



2.99  
ACRES

Maufrais Ln - Package  
Austin, TX 78744





# Maufrais Ln

Austin, Texas 78744

## Offering Summary

Price	\$1,500,000.00
Land	2.998 Acres
Zoning	SF-2-NP



- **Prime redevelopment opportunity** The Property is located approximately 8 minutes to the lively and active St. Elmo Arts District, and 15 minutes from downtown Austin.
- **Low Traffic Corridor:** The Property is positioned on Maufrais Ln with a low traffic count, 4 minutes from IH-35 .
- A prime candidate for development projects aimed at tapping into the city's growth
- **Location:** Situated in the vibrant Franklin Park neighborhood of Austin, TX 78744, this property offers convenient access to major highways, ensuring easy commutes to downtown Austin and surrounding areas.
- **Proximity to St. Elmo Arts District:** Just a short drive away, the St. Elmo Arts District is a burgeoning hub of creativity and culture. Residents can enjoy a variety of local businesses, art studios, and entertainment venues, including The Yard—a unique collective of community-minded enterprises celebrating Austin's dynamic spirit.



## Site Summary

This is a unique opportunity to acquire four contiguous lots located at 5017, 5015, and 5005 Maufrais Ln, offering a combined 2.998 acres of land (130,636 sq ft) with an impressive 541 feet of frontage, all within a Qualified Opportunity Zone Business (QOZB) and minutes to IH-35.

The property is being sold as-is, making it an ideal investment for developers or investors looking to take advantage of the property. Zoned SF-2, offering an excellent opportunity to leverage the Austin Home ACT by pursuing a subdivision or a rezoning for high density. Maximizing the potential of this prime Austin location. Utilities at site. Buyer to independently verify all information.



2.99  
Acres

Side by Side  
Lots

130,636  
Combined SqFt











**Joshua Brunsmann** Broker/Owner  
512.999.5330  
Josh@3rdAngleRealty .com



1143 Poquito St  
Austin, Texas 78702  
512,999,5330  
[www.3rdAngleRealty.com](http://www.3rdAngleRealty.com)

By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.





# 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.*

11-2-2015



**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-
- Treat all parties to a real estate transaction honestly and fairly.

offer from the client; and

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANS**

**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:
  - 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.

<u>Joshua Brunsmann</u>	<u>639565</u>	<u>Josh@3rdAngleRealty.com</u>	<u>512-573-8804</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>3rd Angle Realty LLC</u>	<u>9009390</u>	<u>Josh@3rdAngleRealty.com</u>	<u>512-573-8804</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joshua Brunsmann</u>	<u>639565</u>	<u>Josh@3rdAngleRealty.com</u>	<u>512-573-8804</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials 

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Date