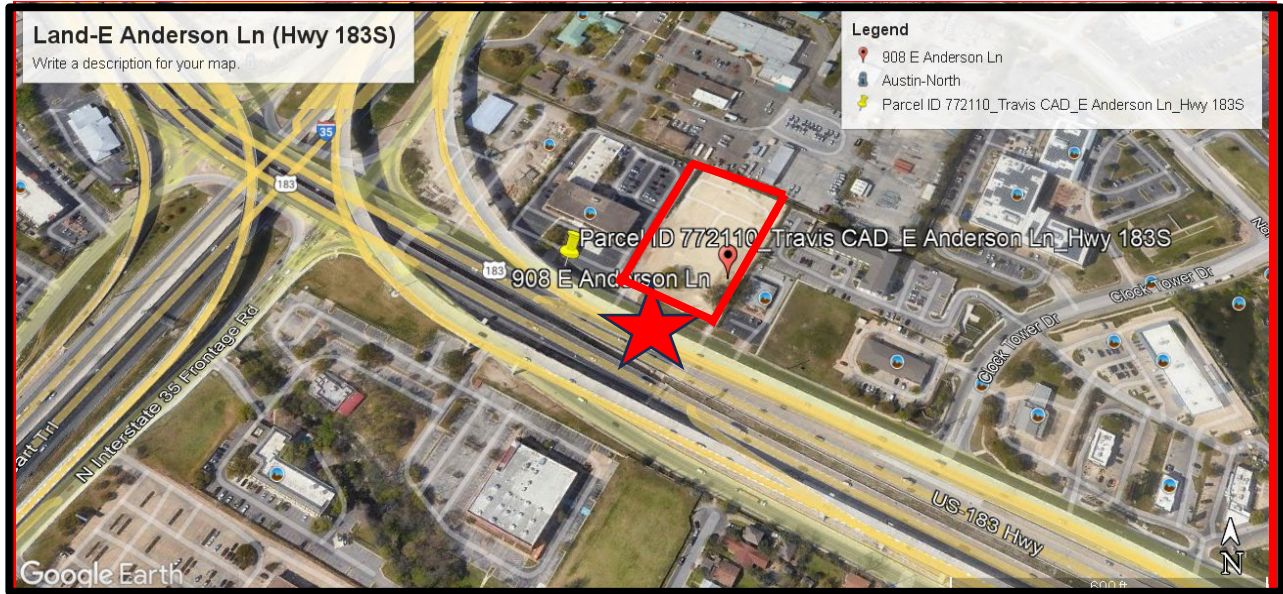


**Land for Sale**  
**.857 Acres**  
**US Highway 183 S**  
**(E. Anderson Lane)**  
**Austin, Texas 78752**



**Exclusive Listing of Linsalata Realty**  
**Joe Linsalata, Broker (512) 327-5000**

*The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from sources believed to be reliable; however, Linsalata Realty Services its Brokers, Agents and Employees make no representations, guarantees or warranties (express or implied) as to the accuracy of the information contained herein. All information submitted is subject to change without notice as relates to price, terms and or availability. The Broker has not conducted an environmental investigation of the property(s) and makes no representations regarding the environmental status of the property(s). The Broker STRONGLY encourages that an independent examination and an environmental examination be conducted, by the buyer and or representatives of the buyer of any property purchased. Additionally, the Broker makes no representation as to the value of this investment; and the Broker urges the buyer to consult his/her business, tax, and legal advisors before making a final determination. **As a condition of reviewing this information the Reader hereby represents, covenants and warrants it will not rely on any information supplied by Broker in deciding whether or not to make an offer to purchase or to purchase the property THIS PROPERTY IS BEING MARKETED WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.***

**Lot Line Dimensions are approximate, survey available-ask Broker for more information.**

**Austin, Texas . [www.askLRS.com](http://www.askLRS.com)**  
**[joe@askLRS.com](mailto:joe@askLRS.com) . 512-327-5000**

## **DISCLAIMER, RELEASE, INDEMNITY, AND CONFIDENTIALITY AGREEMENT**

As material inducement and an essential condition to Linsalata Realty Services providing you the accompanying information and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Linsalata Realty Services or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Linsalata Realty Services does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Linsalata Realty Services represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Linsalata Realty Services and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Linsalata Realty Services or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Linsalata Realty Services, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of Linsalata Realty Services. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by Linsalata Realty Services.

### **IMPORTANT:**

**PLEASE KEEP THIS INFORMATION CONFIDENTIAL**

**LINSALATA REALTY SERVICES IS A LICENSED REAL ESTATE  
BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.**

## Land for Sale

*.857 Acres*

**US Highway 183S (E. Anderson Lane)**

**Austin, Texas 78752**





## Land for Sale

**.857 Acres**

**US Highway 183 S  
(E. Anderson Lane)  
Austin, Texas 78752**

**Purchase Price:** \$1,450,000

**Price Per SF:** \$38.84/SF

**Financing:** Cash at Closing or Third-Party Financing

**Location:** Located in North Austin, Texas on US Hwy 183/E Anderson Lane approximately 1200 Feet East of heavily traveled corridor of Interstate 35N. Access is available from Clocktower Drive along the back of the Firestone Store.

### **Property Description:**

- Great commercial land development opportunity with high traffic counts.
- Site offers Excellent Drive-by Visibility from E Anderson Lane/US Hwy 183S.
- 0.857 Acres with approximately 170 Ft of frontage on heavily traveled E Anderson Ln.
- Per Travis CAD Parcel is 37,334 SF of Land.
- The approximate Lot dimensions are 170' W x 220' D (Subject to Survey Measurements)
- Cleared lot ready for development with all utilities available.
- High Traffic Counts: Average per day counts is 22,000 cars.
- Detention Pond in Place.

### **Demographics within 3 Mi Radius:**

**Population: 159,248      Households: 69,916      Avg Household Income: \$101,008**  
(Full Demographics Are Available upon Request)

**Zoning:** City of Austin Zoning defined as CH-Commercial Highway Services District & NP-Neighborhood Plan Combining District\*

