

Scottish Inn Hotel Redevelopment Site

6201 E Hwy 290, Austin, TX 78723



PRIMARY CONTACTS



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EXECUTIVE SUMMARY

ADDRESS 6201 E Hwy 290, Austin, TX 78723

PRICE \$5,500,00.00

OCCUPANCY Single Tenant

LOT SIZE 1.65 AC

BUILDING SIZE 22,410 SF

YEAR BUILT 1963

ZONING CS-MU

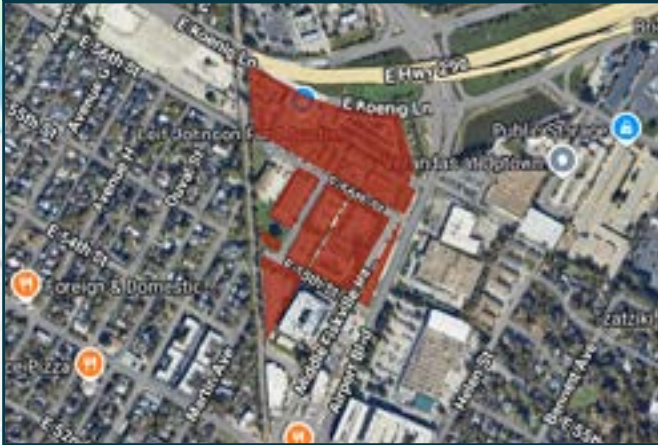
DEAL HIGHLIGHTS

- 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



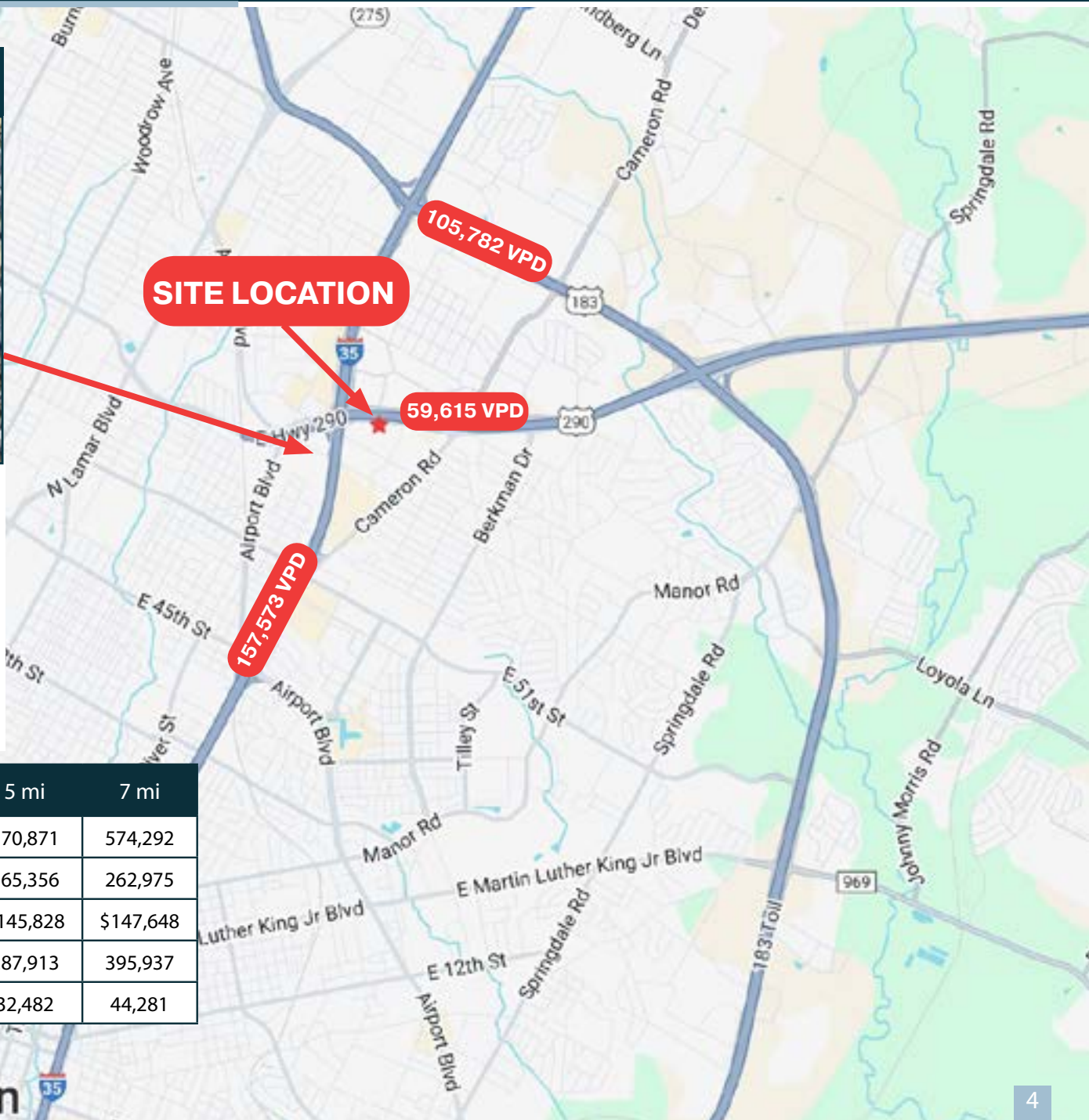
"A pocket of North Loop just off Hwy. 290 is now lined up to become a mixed-use district with thousands of new residences after City Council approved of a series of zoning updates for the area this spring.

