



**Josh Cook, Broker|Owner**  
(512) 656-2964 • [www.CCRETX.com](http://www.CCRETX.com)

## OUTSTANDING COMMERCIAL SERVICES LOT OPPORTUNITY - NORTH AUSTIN

*2405 Gardenia, Austin, TX 78752*

**Parcel Size** – 1.077 acres

**City** – City of Austin

**Zoning** – CS Zoning (General Commercial Services)

**Geotech Report Completed** - Available upon request

**Utilities** - City of Austin water to site

**Area** – Excellent proximity to Howard Lane, MoPac, 183, 45 and IH-35

**Offering Price** - \$750,000

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1205 BMC Drive, Suite 311

Cedar Park, TX 78613

# SURVEY: 1.0881 ACRES

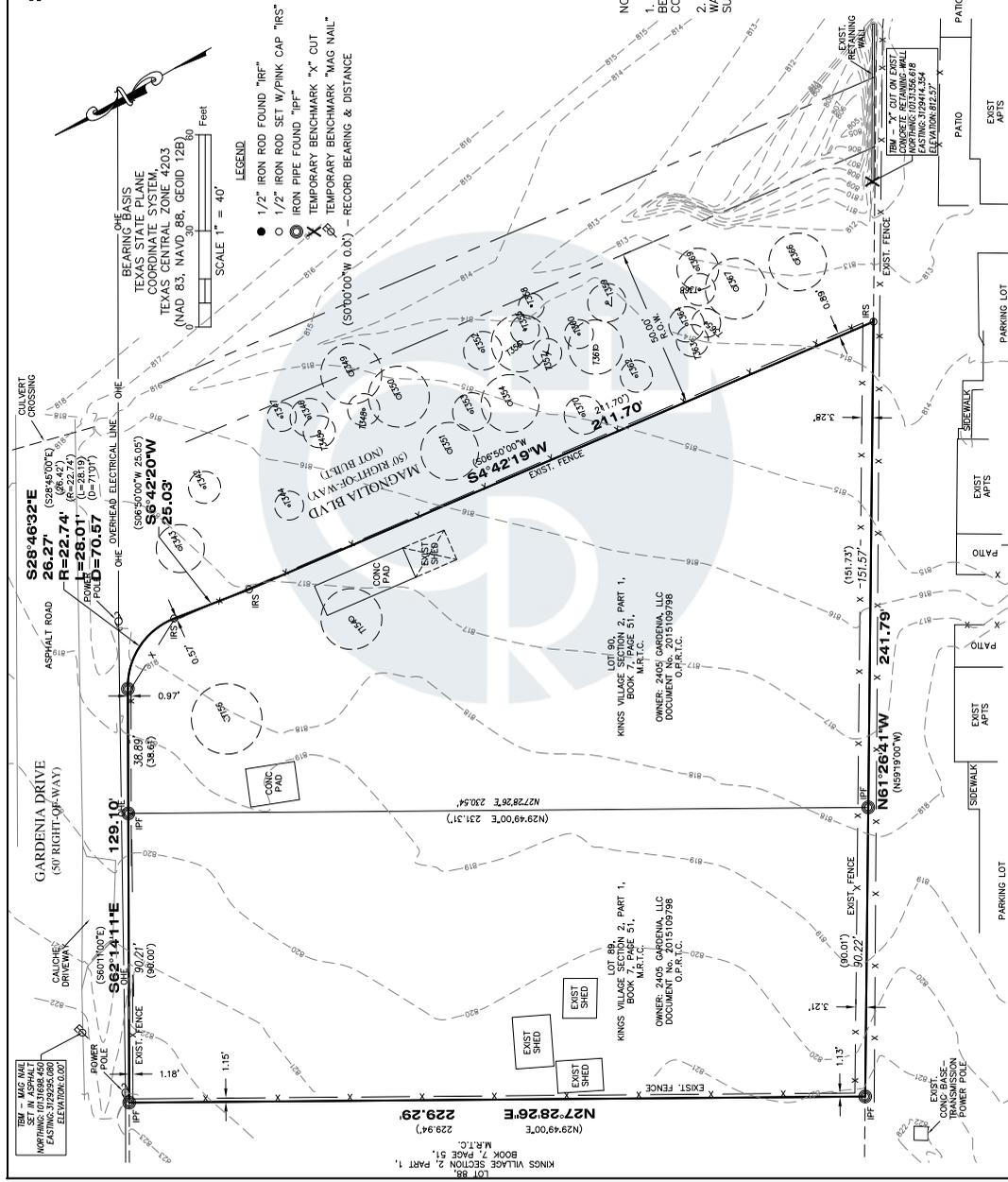
SURVEY OF LOT 89 AND 90, KINGS VILLAGE SECTION 2, PART 1, RECORDED IN BOOK 7, PAGE 51, TRAVIS COUNTY, TEXAS.