Commercial as approved by the Neighborhood Plan Combining Zoning District (NP)\*

**\*See permitted uses included in following pages in this offering memorandum.**

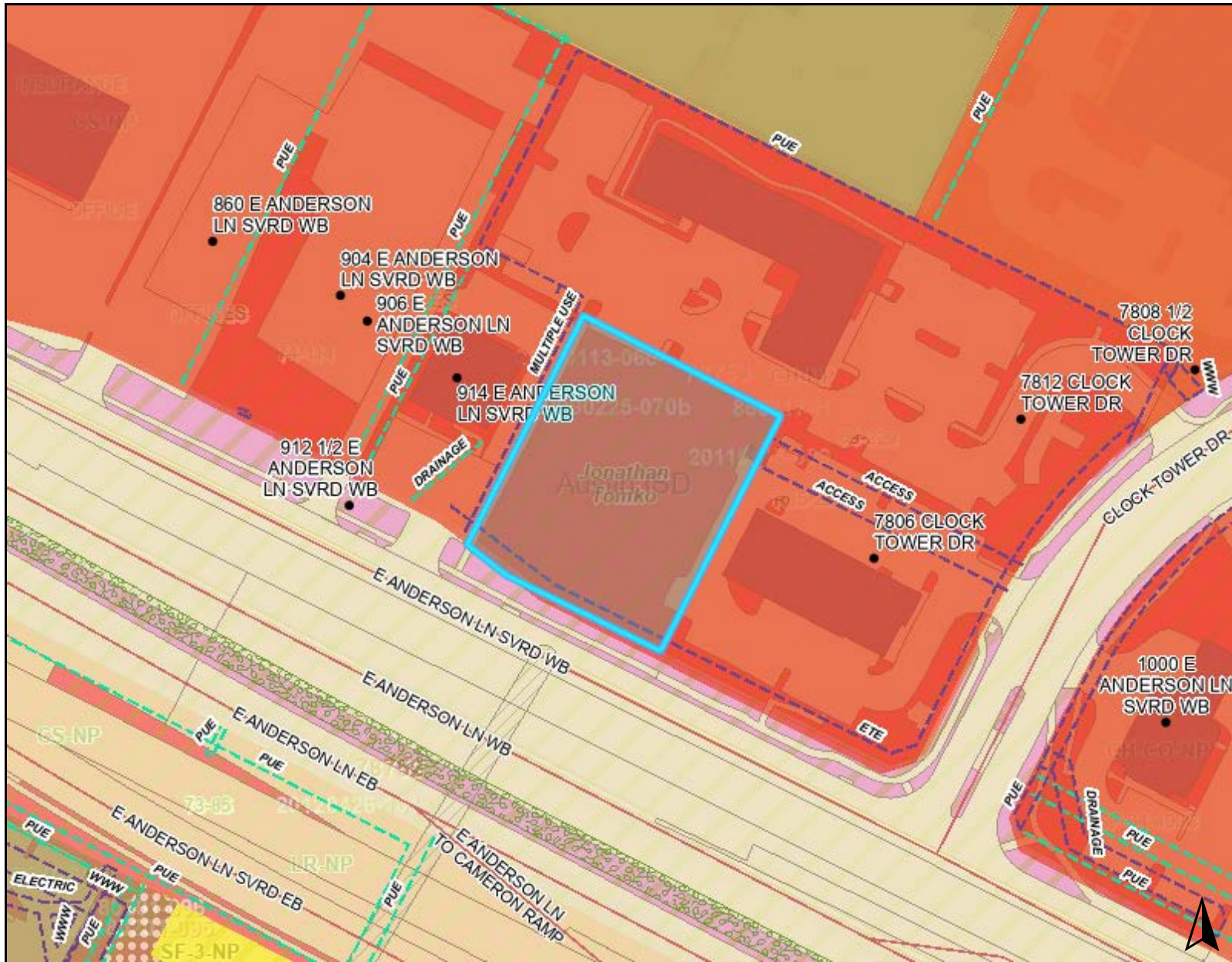
**Utilities:** Public water, sewer, and electric utilities available

**Legal Description:** 0.8573 AC OF LOT 4A-1 WAL-183 ADDITION, City of Austin, Travis County, Texas.



# Property Profile

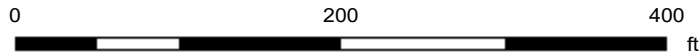
## US Hwy 183-Shafinury



### Legend

- Property
- Addresses
- Streets
- Street Labels
- Easement Annotation
- Easement Lines
  - DEDICATED
- Jurisdictions (No Fill)
  - FULL PURPOSE
- Jurisdictions Fill
  - FULL PURPOSE
- Jurisdiction
  - FULL PURPOSE
- Long Range Planning
  - Future Land Use Map
    - Commercial
    - Mixed Use
    - Neighborhood Mixed Use
    - Single-Family
- Small Area Plan Recommendations
  - Connectivity

### Notes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# CH

## Commercial Highway

Commercial Highway Services district is intended predominately for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. High residential densities are expected. Site development regulations and performance standards contained in this chapter are intended to ensure adequate access to and from all uses, and to permit combinations of office, retail, commercial, and residential uses within a single development.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	20,000 sq ft	Maximum Height	**
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	85%	Front yard	50 ft
Maximum Impervious Cover	85%	Street side yard	50 ft
Maximum Floor Area Ratio	3:1	Interior side yard	25 ft
		Rear yard	25 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Group Residential
Bed and Breakfast Residential (Group 2) *	Multifamily Residential
Condominium Residential	Townhouse Residential *

#### Civic

Club or Lodge (c)	Family Home *
College and University Facilities *	Group Home Class I—General *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Group Home Class II *
Community Recreation—Private *	Guidance Services
Community Recreation—Public *	Hospital Service—Limited
Congregate Living	Hospital Services—General (c)
Counseling Services	Local Utility Services
Cultural Services	Maintenance and Service Facilities
Day Care Services—Commercial	Private Primary Educational Services *
Day Care Services—General	Private Secondary Educational Services *
Day Care Services—Limited	Public Primary Educational Services *
Employee Recreation *	Public Secondary Educational Services *

# CH (continued)

## Civic (continued)

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Religious Assembly	Transitional Housing (c)
Residential Treatment	Transportation Terminal (c)
Safety Services	Telecommunication Tower (PC) *

## Commercial

---

Administrative and Business Offices	Funeral Services
Adult-Oriented Business *	General Retail Sales—Convenience
Adult Lounge *	General Retail Sales—General
Agricultural Sales and Services	Hotel/Motel
Art Gallery	Indoor Entertainment
Art Workshop	Indoor Sports and Recreation
Automotive Rentals	Kennels
Automotive Repair Services	Laundry Services
Automotive Sales	Liquor Sales
Automotive Washing—of any type	Medical Offices—not exceeding 5,000 sq/ft of gross floor space
Bail Bond Services	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Building Maintenance Services	Off-Site Accessory Parking
Business or Trade School	Outdoor Entertainment (c)
Business Support Services	Outdoor Sports and Recreation
Campground	Pawn Shop Services
Cocktail Lounge (c) *	Pedicab Storage and Dispatch
Commercial Blood Plasma Center *	Personal Improvement Services
Commercial Off-Street Parking	Personal Services
Communications Services	Pet Services
Construction Sales and Services	Plant Nursery *
Consumer Convenience Services	Printing and Publishing Services
Consumer Repair Services	Professional Office
Convenience Storage	Research Services
Drop-Off Recycling Collection Facilities *	Restaurant—Limited
Equipment Repair Services	Restaurant—General *
Electronic Prototype Assembly	Service Station *
Electronic Testing *	Software Development
Equipment Sales	Theater
Exterminating Services	Vehicle Storage
Financial Services	Veterinary Services
Food Preparation	
Food Sales	

## Industrial

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Custom Manufacturing	Limited Warehousing and Distribution
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## Agricultural

---

Community Garden
Urban Farm

# -NP

## Neighborhood Plan Combining District

Purpose: To allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

Below is a list of items that may be added to properties (individual, subdistrict or area-wide) within an NP combining district. These options are discussed during the neighborhood planning process and, if chosen, are adopted concurrently with the neighborhood plan. These options may also be added in the future through the rezoning and plan amendment process.

### A. APPLICATION OF INFILL SPECIAL USE OPTIONS

- Cottage Lot Urban
- Home Secondary
- Apartment
- Neighborhood Urban Center
- Corner Store
- Neighborhood Mixed Use Building
- Residential Infill
- Secondary Apartment
- Small Lot Amnesty

### B. APPLICATION OF DESIGN STANDARDS

- Front Porch Setback
- Impervious Cover and Parking Placement Requirements
- Garage Placement

### C. OTHER ITEMS

- Establishment of Front or Side Yard Parking
- Requirements for Mobile Food Establishments
- Modification of Residential Design and Compatibility Standards
- Modification of Affordability Requirements

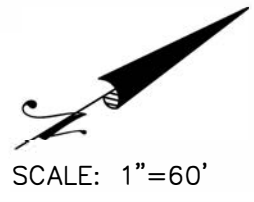
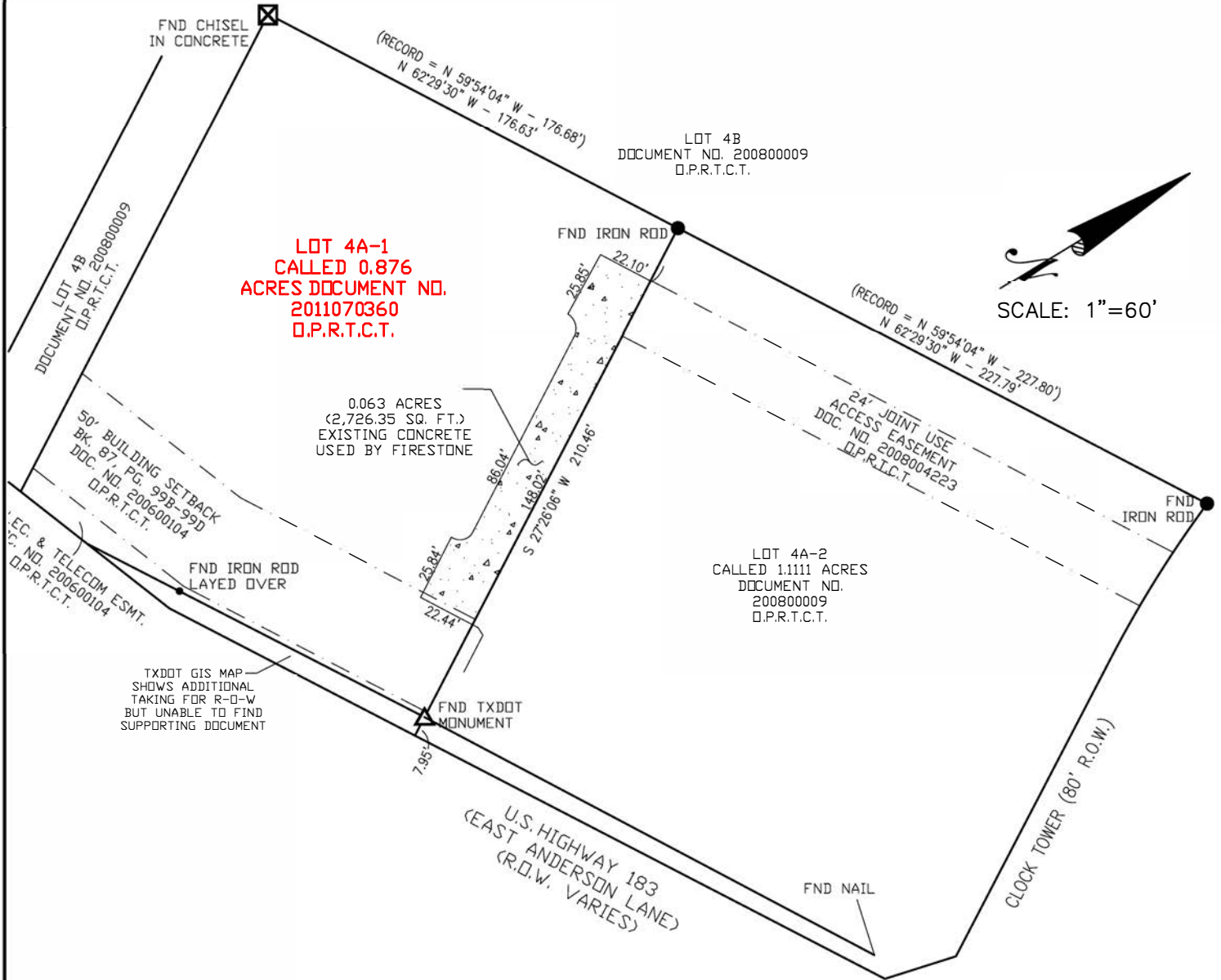
Note: For additional information on Infill Special Use Options and Design Standards, refer to the Infill Options and Design Tool Handbook



# LOCATIVE SURVEY

ATS Job # 22102005s

Reference: SHAFINURY Address: S US HWY 183, AUSTIN, TX 78753  
 Lot 4a-1, WAL-183 Addition, a subdivision in Travis County, Texas, according to the map or plat as recorded in Document No. 200800009, Official Public Records, Travis County, Texas.



**Surveyor's Note:**

Bearings shown hereon are based on State Plan Grid Coordinates, Central Zone, NAD 83 in U.S. Survey Feet.

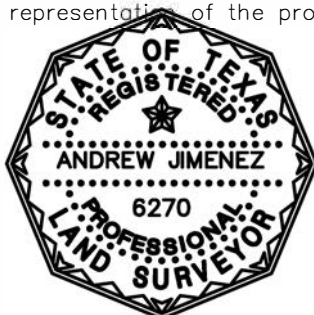
**Notes:**

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Easements and building setback lines shown are per the recorded subdivision plat.

I, Andrew Jimenez, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

08/1/2023

Andrew Jimenez, RPLS No. 6270  
 Client: Shafinury, Morteza  
 Date of Field Work: 8/14/23  
 Field: AJimenez  
 Tech: AJimenez  
 Date Drawn: 08/17/23  
 Path: 11/21/2023



LEGEND	
●	1/2" (IRF) IRON ROD FOUND
▲	TX DOT MONUMENT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
⊠	COVERED AREA
— —	WOOD FENCE
—○—	SHEET METAL FENCE
▨	CONCRETE
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
T	TELEPHONE RISER
CO	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE

**ATS Engineers Inspectors & Surveyors**  
 www.ats-engineers.com  
 TBPLS FIRM REG. #10126000  
 4910 West Hwy 290  
 AUSTIN, TEXAS 78735  
 (512) 328-6995  
 FAX: (512) 328-6996

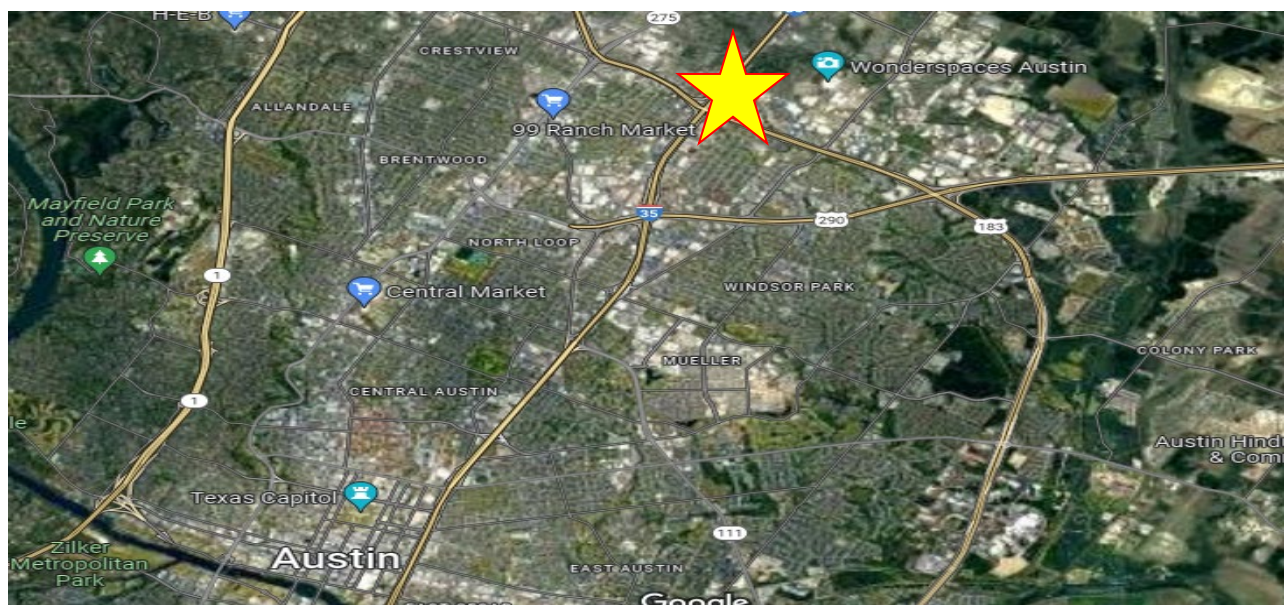
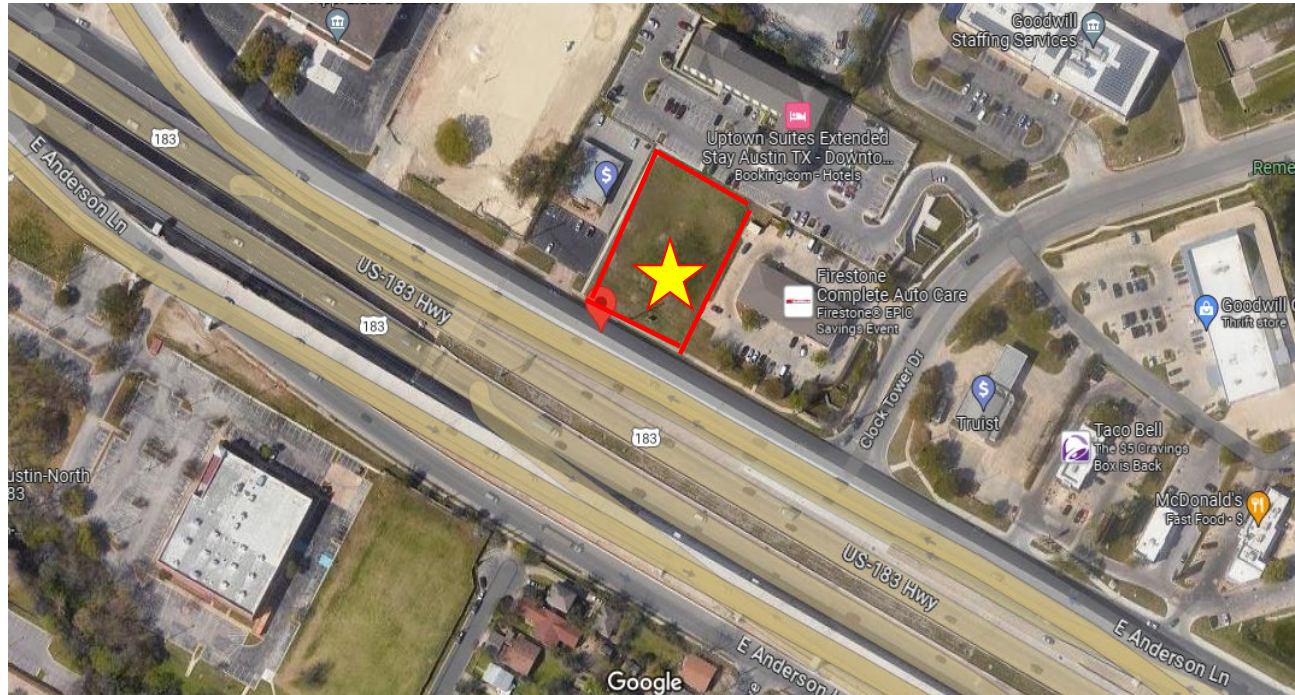


## Land for Sale

*.857 Acres*

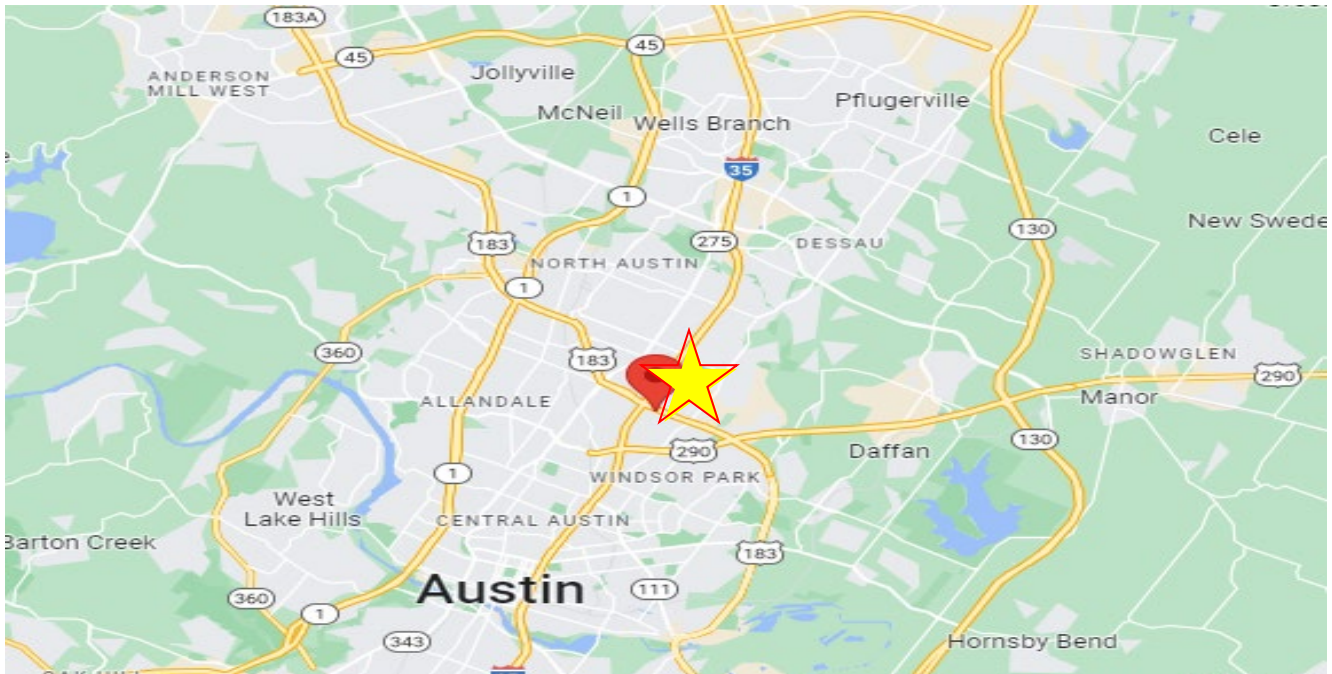
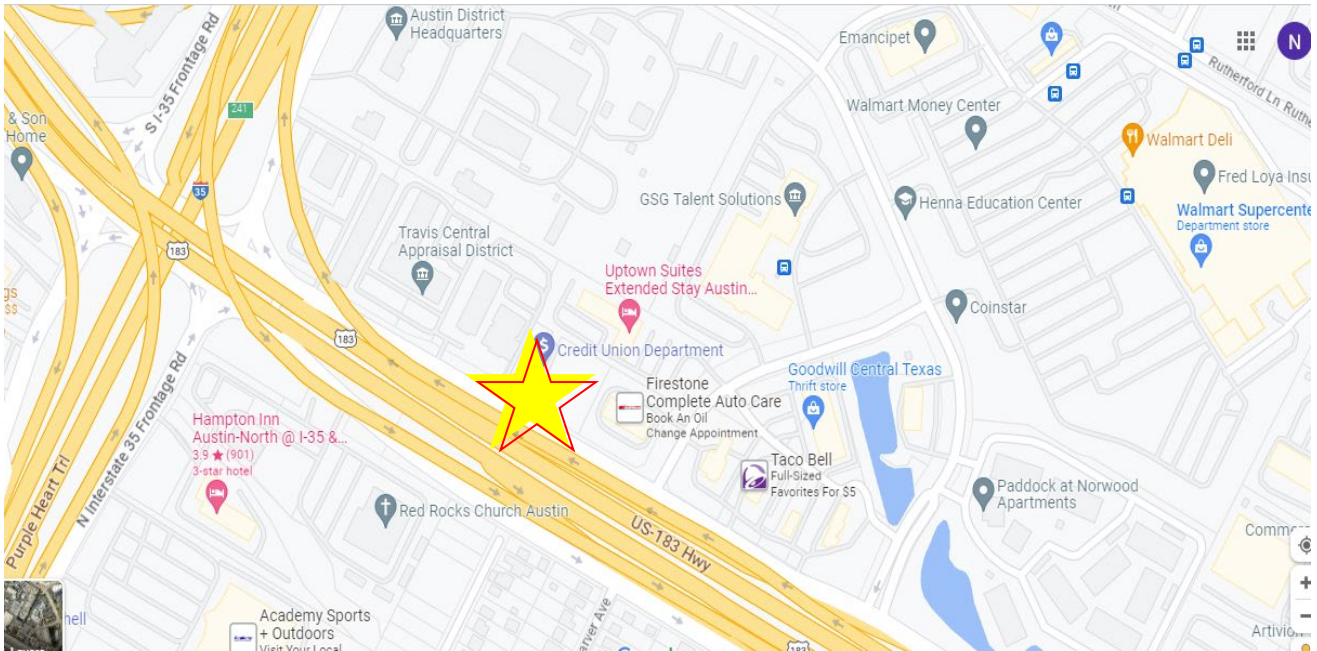
**US Highway 183S (E. Anderson Lane)**

**Austin, Texas 78752**

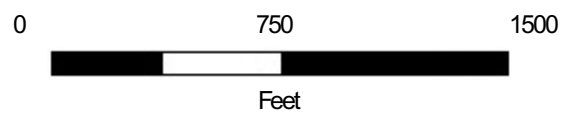
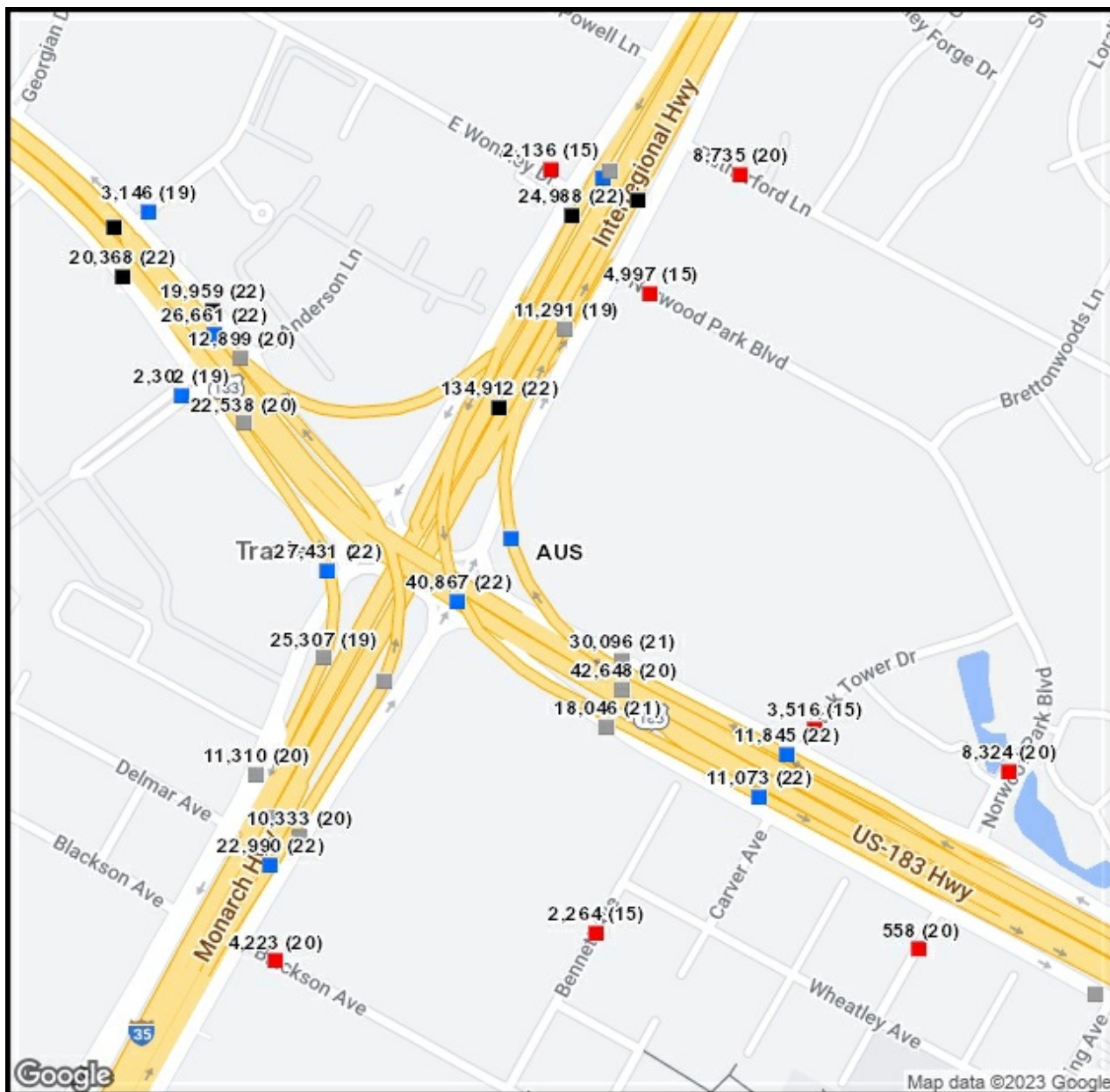




**Land for Sale**  
***.857 Acres***  
**US Highway 183 S**  
**(E. Anderson Lane)**  
**Austin, Texas 78752**



# All Stations



- TCDS Locations**
- Annual ACR
  - HOV
  - Inactive
  - MVC
  - Perm
  - Ramp
  - TIC
  - Toll
  - Urban ACR
  - WMLTTP

- Urban Network (Central North)**
- Off-System (Non-Toll)



8/30/2023



# Pop-Facts® Demographics | Housing & Household



Trade Area: Us Hwy 183S/E Anderson Lane - 3 mi.

Population: 159,248 | Households: 69,916

## MEDIAN AGE OF HOUSEHOLDER

45

Index: 84

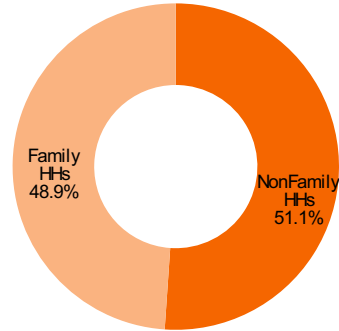
## PRESENCE OF CHILDREN\*



27.9%

Index: 83

## HOUSEHOLD TYPE



## HOUSING TENURE



Own

35.5%

Index: 55



Rent

64.5%

Index: 181

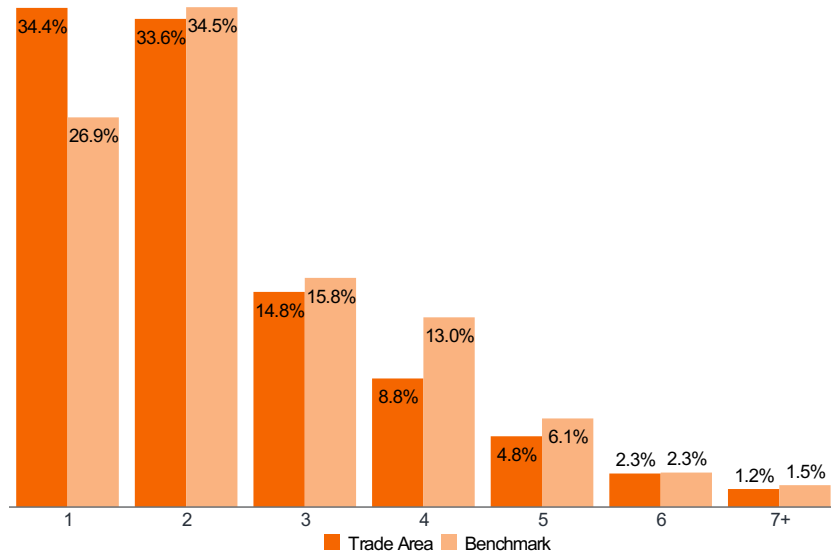
## AGE OF HOUSING\*\*



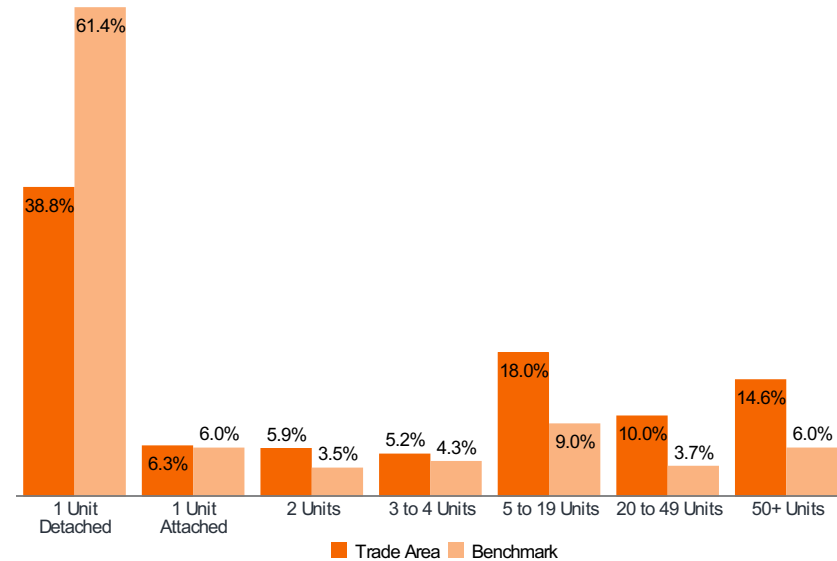
39 - 48 years old

% Comp: 18.8 Index: 129

## HOUSEHOLD SIZE



## HOUSING UNITS IN STRUCTURE



Benchmark: USA

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\*Uses the variable "Households with people under age 18"

\*\*Chosen from percent composition ranking

11/21/2023

Index Colors:	<80	80 - 110	110+
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Trade Area: Us Hwy 183S/E Anderson Lane - 3 mi.

Population: 159,248 | Households:69,916

## EDUCATIONAL ATTAINMENT: TOP 2\*



Bachelor's Degree



High School Graduate

## EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

## POVERTY STATUS



At or above poverty

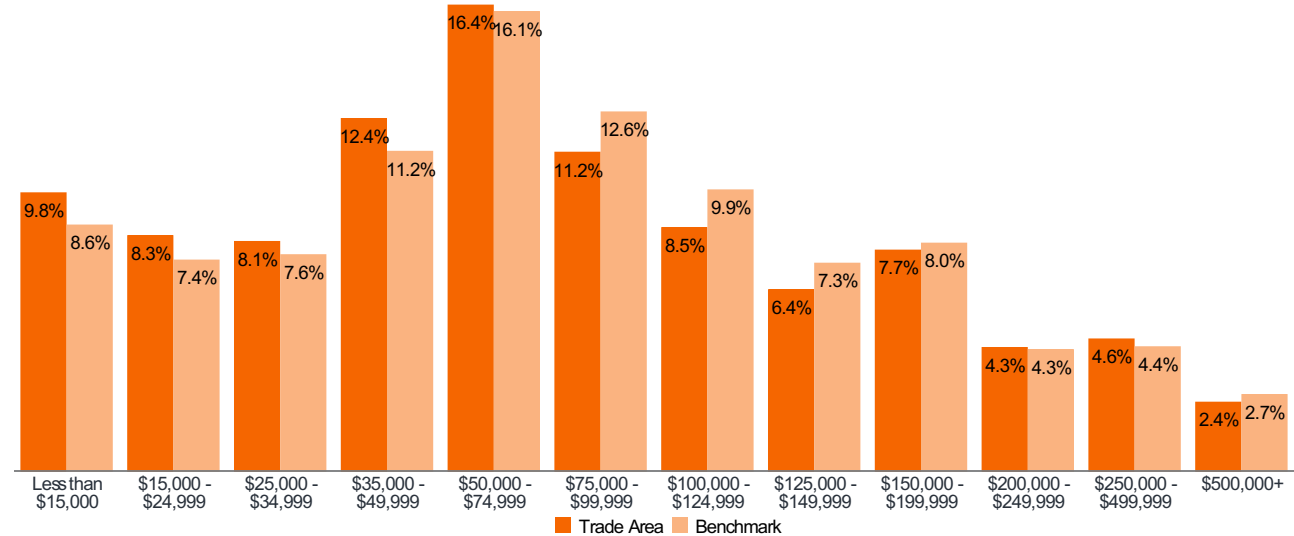
## HOUSEHOLD INCOME



Median Household Income  
**\$66,781**  
Index: **91**

Average Household Income  
**\$101,008**  
Index: **96**

## HOUSEHOLD INCOME DISTRIBUTION



Benchmark:USA

\*Ranked by percent composition

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(<https://claritas.easpotlight.com/Spotlight/About/3/2023>)

Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Demographics | Employment & Occupation



Trade Area: Us Hwy 183S/E Anderson Lane - 3 mi.

Population: 159,248 | Households: 69,916

## OCCUPATIONAL CLASS\*



62.7%

Index:104

White Collar

## UNEMPLOYMENT RATE



3.5%

Index:74

Percent of civilian labor force unemployed

## METHOD OF TRAVEL TO WORK: TOP 2\*



67.0%

Index:89

Travel to work by **Driving Alone**

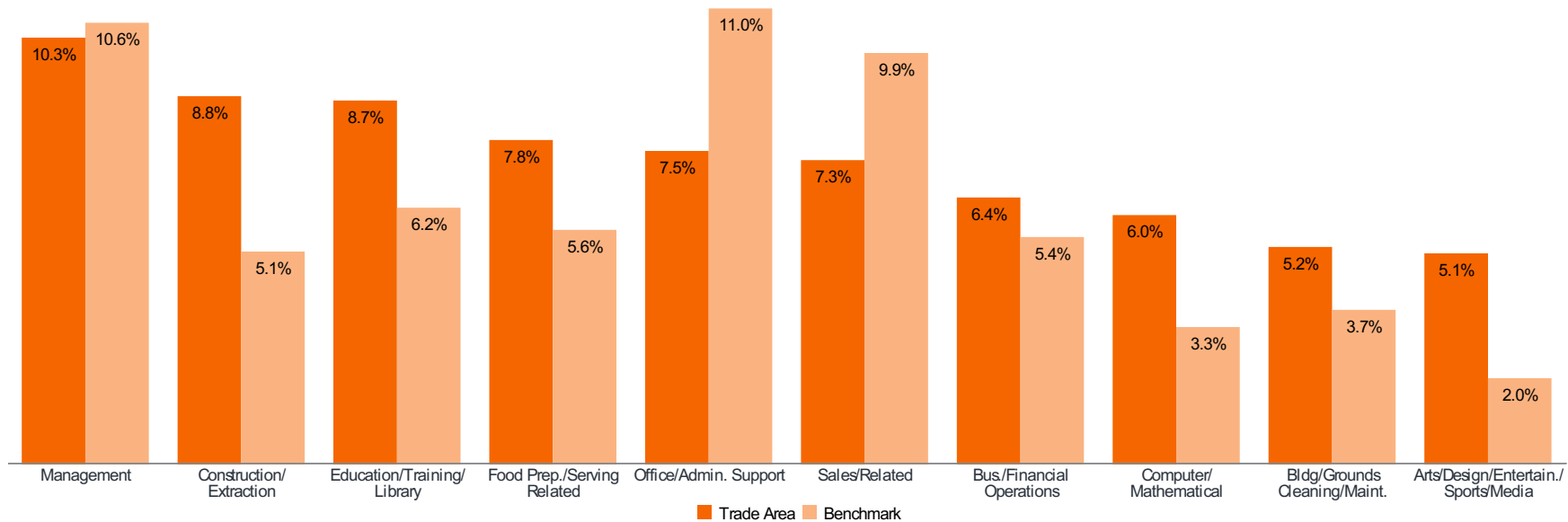


11.6%

Index:130

Travel to work by **Carpooling**

## OCCUPATION: TOP 10\*



Benchmark: USA

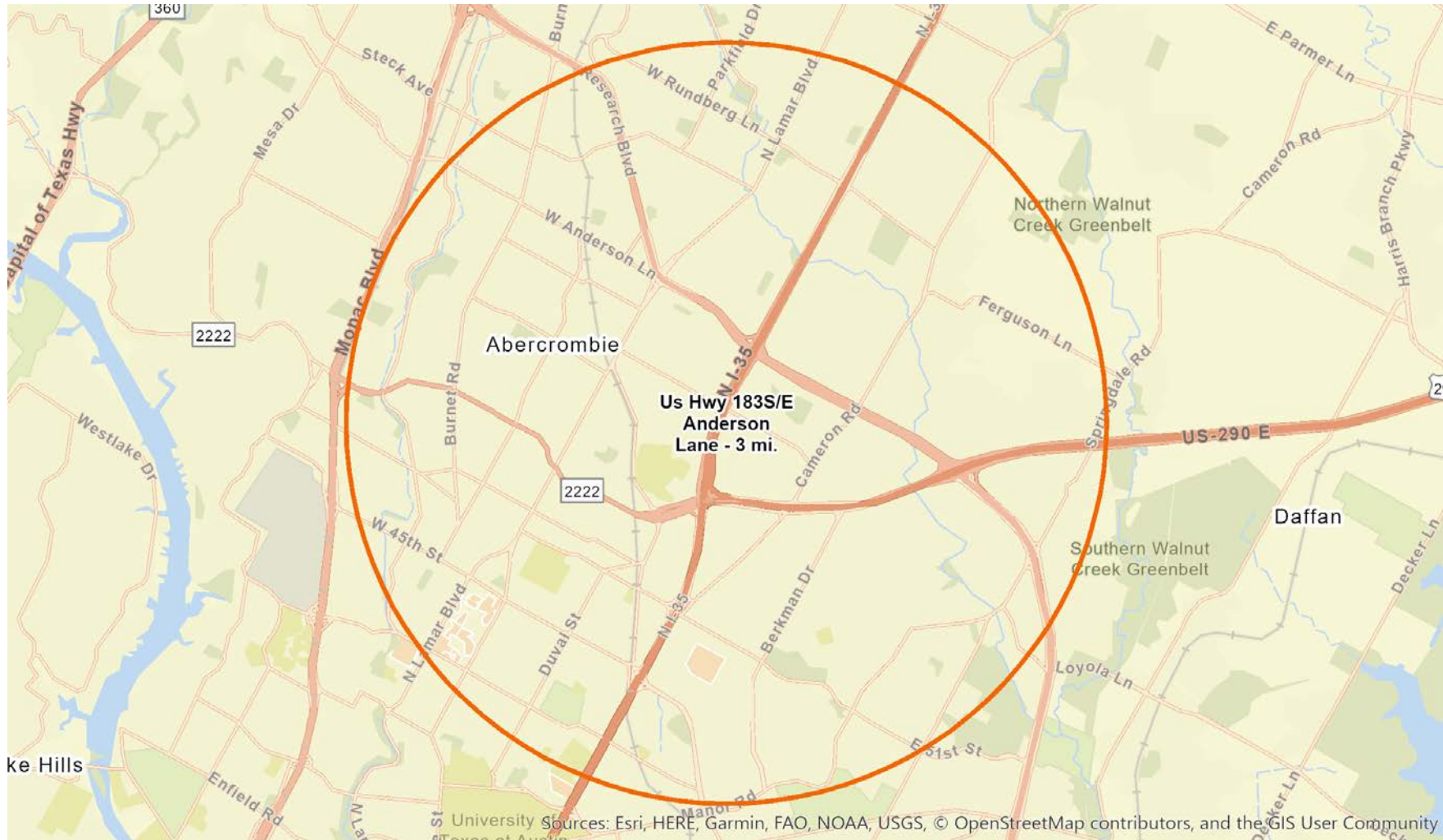
\*Chosen from percent composition ranking

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Index Colors:	<80	80 - 110	110+
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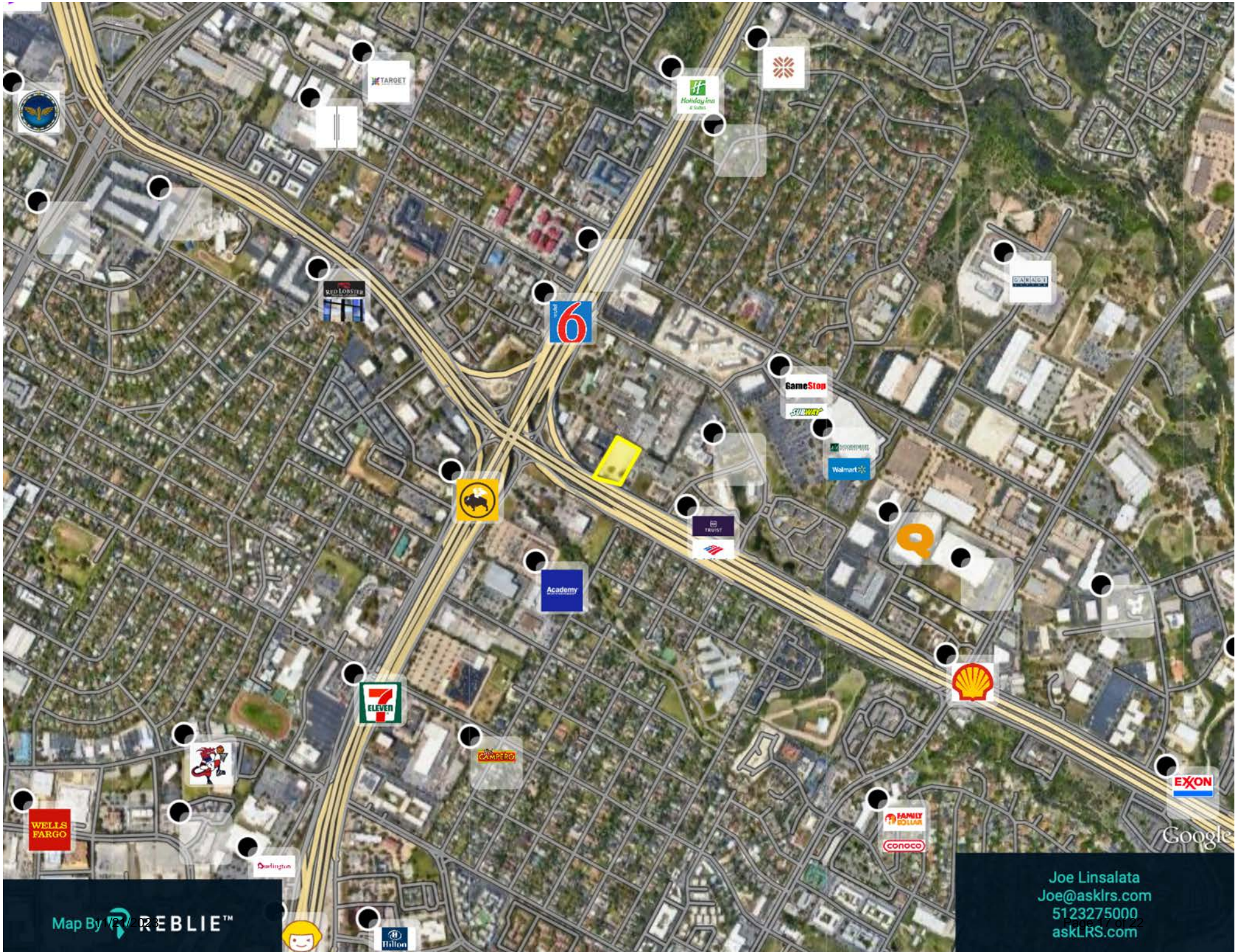
Trade Area: Us Hwy 183S/E Anderson Lane - 3 mi.

Population: 159,248 | Households: 69,916



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# WHY THE AUSTIN, TEXAS REGION?







An aerial photograph of a large outdoor festival in Austin, Texas. The foreground is filled with a dense crowd of people sitting on blankets on a grassy field. In the middle ground, there are several white tents and a stage area. The background shows a city skyline with various buildings and trees under a sunset sky with orange and blue hues.

## Why the Austin region?

The Austin region, known as the “Human Capital,” has developed a diverse, creative, and innovative ecosystem that has many different layers. We are home to entrepreneurs, startups, growing companies, and tech giants. It is impossible to convey everything that makes our region special and contributes to our unique way of life. Our economy is thriving, and we welcome you to join us.





# About Austin

- Capital of the State of Texas
- 11th largest U.S. city
- 2.2 million metro area population
- 80% of the population lives within the Texas triangle of Dallas, Houston & San Antonio— and Austin is in the center!
- Central time zone
- Austin Bergstrom International Airport— runner-up for Best U.S. Airport in Fodor's 2019 Travel Awards
- Affordable cost of living—below national average and significantly lower than many major markets
- State & local tax burden 18% lower than national average
- No personal state income tax

# Linsalata Realty Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyers agent by entering into agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner buy does not represent the owner and must place the interests of the buyer first. The buyer should not tell the buyer's agent anything the buyer would not want the owner to know because an buyer's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant

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Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K