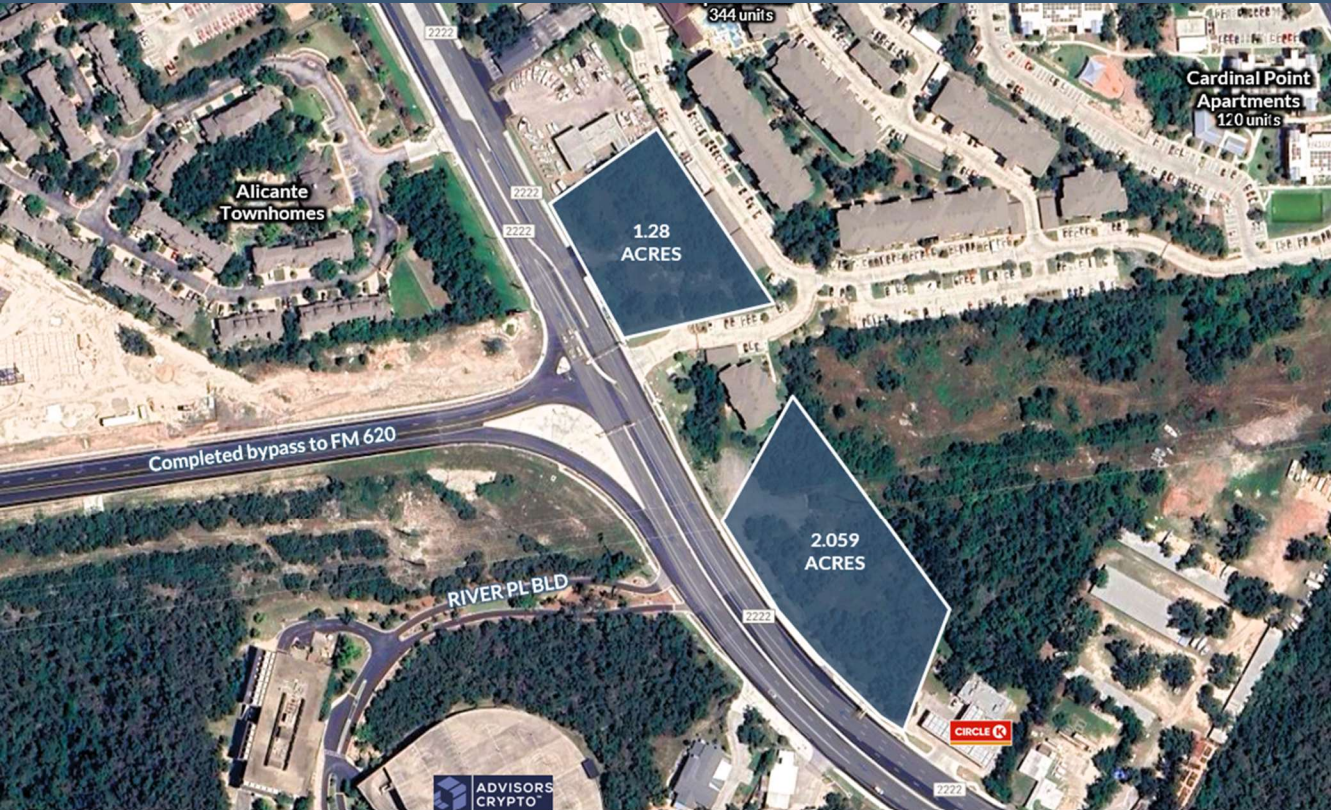


# FOUR POINTS PADS

NEC FM 620 & RR 2222 | AUSTIN, TX 78730



## FOR SALE

- Two Tracts totaling 3.339 acres
  - Pad 1: 1.28 ac
  - Pad 2: 2.059 ac
- Excellent visibility and frontage
- Close proximity to major retailers
- Zoning: GR-CO

## AREA RETAILERS



Prime opportunity located near the intersection of FM 620 and RR 2222 in the growing Four Points area. The property enjoys proximity to major retailers, local businesses, corporations and Concordia University.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	3,085	22,442	89,343
Avg HH Income	\$158,122	\$209,789	\$240,366
Total Households	1,835	10,968	37,566

