

# Scottish Inn Hotel Redevelopment Site

6201 E Hwy 290, Austin, TX 78723





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# EXECUTIVE SUMMARY

<b>ADDRESS</b>	6201 E Hwy 290, Austin, TX 78723
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<b>PRICE</b>	Contact Broker for Price
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<b>OCCUPANCY</b>	Single Tenant
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<b>LOT SIZE</b>	1.65 AC
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<b>BUILDING SIZE</b>	22,410 SF
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<b>YEAR BUILT</b>	1963
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<b>ZONING</b>	CS-MU
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## DEAL HIGHLIGHTS

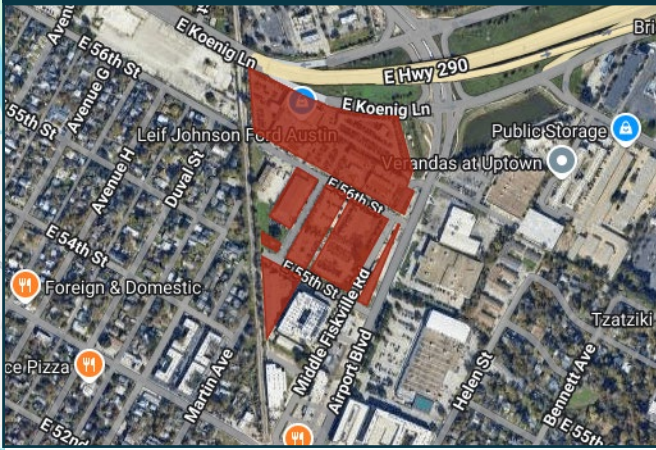
