

**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY



COMMERCIAL DIVISION

FOR SALE:
\$1,000,000

6200 Gilbert Rd.
Austin, Texas
PID#190425



**BERKSHIRE
HATHAWAY**
HOMESERVICES
TEXAS REALTY

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ABOUT

This beautiful 1 acre tract sits high on a hill overlooking the East Austin and Travis County countryside. Easy access off Loop 130 and to Gilbert Rd. This will allow the development of this site for Multifamily or Condominium housing, or hotel to serve the needs of the Eastside growth. Minutes from Tesla.

PROPERTY HIGHLIGHTS:

- Great visibility
- Ease of access to Loop 130, FM 969, or FM 973
- Water and Electricity are available on the Site
- Wastewater is available on site.
- In the Heart of the Tesla Expansion on the east side

PROPERTY LOCATION:

- Minutes from Tesla
- Easy access to Loop 130 and Gilbert Rd
- No Restrictions on Building
- Stunning Views

PROPERTY SUMMARY:

- Asking Price: \$1,000,000
- PID #190428
- Lot Size: 1 Acres
- Total SF: 43,560
- Located in the ETJ



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Gilbert Rd.

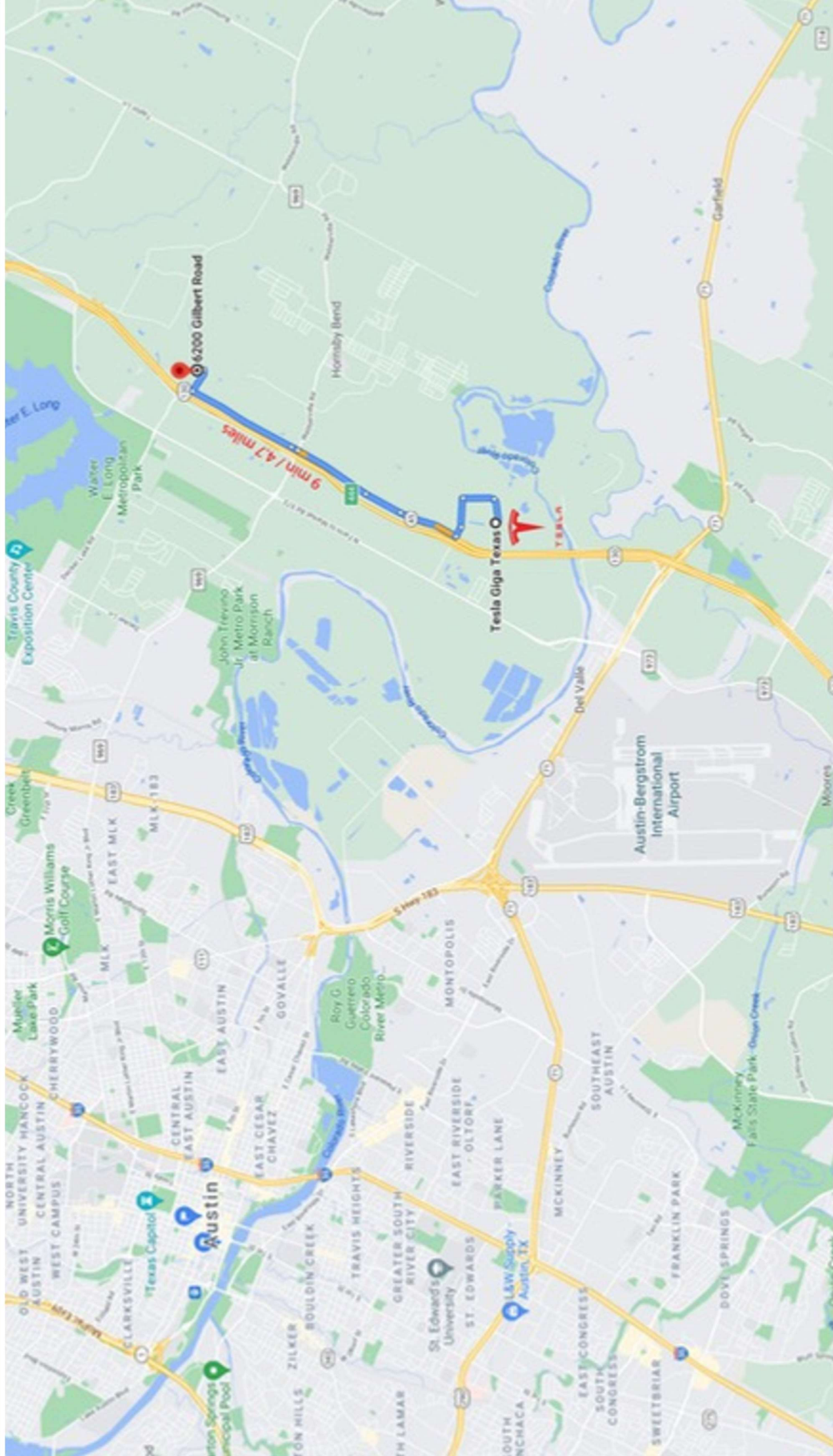
TESLA

130

Downtown

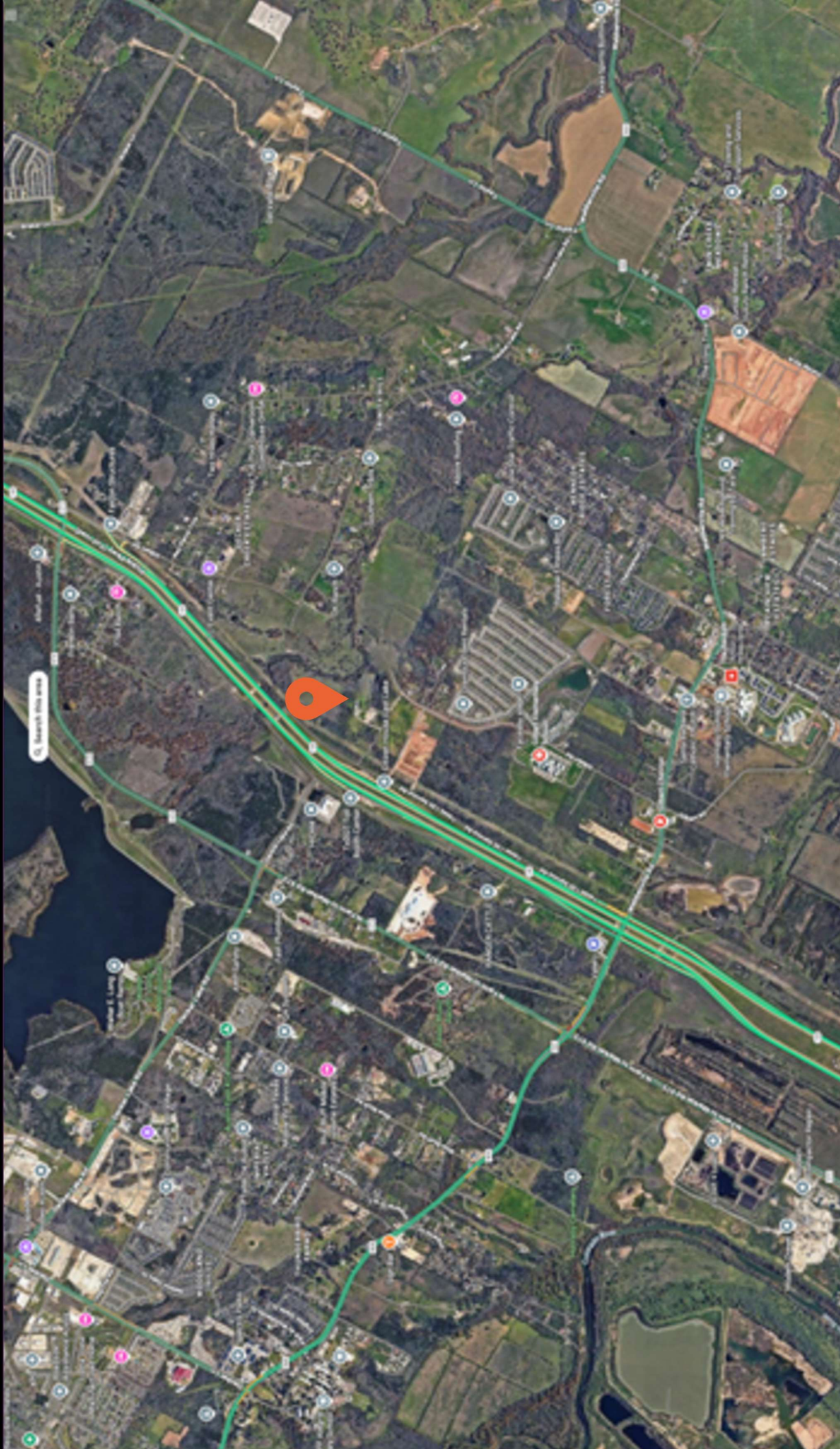
Street Map View

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AERIAL VIEW

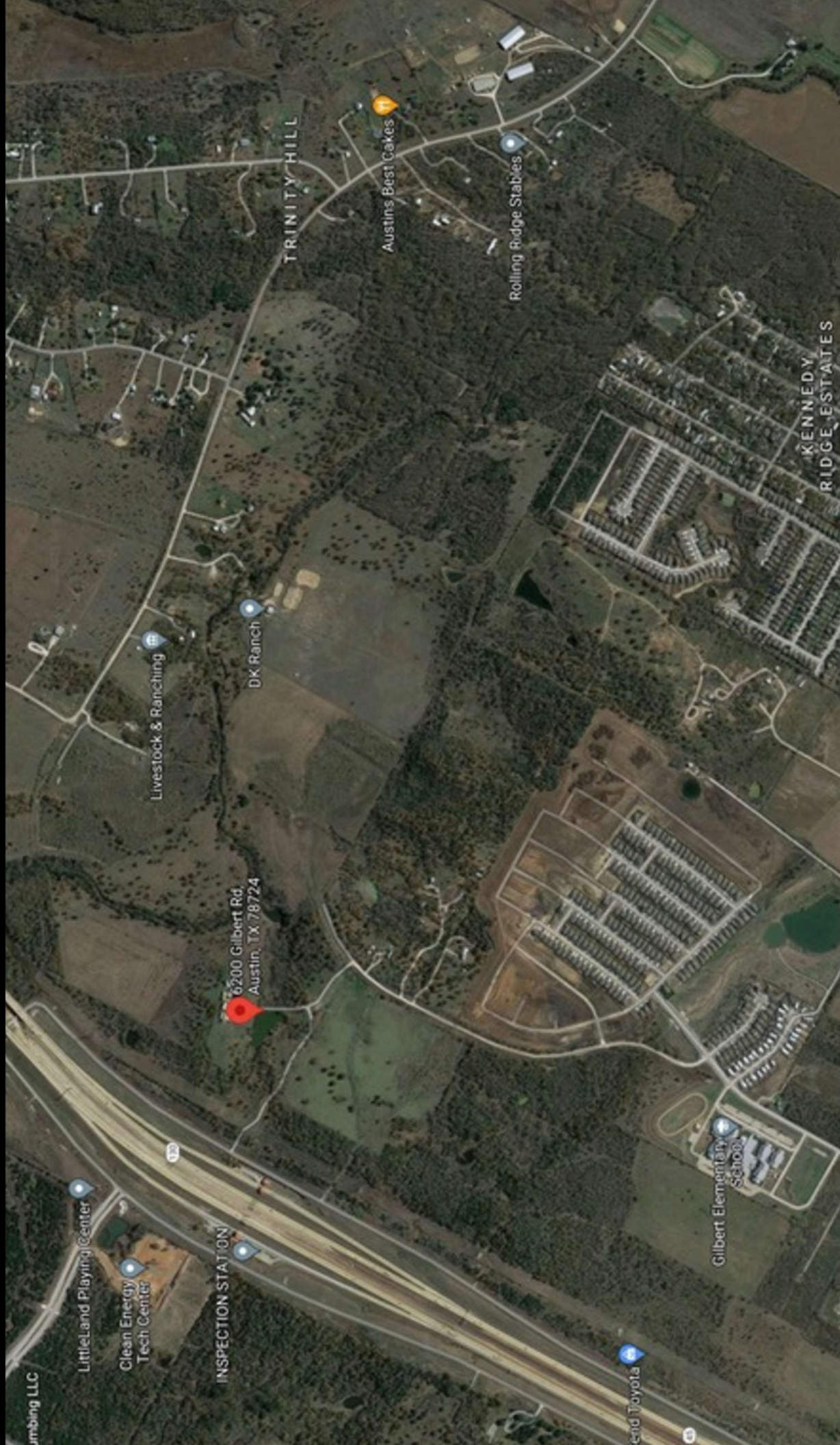
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AERIAL VIEW