### TRAFFIC COUNTS

37,907 VPD on RR 2222  
44,999 VPD on RR 620

## CONTACT FOR MORE INFORMATION

**JEFF R. LEWIS**

Principal  
512.359.5857

[jlewis@ironwoodre.com](mailto:jlewis@ironwoodre.com)

**CASEY R. KOPECKY**

Principal | Director of Brokerage  
512.477.2221

[ckopecky@ironwoodre.com](mailto:ckopecky@ironwoodre.com)

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.



# FOUR POINTS PADS | NEC FM 620 and RR 2222, AUSTIN, TX

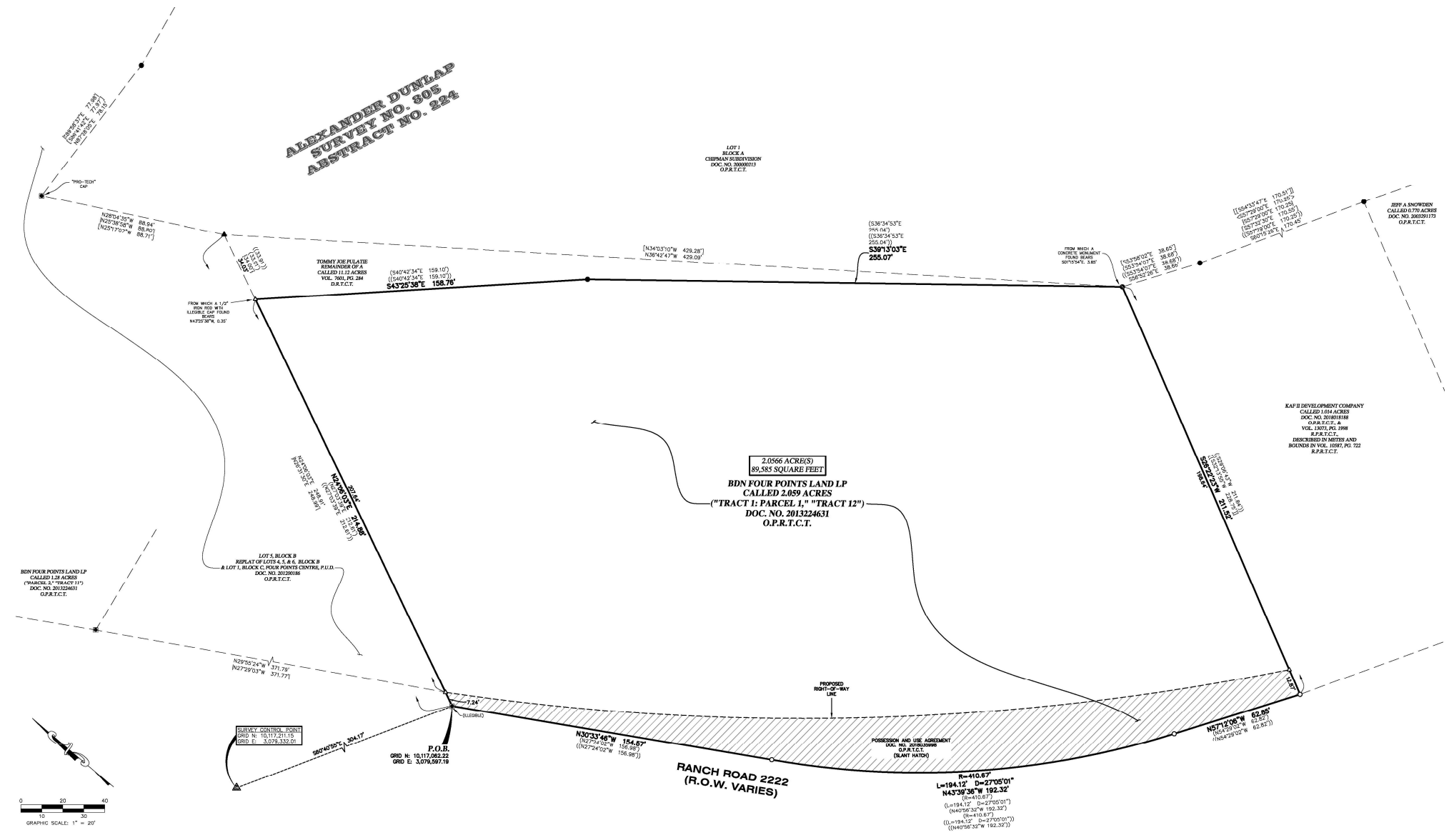


# FOUR POINTS PADS | NEC FM 620 and RR 2222, AUSTIN, TX



**ALEXANDER DUNLAP  
SURVEY NO. 805  
ABSTRACT NO. 224**

LOT 1  
BLOCK A  
CHEPMAN SUBDIVISION  
DOC. NO. 2000011  
O.P.R.T.C.T.



**2.0566 ACRE(S)  
89,585 SQUARE FEET**  
**BDN FOUR POINTS LAND LP  
CALLED 2.059 ACRES  
("TRACT 1: PARCEL 1," "TRACT 12")  
DOC. NO. 201324631  
O.P.R.T.C.T.**

KAF II DEVELOPMENT COMPANY  