- Two curb cuts on Hwy 290 frontage road with excellent visibility and access to major thoroughfares
- Ideal for owner-users or investors seeking redevelopment or value-add opportunities
- Surrounded by dense residential, retail, and mixed-use developments in Austin's fastest-growing submarkets





# SITE LOCATION

## UPCOMING ZONING UPDATES



"A pocket of North Loop just off Hwy. 290 is now lined up to become a mixed-use district with thousands of new residences after City Council approved of a series of zoning updates for the area this spring.

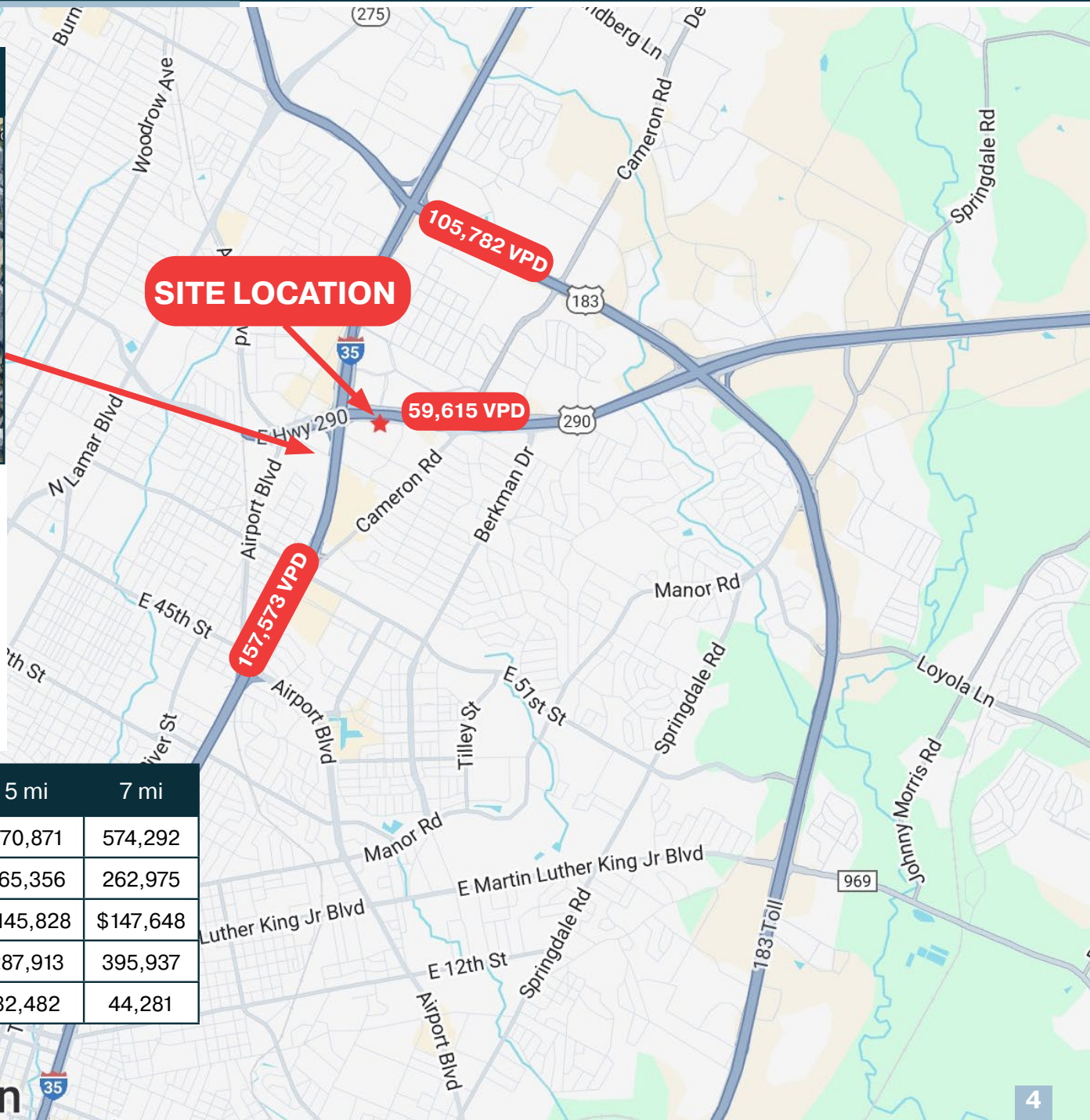
Several properties off Airport Boulevard and East Koenig Lane are now zoned under Austin's DB90 development program. The changes cover more than 13 acres, including the Leif Johnson Ford dealership and adjacent parcels."

