

2307 Coronado St Austin, TX 78702



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Austin, Texas 78702

Offering Summary	
Price	\$592,500.00
Land	5,031 SqFt
Zoning	CS-CO-MU-NP



• Prime Development Opportunity The Property has an approved site plan for two villas located off Webberville Road. Lot is located minutes from downtown Austin and east 6th street nightlife. Walking distance to the Webberville Bar and Food Scene.

Murray's Tavern: A New York-style neighborhood tavern offering a selection of signature cocktails, wines, beers, and small plates. It's situated at 2316 Webberville Road, Austin, TX 78702.

Veracruz All Natural: Renowned for authentic Mexican cuisine, particularly their acclaimed migas tacos. One of their locations is at 2505 Webberville Road, Austin, TX 78702.

Villas: The plans include two modern villas.

- Suite 1: 3,080 SqFt - Suite 2: 2,280 SF

 Zoning: The property is zoned as CS-CO-MU-NP. This zoning allows an array of different uses.



Site Summary

Prime development opportunity in East Austin, with site plans completed (awaiting payment for release) for six buildable lots and one pond lot.

Just under a mile from Springdale Green and Springdale General, this project spans over 51,836 square feet and will be delivered shovel-ready with red-stamped plans approved by the City of Austin, including architectural plans from Kipp Flores.

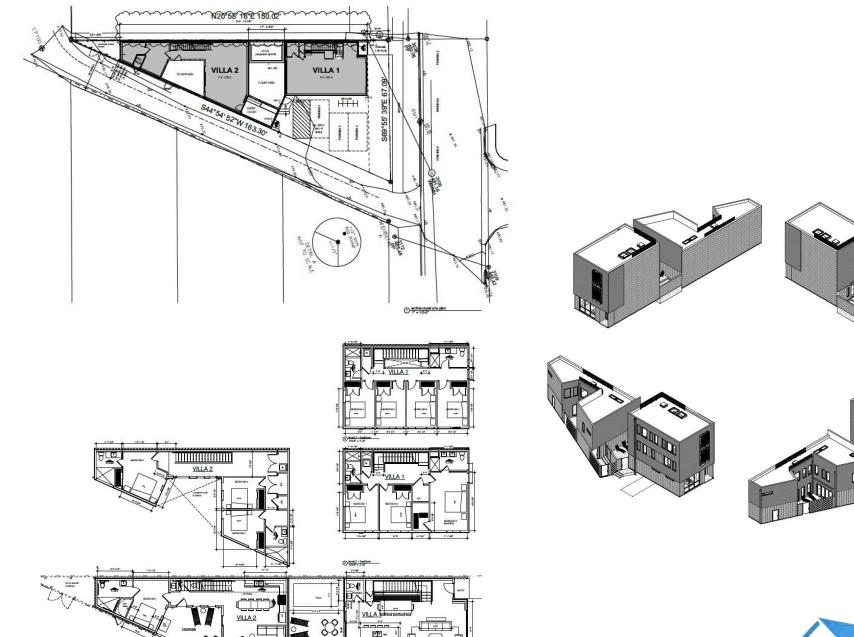
Only a 14-minute drive to downtown, the location offers a mix of convenience and East Austin's thriving energy. The plans include twelve modern homes: three at 1,823 sq. ft., three at 1,477 sq. ft., three at 1,549 sq. ft., and three at 1,281 sq. ft. Each lot is set up for spacious layouts and quality aesthetics, ideal for residential development in a high-demand area. Broker/Owner









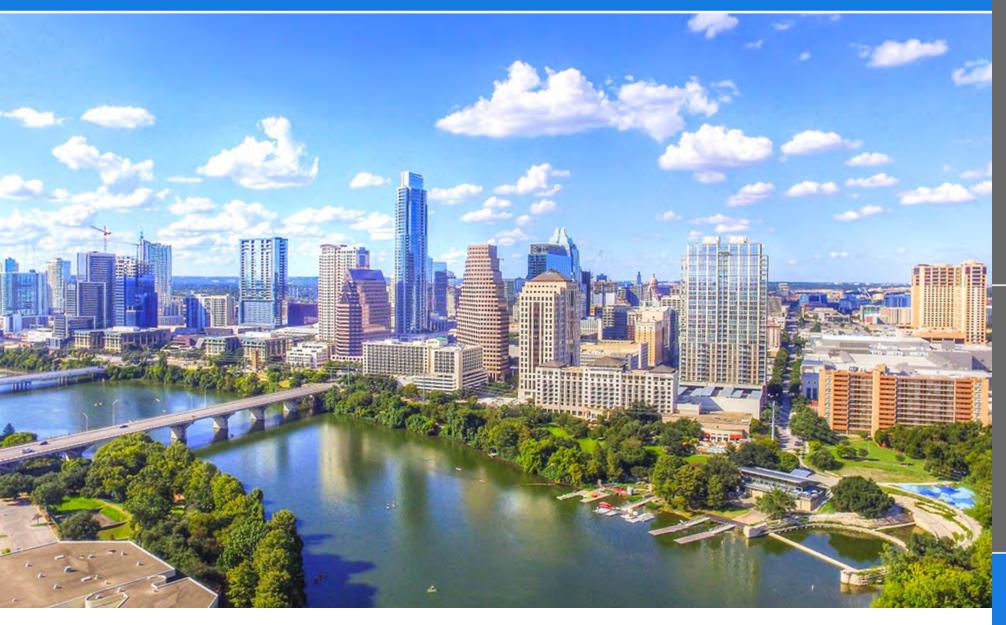






In close proximity to the new Springdale Green Office development, the creative office space Springdale General, 14 minutes from downtown Austin and 10 minutes from the active Mueller neighborhood.





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By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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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-

Treat all parties to a real estate transaction honestly and fairly.

മുട്ട് ക്യൂന the client; and

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANS

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.

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