CALLED 1.04 ACRES  
DOC. NO. 2008018  
O.P.R.T.C.T. A  
VOL. 1307, PG. 198  
R.P.R.T.C.T.  
DESCRIBED IN METES AND  
BOUNDS IN VOL. 1087, PG. 722  
R.P.R.T.C.T.

FROM WHICH A 1/2"  
RHD RHD WITH  
ELEVATION AND ROAD  
BEARS  
N43°52'38"W 0.35'

BDN FOUR POINTS LAND LP  
CALLED 1.26 ACRES  
("PARCEL 2," "TRACT 11")  
DOC. NO. 20124601  
O.P.R.T.C.T.

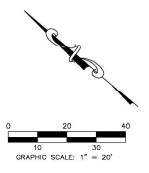
LOT 5, BLOCK B  
REPLAT OF LOTS A, S & G, BLOCK B  
& LOT 1, BLOCK C, FOUR POINTS CENTRE, P.L.D.  
DOC. NO. 20220186  
O.P.R.T.C.T.

SURVEY CONTROL POINT  
GRID N: 10,117,011.13  
GRID E: 3,079,332.01

P.O.B.  
GRID N: 10,117,002.22  
GRID E: 3,079,597.19

**RANCH ROAD 2222  
(R.O.W. VARIES)**

R=410.87  
L=194.12 D=27°05'01"  
N43°39'36"W 192.32'  
[L=410.87]  
[L=194.12 D=27°05'01"]  
[L=407.02 D=17°52'32"]  
[L=194.12 D=27°05'01"]  
[L=407.02 D=17°52'32"]





