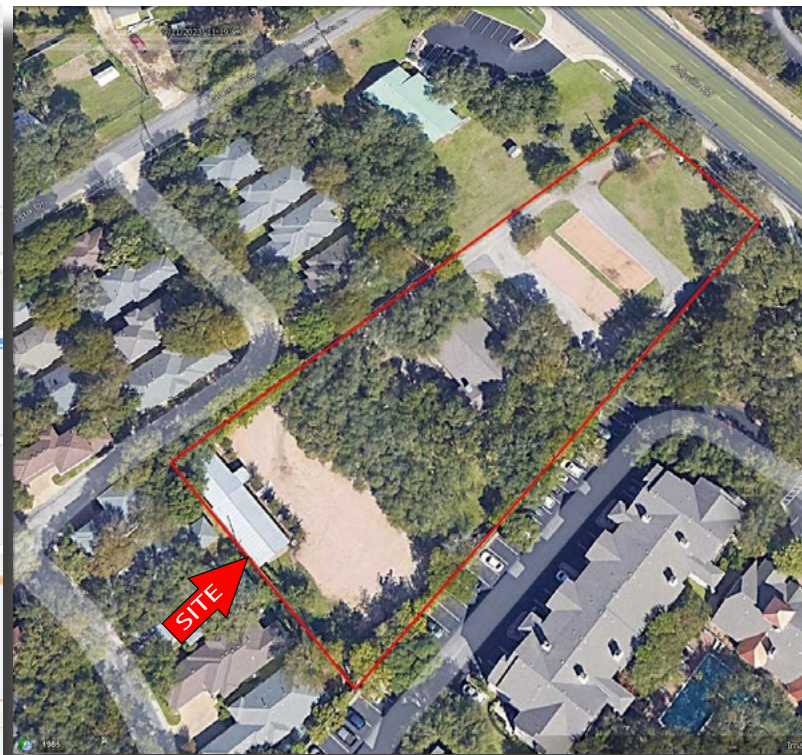
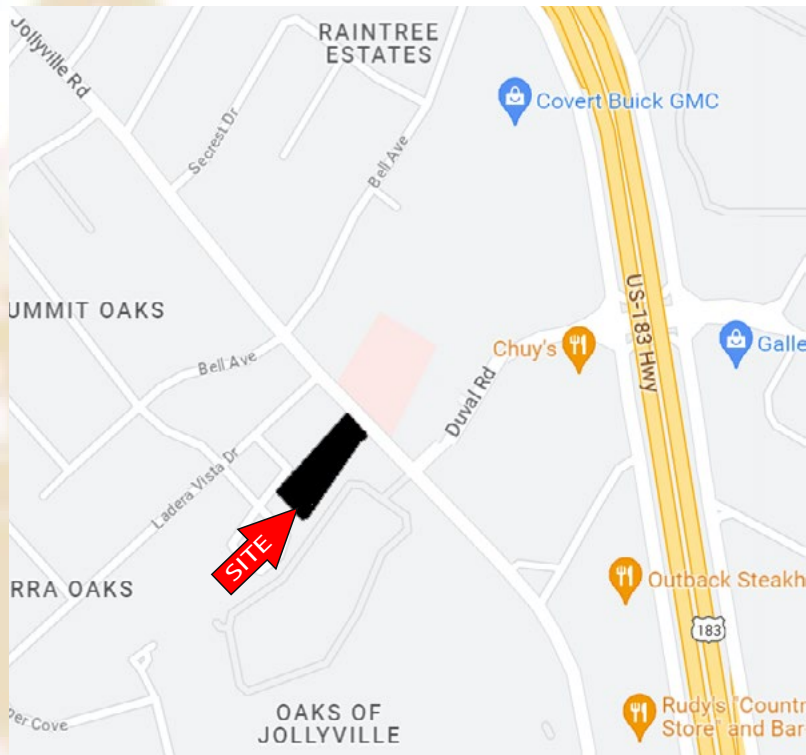


# MEDICAL OFFICE CAMPUS WITH RE-DEVELOPMENT POTENTIAL

11652 Jollyville Rd, Austin, TX 78759



<b>SIZE</b>	+/-1.517 acres	<b>UTILITIES</b>	Access to City of Austin water, wastewater, gas, and electricity
<b>FRONTAGE/ ACCESS</b>	The site has approximately 120' of frontage on Jollyville Road.	<b>FLOOD HAZARD</b>	No portion of the property is in the flood plain.
<b>ZONING</b>	LO – "Limited Office". Please see Zoning Report in this flyer for details. A zoning change to GR would open the site to permitted uses like Hotel, General Retail, and Restaurant	<b>TRAFFIC</b>	11,095+ vehicles per day acc to TxDOT.
<b>JURISDICTION</b>	City of Austin, Travis County	<b>PRICE</b>	\$2,250,000.00 Seller will entertain all offers.

