Title Survey of (4.135 Acres) as prepared by Michael J. Roeder RPLS, on 7-31-02, Reference: Kimberly Beal and Stephanie Scherzer/First American Title Company GF#F32014-010-CDB.

Bearings cited hereon are based on Deed as recorded in Vol. 474, Pg. 630, Deed Records, Travis County, Texas.

Paul Utterback
 Registered Professional Land Surveyor No. 5738
 June 26, 2019
References: TCAD MAP/GEO ID 0202160101



**FIELD NOTES
TO ACCOMPANY EXHIBIT**

2.412 ACRES OR 105,086 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE J.C. TANNEHILL LEAGUE NO. 29, BEING A PORTION OF THAT CERTAIN (SEVEN ACRE) TRACT AS CONVEYED TO W.A. ROSENTRITT, ET UX, BY DEED AS RECORDED IN VOL. 474, PGS. 630-631, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO KIMBERLY BEAL AND STEPHANIE SCHERZER, BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOC. NO. 2002150037, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED AS "TRACTS 2 AND 3 IN DEED ... AS RECORDED IN VOL. 11388, PG. 829, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT ANY AND ALL PORTIONS OF SAID TRACTS LYING NORTH OF THE CENTERLINE OF BOGGY CREEK", SAID 2.412 ACRES OR 105,086 SQUARE FEET OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a bolt found in the existing west right-of-way line of Shady Lane, a variable width right-of-way, for the Northeast corner of that certain tract of land conveyed to the City of Austin for street purposes in Vol. 1847, Pg. 15, Deed Records, Travis County, Texas, same being for the Southwest corner of that certain (750 Square foot) tract of land described as "Exhibit B" as conveyed to the City of Austin for street purposes by deed as recorded in Vol. 6937, Pg. 1377, Deed Records, Travis County, Texas, being in the north line of that certain (6.44 Acre) tract of land as conveyed to Frank P. Schlameus, et ux, by deed as recorded in Vol. 938, Pg. 457, Deed Records, Travis County, Texas, same being the north line of that certain tract conveyed to Austin Independent School District by deed as recorded in Vol. 1360, Pg. 223, Deed Records, Travis County, Texas, same being in the south line of the said (Seven Acre) tract, for the Southeast corner of the said Beal/Scherzer tract, for the Southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a bolt found for the apparent Northwest corner of the said (6.44 Acre) tract and said Austin Independent School District tract, same being the Southwest corner of said (Seven Acre) tract bears S 60°40'18" E 899.38 feet;

THENCE: N 60°40'18" W 429.50 feet, along the north line of the said (6.44 Acre) tract, and north line of said Austin Independent School District tract, same being in the south line of the said (Seven Acre) tract, and the said Beal/Scherzer tract to a calculated point for the Southwest corner of the herein described tract;

THENCE: over and across the said (Seven Acre) tract, N 29°19'42" E 142.58 feet to a calculated point in the north line of the said (Seven Acre) tract, same being in the south line of Lot 14, Gullett Gardens, according to the map or plat as recorded in Vol. 4, Pg. 72, Plat Records, Travis County, Texas, for the Northwest corner of the herein described tract;;

THENCE: along the existing north line of said (Seven Acre) tract, and existing north line of said "Tract 3", the following nine (9) courses:

- 1) S 82°03'56" E 43.80 feet, to a calculated point;
- 2) N 50°52'04" E 12.00 feet, to a calculated point;
- 3) S 76°53'56" E 54.60 feet, to a calculated point;
- 4) S 76°55'56" E 52.28 feet, to a calculated point;

- 5) N 80°42'04" E 61.08 feet, to a calculated point;
- 6) N 86°26'04" E 50.10 feet, to a calculated point;
- 7) N 76°15'04" E 17.35 feet, to a calculated point;
- 8) N 30°05'53" E 11.98 feet, to a calculated point, for the Southwest corner of Lot 1, Shady Lane Addition, a subdivision in Travis County, Texas, according to the map or plat as recorded in Vol. 81, Pg. 129, Plat Records, Travis County, Texas, for an angle point in the herein described tract;
- 9) S 75°09'16" E 41.33 feet, to a calculated point for the Northwest corner of the said "Tract 2", described as (0.69 Acres) as recorded in Vol. 11388, Pg. 829, Real Property Records, Travis County, Texas, for an angle point of the herein described tract;

THENCE: continuing along the south line of said Lot 1, Shady Lane Addition, and the north line of said "Tract 2", the following two (2) courses:

- 1) S 79°37'42" E 90.70 feet, to a calculated point;
- 2) S 79°47'40" E 29.45 feet, to a calculated point in the west right-of-way of Shady Lane, for the Southwest corner of that certain (4,833 Square foot) tract of land conveyed to the City of Austin for street purposes in Vol. 6937, Pg. 1206 and Vol. 7113, Pg. 250, Deed Records, Travis County, Texas, same being the Northwest corner of that certain (4,239 Square Foot) tract of land described as "Exhibit A" as conveyed to the City of Austin for street purposes by deed as recorded in Vol. 6937, Pg. 1377, Deed Records, Travis County, Texas, same being the Southeast corner of Lot 1, Shady Lane Addition, for the most Northerly Northeast corner of the herein described tract.;

THENCE: along the west line of the said City of Austin (4,239 Square foot) tract, and the west right-of-way line of Shady Lane, the following three (3) courses:


- 1) S 30°09'44" W 57.69 feet, to a calculated point;
- 2) S 00°09'44" W 60.00 feet, to a bolt found for an angle point of the said (4,239 Square foot) tract, for an angle point of the herein described tract;
- 3) S 30°08'32" W 102.56 feet to a calculated point for the Southwest corner of the said (4,239 Square foot) tract, same being the Northwest corner of the said City of Austin (750 Square foot) tract of land described as "Exhibit B", for an angle point of the herein described tract;

THENCE: S 30°00'00" W 125.61 feet along the west right-of-way line of Shady Lane and the west line of said (750 Square foot) tract, to the **POINT OF BEGINNING** of the herein described tract, containing 2.412 Acres or 105,086 square feet of land, more or less.

ABOVE DESCRIPTION PREPARED FROM RECORDS:

Based on Title Survey of (4.135 Acres) as prepared by Michael J. Roeder RPLS, on 7-31-02, Reference: Kimberly Beal and Stephanie Scherzer/First American Title Company GF#F32014-010-CDB.

Bearings cited hereon are based on Deed as recorded in Vol. 474, Pg. 630, Deed Records, Travis County, Texas.


 Paul Utterback
 Registered Professional Land Surveyor No. 5738
 June 26, 2019
 References: TCAD MAP/GEO ID 0202160101

