

# FOR SALE

6906 Scenic Brook Drive

Office Building

Austin, TX 78736



Presented By:

Wes Walters

Wes Walters Realty, Inc.

9130 Jollyville Road. Ste 175

Austin, TX 78759

512-345-2060

# Property Information Sheet

Address: 6906 Scenic Brook Dr.  
Austin, TX 78736

County: Travis

Legal Description: LOT 2C BLK B SCENIC BROOK  
MEADOWS COMMERCIAL RESUB OF  
LOT 2

Year Built: 1971

Type: Office Building

Lot Size: 33,541 Sq. Ft.

Building 1 Size: 3,000 Sq. Ft.

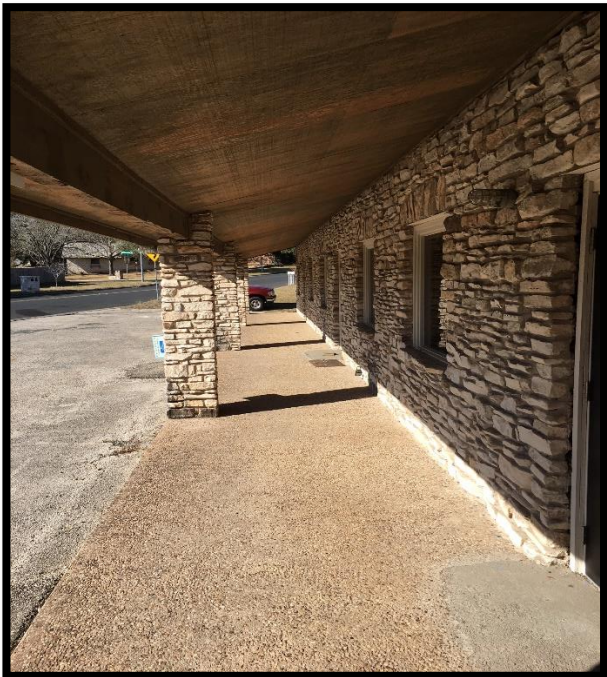
Building 2 Size: 400 Sq. Ft.