Learn more [here](#).

[www.communityimpact.com](http://www.communityimpact.com)

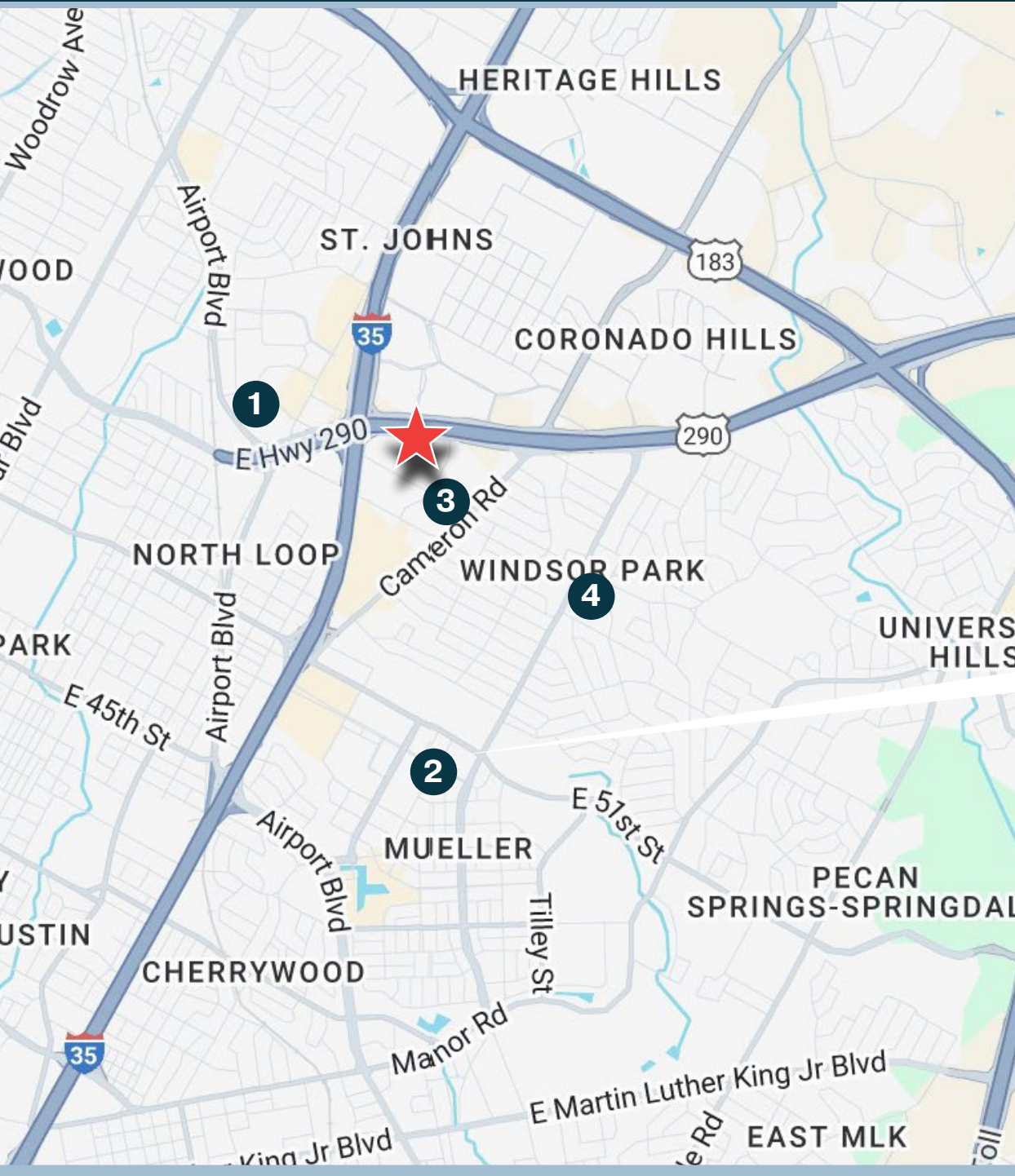
6201 E Hwy 290	1 mi	3 mi	5 mi	7 mi
Population	23,160	159,776	370,871	574,292
Households	11,061	73,916	165,356	262,975
Average HH Income	\$101,123	\$127,280	\$145,828	\$147,648
Total Employees	10,124	88,022	287,913	395,937
Total Businesses	1,058	9,898	32,482	44,281

## SITE LOCATION





# AMENITY MAP



## LOCAL AMENITIES

### RESTAURANTS

JUICELAND  
MOD PIZZA  
ROOTS CHICKEN SHAK (IN HEB)  
STARBUCKS  
TORCHY'S TACOS  
TRUE TEXAS BBQ (IN HEB)  
ZIAN SUSHI AND NOODLE  
AVIATOR PIZZA  
B.D. RILEY'S IRISH PUB  
BAO'D UP  
BLUE LACY  
CHUY'S TEXMEX  
COLLEEN'S KITCHEN  
DISH SOCIETY  
HALYCON  
HONEST MARY'S  
HOPDODDY BURGER BAR  
KERBEY LANE CAFE  
LICK HONEST ICE CREAMS  
LOCO D'ORO  
MARUFUKU RAMEN  
NANDOS PERI PERI  
NAUTICAL BOWLS  
REBEL CHEESE  
SWEETGREEN  
TALISMAN COFFEE  
VERACRUZ ALL NATURAL  
ENTERTAINMENT  
ALAMO DRAFTHOUSE CINEMA  
THINKERY  
CAPRIOTTI'S SANDWICHES  
CHI'LANTRO  
CHIPOTLE  
DOMINO'S PIZZA  
GINO'S VINO OSTERIA  
IKE'S SANDWICHES  
JAMBA JUICE  
LA MADELEINE  
POKEATERY  
STARBUCKS  
THE KEBAB SHOP  
TIFF'S TREATS

### SHOPPING

BATH & BODY WORKS  
BEST BUY  
FIVE BELOW  
HOME DEPOT  
MARSHALLS  
MICHAELS  
OLD NAVY  
PETSMART  
SEPHORA  
SPROUTS MARKET  
THE HOME DEPOT  
TOTAL WINE & MORE