This is a Medical Office campus 'For Sale' with exceptional re-development potential. Located on Jollyville Road in Northwest Austin, the site is surrounded by rooftops and is only 1 mile from Ascension Seton Northwest Hospital, 5 miles to the Apple Campus, 8 miles to Cedar Park, and 11 miles to Downtown Austin. This 1.51-acre site has two buildings. The main office has approx. 2815sf of usable space, the Physical Therapy building in back has 1,729sf. The current practice is thriving; please keep this information confidential and do not speak to this practice's employees. With the right offer, Seller will provide a reasonable period for a possible rezone if needed. The site is roughly rectangular in shape, with 120 ft of frontage on Jollyville Rd. Current Zoning allows Med or General Office. A rezone to something like 'GR' would open the site to multiple potential commercial uses.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Brad Campbell**  
**Office: (512) 472-2100**  
**Brad@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



# MAIN BUILDING COMPOSITION

Five Exam Rooms



Front entry/waiting area



Front office/reception

Two bathrooms

One X-ray room



Three General offices

One supply closet





# BUILDING 2 COMPOSITION

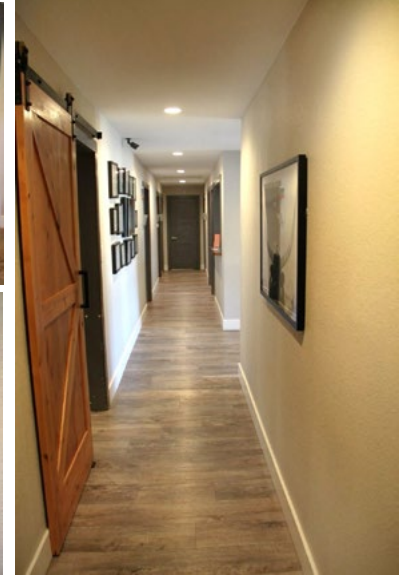


Physical Therapy Center



Physical Therapy/exercise room

Front Entry/reception



3 offices



One bathroom



## General Information

Location: **11652 JOLLYVILLE RD**  
 Parcel ID: **0162010703**  
 Grid: **MH35**

## Planning & Zoning

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

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **LO**

Zoning Cases: [C14-90-0021](#)  
[C14-92-0133](#)  
[C14-97-0067](#)

Zoning Ordinances: [19990225-070b](#)  
[910307-C](#)  
[930610-S](#)  
[970821-H](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

## Zoning Guide

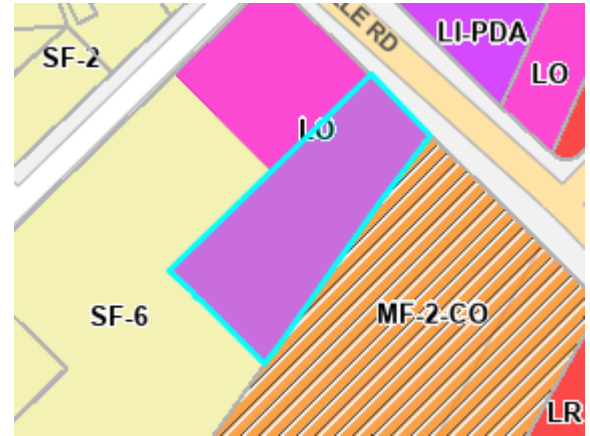
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. 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: **No**  
 FEMA Floodplain: **No**  
 Austin Watershed Regulation Areas: **SUBURBAN, WATER SUPPLY SUBURBAN**  
 Watershed Boundaries: **Walnut Creek, Bull Creek**  
 Creek Buffers: **No**  
 Edwards Aquifer Recharge Zone: **NORTH**  
 Edwards Aquifer Recharge Verification Zone: **No**  
 Erosion Hazard Zone Review Buffer: **No**

## Political Boundaries

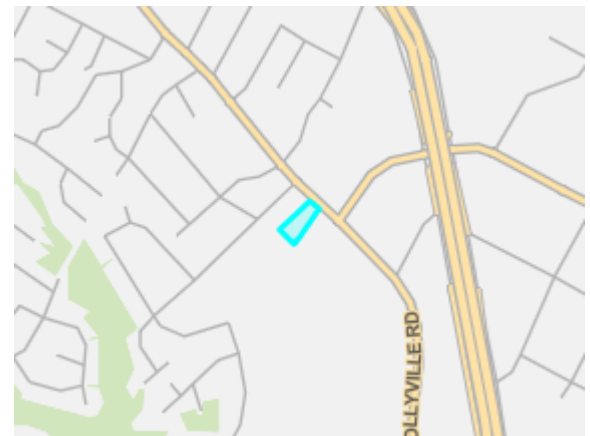
Jurisdiction: **AUSTIN FULL PURPOSE**  
 Council District: **10**  
 County: **TRAVIS**  
 School District: **Austin ISD**  
 Community Registry: **Austin Lost and Found Pets, Bull Creek Foundation, Friends of Austin Neighborhoods, Long Canyon Homeowners Assn., Mountain Neighborhood Association (MNA), Neighborhood Empowerment Foundation, North Oaks Neighborhood Assn., SELTexas, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources**