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PID info - 190425



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ENDEAVOR'S PROJECT

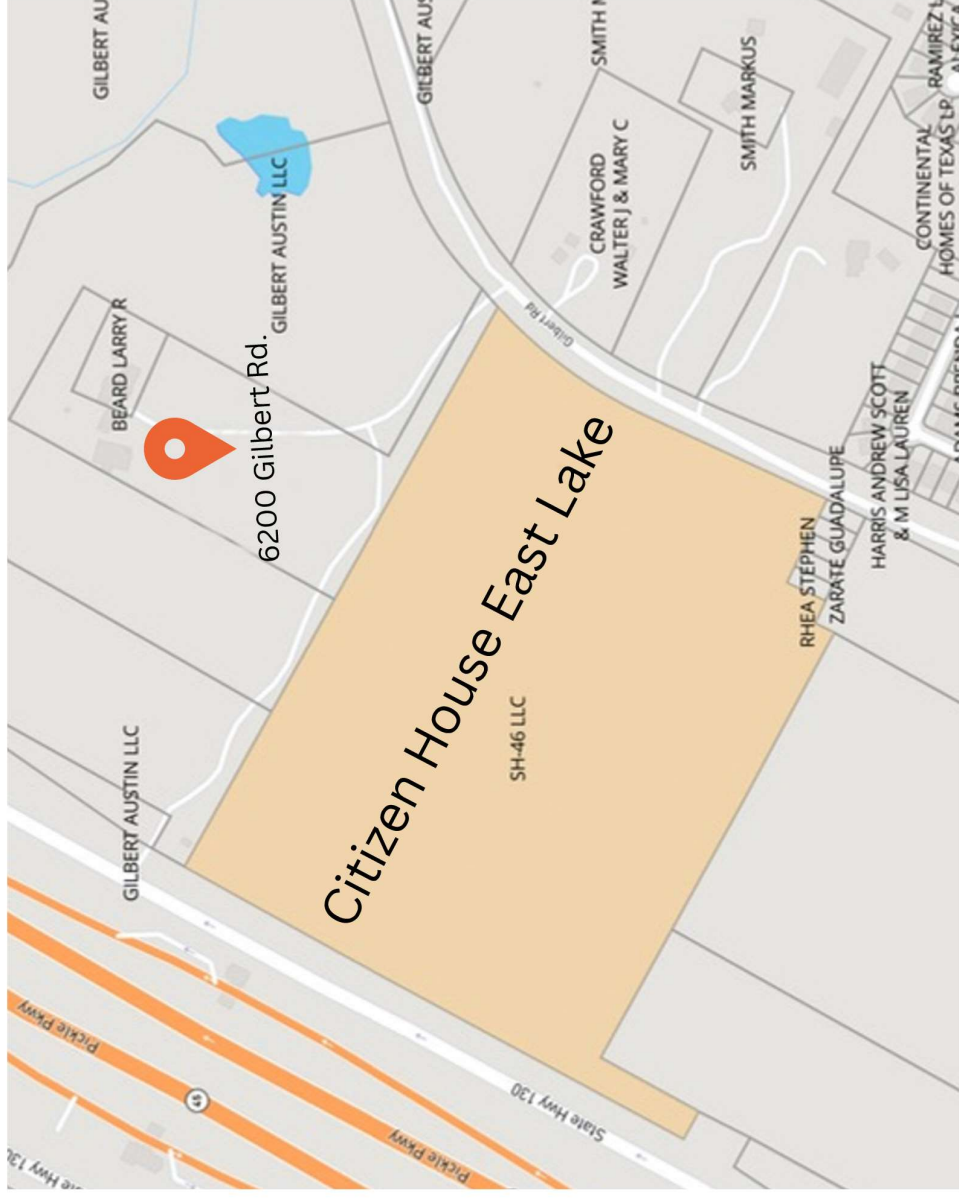
Citizen House East Lake, (previously Gilbert)

This is Endeavor's Multi-Family Project adjacent to the property.

The apartment component of the project at 6103 North SH 130 will feature 360 units spanning 340,000 square feet.

Endeavor also plans to build 196 townhomes across 300,000 square feet.

Endeavor estimates the work will cost \$100 million and last two years.



