

ROGERS HILL
For Sale

969

JAMES MORENO

Commercial Advisor

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Sonic Drive-In

THE
WOODLANDS

Austin Auto Assistance

5001 Bantom Woods Bend
HUNDR
FAR

5001 Bantom Woods Bend

5001 BANTOM WOODS BEND, AUSTIN, TX 78724

KIPP Austin Academy
of Arts & Letters

Austin Discovery School

Sign Bar

Walnut Creek

Colorado River

Pick Nick

Life by Design
Commercial Group

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For Sale

5001 Bantom Woods Bend

5001 BANTOM WOODS BEND, AUSTIN, TX 78724



Property Description

Explore an exceptional investment opportunity in the heart of Austin, TX. This prime property, zoned GR - CO, offers an ideal location for retail development with abundant potential. Boasting a coveted position within the thriving Austin area, this property presents a lucrative prospect for investors seeking to capitalize on the city's dynamic commercial landscape. With its versatile zoning and strategic location, this property provides a solid foundation for a wide range of retail ventures. Don't miss the chance to secure a valuable asset in one of the nation's most sought-after locations for retail investment.

Property Highlights

- - Zoned GR - CO for versatile retail development
- - Strategic location within the thriving city of Austin, TX
- - Ample space for potential retail ventures
- - Prime investment opportunity in a dynamic commercial landscape
- - Proximity to key amenities and transportation hubs

Offering Summary

Sale Price:	\$600,000
Lot Size:	40,924 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	204	572	1,934
Total Population	582	1,635	6,270
Average HH Income	\$102,851	\$103,098	\$105,064

