435 Thompson Lane

5.0 Acres in Austin, Texas 78742

partners

S HWY 193 46K VPD

THOMPSON LN 11.5 VPD

TROY MARTIN
VICE PRESIDENT

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435 Thompson Lane

5 Acres in Austin, Texas 78742

SALE PRICE
CONTACT BROKER

LEASE RATE
CONTACT BROKER

LAND AREA
5.0 AC

ZONING
I-RR

MARKET
AUSTIN

SUBMARKET
SOUTHEAST

5 acres of land in prime SE Austin location. Excellent site for businesses needing additional parking area and/or lay-down yard.

Property is just off US-183 and only 3 miles from downtown Austin. 1 mile from SH-71 (Ben White), 5 miles from I-35, and 5 miles from 130.

Small existing office/warehouse. Level with minimal trees.

Map is for illustrative purpose only and represents the approximate relative location of property boundaries.

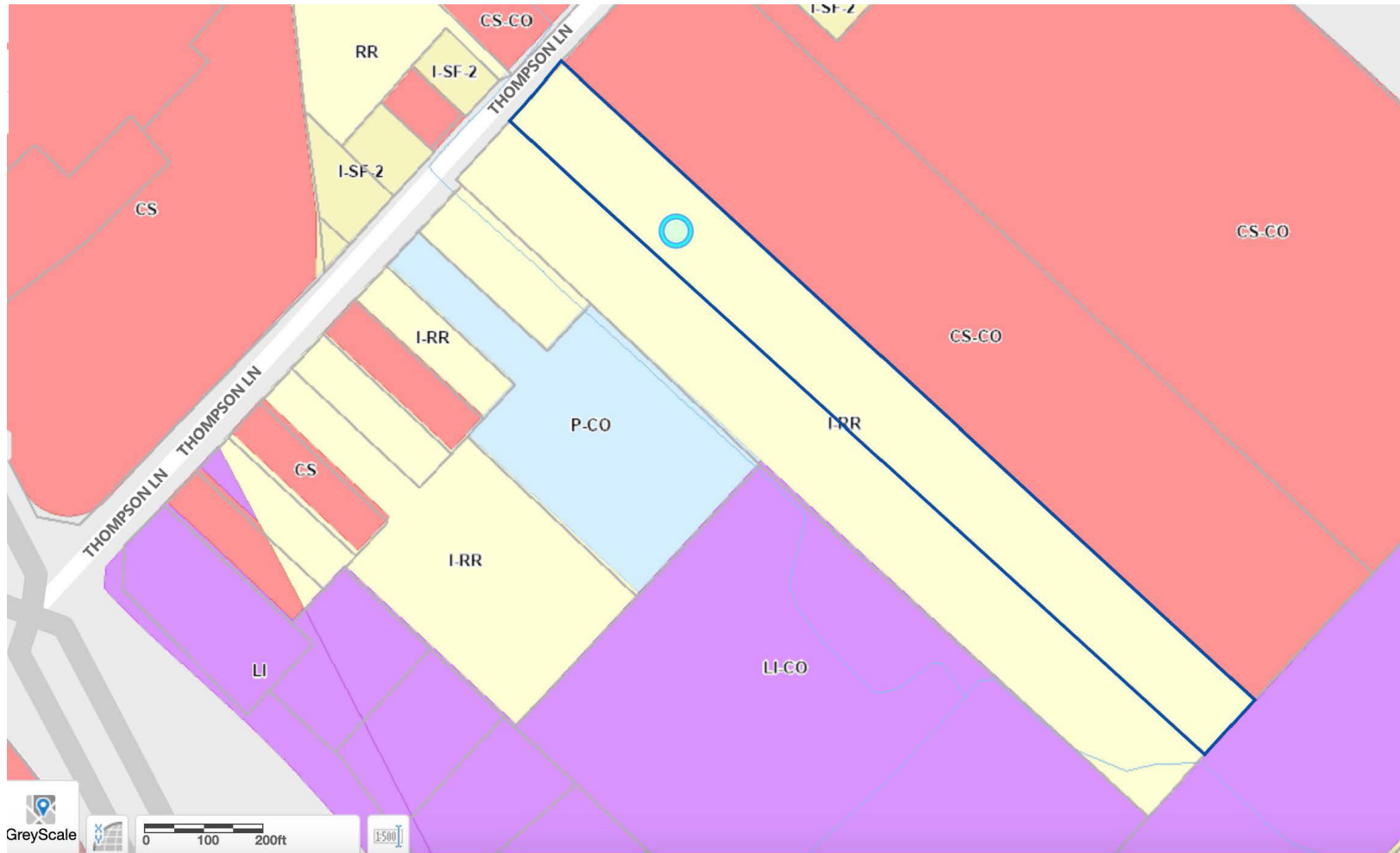# 435 Thompson Lane

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ZONING MAP

FLOODPLAIN MAP

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PROPERTY
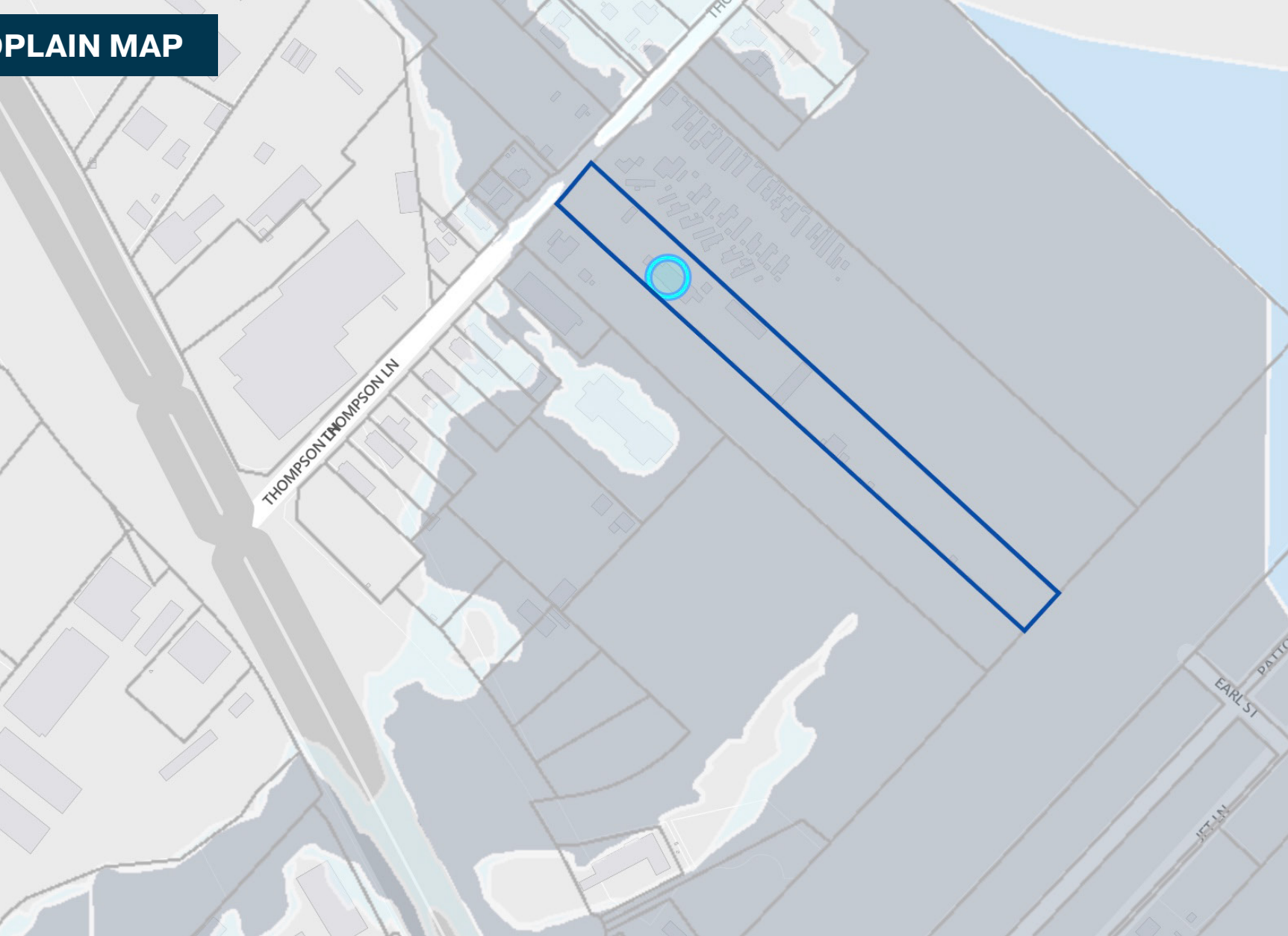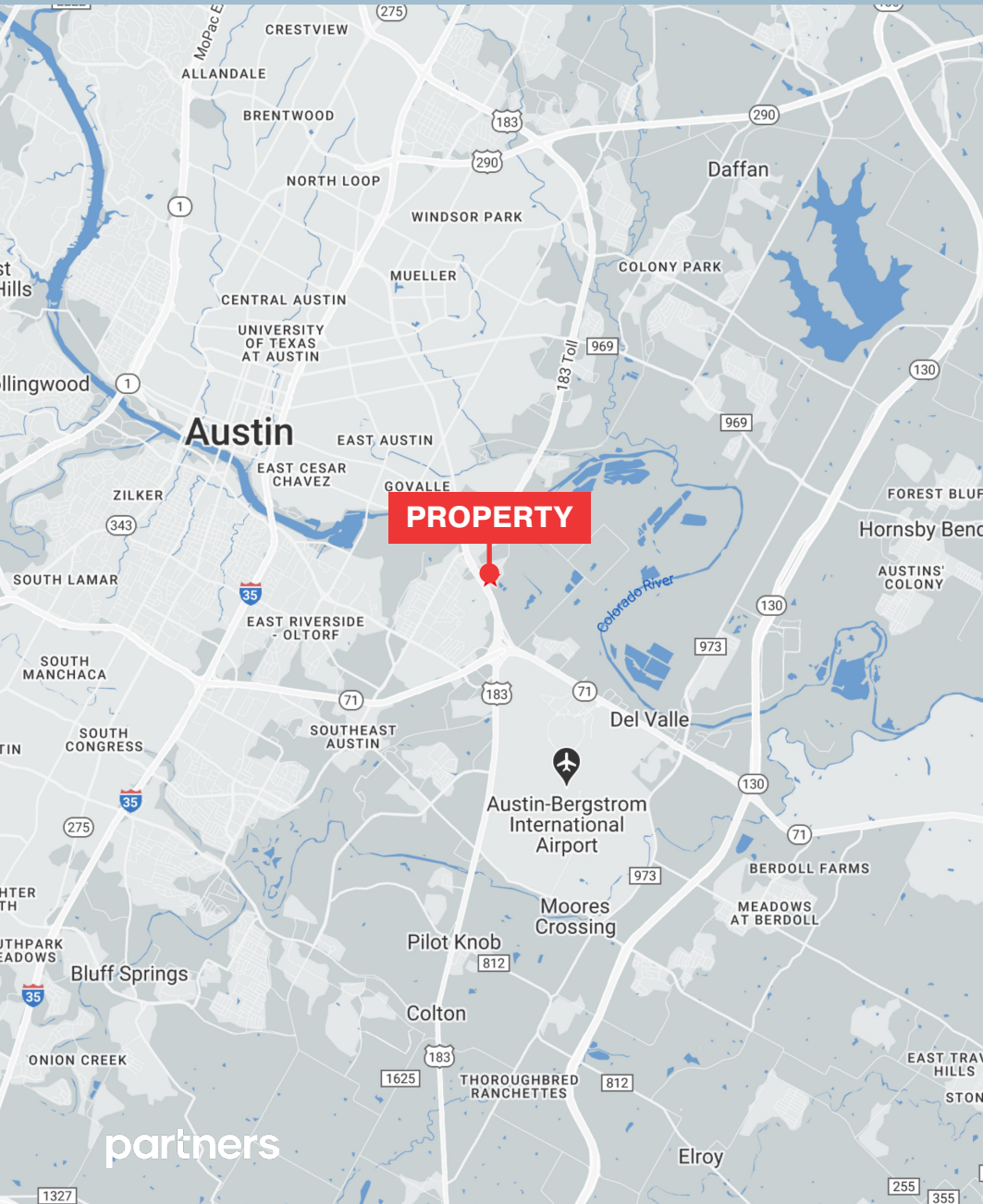
POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	8,557	96,843	252,066
2028 Population Projection	9,164	102,728	266,195

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	2,486	35,319	97,807
Annual Growth 2023-2028	1.4%	1.2%	1.2%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	$58,080	$79,250	$98,715

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	1,548	38,474	230,713
Businesses	145	2,871	17,053

Source: Costar

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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:
  - 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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Troy Martin	651528	troy.martin@partnersrealestate.com	512-580-6249
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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