

33.346 Acres \$17,000,000

LOCATION: 9433, 9437, 9501, 9501 & 0 CIRCLE DRIVE, AUSTIN TX 78736 – FIVE PARCELS TOTALING 33.346 ACRES

Prime 33.346 Acres For Multiple Uses....



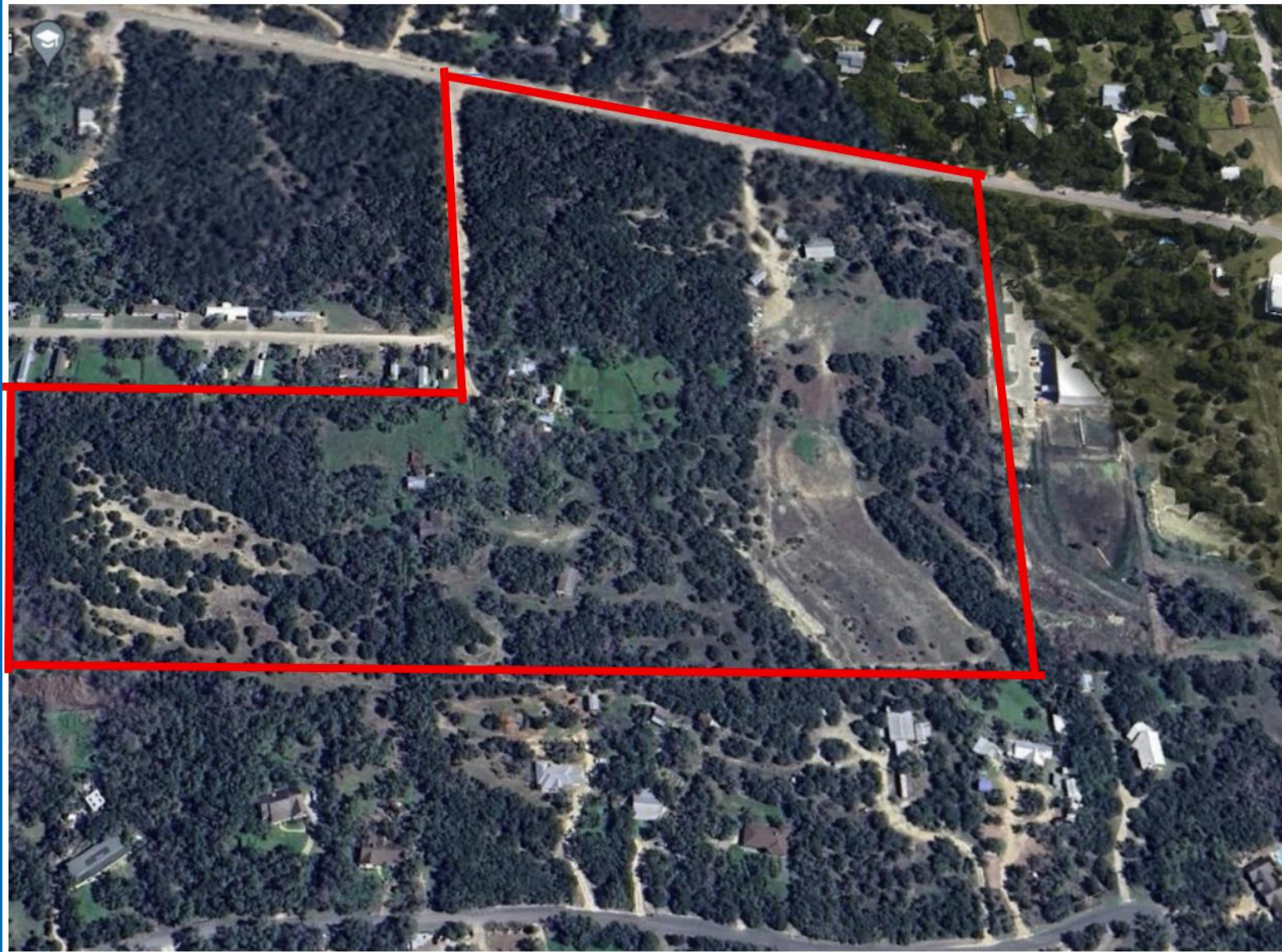
Great for a Multi Family Project or Corporate Headquarters~ Five Parcels Adjoining.
33.346 Acres for Development. City Utilities are accessible on Circle Drive.



700 Louisiana Street, Suite 3950
Houston, TX 77002
Keith@GuilloryRealEstateGroup.com

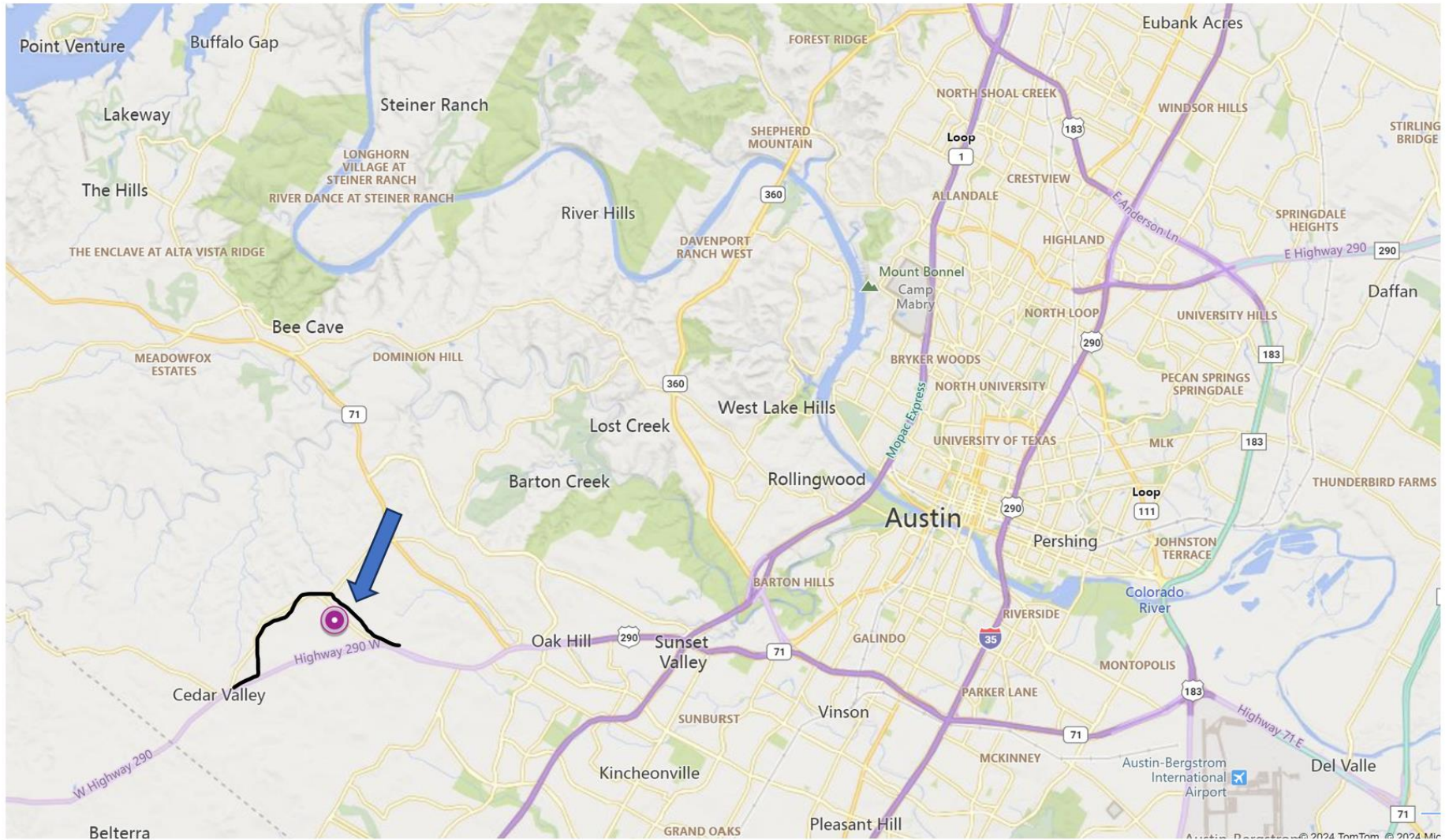
Keith Guillory/Broker
Mobile: 713.927.5113
Office: 713.772.9276

LOCATION: 9433, 9437, 9501, 9501 & 0 CIRCLE DRIVE, AUSTIN TX 78736 – FIVE PARCELS TOTALING 33.346 ACRES



- +/- 950' Frontage
- Wastewater line nearby
- No Zoning or Deed Restrictions
- In process of de-annexing from City of Austin ETJ
- 12" Water line to site
- Available Acres: +/- 33.346 acres

9501 Circle Drive. Austin, TX 78736

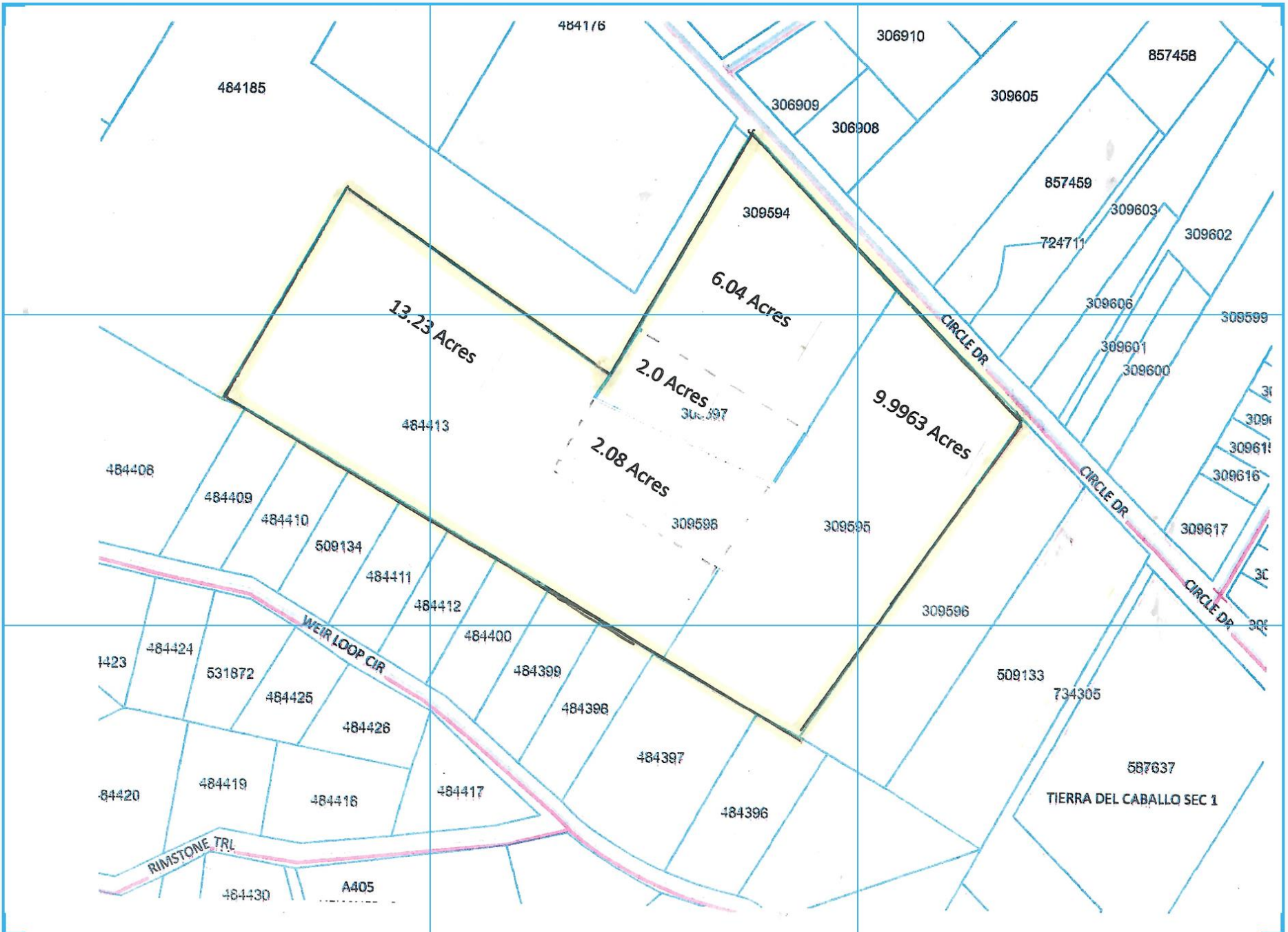


AUSTIN ETJ | REDEVELOPMENT LAND | FOR SALE
9501 Circle Drive. Austin, TX 78736 - 33.346 Acres

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OFFERING SUMMARY

Location	9433, 9437, 9501, 9501 & 0 Circle Drive, Austin, Texas 78736
County	Travis
Jurisdiction	City of Austin
Zoning	ETJ
Size	+/- 33.346 Acres
Sewer	8" Wastewater line nearby
Water	12" Water line to site
Parcels	Parcel No. 484413 Parcel No. 309594 Parcel No. 309598 Parcel No. 309597 Parcel No. 309595





North



South

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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.

11-2-2015



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.

Guillory Real Estate Group	0472989	keith@guilloryrealestategroup.com	(713) 772-9276
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Guillory	0472989	keith@guilloryrealestategroup.com	(713) 927-5113
Designated Broker of Firm	License No.	Email	Phone
Keith Guillory	0472989	keith@guilloryrealestategroup.com	(713) 927-5113
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Keith Guillory	0472989	keith@guilloryrealestategroup.com	(713) 927-5113
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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