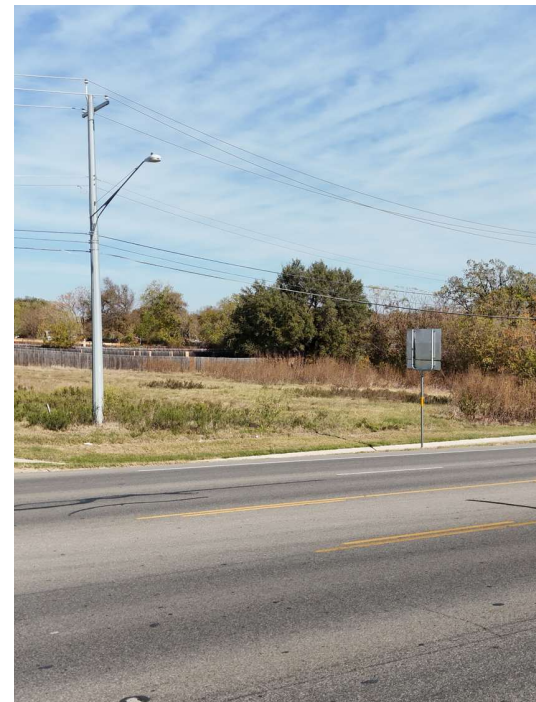
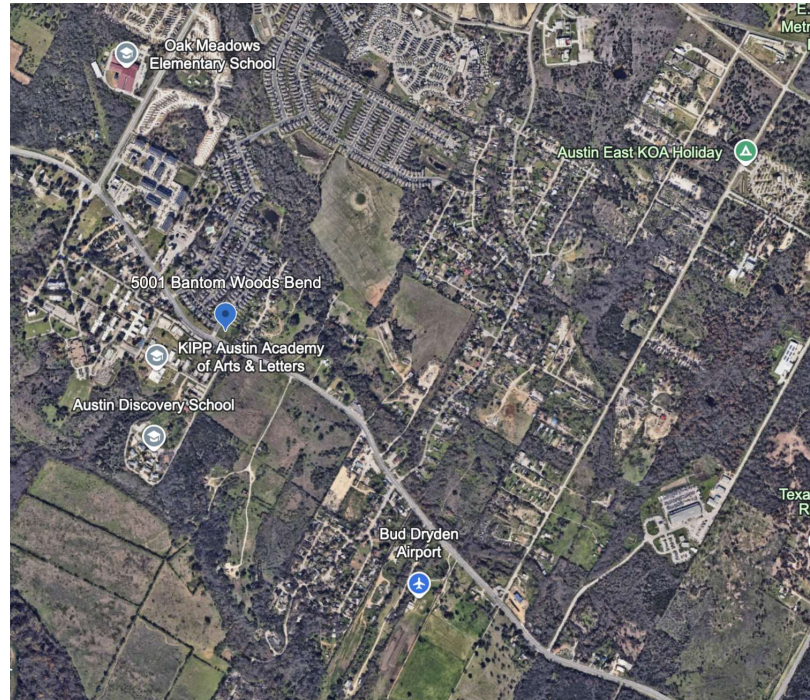
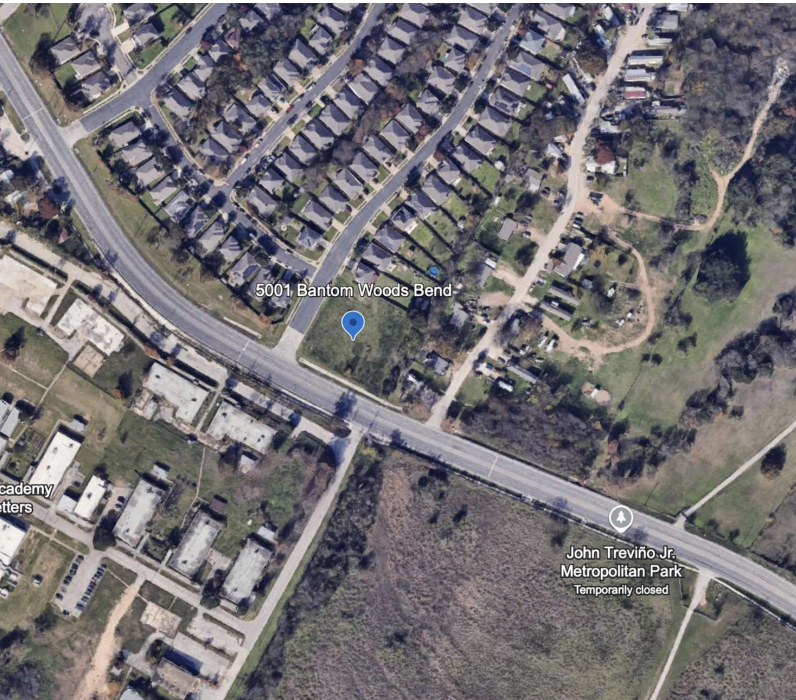