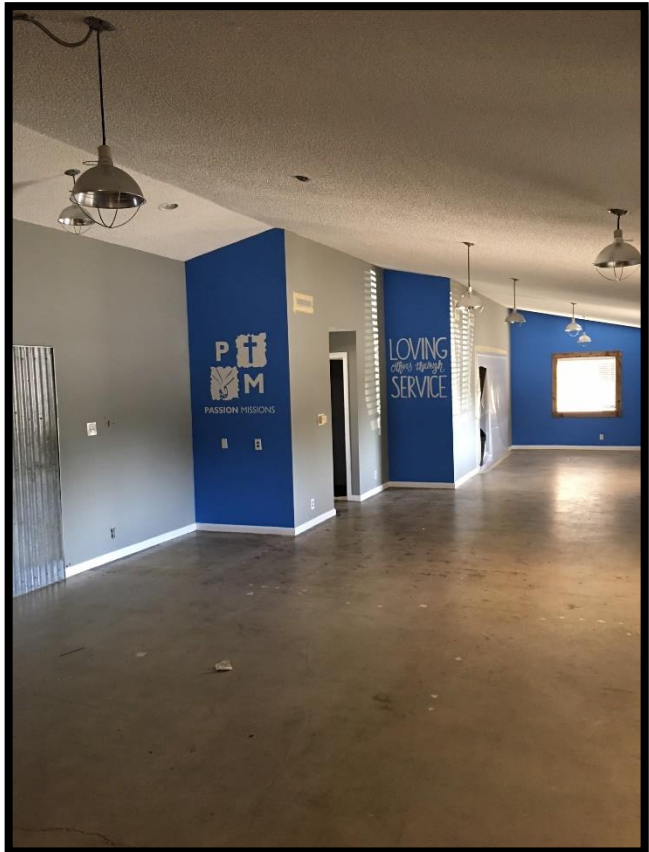
2017 Taxes: \$14,052.00

Sale Price: \$775,000.00

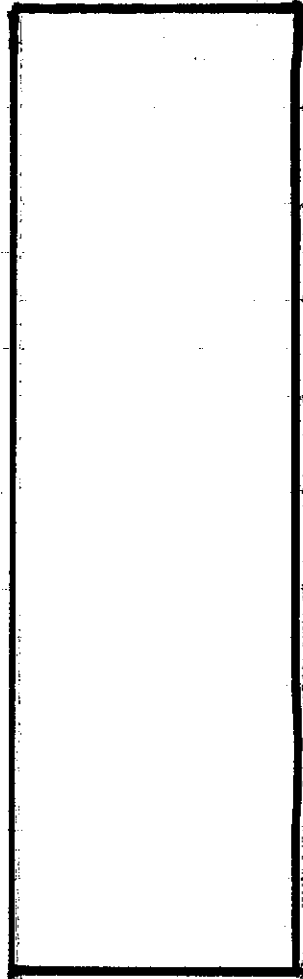




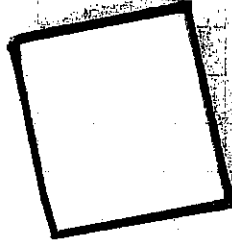


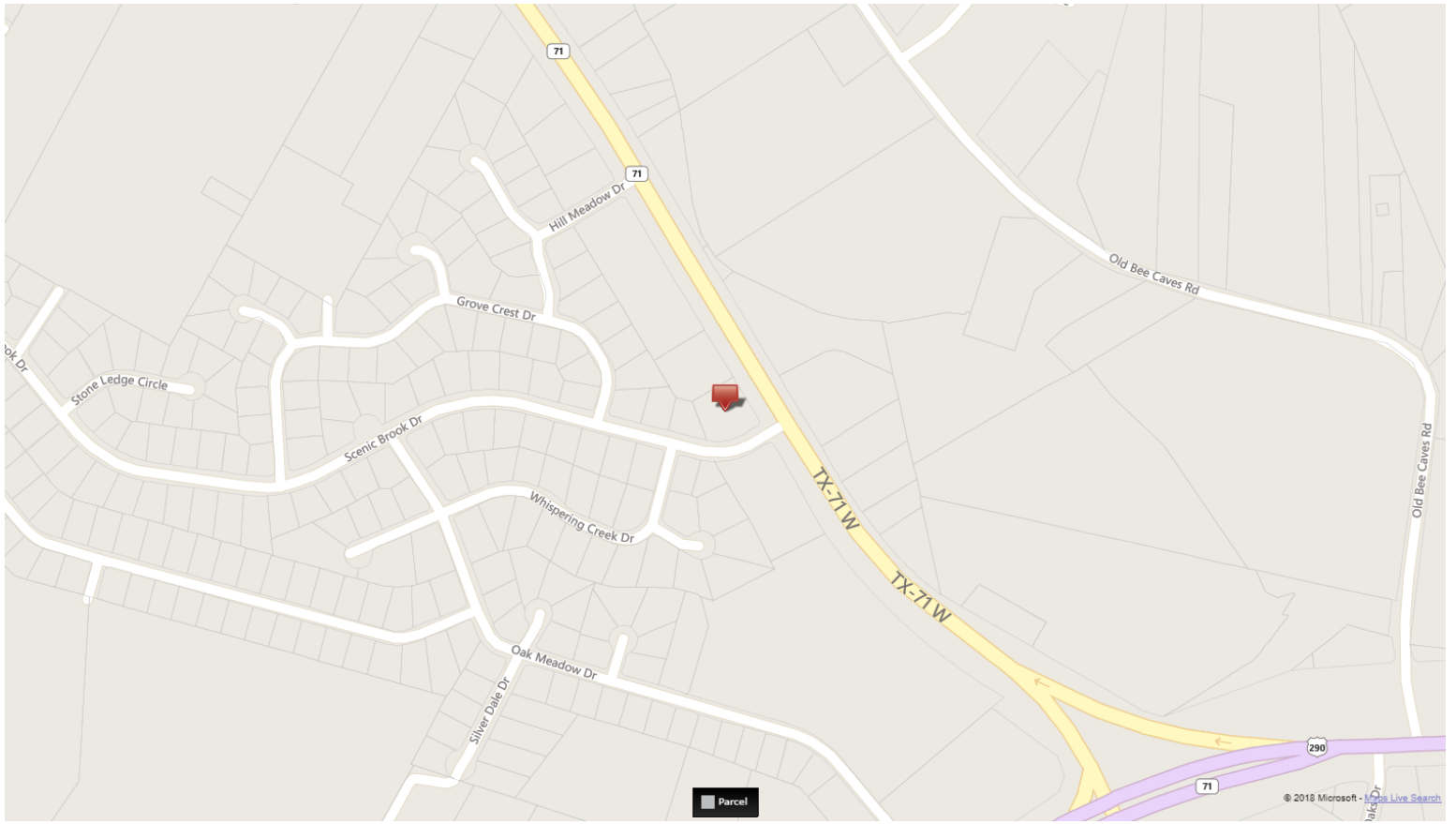


30 x 100



20 x 20





**Courtesy Of AUSTIN CENTRAL TX REALTY INFORMATION SVC**

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**Map**

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# 6906 Scenic Brook Dr, Austin, TX 78736, Travis County



N/A	3,000	33,541	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1971	OFC BLDG	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Hill Country Baptist Church Of	Tax Billing Zip:	78705
Owner Name 2:	Of Oak Hill	Tax Billing Zip+4:	2013
Tax Billing Address:	3108 N Lamar Blvd	Owner Occupied:	No
Tax Billing City & State:	Austin, TX	Ownership Right Vesting:	Corporation

## Location Information

School District :	01	Mapsco:	611-V
School District Name:	Austin ISD	MLS Area:	W
Census Tract:	17.69	Zip Code:	78736
Subdivision:	Scenic Brook Meadows Comm	Flood Zone Date:	09/26/2008
6th Grade School District/School Name:	Small	Flood Zone Code:	AE
Elementary School District:	Patton	Flood Zone Panel:	48453C0560H
Middle School District/School Name:	Small	Carrier Route:	C051
Neighborhood Code:	00exe-00exe	Neighborhood Name:	Travis Southwest
High School District/School Name:	Bowie		

## Tax Information

Property ID 1:	308755	Tax Area (113):	OA
Property ID 2:	04063801010000	Tax Appraisal Area:	OA
Property ID 3:	308755	% Improved:	37%
Legal Description:	LOT 2C BLK B SCENIC BROOK MEADOWS COMMERCIAL RESUB OF LOT 2		
Block:	B	Lot:	2c

## Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$634,715	\$634,647	\$433,253
Market Value - Land	\$402,492	\$402,492	\$201,246
Market Value - Improved	\$232,223	\$232,155	\$232,007
Assessed Value - Total	\$634,715	\$634,647	\$433,253
Assessed Value - Land	\$402,492	\$402,492	\$201,246
Assessed Value - Improved	\$232,223	\$232,155	\$232,007
YOY Assessed Change (\$)	\$68	\$201,394	
YOY Assessed Change (%)	0.01%	46.48%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9,948	2015		
\$14,154	2016	\$4,206	42.28%
\$14,052	2017	-\$101	-0.71%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$7,565.80	1.192
City Of Austin	Actual	\$2,823.21	.4448
Travis County	Actual	\$2,342.10	.369
Travis Co Hospital Dist	Actual	\$681.59	.10739

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## Property Detail

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Austin Comm Coll Dist	Actual	\$639.79	.1008
Total Estimated Tax Rate			2.214

## Characteristics

County Use Code:	<b>Commercial</b>	# of Buildings:	<b>1</b>
Land Use:	<b>Office Building</b>	Building Type:	<b>Office</b>
Lot Acres:	<b>0.77</b>	Area Under Canopy:	<b>700</b>
Gross Area:	<b>3,000</b>	Ceiling Height:	<b>8</b>
Building Sq Ft:	<b>3,000</b>	Fireplace:	<b>Y</b>
Ground Floor Area:	<b>3,000</b>	Lot Area:	<b>33,541</b>
Stories:	<b>1</b>	Num Stories:	<b>1</b>
Fireplaces:	<b>2</b>	County Use Description:	<b>Commercial-F1</b>
Year Built:	<b>1971</b>		

## Features

Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	3,000	1971	\$210,645
Canopy	S	700	1971	\$12,353
Fireplace	U	2	1971	\$4,140
Paved Area	S	2,000	1971	\$5,085

## Last Market Sale & Sales History

Recording Date	10/15/1999
Sale/Settlement Date	10/15/1999
Document Number	123829
Document Type	Special Warranty Deed
Buyer Name	Hill Country Baptist C & Oak Hill
Seller Name	Sbw Partners Ltd
Title Company	Stewart Title

## Mortgage History

Mortgage Date	10/15/1999
Mortgage Amount	\$24,000
Mortgage Type	Private Party Lender
Mortgage Code	Seller/Carry Back

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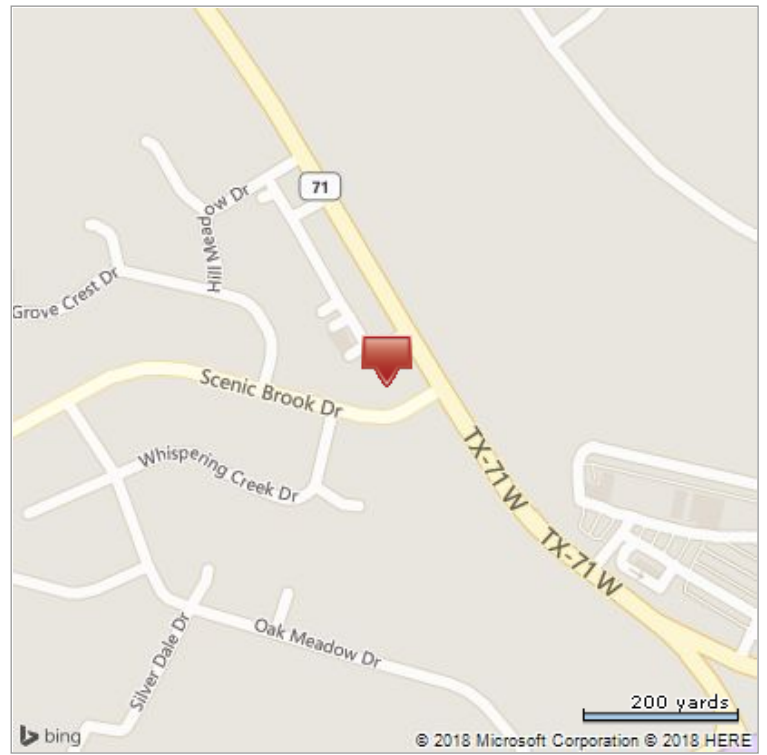
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## Property Map



\*Lot Dimensions are Estimated



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## Property Detail

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**Capital Title**<sup>SM</sup>  
A Shaddock Company

Tommy Holmes, Sr. VP Business Development  
512-970-6663  
[tholmes@ctot.com](mailto:tholmes@ctot.com)

Prepared For: **Wes Walters** x

Date Prepared: **Thursday, January 25, 2018**

Subject Address: **6906 SCENIC BROOK DR 78736**

Subject Property ID: **308755**

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not included the development and use potential calculations in a Zonability report (the "zotential" calculations). These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.

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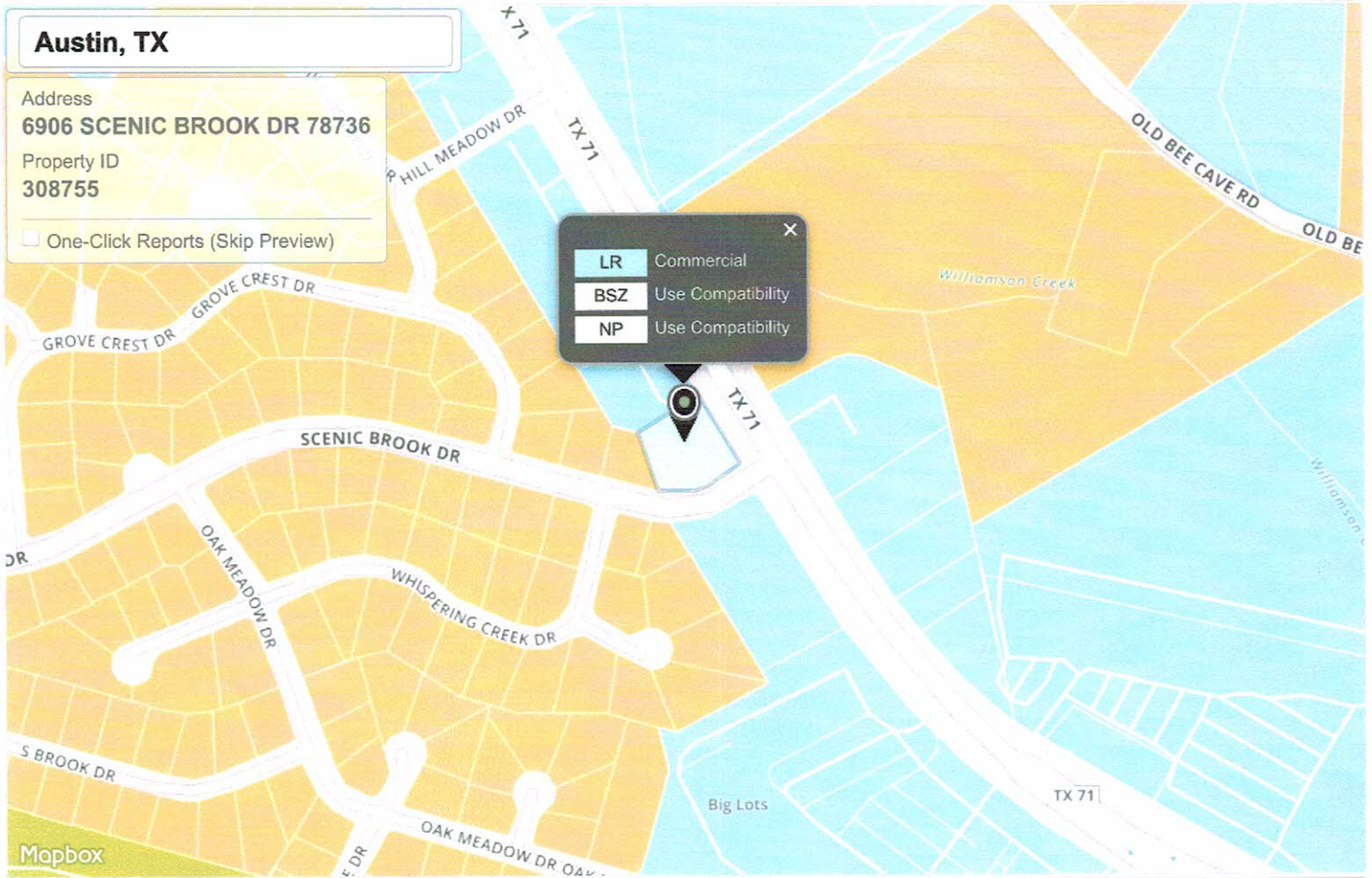
# Austin, TX

