

FOR SALE 3.03 AC REDEVELOPMENT OPPORTUNITY

Total Realty
TEXAS
Gain More, Net More



ADDRESS

SWQ OF US-183 & GUADALUPE ST
301 W. ANDERSON LN
AUSTIN, TEXAS 78752

BUILDING SIZE

15,776 SF

LAND SIZE

3.03 AC / 131,986 SF

PRICE

~~\$8,050,000~~ New Price: \$7,990,000

DESCRIPTION

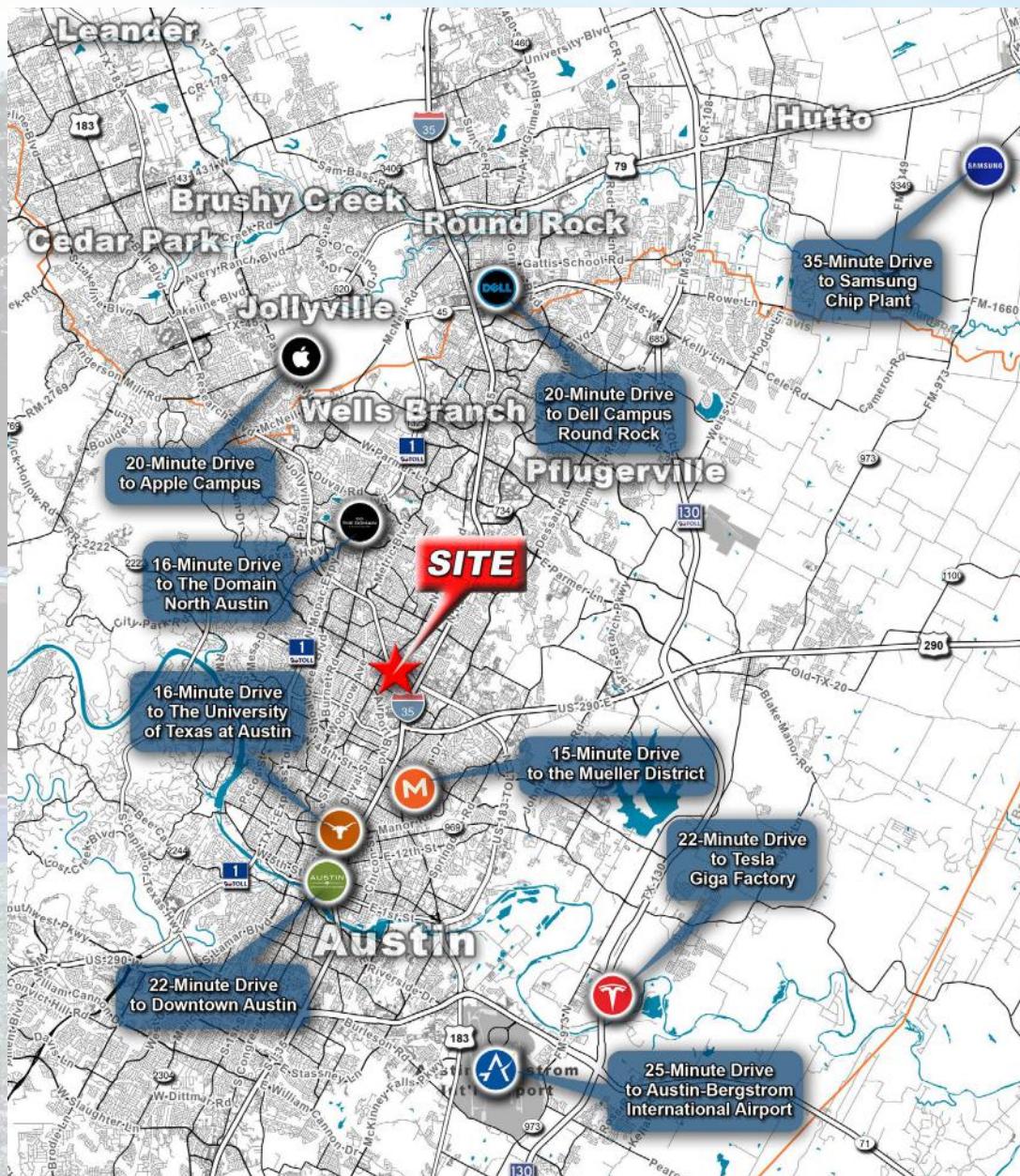
STRATEGICALLY LOCATED MERE MINUTES FROM THE DYNAMIC DOWNTOWN AREA, THE UPSCALE DOMAIN SHOPPING CENTER, AND THE ECLECTIC MUELLER DISTRICT, THIS SITE PROMISES A PERFECT BLEND OF URBAN CONVENIENCE AND LIFESTYLE APPEAL. IT IS A SURVEY- READY, MAKING A SIGNIFICANT HEAD START FOR YOUR DEVELOPMENT PLANS. RARE AND EXQUISITE 3-ACRE RECTANGULAR DEVELOPMENT SITE (131,986 SF.), PERFECTLY POSITIONED FOR MULTI-FAMILY USE. THIS PRIME INFILLED PARCEL BOOSTS BOTH FRONT AND REAR ACCESS, ENSURING SEAMLESS INTEGRATION INTO ANY PROJECT DESIGN.