TAG No.	DIA.	SIZE	TREE LIST	TREE TYPE	Nb. of TRUNKS
154	9"	12"	CEGAR ELM		1
155	10"	12"	HACKBERRY		2
342	10"	12"	HACKBERRY		1
343	15"	15"	CEGAR ELM		1
344	9"	9"	HACKBERRY		1
345	10"	12"	HACKBERRY		1
346	12"	9"	CEGAR ELM		1
347	9"	9"	HACKBERRY		1
348	10"	10"	HACKBERRY		1
349	19"	19"	CEGAR ELM		1
350	19"	19"	CEGAR ELM		2
351	18"	12"	CEGAR ELM		1
352	12"	12"	CEGAR ELM		1
353	12"	12"	CEGAR ELM		1
354	18"	18"	HACKBERRY		2
355	9"	9"	CEGAR ELM		2
356	16"	16"	CEGAR ELM		2
357	8"	8"	HACKBERRY		1
358	8"	8"	HACKBERRY		1
359	12"	12"	CEGAR ELM		1
360	8"	8"	CEGAR ELM		3
361	17"	17"	CEGAR ELM		2
362	9"	10"	HACKBERRY		2
363	10"	10"	HACKBERRY		1
364	11"	11"	CEGAR ELM		1
365	9"	9"	CEGAR ELM		1
366	18"	18"	CEGAR ELM		1
367	19"	19"	CEGAR ELM		2
368	10"	10"	HACKBERRY		2
369	13"	13"	CEGAR ELM		2
370	12"	12"	CEGAR ELM		1