Zoning Map

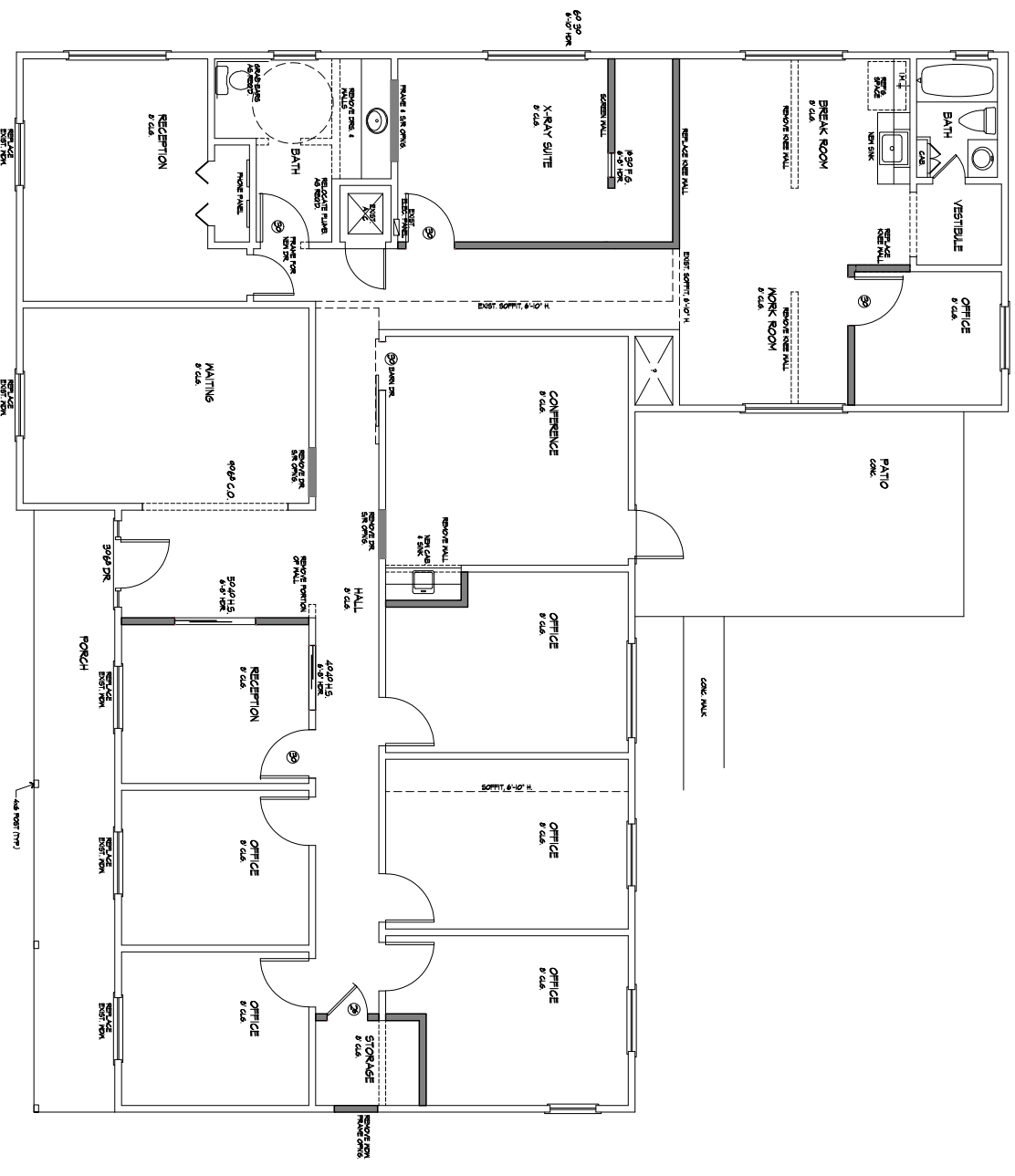


Imagery Map



Vicinity Map





**FLOOR PLAN**

NOTE: ALL INTERIOR DOORS TO MATCH EXISTING DOOR HT'S & STYLE  
 VERIFY ALL DIMENSIONS TO EXISTING WALLS  
 REPLACE ALL H.V.A.C. RESISTERS  
 REPLACE ALL LIGHT FIXTURES WITH RECESSED CAN LIGHTS

SCALE: 1/4" = 1'-0"

**LEGEND**

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL WINDOW
- WALL TO BE REMOVED WINDOW

**AUSTIN • DESIGN • GROUP**  
 residential designers

1020-I Capital of Texas Highway Suite 350, Austin, TX 78791 Phone No. (512) 346-1200

**RENOVATION**  
**11652 JOLLYVILLE RD.**

NO. 10515
DATE: 12-20-13
REVISIONS:





## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date