



**TEXANA**  
Commercial

**North Austin Land  
Development Opportunity**  
104-112 Howard Ln, Austin, TX 78753



**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**  
**737.867.0000**

## ABOUT THE **PROPERTY**

---

104-112 E Howard Ln is a three parcel two structure land development opportunity. With 20,000 cars driving by a day across the street from a 300 acre Parmer Austin mixed-use development & Tech Ridge campuses home to countless Fortune 100 to 500 companies, this is an excellent retail spot but has many possible uses. Having three access points and strategically located in the North close to the Domain (10 mins) and Downtown (20 mins). Call for pricing & more information.

- Zoned: ETJ
- 3.29 Acres
- High Traffic East-to-West Rd
- 2 structures
- Built in 1962 & 1965
- No Flood Plain

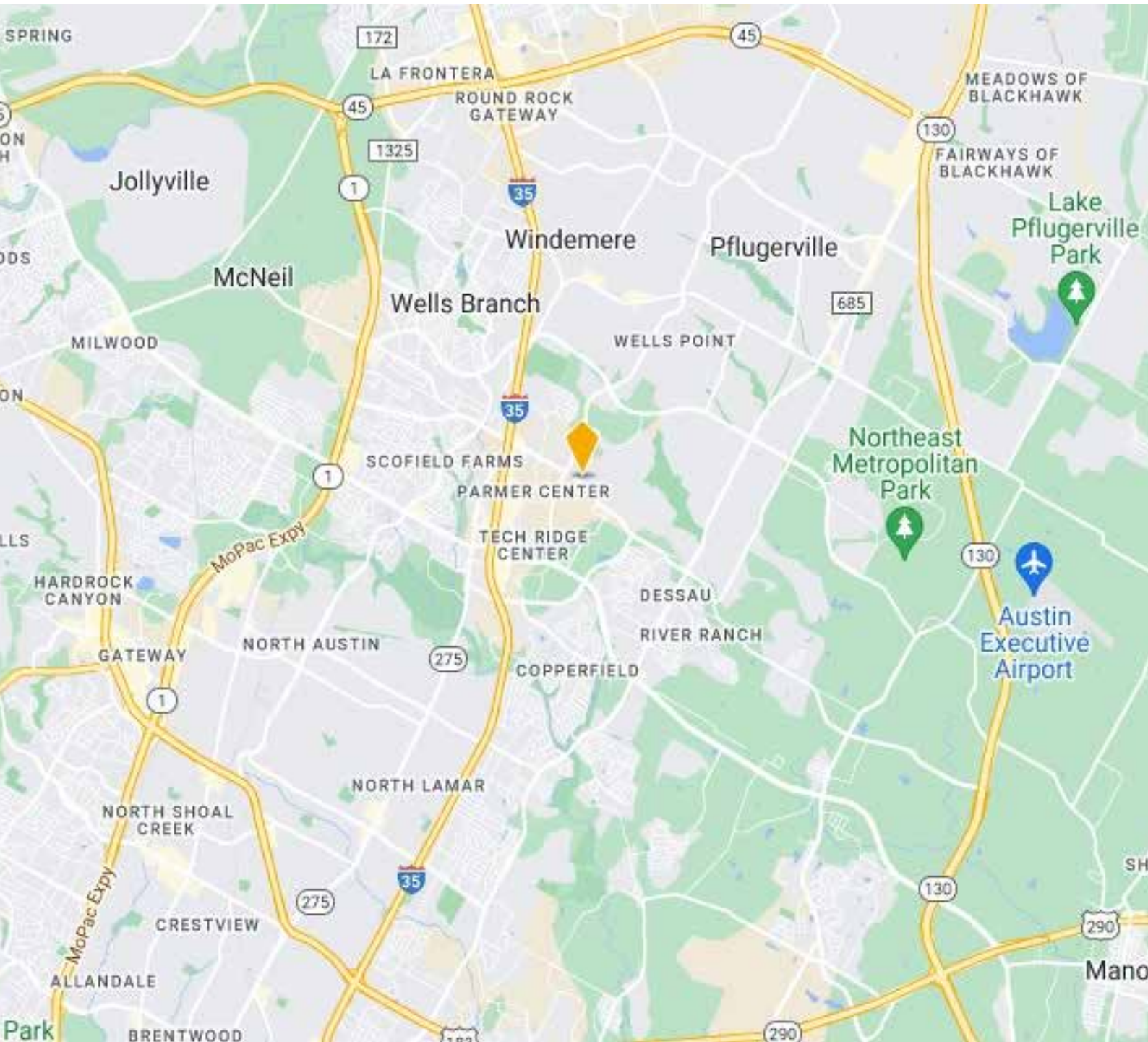


**Get in Touch with**

 [mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**  
**737.867.0000**

## DISTRICT MAP



Get in Touch with



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**  
**737.867.0000**

## LOCAL MAP



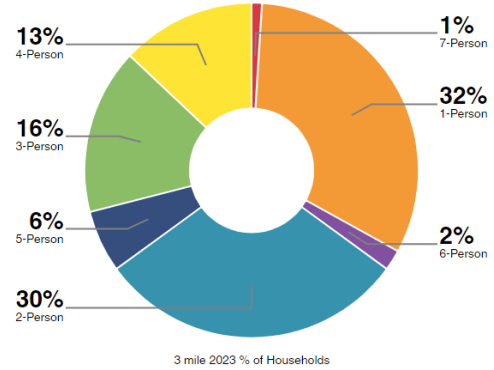
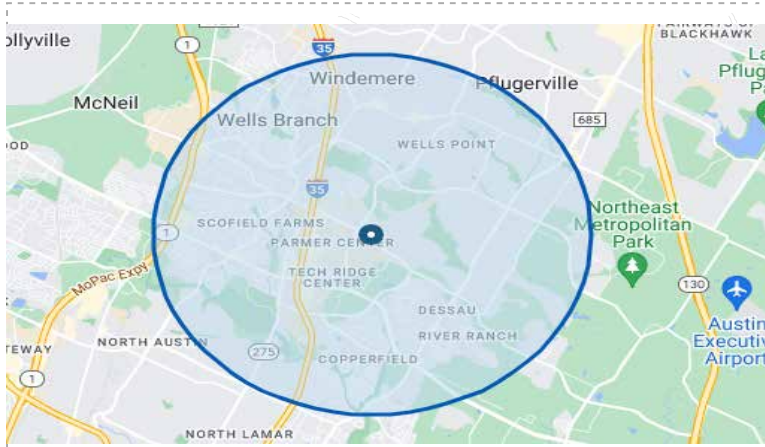
Get in Touch with



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**  