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."

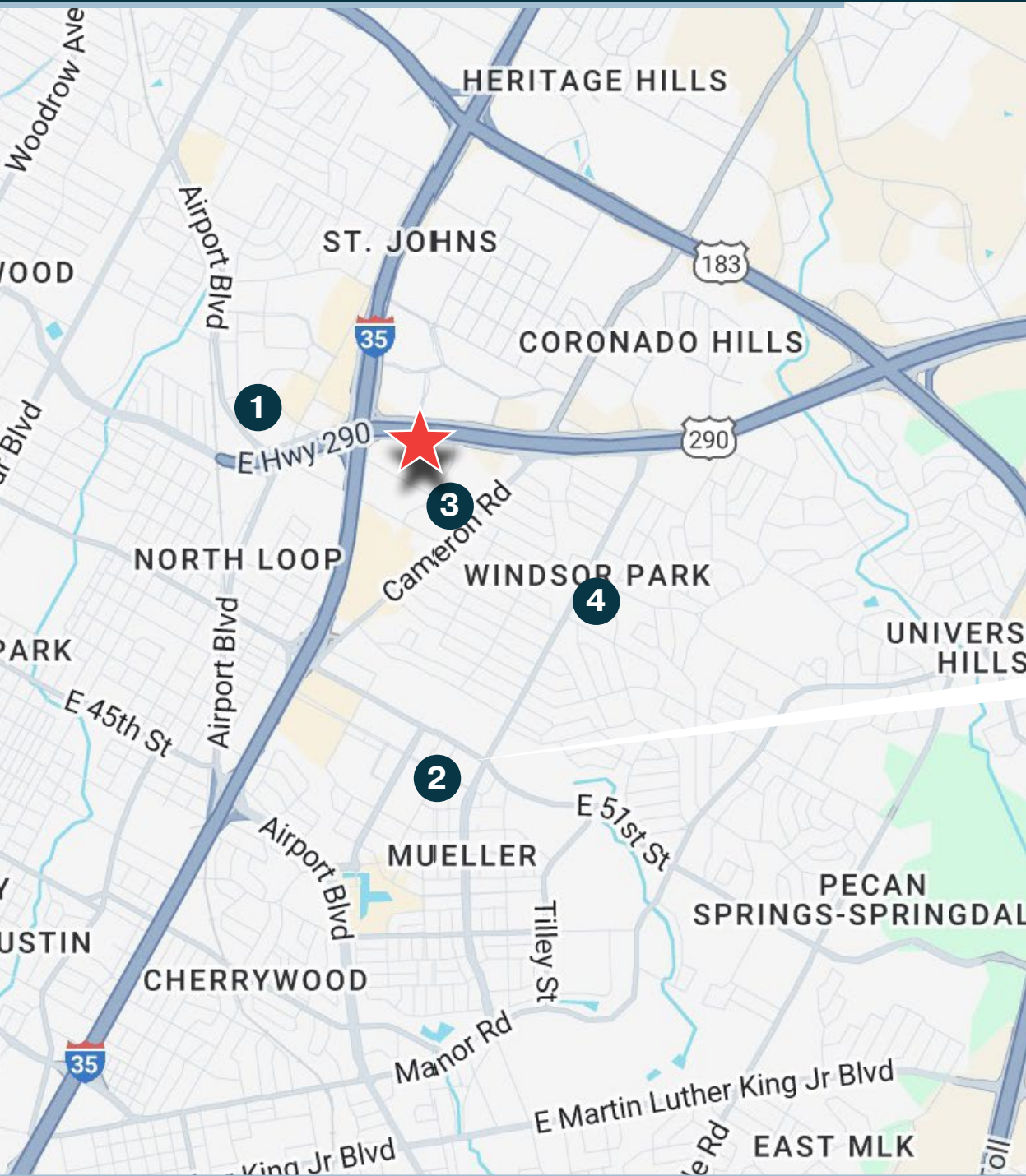
Learn more [here](#).

