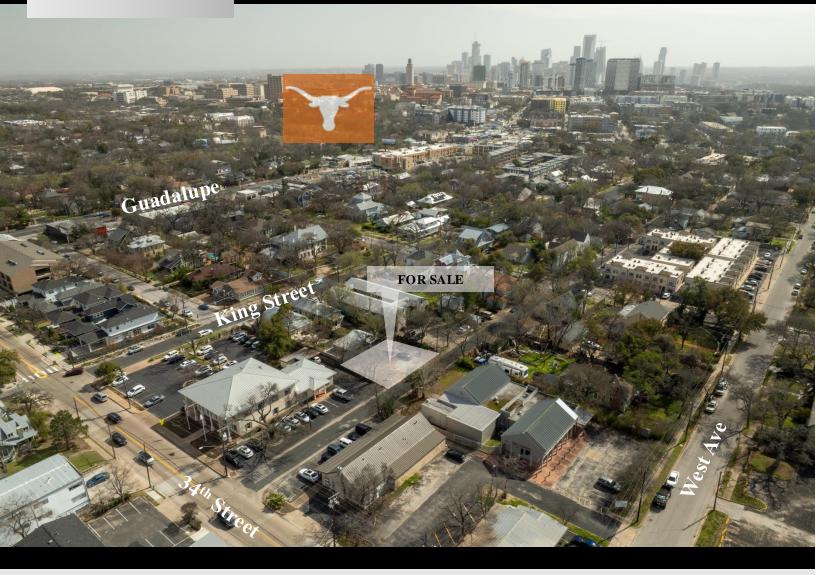


Infill Lot for Sale 3301 Kings Lane Austin, TX 78705



Asking \$649,000.00

Approved site plan in hand and will convey with sale. 3301 Kings Lane is a very rare opportunity to purchase one of the last undeveloped properties in central Austin. The tract is a total of 3,719 square feet and is zoned LO-NP (Limited Office Neighborhood Plan). The neighborhood plan allows for the property to be developed as "neighborhood mixed-use," which allows for both residential and commercial components. Located just south of 34th Street in between Lamar Blvd. and Guadalupe, the property is a great fit for a variety of different commercial users, especially medical due to the proximity to Seton Main, Heart Hospital of Austin and the Medical Science Center. From a residential perspective, the site is walking distance to a number of different restaurants, bars, fitness, grocery stores, including Central market, University of Texas Campus and mere minutes from downtown Austin. This location cannot be beat. Contact for more information today.

John Cummings

John@QuestRealtyAustin.com

512.415.8508

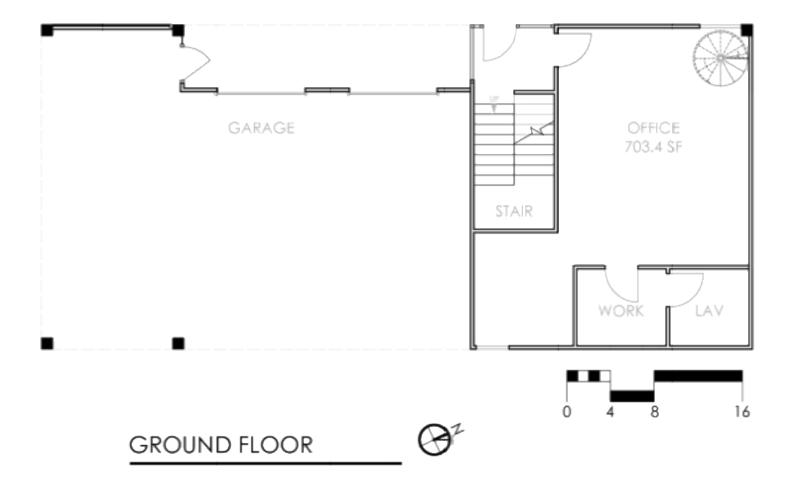




Permitted Site Plan Building Footprint

Click: Permitted Site Plan Link

AREA	BLDG AREA IBC	Gross Floor Area (F.A.R. AREA)	GROUND	2ND	FIRE AREA IBC
Office	1,449.6	1,449.6	703.4	746.2	1,449.6
Apartment 25-2-594(D)	1,145.8	1,145.8	0.0	1,145.8	1,145.8
Cvd. Entry Court	186.5	0.0	186.5	0.0	186.5
Private Garage	1,002.0	0.0	1,002.0	0.0	1,002.0
Mezzanine* *Comples IFC 2021 901.4.1, <50% IBC 2021 505.2.1(3)	0.0	0.0	0.0	0.0	316.0
TOTAL	3,783.9	2,595.4	1,891.9	1,892.0	4,099.9







