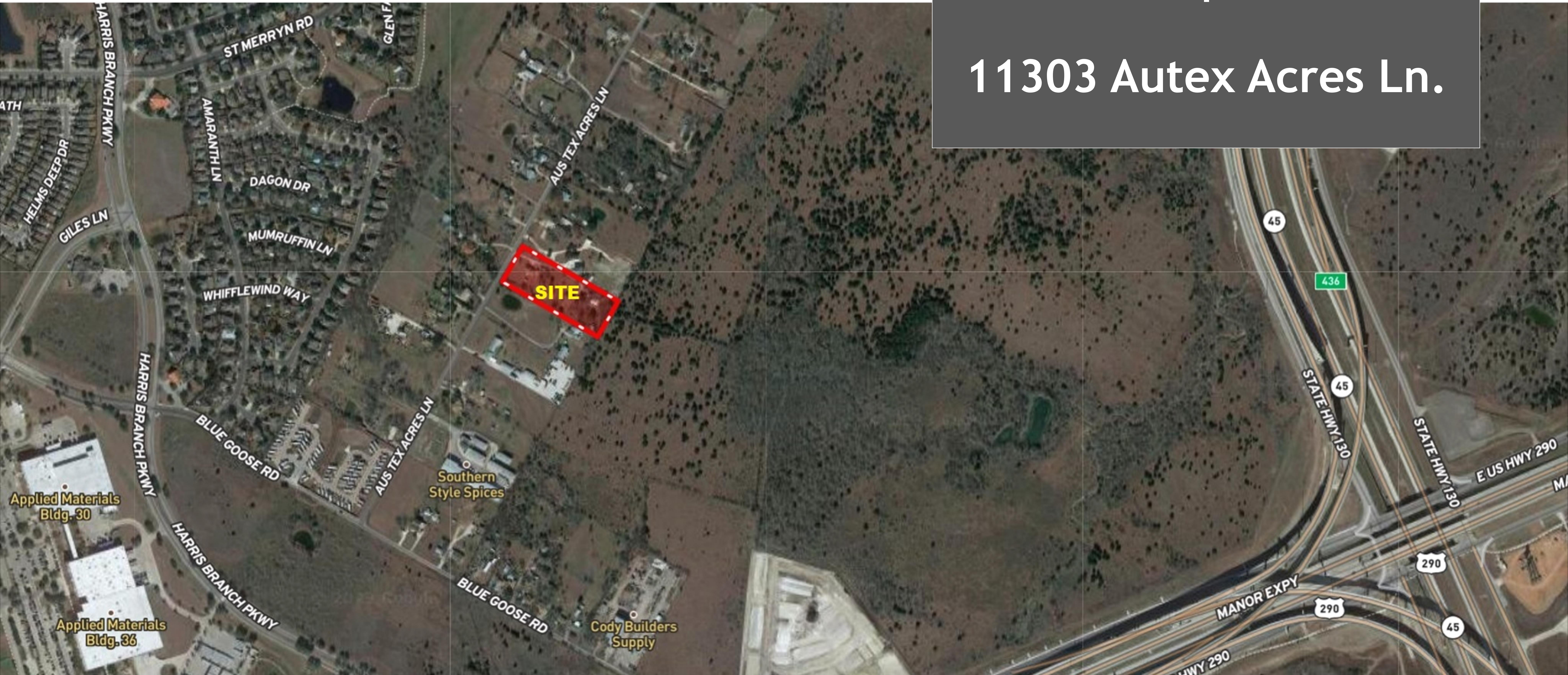


LAND FOR SALE
+ IMPROVEMENTS

3 ACRES | \$1.26 M

11303 Autex Acres Ln.



PROPERTY DETAILS

11303 AUSTEX ACRES LN | MANOR, TX 78653

3 acres of unrestricted land within Austin's 2-mile ETJ; suitable for contractor yard, outdoor storage, commercial development, live/work, or continued residential income.

Improvements include 3 single family houses totaling approximately 4,000 SQ FT.

The property is centrally located, and easily accessible to Parmer Ln., 130 Toll, Highway 290, and Harris Branch Parkway.

PRICE: \$1,260,000 | \$9.64 per SQ FT

ZONING: Austin ETJ

UTILITIES:

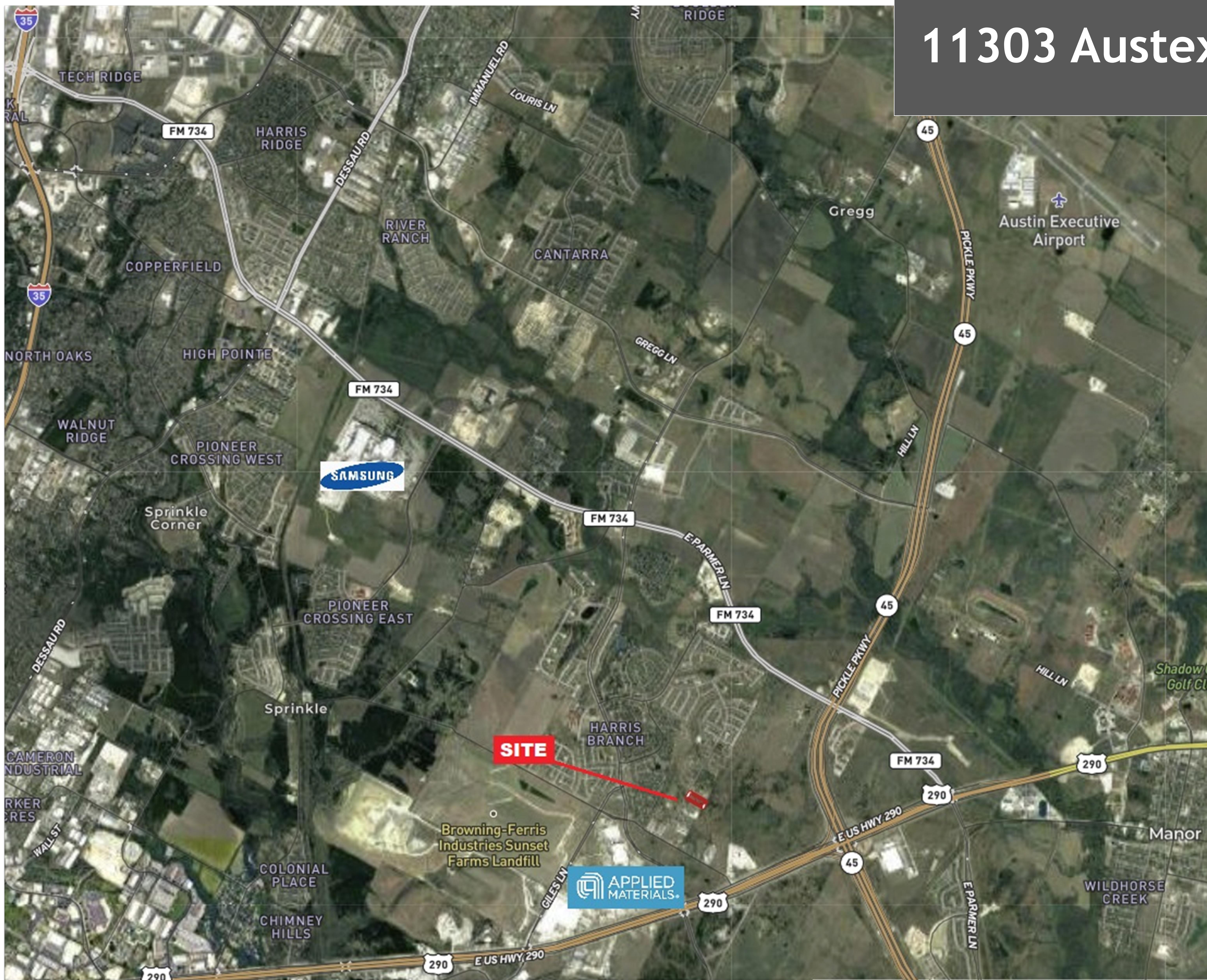
City of Austin Water connected
City of Austin WW @ Blue Goose Rd.
Bluebonnet Electric connected
ONE Gas Line @ Blue Goose Rd.

Mason Turner | Agent | 512.930.2800 | mason@turnerprop.com

LAND FOR SALE
+ IMPROVEMENTS

3 ACRES | \$1.26 M

11303 Austex Acres Ln.



Approx. ¾ mile north of HWY 290
Approx. ¾ mile west of SH 130
Approx. 1 mile south of Parmer Ln.

3 minute drive to Applied Materials
8 minute drive to Samsung Austin
10 minute drive to Austin Executive Airport
14 minute drive to Tesla Gigafactory
17 minute drive to ABIA

Mason Turner | Agent | 512.930.2800 | mason@turnerprop.com

TURNER COMMERCIAL

PROPERTIES

LAND FOR SALE
+ IMPROVEMENTS

3 ACRES | \$1.26 M

11303 Austex Acres Ln.



PROPERTY IMPROVEMENTS

11303 AUSTEX ACRES LN | MANOR, TX 78653

1,293 SQ FT | 2 bed / 2 bath SFH constructed in 1985

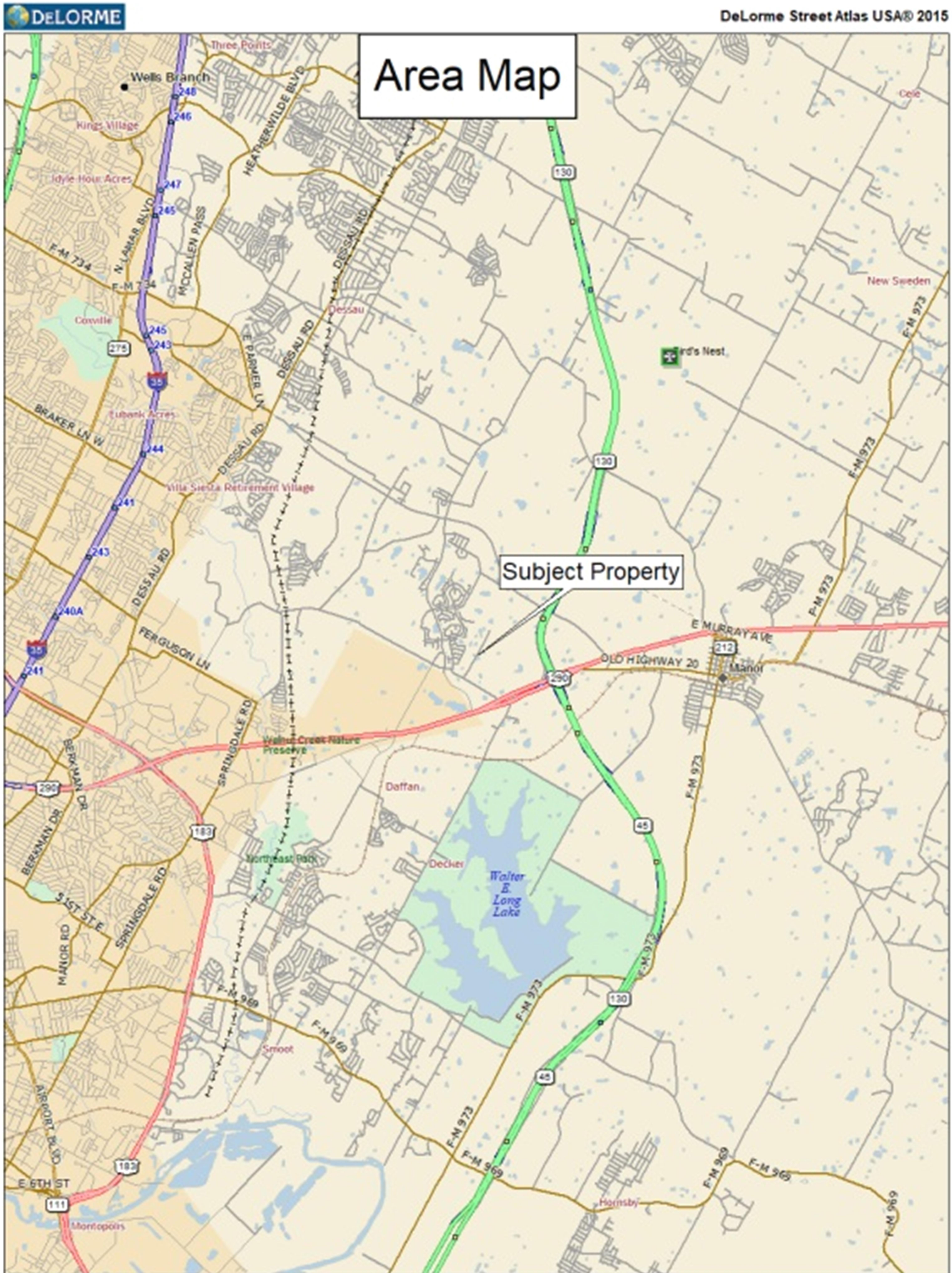
1,196 SQ FT | 2 bed / 2 bath SFH constructed in 1983

1,566 SQ FT | 3 bed / 2 bath SFH constructed in 1985

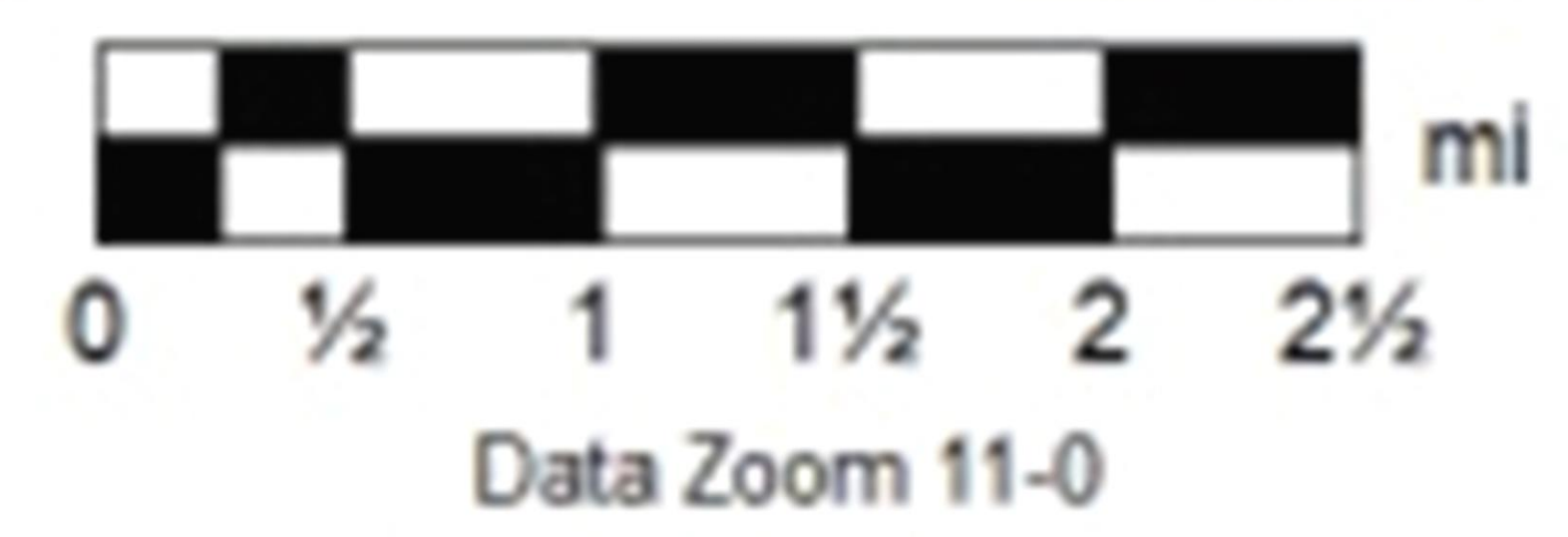
Houses are individually metered for water and electricity. Each house is on its own septic system. Houses are leased on a short term basis. Please contact broker for lease details.

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This property is being offered for sale in its "AS IS, WHERE IS" condition. The Broker is submitting the attached information in its capacity as a representative of the owner. The material contained herein was obtained from sources deemed reliable. Turner Commercial Properties makes no warranty, express or implied, as to the accuracy of the information contained herein. All presented information submitted is subject to change without notice as regards price, terms or availability. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the transaction described herein.



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Property Profile Report

General Information

Location: **11303 AUS TEX ACRES LN**
Parcel ID: **0235460306**
Grid: **MQ29**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**
Regulating Plan: **No Regulating Plan**
Zoning: **None**
Zoning Cases: [C814-90-0003.21](#)
Zoning Ordinances: **None:**
Zoning Overlays:
Infill Options: --
Neighborhood Restricted Parking Areas: --
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: **No**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Gilleland Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

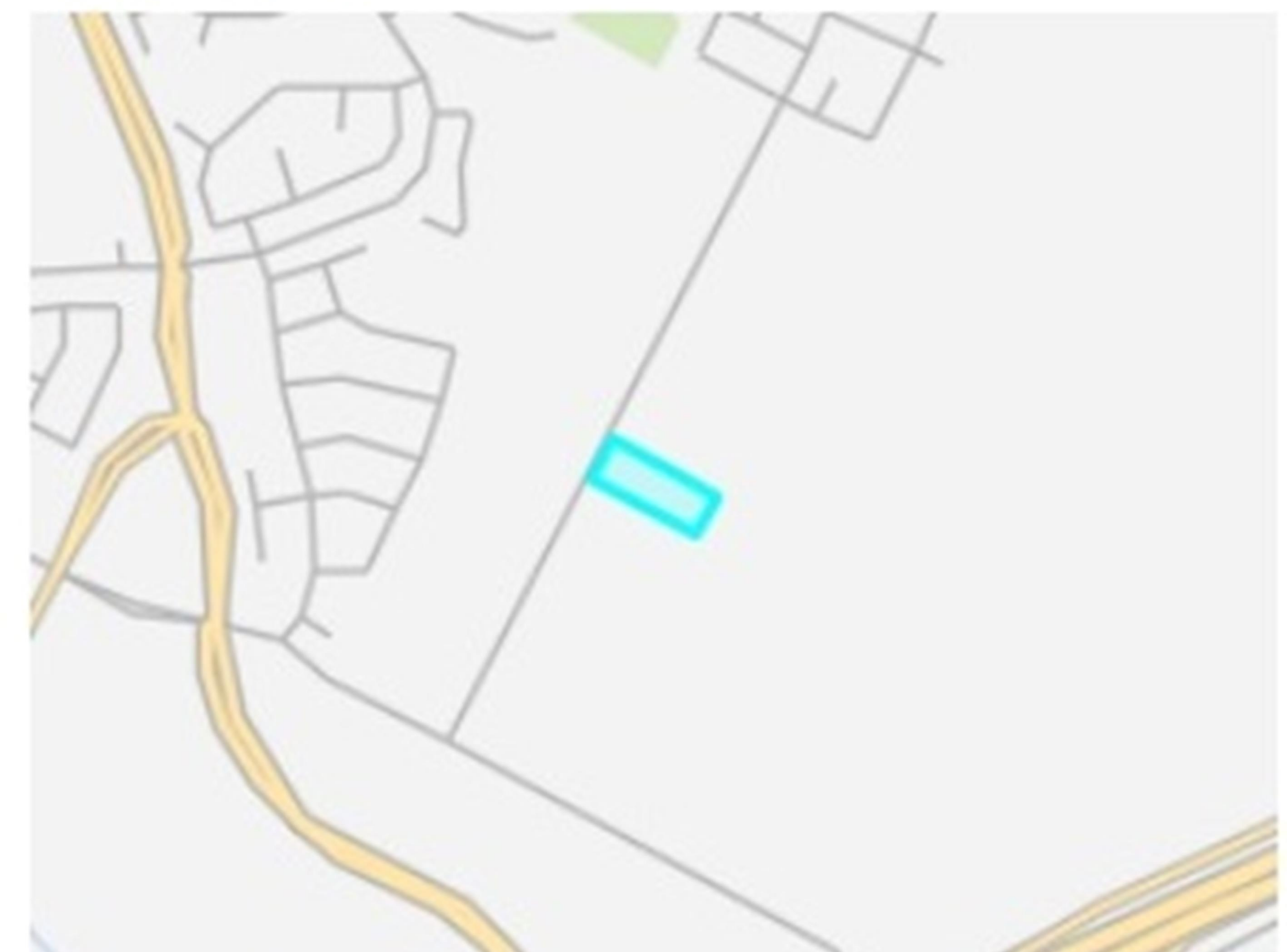
Jurisdiction: **AUSTIN 2 MILE ETJ**
Council District:
County: **TRAVIS**
School District: **Manor ISD**
Community Registry: **Austin Lost and Found Pets, Austin Neighborhoods Council, City of Manor, Friends of Austin Neighborhoods, Harris Branch Master Association, Inc., Harris Branch Residential Property Owners Assn., Homeless Neighborhood Association, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



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.

Steve Turner	253420	steve@turnerprop.com	(512) 930-2800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Turner	663187	mason@turnerprop.com	(512) 930-2800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date