www.communityimpact.com

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



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
 CAPIOTTI'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

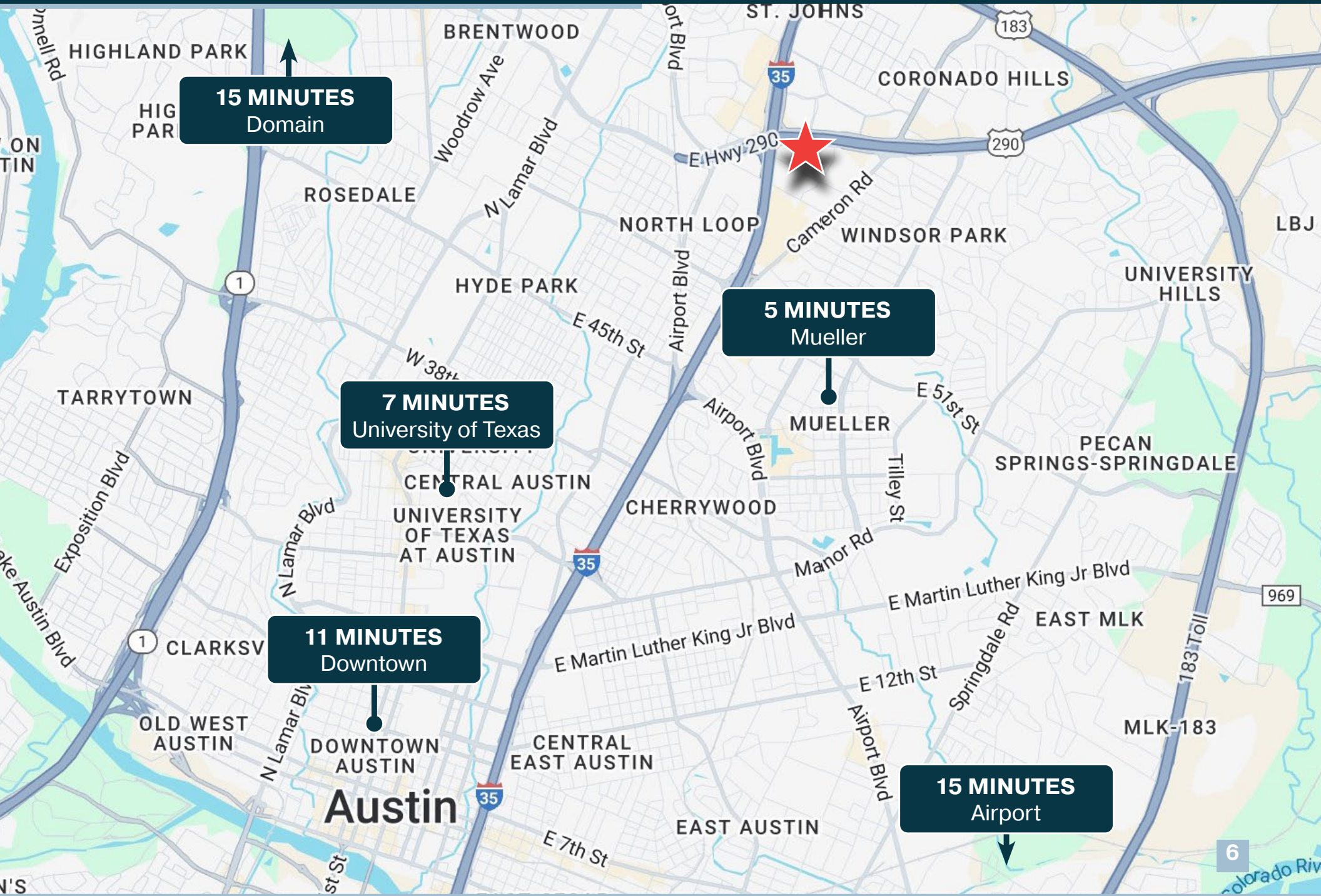
FITNESS

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





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-629-0500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date