

WILCAB RD

Police  
Station

*PROPERTY*

FOR SALE

**1.19 ACRES**

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# EAST AUSTIN LIGHT INDUSTRIAL PARCEL

5823 WILCAB RD. AUSTIN, TX 78721

# 5823 WILCAB ROAD

AUSTIN, TX 78721

## EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

1.19 acre parcel for sale located half a mile off of Highway 183 Toll Road at 5823 Wilcab Rd in booming East Austin. The property is zoned LI-NP which allows a wide array of commercial uses. Great development opportunity in a thriving market. Expired site plan for a +/-6,000 SF industrial building available.

## PROPERTY HIGHLIGHTS

- 1.19 Acres
- LI-NP Zoning
- 1/2 Mile off of Highway 183 Toll Road
- Water available
- Wastewater available
- Expired approved site plan for +/-6,000 SF Industrial Building

# 5823 WILCAB ROAD

5823 WILCAB ROAD, AUSTIN, TX 78721

PARCEL MAP



3 | **BAILEY MORSE** // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888  
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2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM

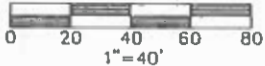


# 5823 WILCAB ROAD

AUSTIN, TX 78721

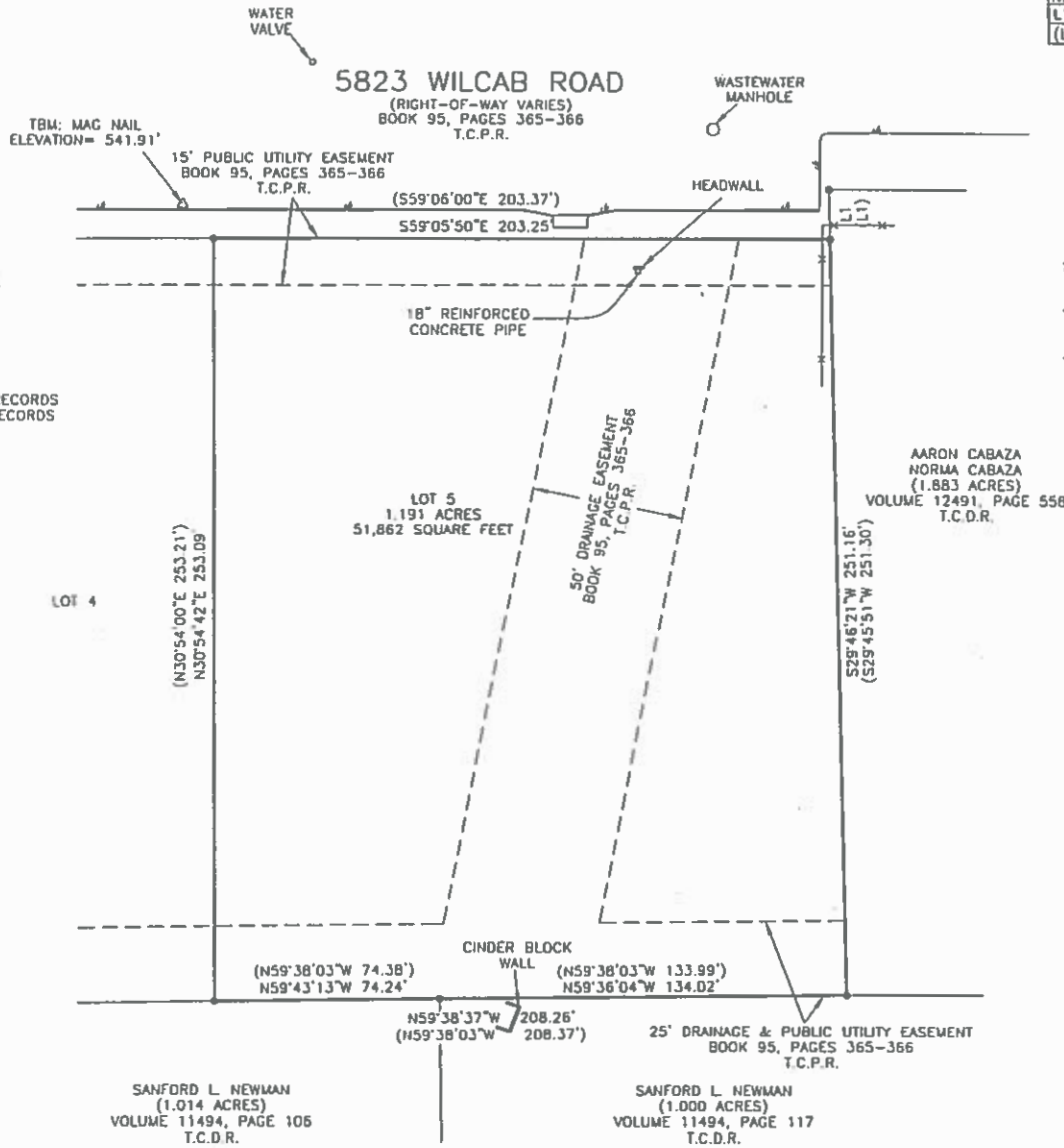
## SITE OVERVIEW MAP





**LEGEND**

- 1/2" IRON ROD FOUND
- △ MAG NAIL FOUND
- ( ) RECORD INFORMATION
- x—x— WIRE FENCE
- +—+— EDGE OF ASPHALT
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS



LINE TABLE

No.	Bearing	Distance
L1	N29°50'07"E	16.53
(L1)	N29°45'51"E	16.49

**TITLE COMMITMENT NOTE**  
 THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF STEWART TITLE COMPANY, TITLE REPORT GF# 3110051, DATED OCTOBER 31, 2003 WITH THE FOLLOWING CLARIFICATIONS SEE RESTRICTIONS AND CONDITION OF RECORD IN BOOK 95, PAGES 365-366, T.C.P.R.  
 10b. 15' PUBLIC UTILITY EASEMENT RESERVED ALONG THE FRONT LOT LINE RECORDED IN BOOK 95, PAGES 365-366, T.C.P.R. AS SHOWN.  
 10c. 25' DRAINAGE & PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE RECORDED IN BOOK 95, PAGES 365-366, T.C.P.R. AS SHOWN.  
 10d. 50' DRAINAGE EASEMENT LOCATED ACROSS THE CENTRAL PORTION OF THE LOT RECORDED IN BOOK 95, PAGES 365-366, T.C.P.R. AS SHOWN.

- NOTES:**
1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT OF# 3110051 AS SUPPLIED BY STEWART TITLE COMPANY, DATED OCTOBER 31, 2003 NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
  2. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 480624-0125-E, DATED: JUNE 16, 1993

TO INFRASTRUCTURE DEVELOPMENT, L.C., SANFORD LEONARD NEWMAN, AND STEWART TITLE GUARANTY COMPANY GF# 3110051

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON

DEAN A WOODLEY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086 DATE.

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 LIVE OAK SURVEYING  
 12421 WYCLIFF LANE  
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 (512) 857-9102 FAX