Address  
**6906 SCENIC BROOK DR 78736**  
Property ID  
**308755**

One-Click Reports (Skip Preview)

✕

LR	Commercial
BSZ	Use Compatibility
NP	Use Compatibility



## LEGEND

- |             |              |            |             |             |                 |
|-------------|--------------|------------|-------------|-------------|-----------------|
| Residential | Agricultural | Government | Mixed       | Multifamily | Planned Special |
| Industrial  | Commercial   | Unzoned    | City Limits | ETJ         | ETJ Limits      |
| Subject     |              |            |             |             |                 |



# basics

## PROPERTY

Assessor Address	6906 SCENIC BROOK DR 78736		
Owner(s) of Record	Hill Country Baptist Church Of		
County Property ID	308755	Ownership in Years	16.5 years
Geography ID	0406380101	Assessed Market Value	\$433,253
Year Built	1971	County	Travis
Lot Size		School District	Austin ISD
Building Size Estimate	3,000 SF	Incorporated City Status	Within City Limits
Existing Use (per assessor)	• office (small)		

## CURRENT REGULATIONS

Zoning Focus	Commercial		
	LR	Neighborhood Commercial	
Zoning Abbreviation(s) and Name(s)	BSZ	Barton Springs Zone Overlay District	
	NP	Neighborhood Planning Areas   Oak Hill Combined NPA   West Oak Hill	
Regulatory Entity	FPJ	Full Purpose Jurisdiction Austin	

## FUTURE REGULATIONS

Future Use Abbreviation(s) and Name(s)	NEXT	Future plan - City of Austin   Neighborhood Commercial	
	NEXT	Imagine Austin   Activity Centers for Redevelopment in Sensitive Environmental Areas   Oak Hill Center	

# zotential


## ESTIMATED POTENTIAL

Building Size	15,500 SF
Height (Stories)	2.5
Untapped Potential	12,500 SF 

## ESTIMATED USES

 Likely OK

- Cafe
- Food Sales
- Gas station
- Liquor Sales
- Office
- Personal Services
- Professional Office
- Restaurant
- Retail

 Maybe OK

- Custom Manufacturing
- Medical office

DISTRICT DEFINITIONS

**LR**

**COMMERCIAL**  
Neighborhood Commercial

**Legal Definition**

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

**BSZ**

**USE COMPATIBILITY**  
Barton Springs Zone Overlay District

**Legal Definition**

The purpose of the Barton Springs Zone (BSZ) overlay district is to preserve the natural beauty of the Hill Country, protect the image and character of the neighborhoods in the district, and reduce the negative effects of urbanization by restricting the scale and intensity of retail development.

**NP**

**USE COMPATIBILITY**  
Neighborhood Planning Areas | Oak Hill Combined NPA | West Oak Hill

**Legal Definition**

The purpose of a neighborhood plan (NP) combining district is to allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

FUTURE USE DEFINITIONS

**NEXT**

**COMMERCIAL**  
Future plan - City of Austin | Neighborhood Commercial

**Legal Definition**

Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

**NEXT**

**CITY'S FUTURE VISION**  
Imagine Austin | Activity Centers for Redevelopment in Sensitive Environmental Areas | Oak Hill Center

**Legal Definition**

"Imagine Austin" is underway and will re-write the city's zoning. The "Imagine Austin" plan was approved in 2012 and is considered a "30-year vision for growth."

REGULATORY ENTITY DEFINITIONS

**FPJ**

**AUSTIN**  
Full Purpose Jurisdiction

**Legal Definition**

Austin, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.

ABOUT THIS REPORT

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