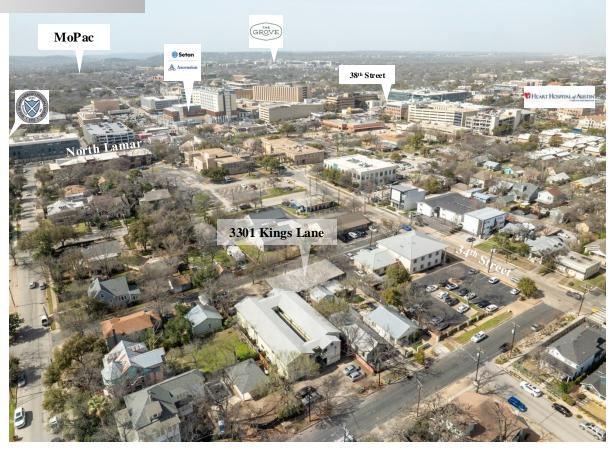


Total: 2,811 SF





3301 Kings Lane Austin, TX 78705











Drive Times

- Capital: 7 minutes
- University of Texas/The Drag: 4 minutes
- Moody Center: 7 minutes
- Central Market: 3 minutes
- Hancock Golf Course: 4 minutes
- Mueller Lake Park: 9 minutes
- The Triangle: 3 minutes
- Zilker Park/Barton Springs: 8 minutes
- Mount Bonnell: 8 minutes
- West 6th Street: 8 minutes
- Rainey Street: 10 minutes
- South Congress: 11 minutes
- Lions Golf Course: 8 minutes
- Ascension Seton Medical: 2 minutes

- Barton Creek Mall: 10 minutes
- The Domain: 13 minutes
- Austin Community College (Rio Grande): 6 minutes
- Saint David's (32nd): 6 minutes
- Saint Edwards: 14 minutes
- Austin High: 8 minutes
- Westlake High School: 12 minutes
- Pennybacker Bridge (360): 14 minutes
- The Arboretum: 11 minutes
- Alamo Drafthouse South Lamar: 10 minutes
- Plaza Saltillo: 10 minutes
- Whole Foods HQ: 6 minutes
- Oracle Campus: 12 minutes
- Apple Campus: 19 minutes

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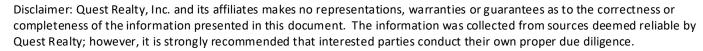
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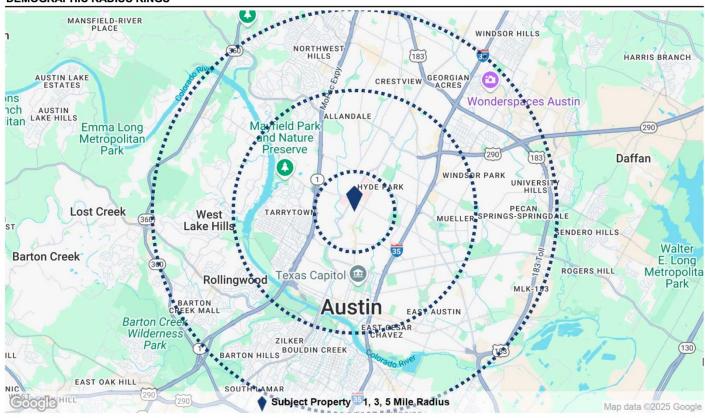








DEMOGRAPHIC RADIUS RINGS





3301 Kings Lane Austin, TX 78705

11/2/2015



John Cummings

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

John P. Cummings Jr.	348897	Sean@TemplarDevelopment.com	(512)656-8030
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
John P. Cummings III	662316	John@QuestRealtyAustin.com	(512)415-8508
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Tenant/Seller/Landlord Initial	s Date	
Regulated by the Texas Real Estate Com	mission	Information available	at www.trec.texas.gov
TAR-2501			IABS 1-0 Date
Quest Realty, P.O. Box 162258 Austin, TX 78716		Phone: (512)306-1716 Fax:	Kang Package

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