**737.867.0000**

## INFOGRAPHIC 3 MILE RADIUS



### KEY FACTS

116,056

Population



47,700

Households

36.2

Median Age

\$90,169

Average Household Income

### EDUCATION

10%

No High School Diploma



20% High School Graduate



25% Some College



45% Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Howard Ln	McCallen Pass NW	20,410	2022	0.18 mi
McCallen Pass	Center Ridge Dr S	10,047	2022	0.30 mi
W Howard Ln	McCallen Pass SE	22,141	2022	0.32 mi
Center Ridge Dr	McCallen Pass S	9,607	2022	0.38 mi
Cambourne Dr	Wiltshire Dr NE	986	2022	0.56 mi
Center Ridge Dr	Center Line Pass W	6,064	2022	0.58 mi
W Howard Ln	Center Line Pass SE	25,322	2022	0.59 mi
Cambourne Dr	Merseyside Dr SW	1,875	2022	0.60 mi
E Howard Ln	Harris Ridge Blvd SE	18,748	2022	0.74 mi
Heatherwilde Blvd	Harris Ridge Blvd SE	15,614	2022	0.78 mi

Get in Touch with



mhouston@texanacommercial.com  
www.texanacommercial.com

Matt Houston  
**737.867.0000**



## 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 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 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.

Texana Commercial LLC	9012189	mhouston@texanacommercial.com	737.867.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone