

# FOR SALE

## .595 ACRES WITH IMPROVEMENTS

### 12732 Research Blvd.



#### Property and location information

- Approximately 0.595 Acres total with approximately 6,680 SF of improvements (Per Appraisal District)
- Two active automotive businesses and a shared parking lot
- Great access and visibility from Research Blvd (US 183), and Jollyville Road
- Potential redevelopment site, Zoned GR (Community Commercial)
- Driveways from both Research Blvd and Jollyville Road
- Traffic counts: Research Blvd - 160,069 VPD (Per CoStar)  
Jollyville Road - 4,082 VPD (Per CoStar)

FOR MORE INFORMATION, CONTACT:

Rob Wendt (512) 809-2357

William Wendt (512) 539-7042



# 12732 Research Blvd. AUSTIN, TX 78759



## 12732 A Research Blvd

- Approximately 0.200 acres (Per TCAD)
- Approximately 3,080 SF Auto shop (Per TCAD)
- 4 bays - two with lifts  
two with pits
- Property available for move-in at closing

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TURNKEY REAL ESTATE SOLUTIONS



# 12732 Research Blvd. AUSTIN, TX 78759



## 12732 Research Blvd

- Approximately 0.239 acres (Per TCAD/WCAD)
- Approximately 3,080 SF Auto shop (Per WCAD)
- 4 bays - three 4-post lifts (one alignment lift)  
one 2-post
- Owner to lease back through December, 2027

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## **Shared parking lot**

- Approximately 0.156 acres (Per WCAD)
- Fenced and paved
- Shared pylon sign with visibility to Research Blvd and Jollyville Road

FOR MORE INFORMATION, CONTACT:

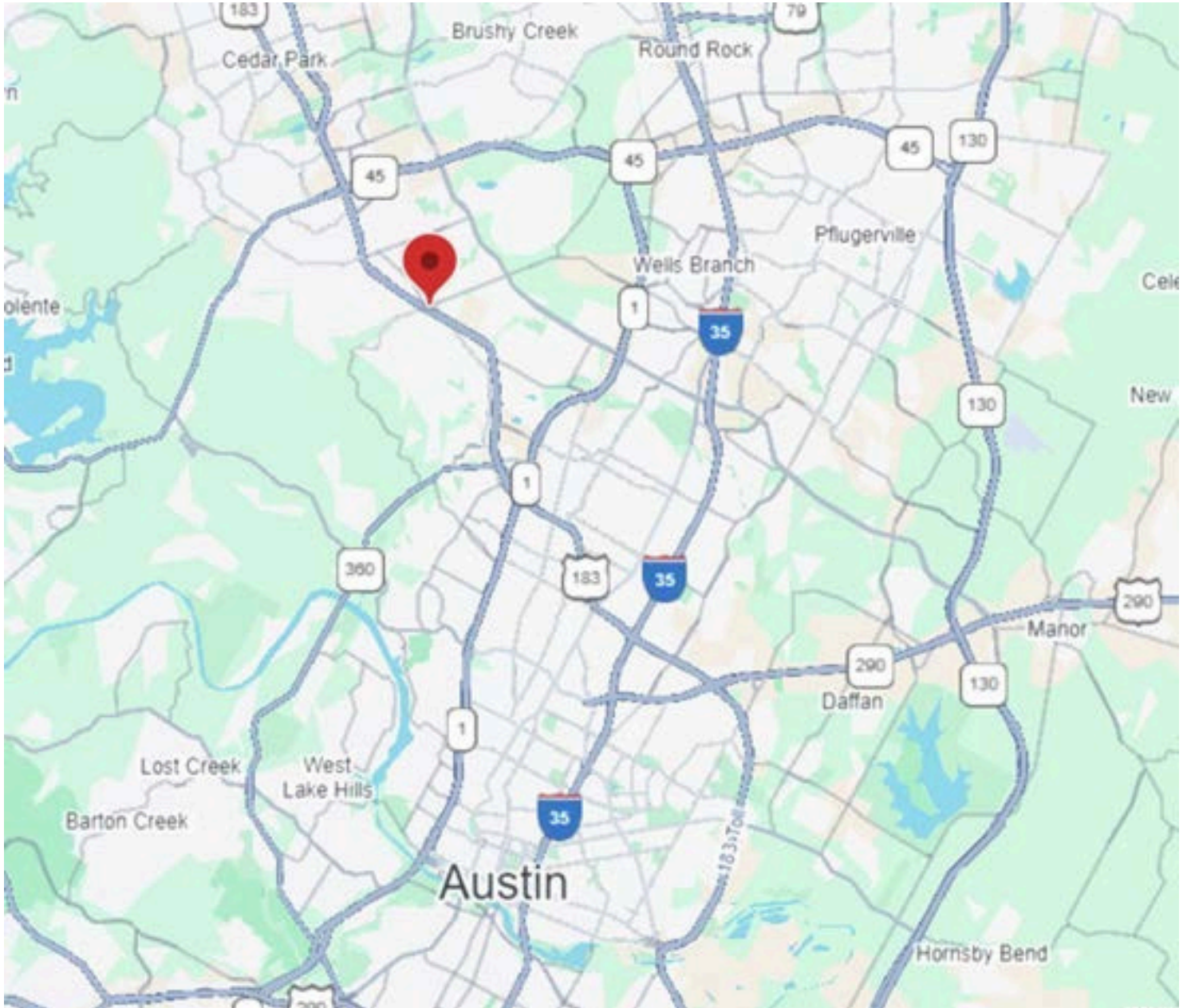
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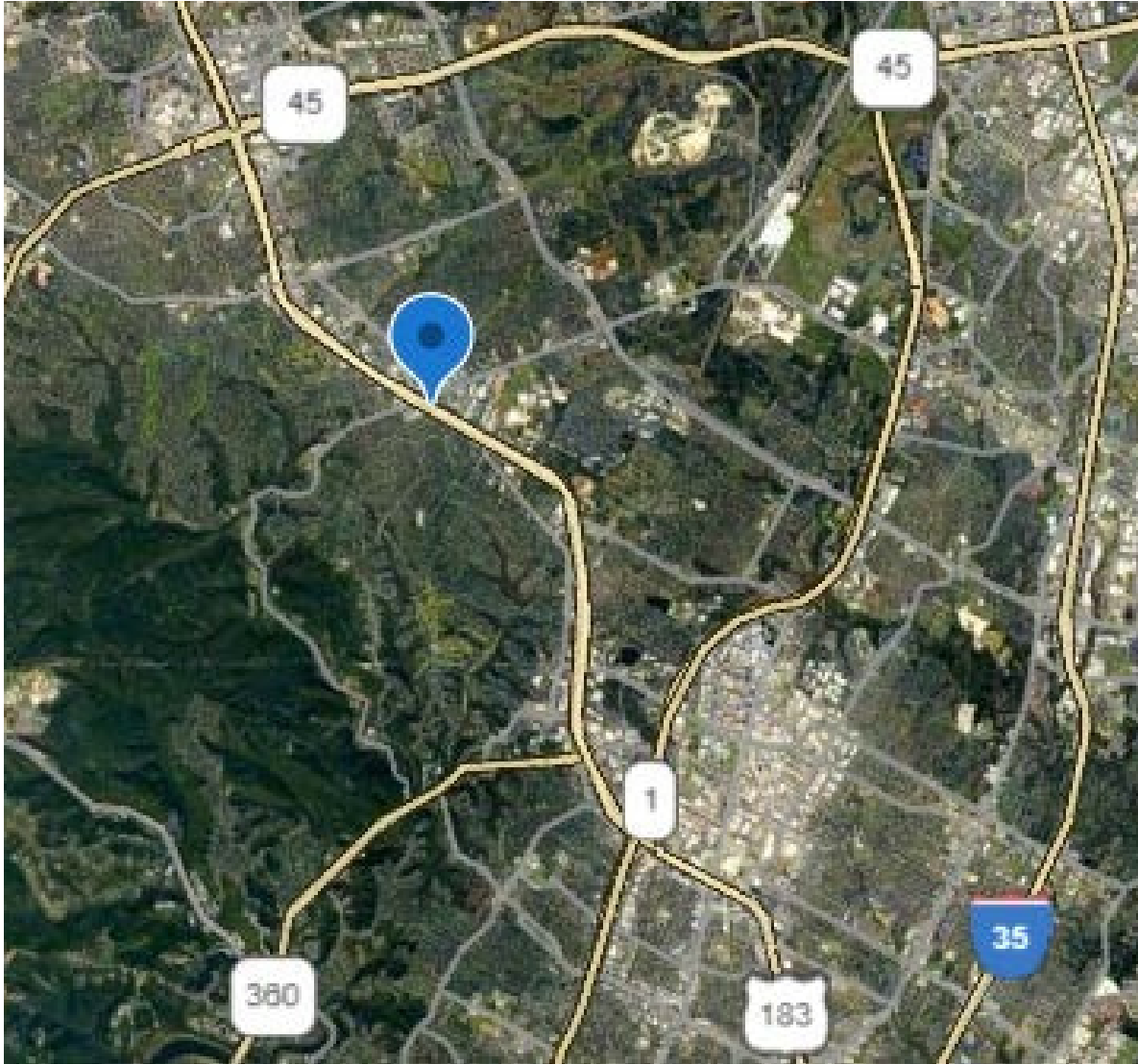