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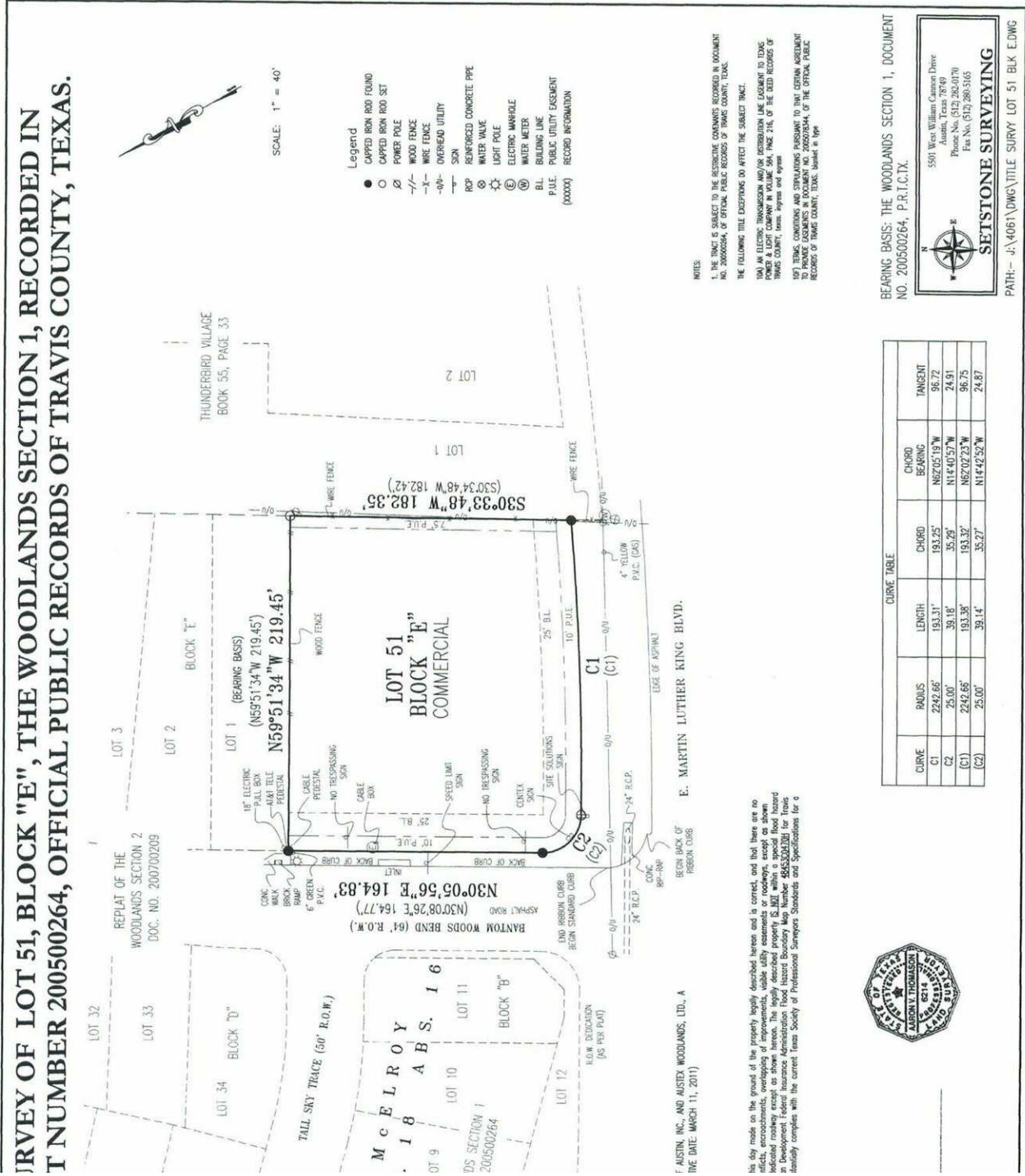


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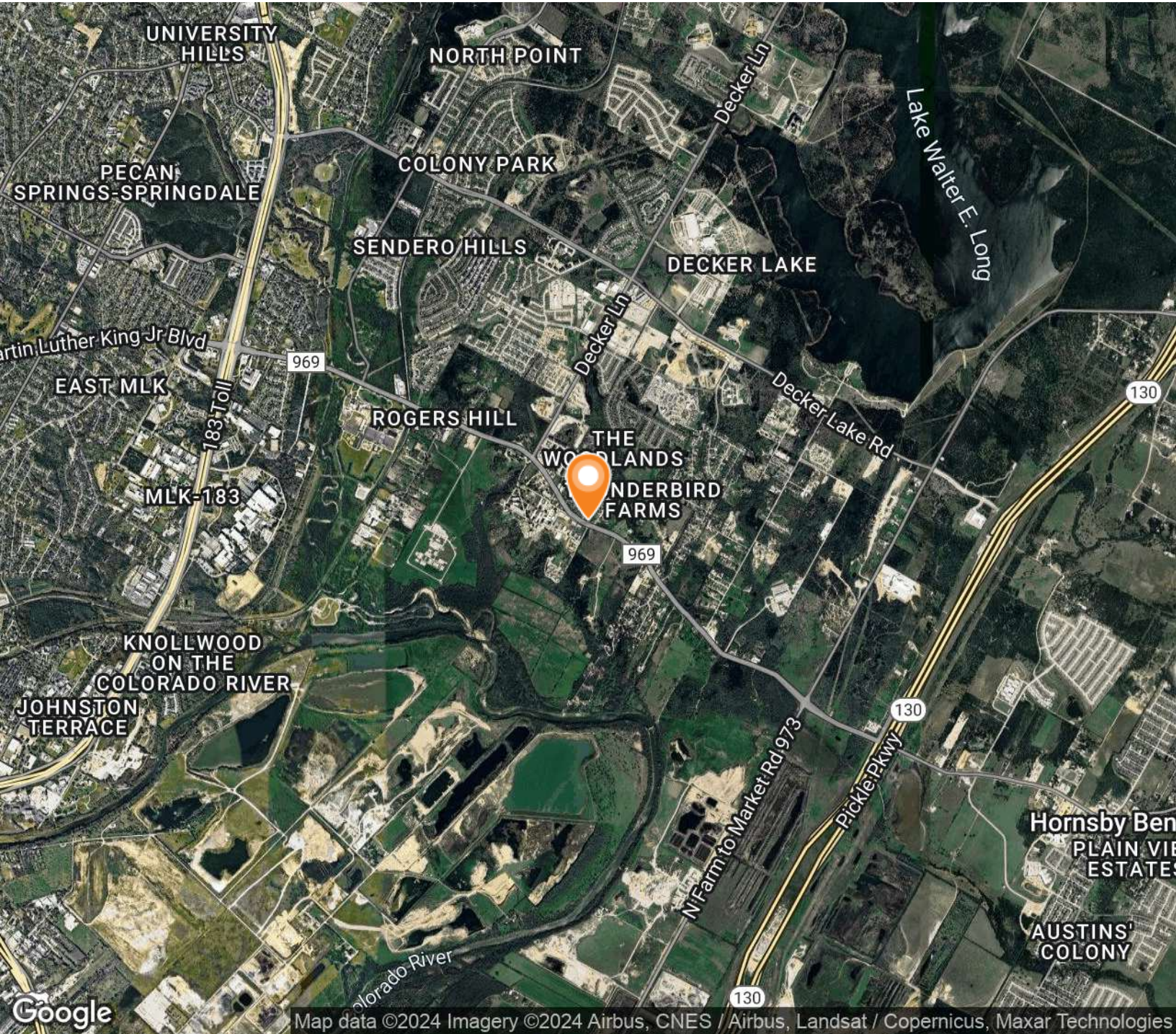
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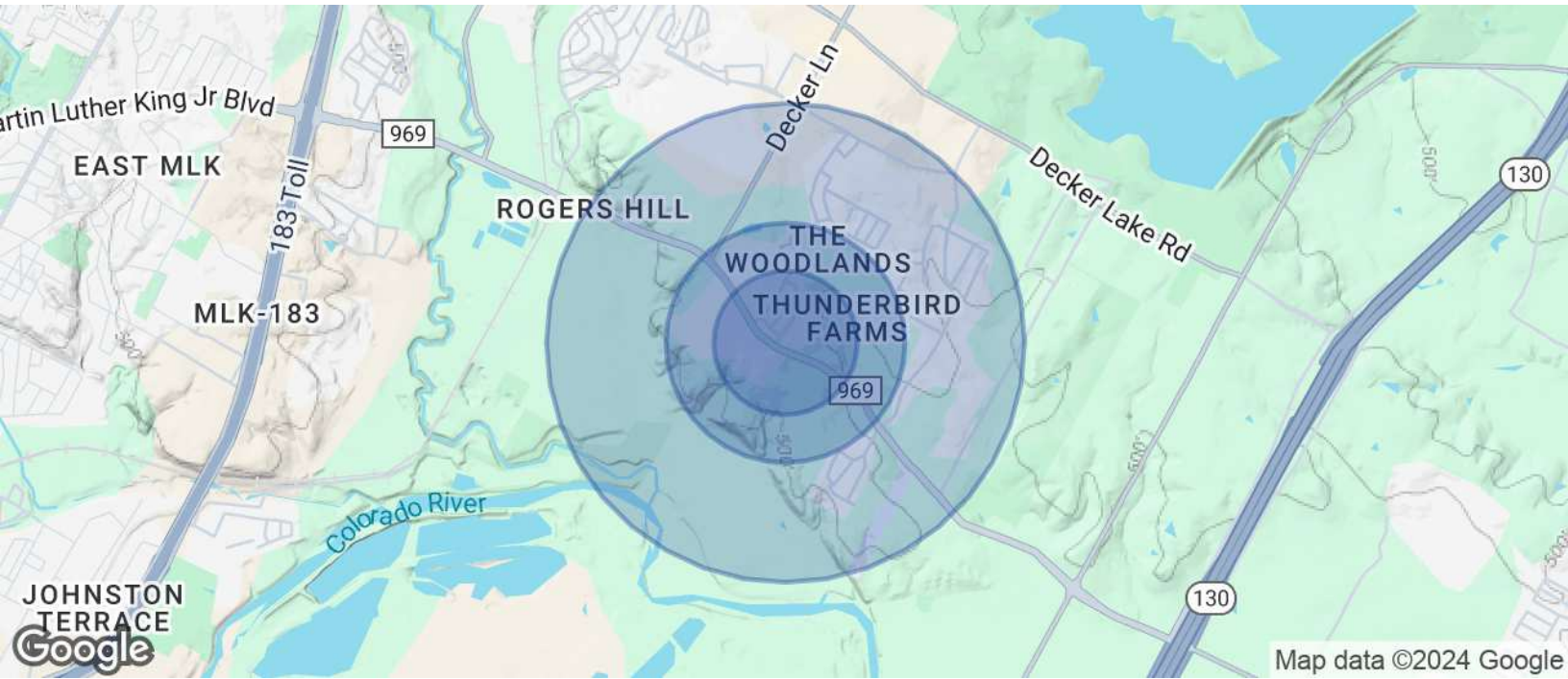
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	582	1,635	6,270
Average Age	35	35	35
Average Age (Male)	36	35	35
Average Age (Female)	35	35	36

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	204	572	1,934
# of Persons per HH	2.9	2.9	3.2
Average HH Income	\$102,851	\$103,098	\$105,064
Average House Value	\$317,747	\$316,875	\$311,585

Demographics data derived from AlphaMap

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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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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