# FOUR POINTS PADS | NEC FM 620 and RR 2222, AUSTIN, TX



Alicante  
Townhomes

Bell Four Points  
Apartments  
344 units

Cardinal Point  
Apartments  
120 units

1.28  
ACRES

2.059  
ACRES

Completed bypass to FM 620

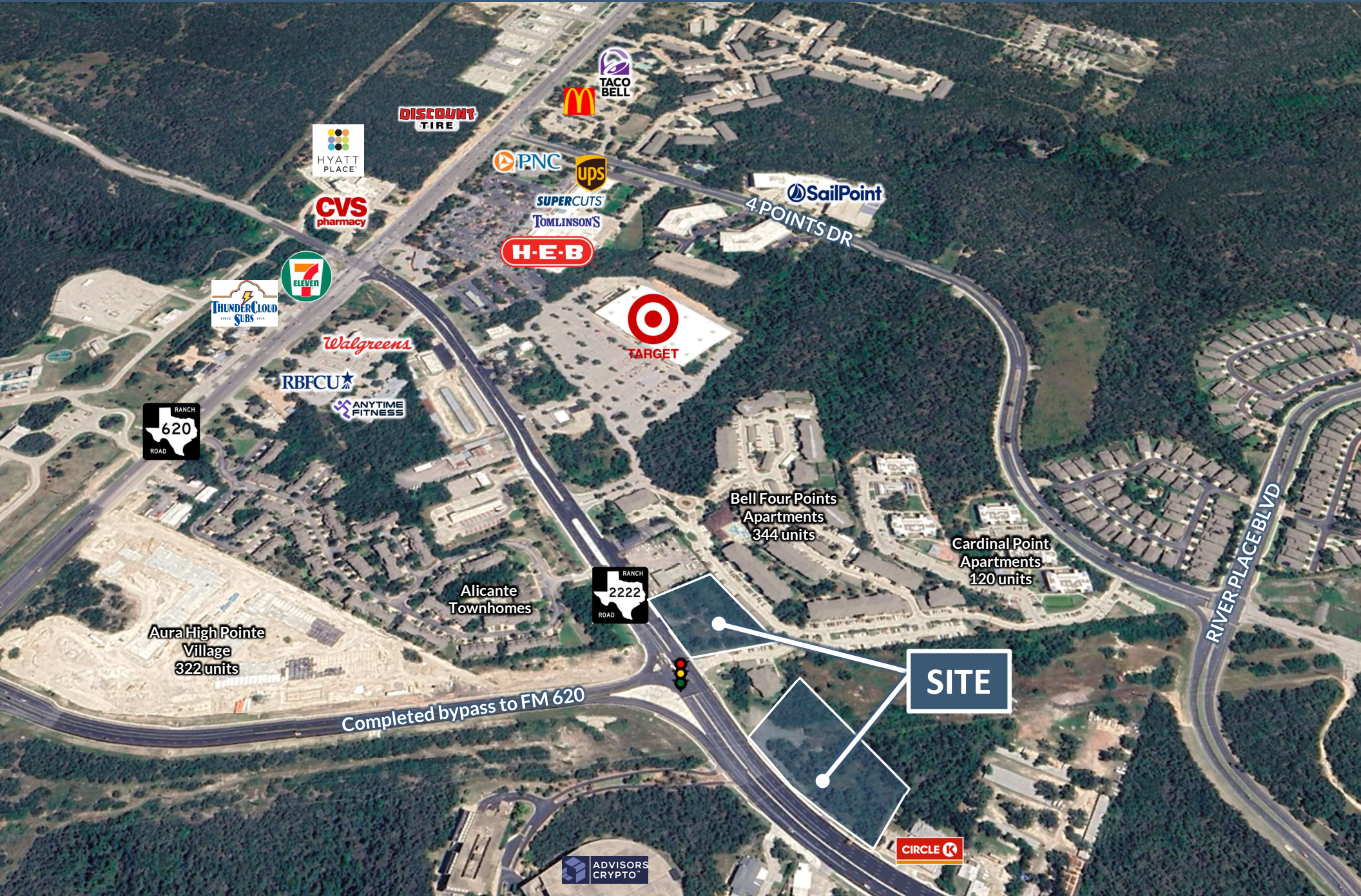
RIVER PL BLD

CIRCLE K

ADVISORS  
CRYPTO

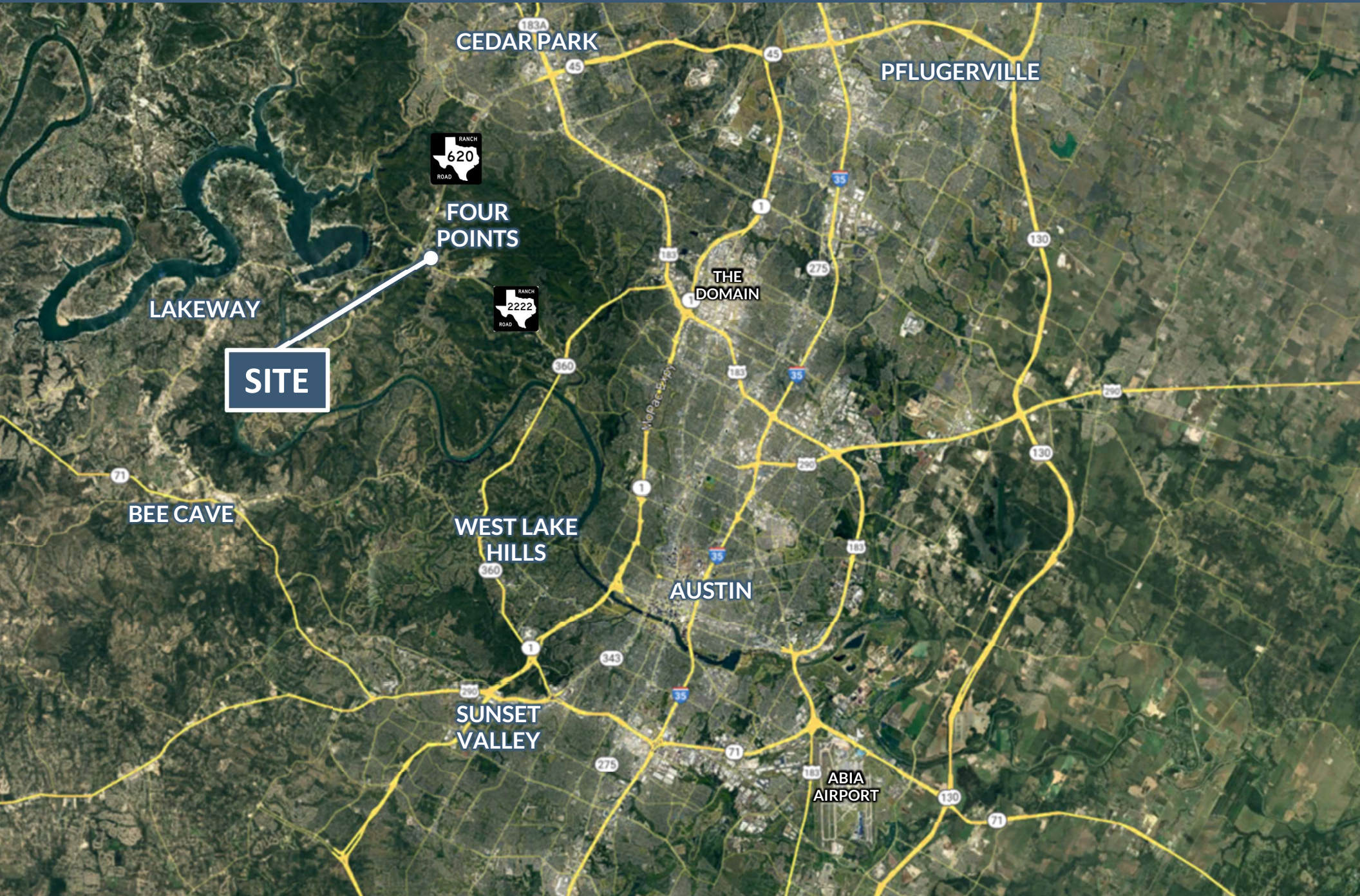


# FOUR POINTS PADS | NEC FM 620 and RR 2222, AUSTIN, TX





# FOUR POINTS PADS | NEC FM 620 and RR 2222, AUSTIN, TX



CEDAR PARK

PFLUGERVILLE



FOUR POINTS



THE DOMAIN

SITE

LAKEWAY

BEE CAVE

WEST LAKE HILLS

AUSTIN

SUNSET VALLEY

ABIA AIRPORT



# 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 on 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 listening 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.

Ironwood Commercial Brokerage, LP  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581  
License No.

mhooks@ironwoodre.com  
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512.477.4848  
Phone

Matthew Hooks  
Designated Broker of Firm

443482  
License No.

mhooks@ironwoodre.com  
Email

512.477.2225  
Phone

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Licensed Supervisor of Sales Agent/ Associate

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License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

Jeff Lewis  
Sales Agent/ Associate's Name

610318  
License No.

jlewis@ironwoodre.com  
Email

512.820.6709  
Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initial

\_\_\_\_\_  
Date

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