



**FOR SALE**



**(512) 490-6666**



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

**INVEST. LEVERAGE. TRUST**  
**REAL ESTATE**





**FOR SALE**

**AUSTIN LAND** :: 12100 Anderson Mill Rd, Austin, TX 78613

**LAND ACRES : 6.957**

**CALL FOR PRICING!**

**CONTACT FOR MORE INFORMATION**



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**(214) 477-7349**

Andrew@ltcommercialgroup.com

**HIGHLIGHTS:**

- ~6.957 acres with +/-400 ft frontage. Potential for development: neighborhood retail, medical offices, and many more!
- Situated near 620. High Traffic Area.
- Land is mostly flat, no portion of the land is in flood zone.
- Zoned for GB. Potential to rezone to HC for Data Center.
- Utilities available on-site

**Area Retailers & Businesses:**



| TRAFFIC COUNTS             | DEMOGRAPHICS YEAR: 2022 | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-------------------------|-----------|-----------|-----------|
| RR 620 -36,317 VPD         | Total Population        | 8,800     | 78,818    | 175,628   |
| Anderson Mill - 25,015 VPD | Estimated Households    | 3,153     | 31,946    | 70,819    |
|                            | Avg HH Income           | \$141,647 | \$145,479 | \$140,326 |



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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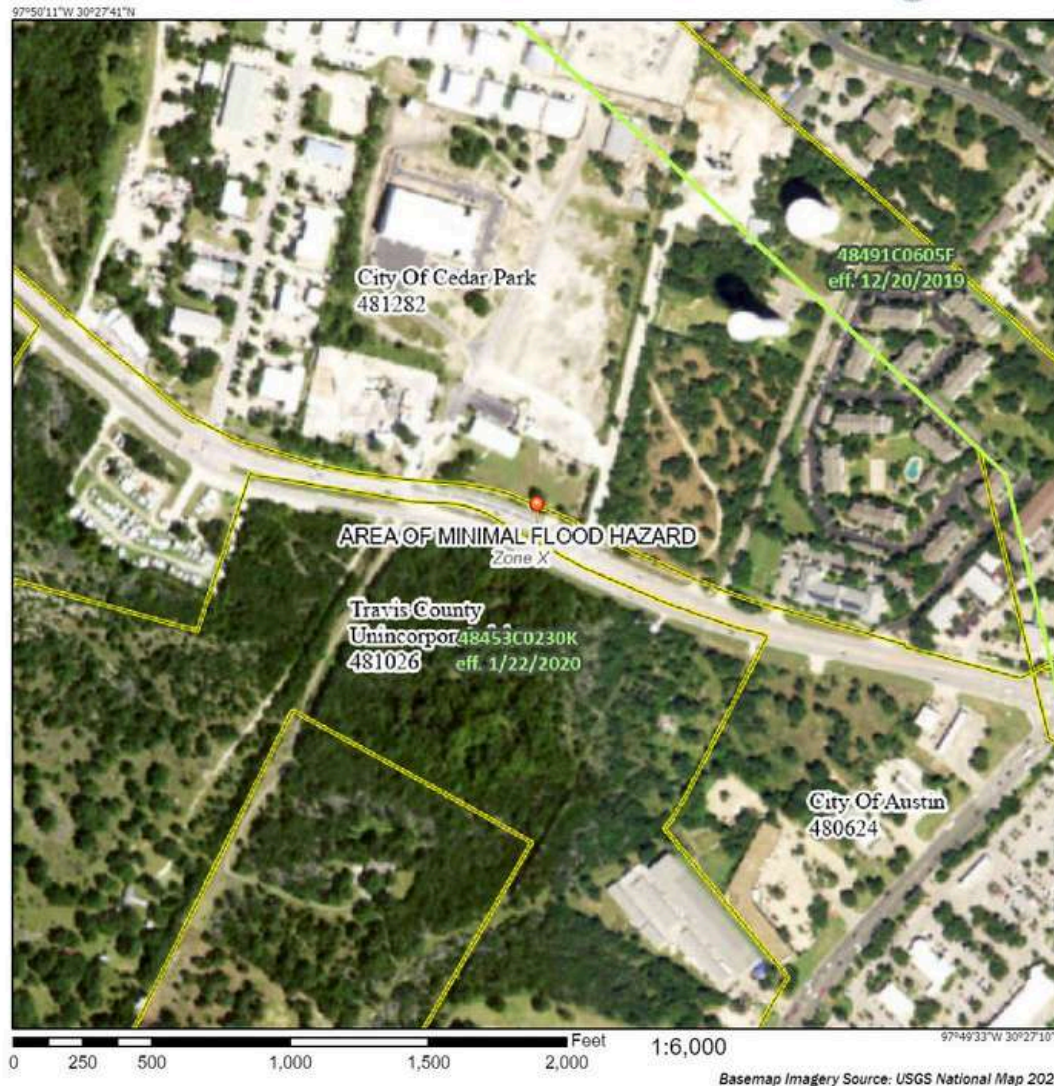
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## National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |   |
|-----------------------------|---|
| SPECIAL FLOOD HAZARD AREAS  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                             | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                             | Regulatory Floodway   |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                             | Area with Flood Risk due to Levee Zone D  |
| OTHER AREAS                 | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                             | Effective LOMRs   |
| GENERAL STRUCTURES          | Area of Undetermined Flood Hazard Zone D  |
|                             | Channel, Culvert, or Storm Sewer  |
| OTHER FEATURES              | Levee, Dike, or Floodwall   |
|                             | Cross Sections with 1% Annual Chance Water Surface Elevation  |
| MAP PANELS                  | Coastal Transect  |
|                             | Base Flood Elevation Line (BFE)   |
|                             | Limit of Study  |
|                             | Jurisdiction Boundary   |
|                             | Coastal Transect Baseline   |
|                             | Profile Baseline  |
|                             | Hydrographic Feature  |
|                             | Digital Data Available  |
|                             | No Digital Data Available   |
|                             | Unmapped  |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/12/2024 at 10:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.

