

# LAND | FOR SALE | 21.60 AC

Bluff Springs Rd.  
Austin, TX 78744



\*All lines are approximate.

**DON  
QUICK**  
& Associates, Inc.

[www.donquick.com](http://www.donquick.com)

Charles Harvey  
[charles@donquick.com](mailto:charles@donquick.com)  
512.814.1817

## PROPERTY DESCRIPTION

Raw land available for development with nearby utilities, partially located in an Opportunity Zone.

Located approx. 1 mile south of E William Cannon Drive and approximately 1.4 miles north of E. Slaughter Lane.

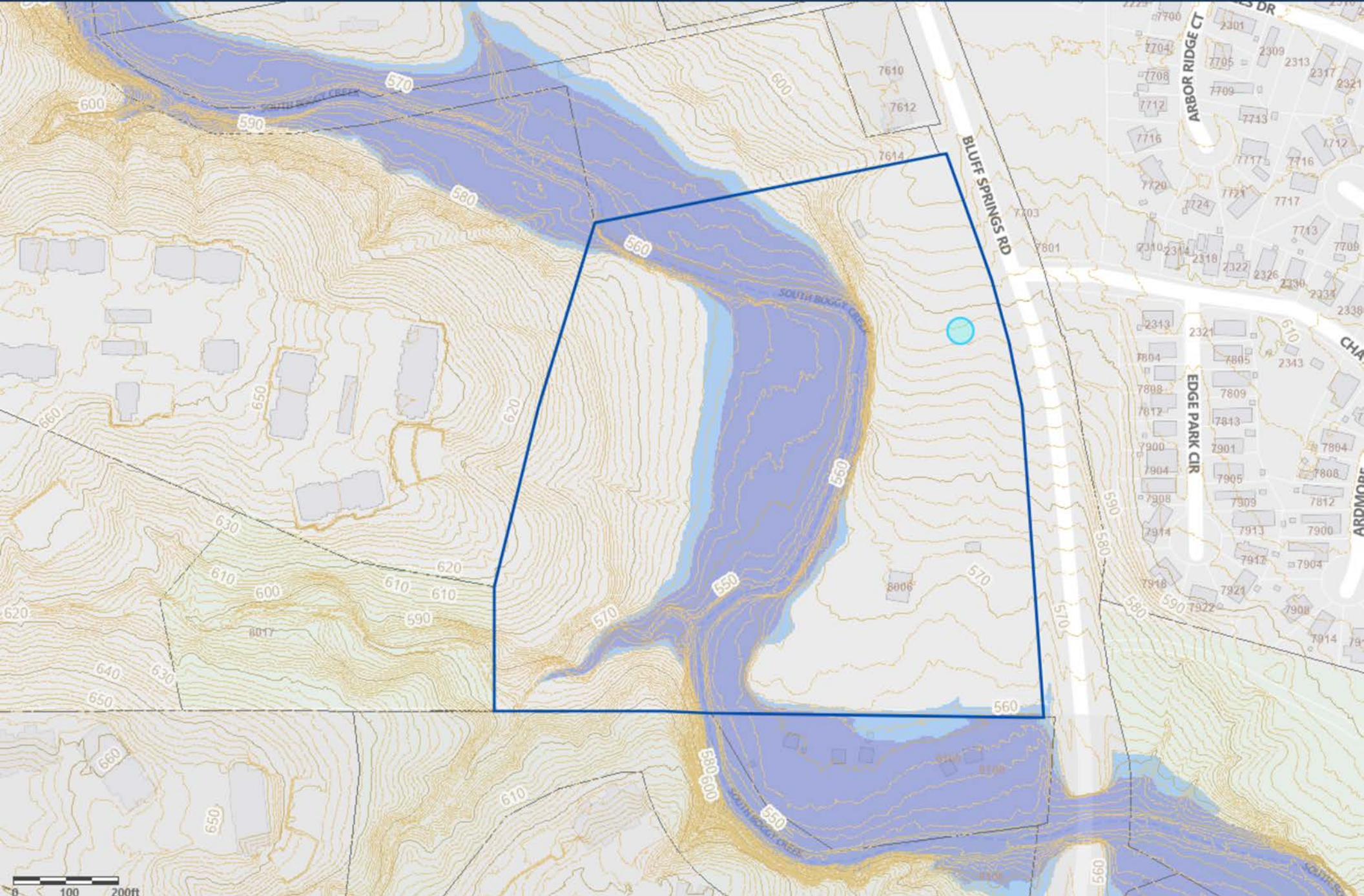
Zoning: GR-CO "Community Commercial-Conditional Overlay"

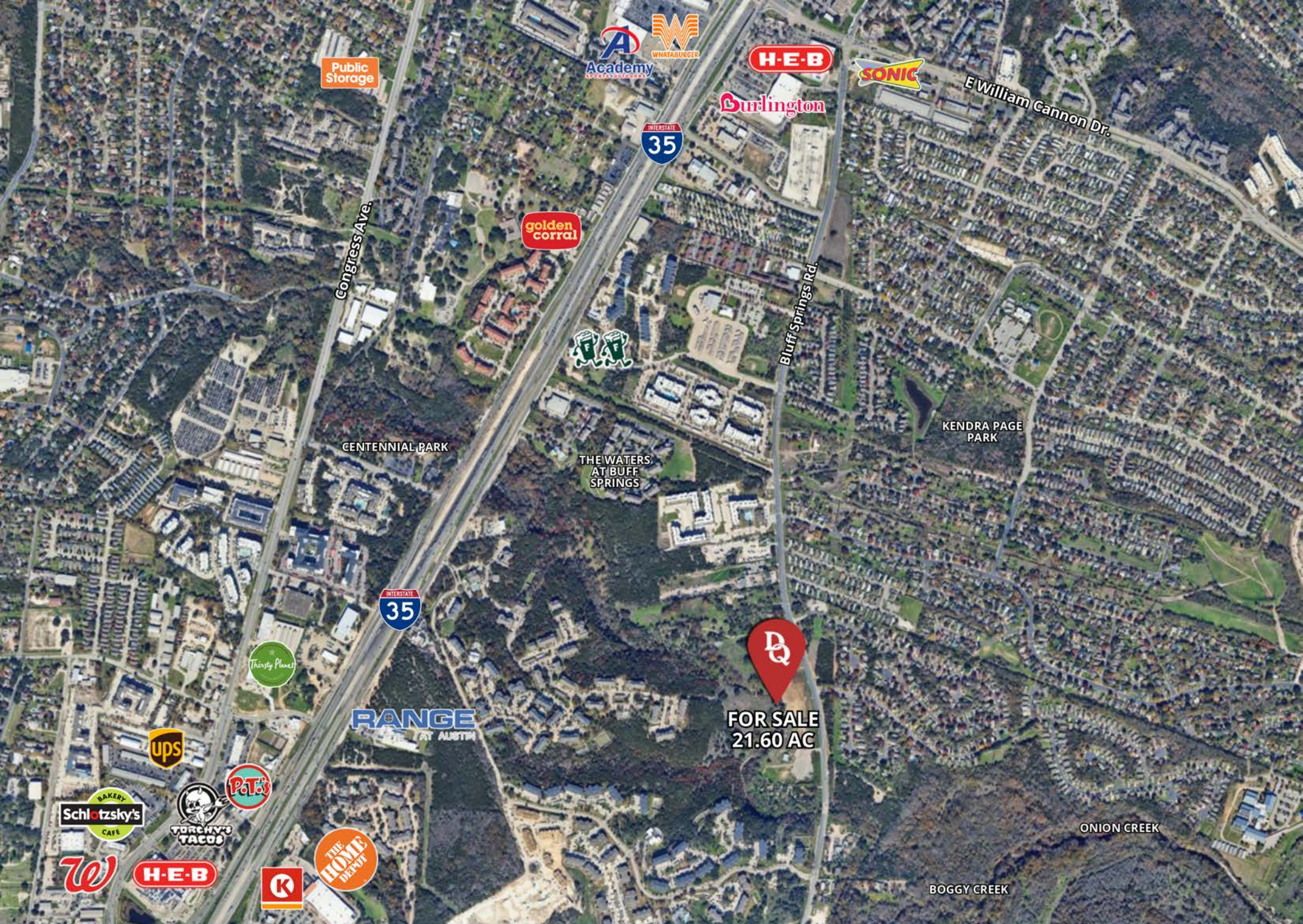
## SALE PRICE

Call for Pricing



\*All lines are approximate.





Public Storage

Academy  
WHATASBURGER

H-E-B

SONIC

Burlington

E William Cannon Dr.

INTERSTATE 35

Congress Ave.

golden corral

AAA

Bluff Springs Rd.

CENTENNIAL PARK

THE WATERS AT BUFF SPRINGS

KENDRA PAGE PARK

INTERSTATE 35

Thirsty Planet

FOR SALE  
21.60 AC

RANGE AT AUSTIN

ONION CREEK

ups

Schlotzsky's BAKERY CAFE

TORCHY'S TACOS

P.T.'S

W

H-E-B

K

THE HOME DEPOT

BOGGY CREEK

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Bluff Springs Rd.

# Austin



Population: 958,202  
Median age: 34.2



Median household income: \$86,556  
Median property value: \$461,500



Unemployment rate: 3.4% - below national average of 4.15%



4.2M SF under construction in Austin  
\$31.05 average NNN rent  
18.2% vacancy rate  
818k SF delivered



Circuit of the Americas outside of Austin hosts Formula 1 races routinely. The track is incredibly popular among the Formula 1 community, and the races that occur there bring in mountains of attendees. Active use by racing organizations such as Formula 1 and Le Mans guarantees a routine influx of business.



South by Southwest is an annual conglomeration of interactive media, music festivals, film, and conferences organized together that take place in mid-March. Each event annually sees crowds of hundreds of thousands of attendees, and world-renowned celebrities from each section of the conglomerate appear in masses each year.



The Austin City Limits Music Festival is an annual event which takes place in Zilker Park over two consecutive three-day weekends. The festival typically pulls more the double the amount of patrons compared to Coachella, sitting on an average of 450,000 over the two weekends. The festival features over 100 bands from a multitude of genres – ACL has something for everybody.





# 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 or 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Charles Harvey	524308	charles@donquick.com	(512) 814-1817
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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