### GROCERY

HEB MUELLER  
MOSAIC MARKET  
TEXAS FARMERS' MARKET

### FITNESS

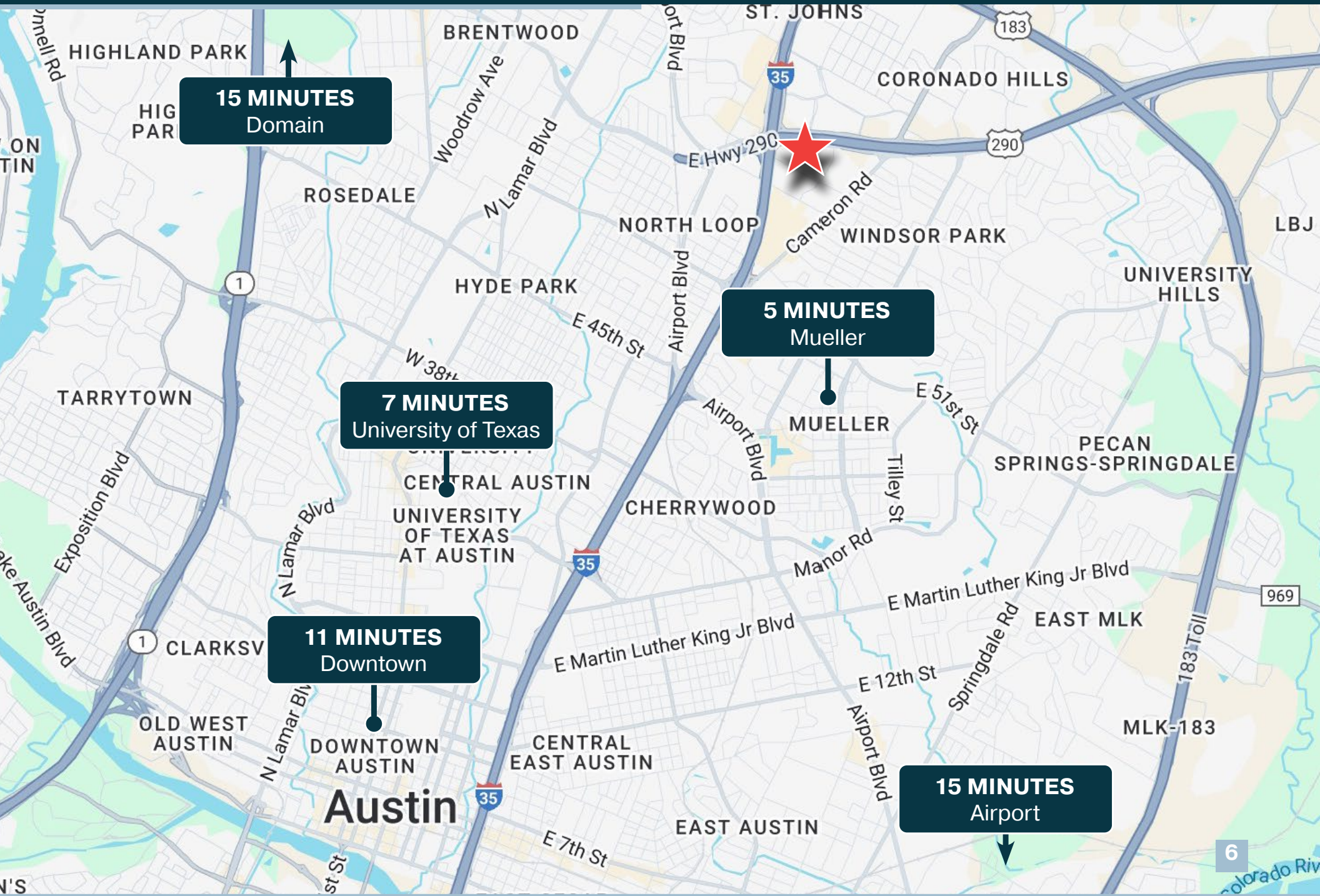
ORANGETHEORY FITNESS  
BARRE 3  
CAMP GLADIATOR

## 4-STAR APARTMENTS NEARBY

- 1 ELLA PARKSIDE
- 2 ALMI ON ALDRICH
- 3 HIGHGROVE
- 4 WINDSOR COMMONS



# DRIVE TIME MAP





# BUILDING IMAGES







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## 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.

2-10-2025



#### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Buyer/Tenant/Seller/Landlord Initials

Date