

FOR SALE

**2,421 SF Retail with
Warehouse/Storage**

**4612 Burnet Rd,
Austin, TX 78726**



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 **ASTERRA™**

Executive Summary

4612 Burnet Rd is a 2,421 SF retail and warehouse building located near the corner of Burnet Road and 45th Street. The front part of the building acts as retail and a showroom area, with two bathrooms, water fountains, and a kitchen/break in the back. The back part of the buildings acts as storage.

Highlights

- Prime Visibility for Burnet Rd traffic
- Easy Access
- Showroom Area
- Two Bathrooms
- Kitchen/Break Room
- Storage/Warehouse
- CS Zoning

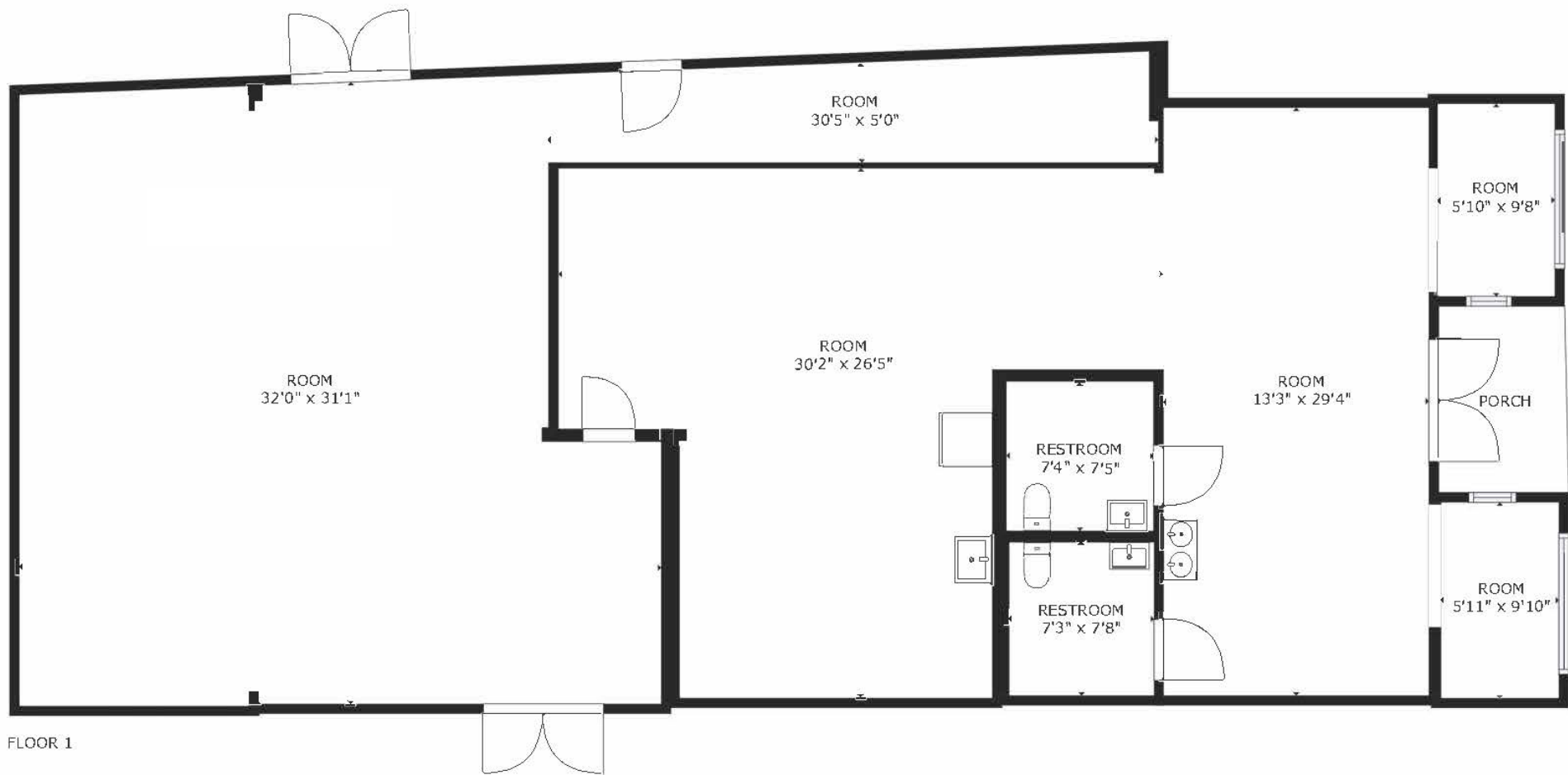
Listing Details

Sales Price:	Contact for Price
Property Type:	Retail with Storage/Warehouse
Total Building SF:	2,421 SF
Land Area:	0.14 AC (6,098 SF)
Zoning:	CS
Parking:	6 Surface Spaces
Year Built:	2001



PHOTOS
FOR SALE: 4612 Burnet Rd, Austin, TX 78756

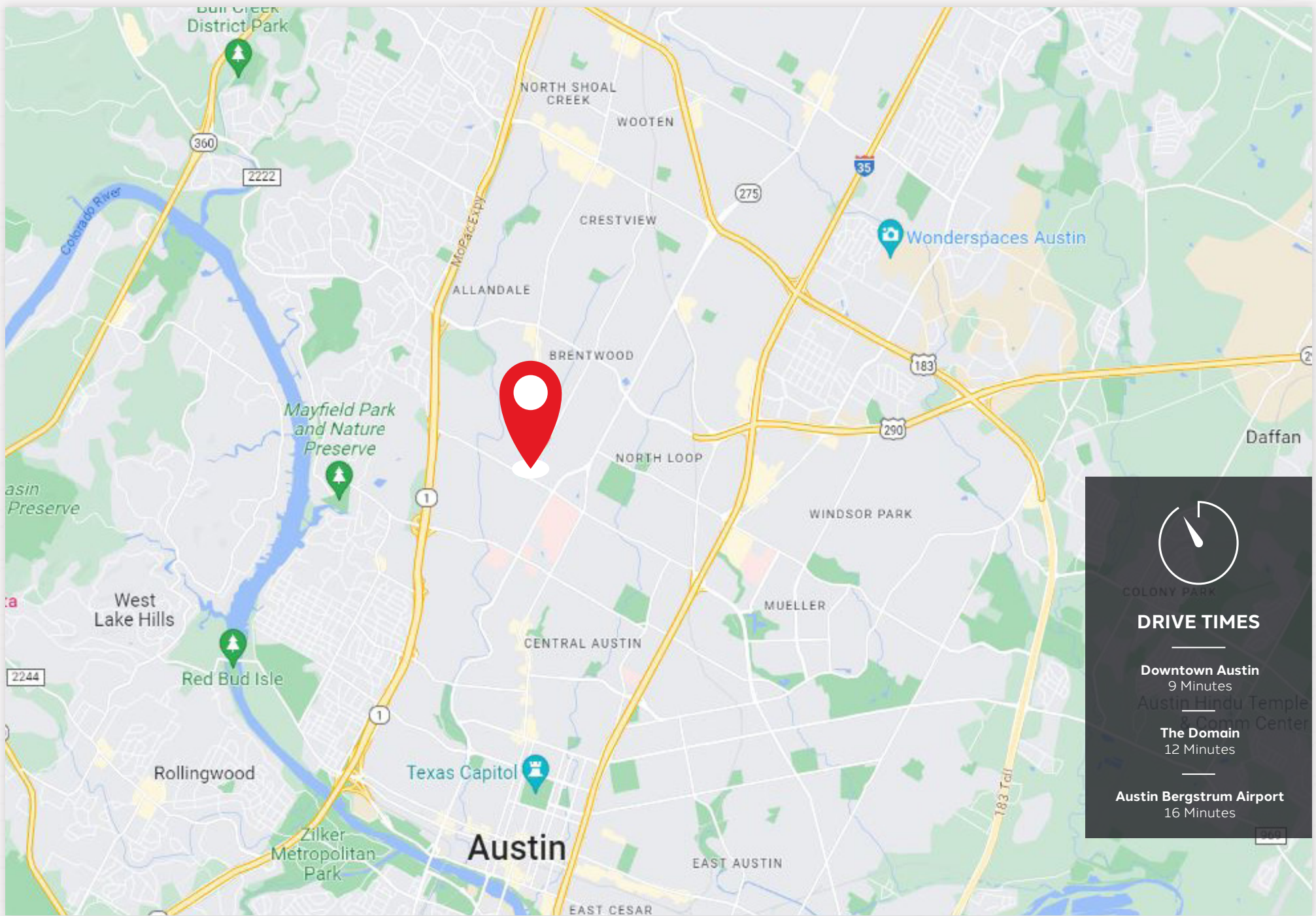




FLOORPLAN

FOR SALE: 4612 Burnet Rd, Austin, TX 78756





LOCATION OVERVIEW

FOR SALE: 4612 Burnet Rd, Austin, TX 78756



CS Zoning

General Commercial Services

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Site Development Standards

MINIMUM LOT SIZE - 5,750 SF	MAXIMUM HEIGHT - 60 ft.
MINIMUM LOT WIDTH - 50 ft.	
MAXIMUM BUILDING COVERAGE - 95%	FRONT AND SIDE STREET YARD - 10
MAXIMUM IMPERVIOUS COVER - 95%	INTERIOR SIDE YARD - n/a
MAXIMUM FLOOR AREA RATIO - 2:1	REAR YARD - n/a

Administrative and Business Offices
 Agricultural Sales and Services
 Art Gallery
 Art Workshop
 Automotive Rentals
 Automotive Repair Services
 Automotive Sales
 Automotive Washing—of Any Type
 Bail Bond Services
 Basic Industry
 Building Maintenance Services
 Business or Trade School
 Business Support Services
 Campground
 Commercial Off-Street Parking
 Communications Services
 Construction Sales and Services
 Consumer Convenience Services
 Convenience Storage
 Drop-Off Recycling Collection Facilities *
 Electronic Prototype Assembly
 Electronic Testing *
 Equipment Repair Services

Equipment Sales
 Exterminating Services
 Financial Services
 Food Preparation
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales (c)
Medical Offices—exceeding
5,000 sq/ft of gross floor area
Medical Offices—not exceeding
5,000 sq/ft of gross floor area
 Monument Retail Sales
 Off-Site Accessory Parking

Outdoor Entertainment (c)
 Outdoor Sports and Recreation
 Pedicab Storage and Dispatch
 Personal Improvement Services
 Personal Services
 Plant Nursery *
 Printing and Publishing
 Professional Office
 Research Services
 Restaurant—Limited
 Restaurant—General *
 Scrap and Salvage Services (c)
Service Station *
Software Development
Theater
Vehicle Storage
Veterinary Services

 Club or Lodge (c)
 College and University Facilities *
 Communication Service Facilities *
 Community Events *

Community Recreation—Public *
 Congregate Living
 Counseling Services
 Cultural Services
 Day Care Services—Commercial
 Day Care Services—General
 Day Care Services—Limited
 Employee Recreation *
 Group Home Class I—Limited *
 Group Home Class I—General *
 Group Home Class II *
 Local Utility Services
 Maintenance and Service Facilities
 Railroad Facilities
 Religious Assembly
 Residential Treatment
Safety Services
Telecommunications Tower *
Transitional Housing (c)
 Transportation Terminal (c)

AUSTIN'S 2023 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START
A BUSINESS
CNBC

#2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY
IN AMERICA
WALLETHUB

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Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

Contact



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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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
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