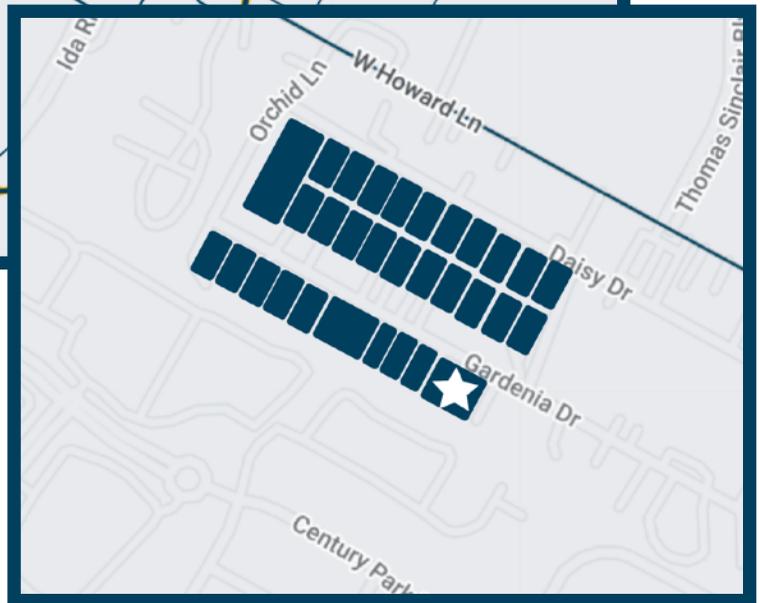
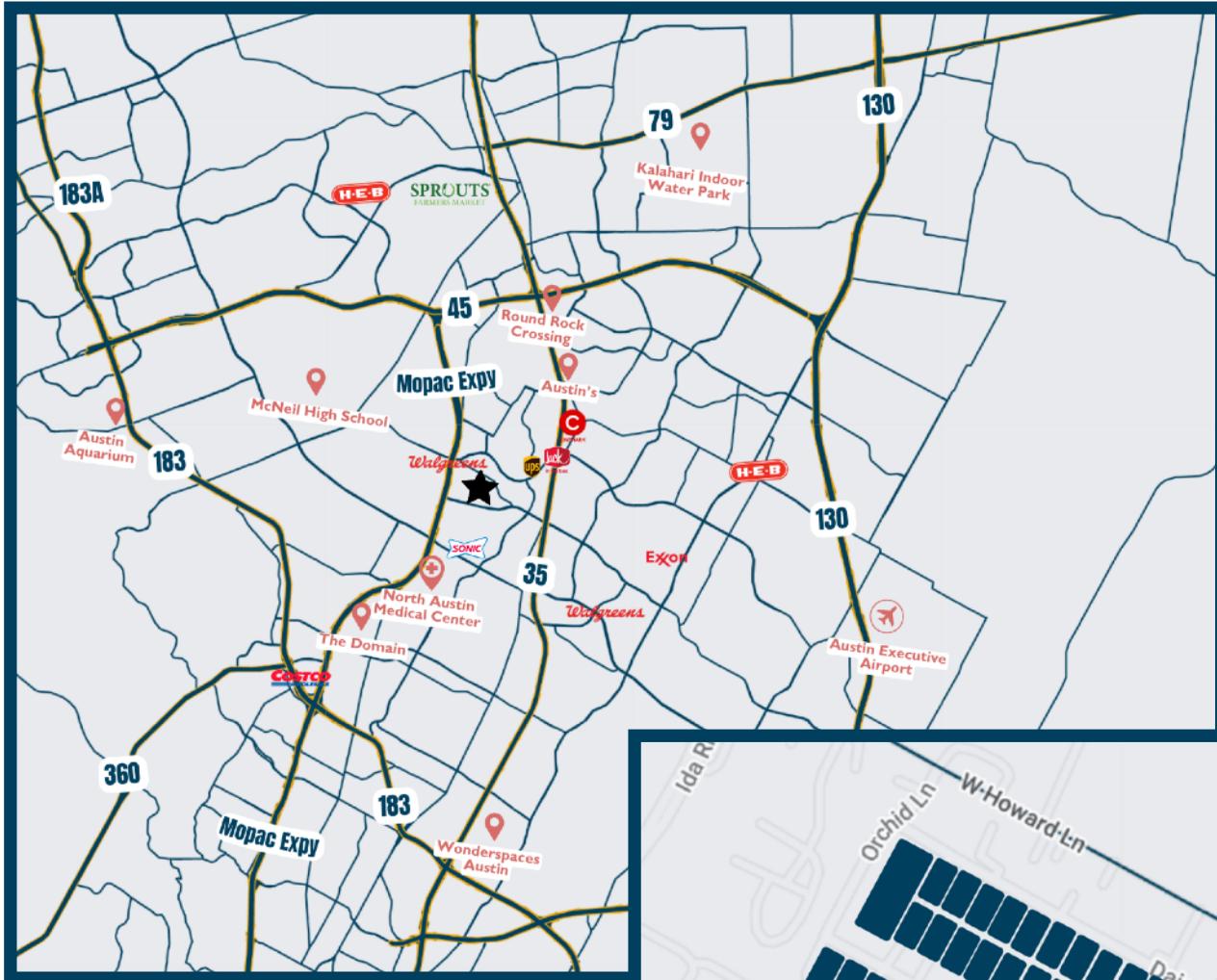
NOTES:  
 1. SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 2. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR.



DATE: 4-22-2021  
 JOB No. 21-188  
 MANUEL CARRIZALES  
 R.P.L.S. #6388



# MAPS



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## Information About Brokerage Services

11-2-2015

*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.

<u>Cook Commercial Real Estate</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
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

**Regulated by the Texas Real Estate Commission**  
TAR 2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

Cook Real Estate, 12820 W. Parmer Lane # 8102 Cedar Park, TX 78613  
Josh Cook

Phone: 512-656-2964 Fax: 512-394-3215  
[www.zipLogix.com](http://www.zipLogix.com)

IABS 1-0  
University Village 1.2

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