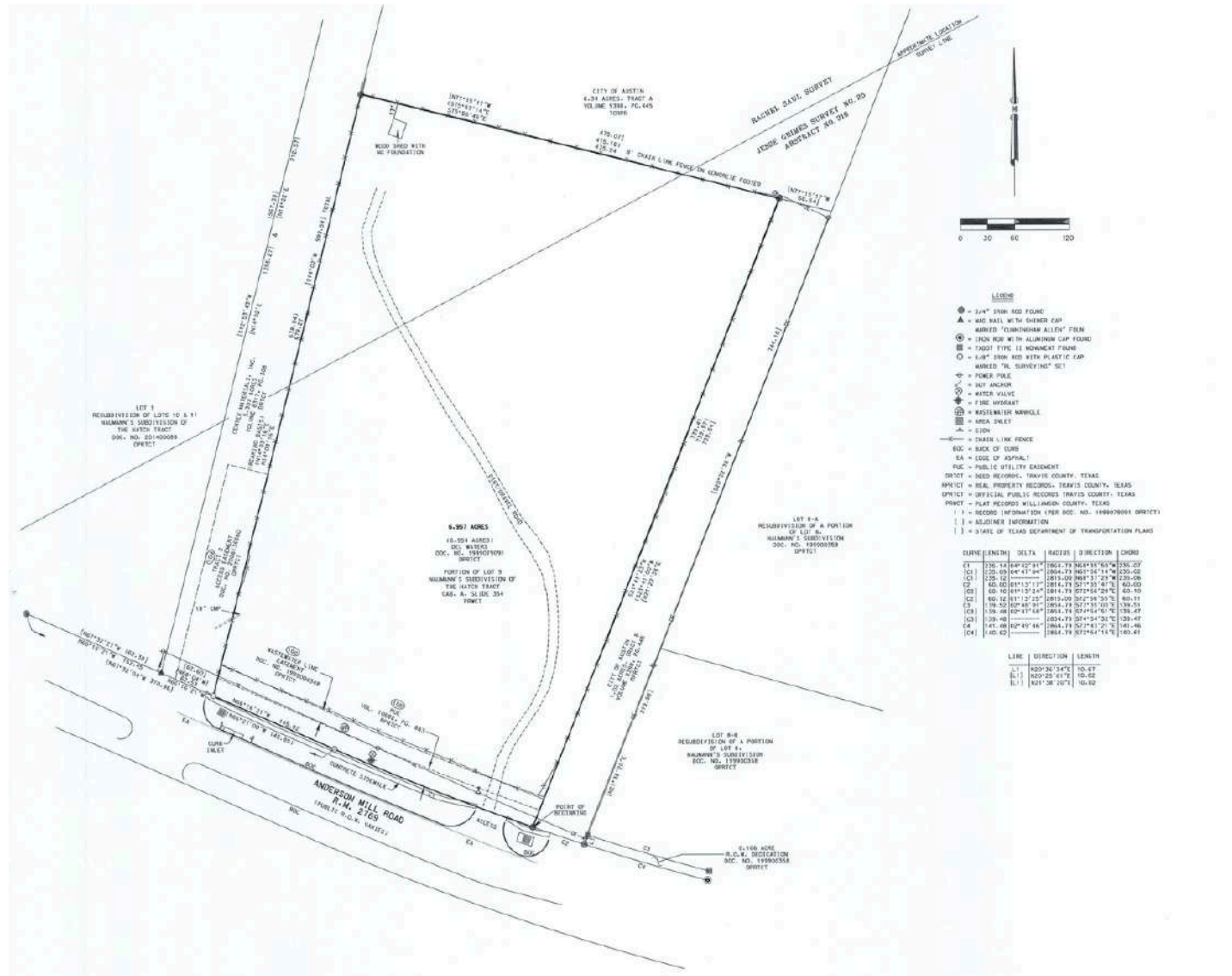


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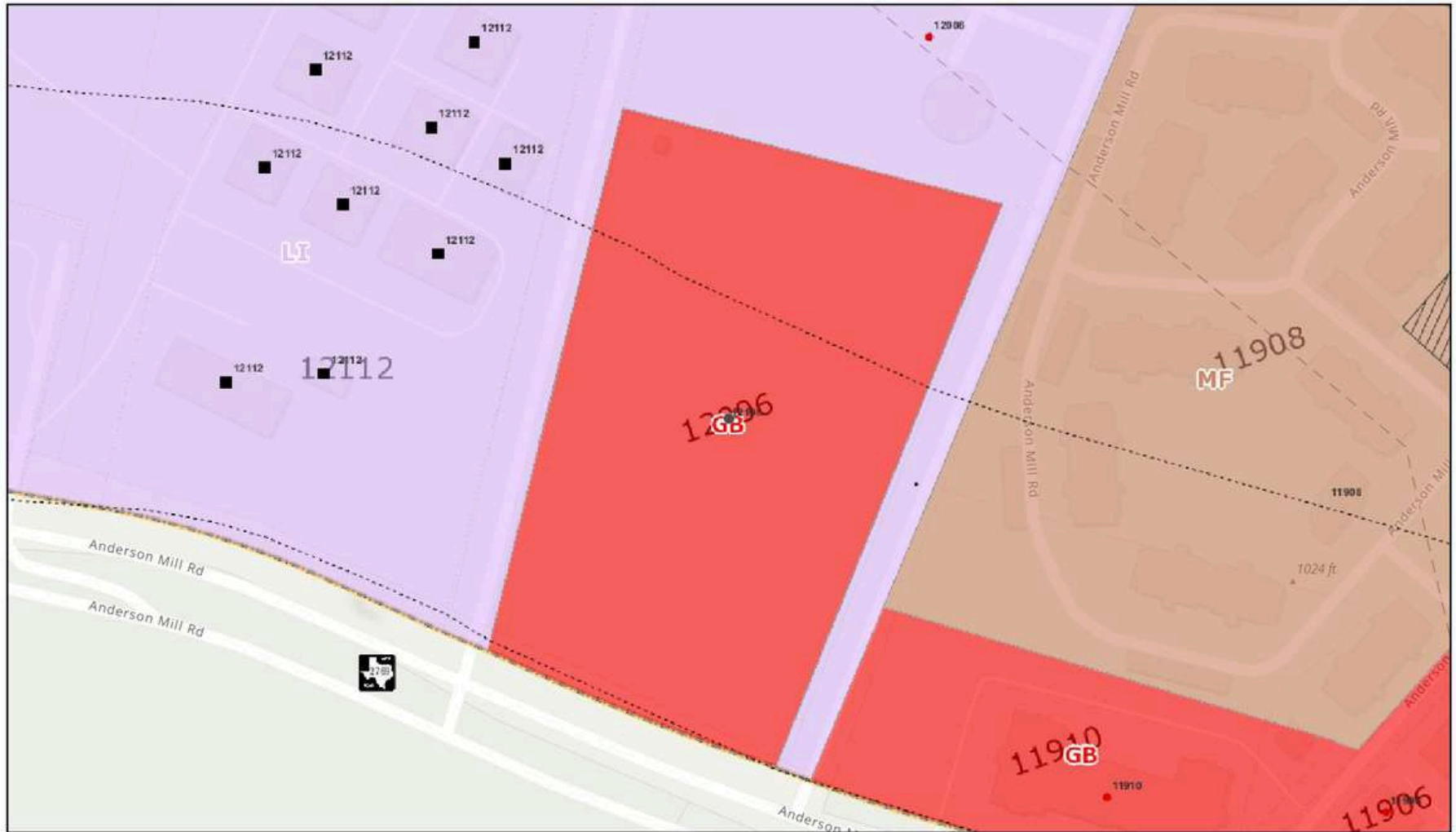


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1/15/2024, 4:23:26 PM



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## DEVELOPMENTS

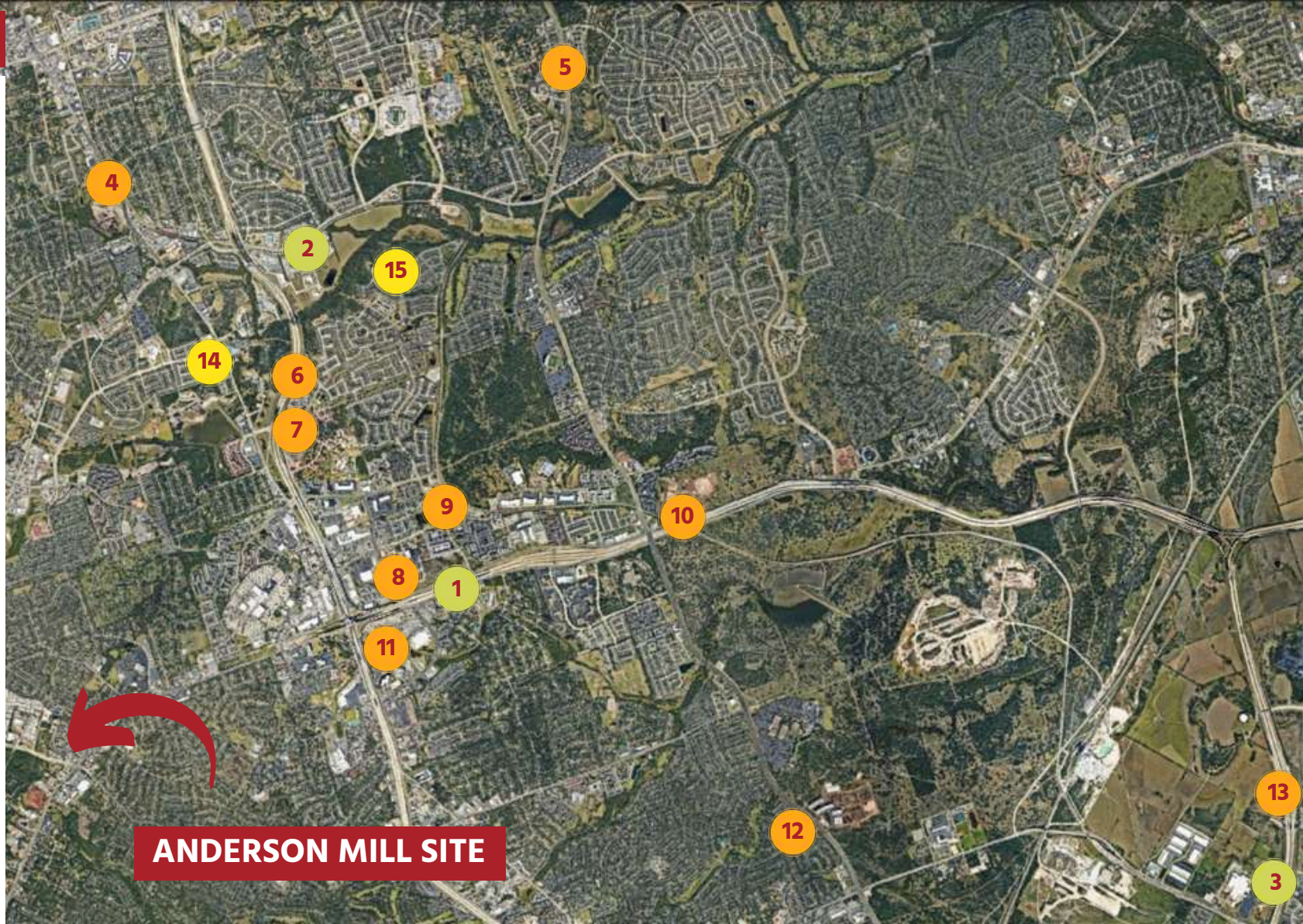
\*\*As of 09/2023

- 1 TownePlace Suites Marriott
- 2 Brushy Creek Corporate Center
- 3 Lenox Ridge
- 4 Bell District
- 5 Presidio
- 6 Aura Avery Ranch
- 7 Dell Children's Medical Center
- 8 Texas Children's Hospital
- 9 Lakeline Station Apartments
- 10 Pearson Ranch
- 11 Aspen Lake Three
- 12 New Apple campus
- 13 Austin Continuum
- 14 Urbanist Mixed-Use
- 15 Prologis Business Park

COMPLETED

UNDER CONSTRUCTION

PROPOSED

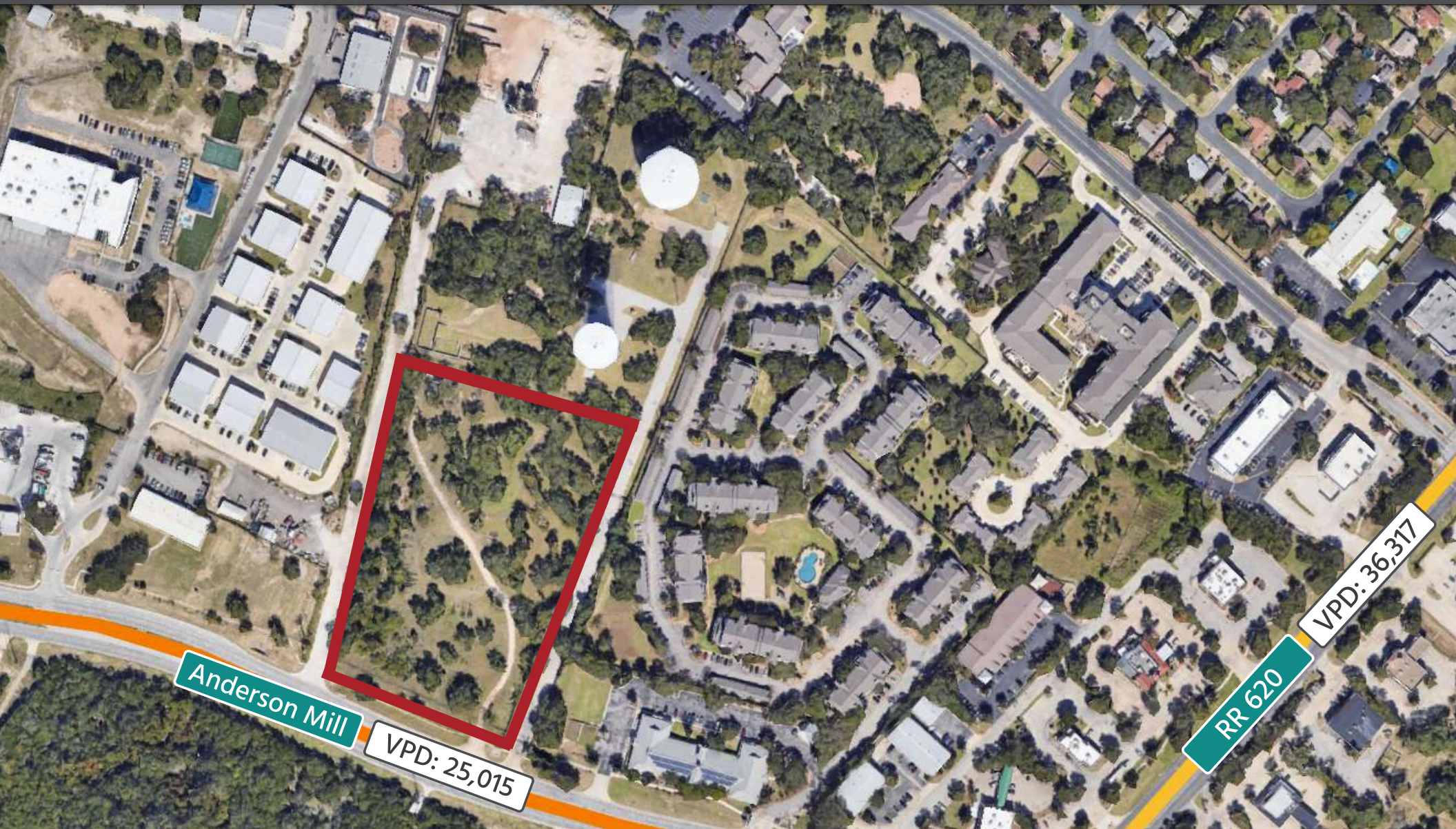


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Anderson Mill

VPD: 25,015

RR 620

VPD: 36,317



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12516 Walnut Park Xing,  
Ste. 200 Austin, TX 78753



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## 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.

2-10-2025  
 EQUAL HOUSING OPPORTUNITY

### 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. **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:
  - 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.

|   |               |                             |              |
|---|---------------|-----------------------------|--------------|
| LT Commercial Group LLC   | 9007504       | info@ltcommercialgroup.com  | 512-490-6666 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                       | Phone        |
| <b>Tram H Le</b>  | <b>650951</b> | info@ltcommercialgroup.com  | 512-490-6666 |
| Designated Broker of Firm   | License No.   | Email                       | Phone        |
| <b>Tram H Le</b>  | <b>650951</b> | lezie@ltcommercialgroup.com | 512-490-6666 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                       | Phone        |
| <b>Phuong Chung</b>   | <b>686632</b> | penny@ltcommercialgroup.com | 512-785-0137 |
| Sales Agent/Associate's Name  | License No.   | Email                       | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-1