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## **APPROXIMATE DISTANCE**

<b>SH-45</b>	<b>3 Miles</b>
<b>Loop 360</b>	<b>4 Miles</b>
<b>Loop 1 (MoPac)</b>	<b>4.5 Miles</b>
<b>IH-35</b>	<b>8.5 Miles</b>

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Travis County Tax Parcel map



Williamson County Tax Parcel map



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# GR

## Community Commercial

Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

### Site Development Standards

#### Lot

Minimum Lot Size		Massing	
Minimum Lot Width	5,750 sq ft	Maximum Height	60 ft
Maximum Building Coverage	50 ft	Minimum Setbacks	
Maximum Impervious Cover	75%	Front yard	10 ft
Maximum Floor Area Ratio	90%	Street side yard	10 ft
	1:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
Civic	
Club or Lodge (c)	
College and University Facilities *	
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Group Home Class II *
Community Recreation—Private *	Guidance Services
Community Recreation—Public *	Hospital Services—General (c)
Congregate Living	Hospital Services—Limited
Counseling Services	Local Utility Services
Cultural Services	Private Primary Educational Services *
Day Care Services—Commercial	Private Secondary Educational Services *
Day Care Services—General	Public Primary Educational Services *
Day Care Services—Limited	Public Secondary Educational Services *
Family Home *	Religious Assembly
Group Home Class I—General *	Residential Treatment
	Safety Services
	Telecommunication Tower (PC) *

#### Commercial

Art Gallery	Automotive Repair Services
Alternative Financial Services	Automotive Sales
Art Workshop *	Automotive Washing of any type
Administrative and Business Offices	Bail Bond Services (PC)
Automotive Rentals	



# GR (continued)

## Commercial (continued)

Business or Trade School Business	Medical Offices—exceeding
Support Services Commercial Off-	5,000 sq/ft of gross floor space
Street Parking Communications	Off-Site Accessory Parking
Services Consumer Convenience	Outdoor Entertainment (c)
Services Consumer Repair Services	Pawn Shop Services
Drop-Off Recycling Collection Facility *	Pedicab Storage and Dispatch
Exterminating Services Financial Services	Personal Improvement Services
Food Preparation (c)	Personal Services
Food Sales	Pet Services
Funeral Services	Plant Nursery (c)
General Retail Sales—Convenience	Printing and Publishing
General Retail Sales—General	
Hotel-Motel	Professional Office
Indoor Entertainment	Research Services
Indoor Sports and Recreation	Restaurant—Limited
Medical Offices—not exceeding	Service Station
5,000 sq/ft of gross floor space	Software Development
	Special use Historic (c)
	Theater

## Industrial

Custom Manufacturing (c)

## Agricultural

Community Garden

Urban Farm \*



## 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.

<u>Development 2000, Inc.</u>	<u>9001467</u>	<u>info@d2000.com</u>	<u>512-306-0100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jerry R. Reed</u>	<u>153745</u>	<u>jreed@d2000.com</u>	<u>512-617-4648</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Rob Wendt</u>	<u>311303</u>	<u>rwendt@d2000.com</u>	<u>512-809-2357</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date