The information contained herein was obtained from sources deemed reliable; however, Total Realty Texas makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	20,976	156,742	353,059
Daytime Population	21,348	206,917	495,831
Total Households	9,076	69,820	156,656
Average HH Income	\$91,453	\$111,349	\$123,009

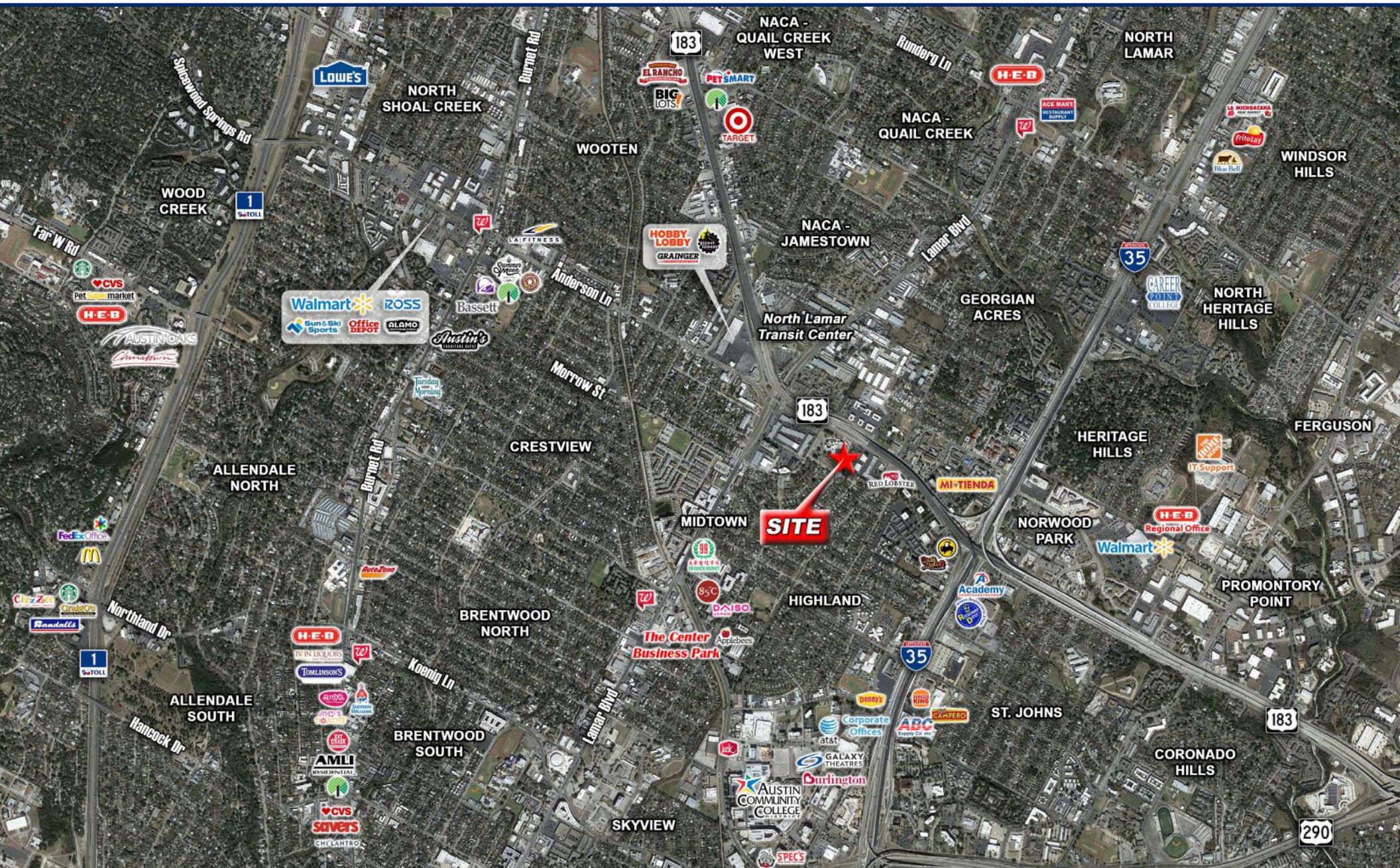
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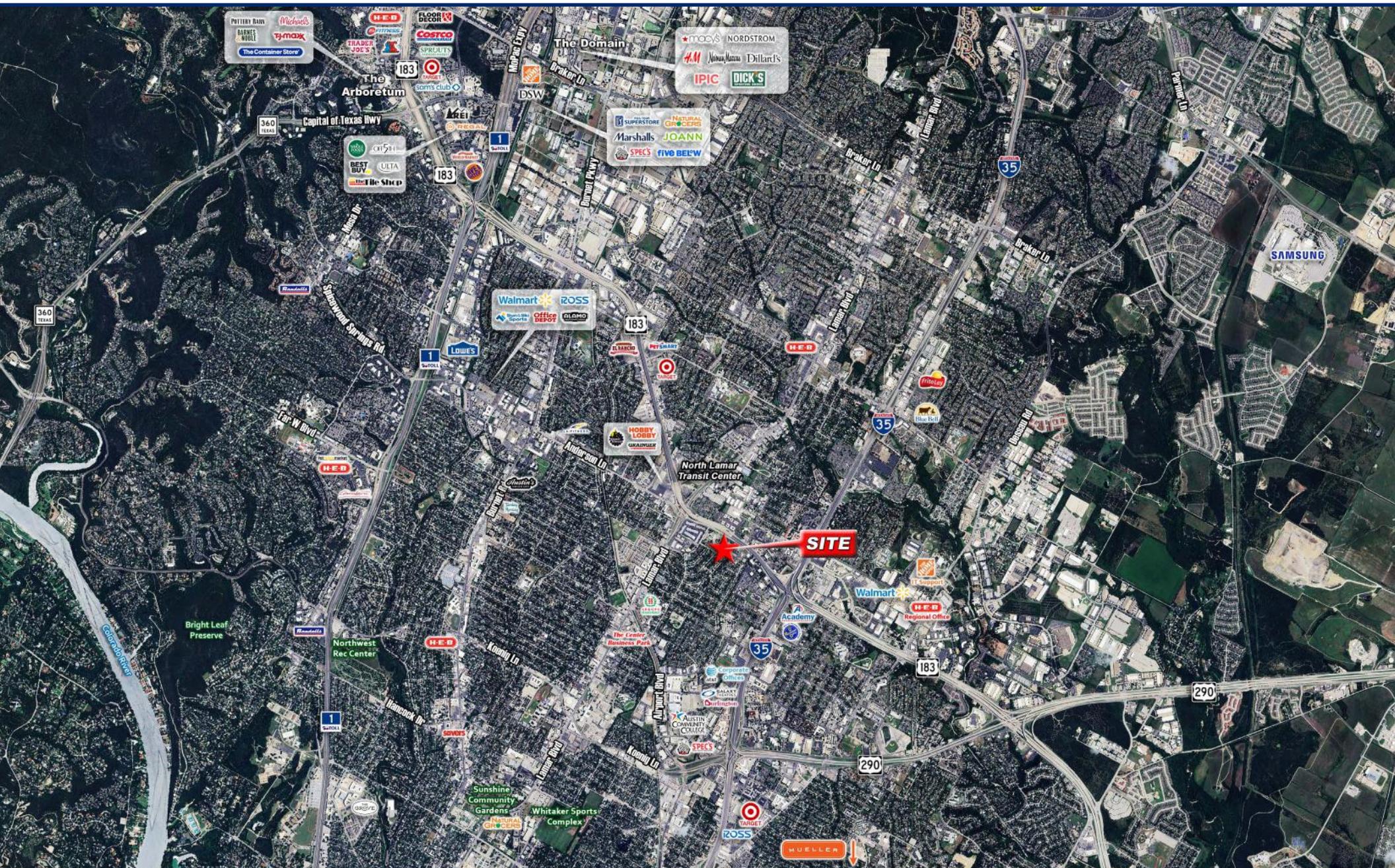
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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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Designated Broker of Firm	License No.	Email	Phone
Wendy Chen	446226	info@totalrealtytexas.com	512-825-1902
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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