



**PROPERTY**  
**FOR SALE**

sett  
studio

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# SHOVEL READY CREATIVE OFFICE PROJECT

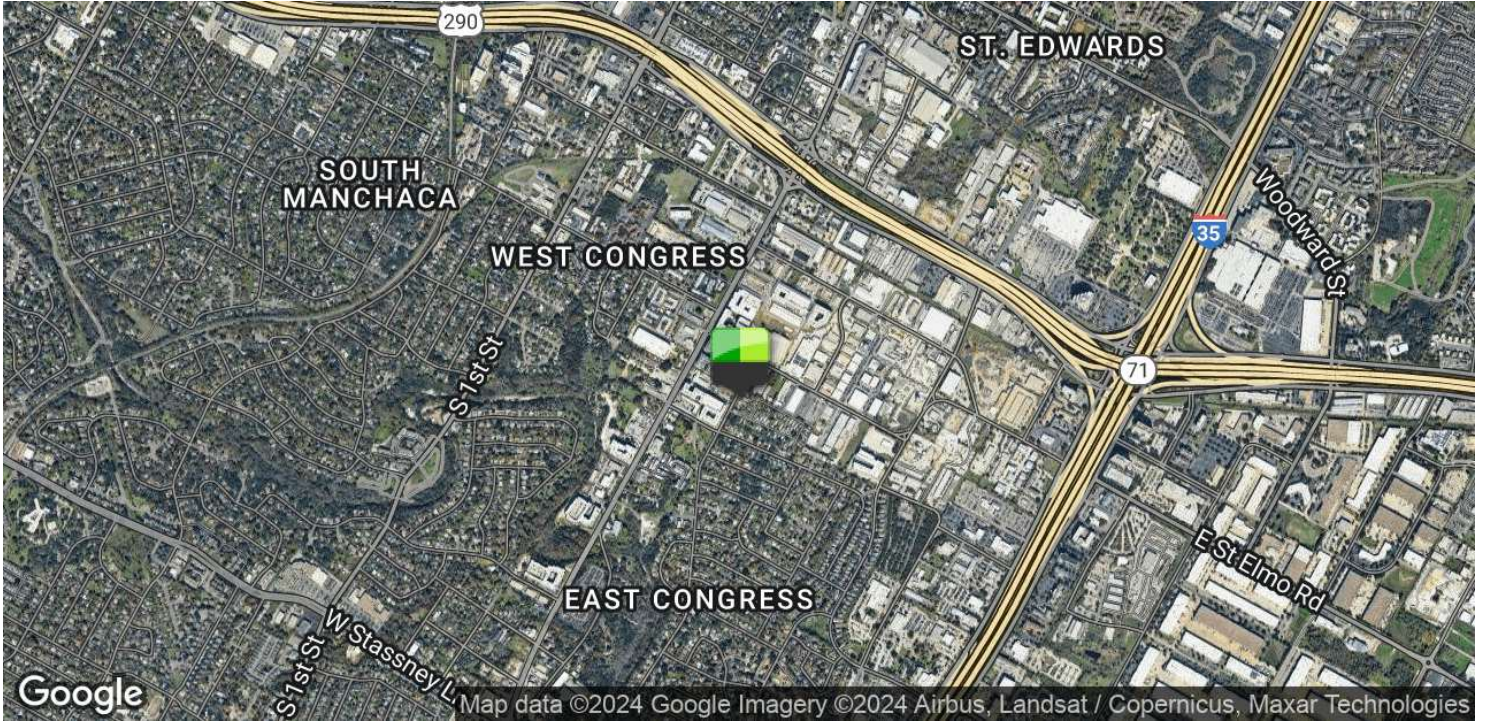
4507 LUCKSINGER LN, AUSTIN, TX 78745



# SHOVEL READY CREATIVE OFFICE PROJECT

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Fully permitted, shovel ready, creative office site for sale in the desirable St. Elmo District, half a mile from "The Yard" and just one block off of South Congress Avenue. The lot is 6,670 SF, and is zoned CS-MU-NP. All planning and permitting completed for a very modern three story 6,215 SF creative office building, making this a fantastic shovel ready opportunity! The planned building offers covered parking on the ground floor, 4,120 SF of creative office space on the 2nd floor, and 2,095 SF of creative office space on the 3rd floor. It is possible to build up to 13,443SF with additional building height along with other building plan modifications. This is a great development opportunity with flexible zoning in a fantastic part of town!

## PROPERTY HIGHLIGHTS

- Fully entitled, shovel ready, creative office project. BUILD READY
- 6,670 SF Lot
- +/- 6,215 SF of building space with 1,286 SF of patio space
- Up to 13,443 SF of building space possible
- Modern Architecture and finishes with an open layout designed by Dick Clark + Associates
- CS-MU-NP Zoning

## OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	6,670 SF

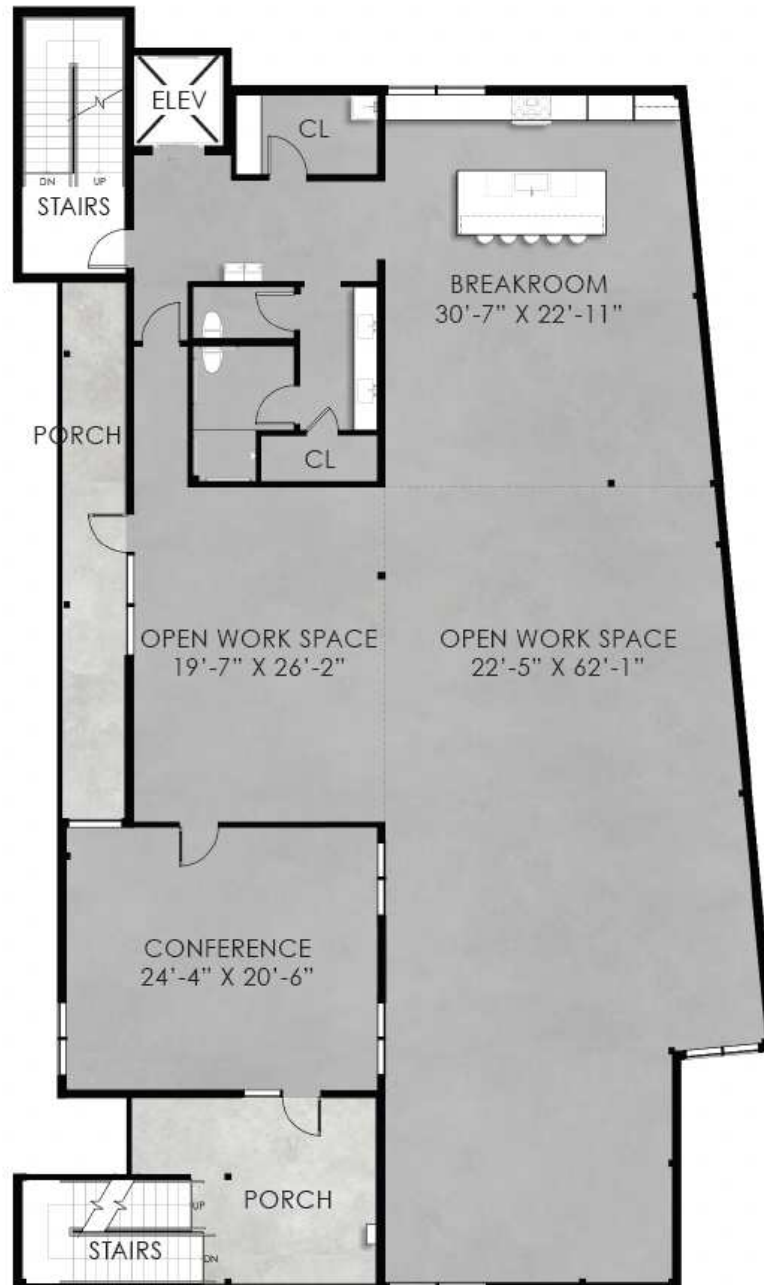
## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	6,590	151,112	305,757
Total Population	13,449	320,938	700,216
Average HH Income	\$74,153	\$92,855	\$101,921

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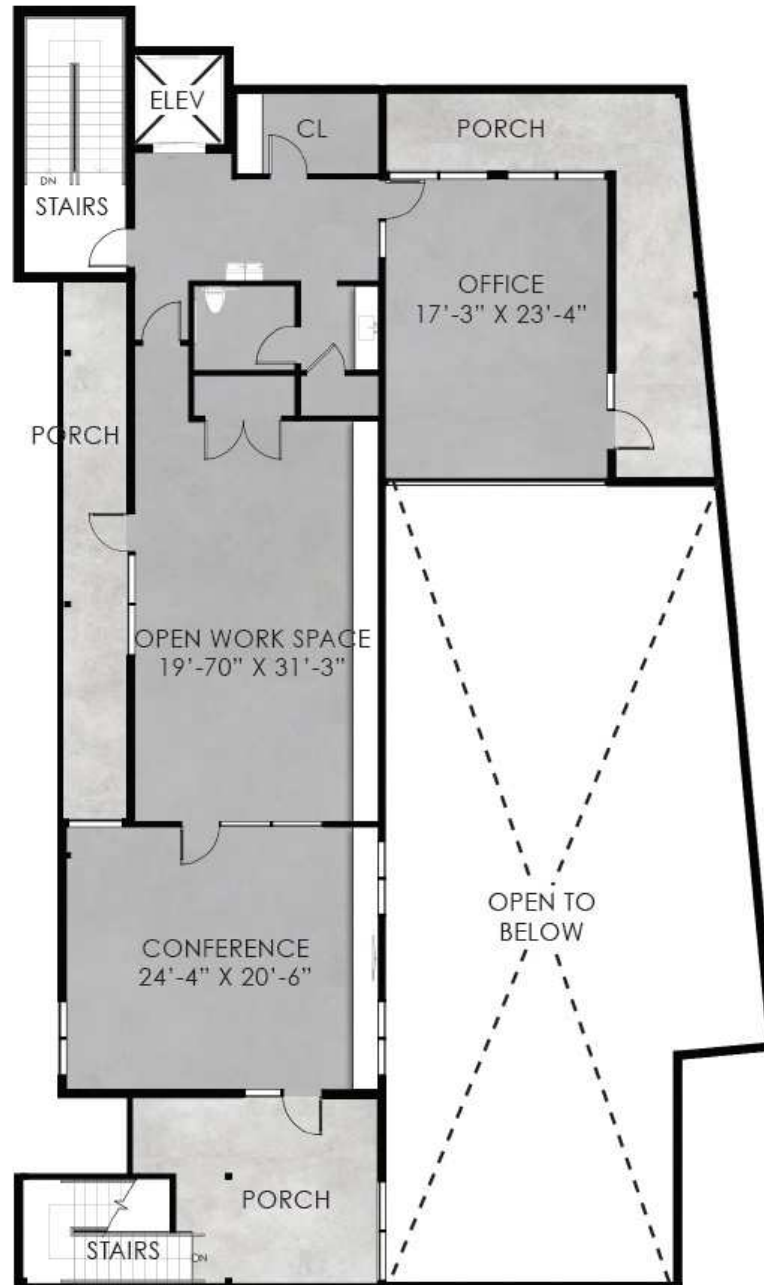
## SECOND LEVEL FLOOR PLAN



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## THIRD LEVEL FLOOR PLAN

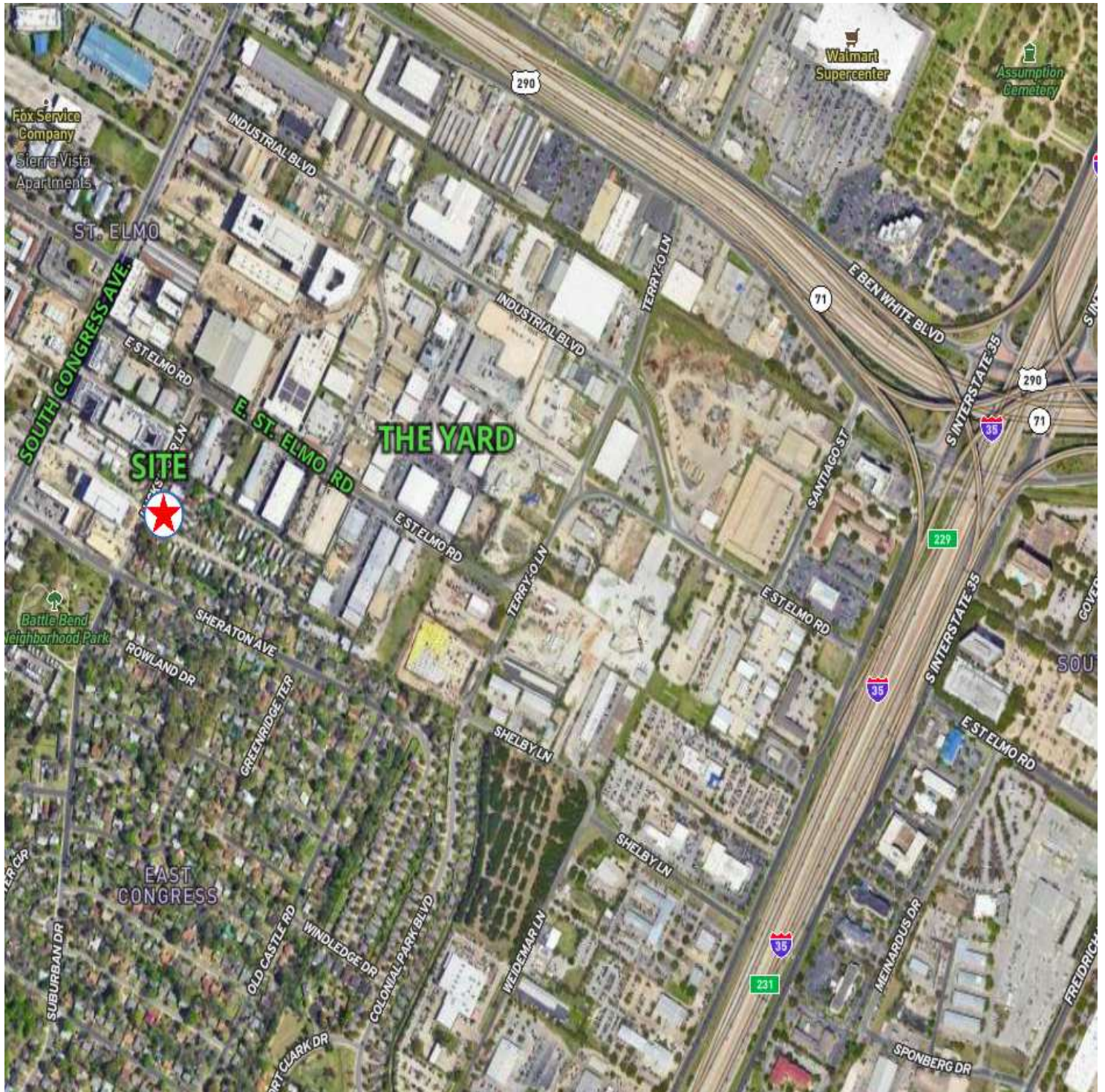




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## LOCATION MAP



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2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM







## 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:
  - 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.

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\_\_\_\_\_  
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 1-0 Date