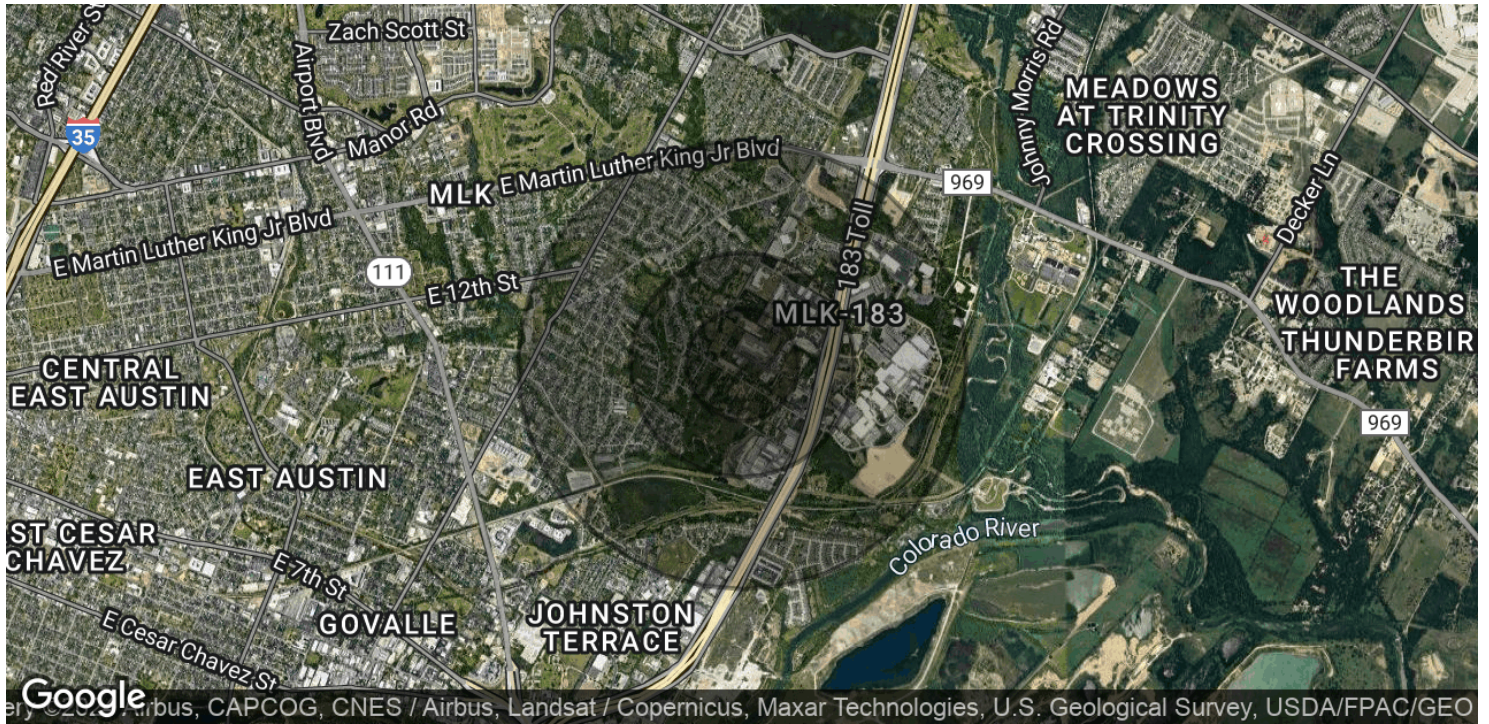
**SURVEY OF LOT 5**  
 WILCAB COMMERCIAL PARK  
 AS RECORDED IN BOOK 95, PAGES 365-366  
 TRAVIS COUNTY, TEXAS  
 PART OF THE J.C. TANNEHILL LEAGUE

CLIENT: MARK BLAKE  
 FIELD BOOK: 60, PAGE: 66  
 DRAWN BY: G.J.S.  
 PROJECT NO.: 587-03-03  
 DATE: 12-01-2003  
 FILE: 5870303.DWG

# 5823 WILCAB ROAD

AUSTIN, TX 78721

## DEMOGRAPHICS MAP & REPORT



### POPULATION

Total Population  
Average Age  
Average Age (Male)  
Average Age (Female)

### 0.25 MILES

475  
33.9  
31.7  
35.4

### 0.5 MILES

1,913  
34.7  
33.0  
36.5

### 1 MILE

7,391  
36.1  
33.5  
38.5

### HOUSEHOLDS & INCOME

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

### 0.25 MILES

167  
2.8  
\$67,318  
\$299,198

### 0.5 MILES

692  
2.8  
\$69,054  
\$303,227

### 1 MILE

2,841  
2.6  
\$70,621  
\$314,036

\* Demographic data derived from 2020 ACS - US Census



# Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Commercial Market Exchange LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003840</b> License No.	<b>infocmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Matt Delahoussaye</b> Designated Broker of Firm	<b>535200</b> License No.	<b>matt@cmeatx.com</b> Email	<b>(512)535-5313</b> Phone
<b>Jennifer Bernstein</b> Licensed Supervisor of Sales Agent/ Associate	<b>603557</b> License No.	<b>jennifer@cmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Bailey Morse</b> Sales Agent/Associate's Name	<b>776559</b> License No.	<b>Bailey@cmeatx.com</b> Email	<b>(512)630-9888</b> Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date