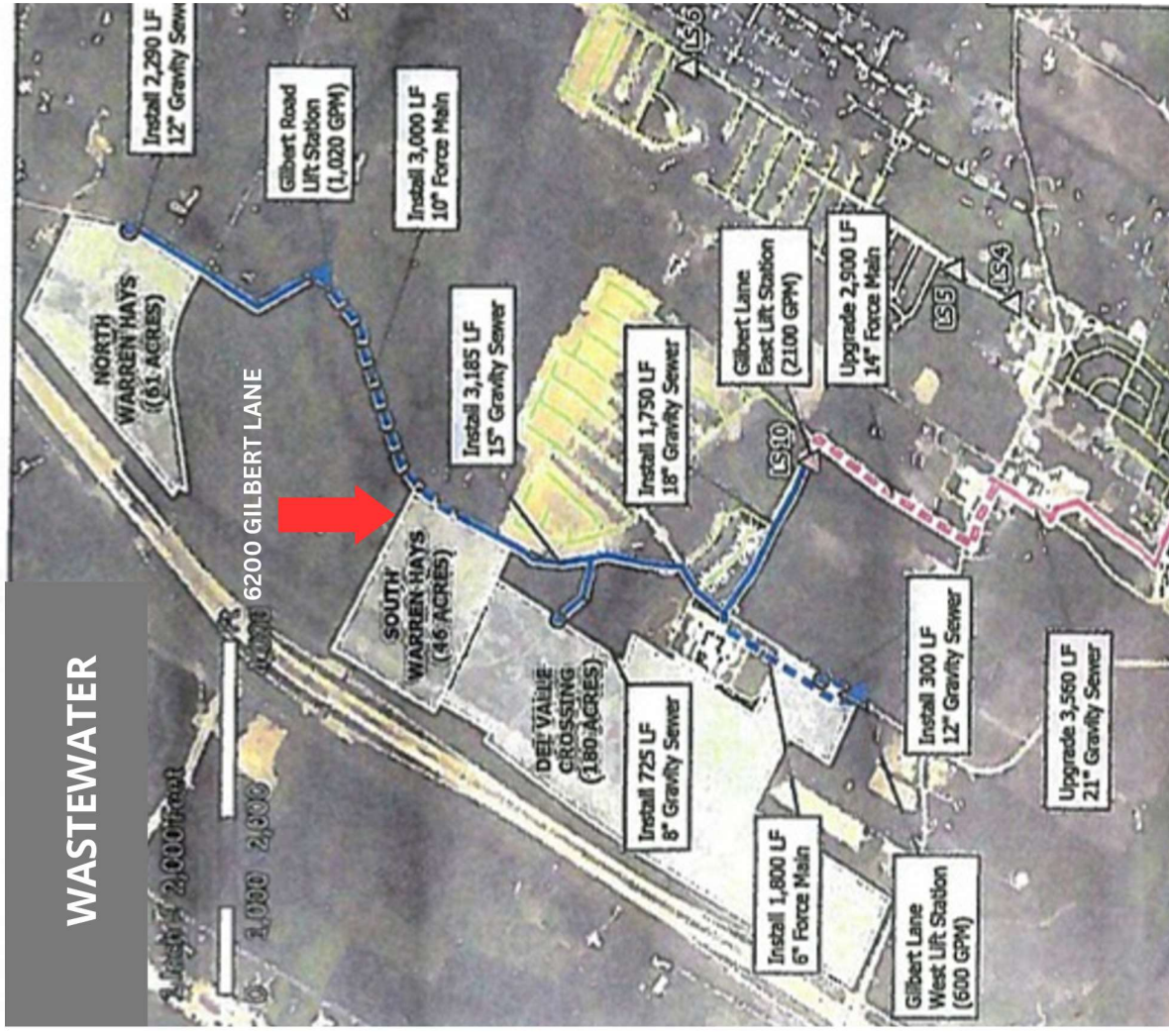
WASTEWATER / WATER

TEXAS WATER UTILITIES COMPANY

PRELIMINARY APPROVAL FOR WATER / WASTEWATER

- 9.14 Acres approved for water/wastewater access
- Approved for Multifamily use
- 10-inch line / Manville Water Supply on site
- Access to 15" Wastewater Line on Property
- Adjacent to Endeavor Multifamily Project

WASTEWATER



PROPOSED ON-SITE MULTIFAMILY PLAN

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PROPOSED ON-SITE MULTIFAMILY PLAN

Building Area:
562,300 Gross Area
277,900 Rentable Space

Impervious Cover:
106,900 SF Building + Garage

Dimensions:
279' - 10" x 473' - 9" Building

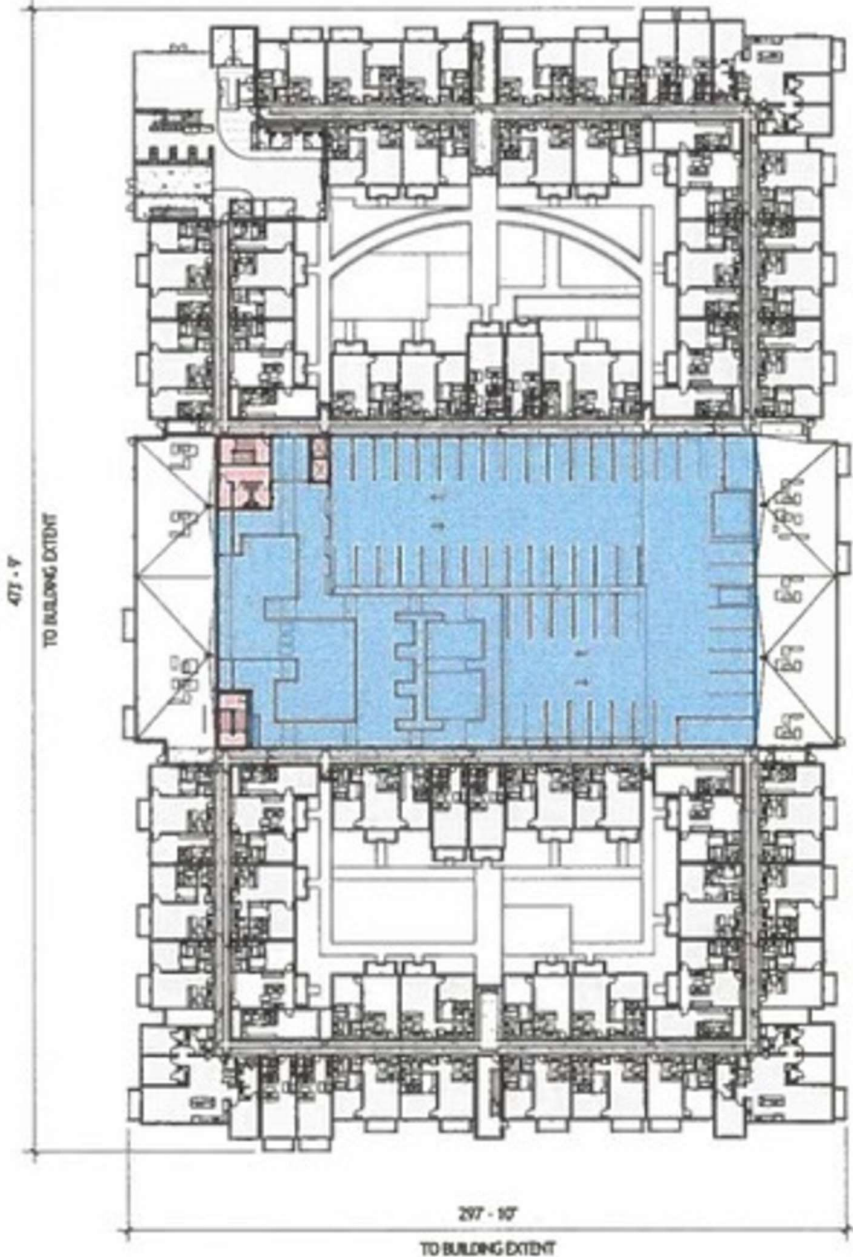
Height to Structure:
Building - 5 Stories
Garage - 7 Stories

Residential Height 60'-0"
Parking Height 74'-0"

Unit Count:			
Studios	40	12%	100%
1 Bedrooms	171	53%	
2 Bedrooms	95	30%	
3 Bedrooms	15	5%	
Total	321		

Parking Count:
417 Structured Spaces
1.30 Ratio

RED ZONE = 69'-0"
BLUE ZONE = 74'-0"
WHITE ZONE = 60'-0" OR LESS





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11-2-2015



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:
 - 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.

Berkshire Hathaway Texas Realty Licensed Broker/Broker Firm Name or Primary Assumed Business Name	523750 License No.	Rick Ellis@bhhstxrealty.com Email	512-483-6000 Phone
Rick Jenkins Designated Broker of Firm	282050 License No.	Rick.Jenkins@bhhstxrealty.com Email	512-802-8832 Phone
Rick Ellis Licensed Supervisor of Sales Agent/ Associate	451298 License No.	Rick.Ellis@bhhstxrealty.com Email	512-947-8151 Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0