

commercial

solutions



FOR LEASE

\$2,700 PER MONTH NNN

***NNNs \$550 PER MONTH**

*(Estimate provided by Landlord and subject to change)

FOR SALE

CALL FOR DETAILS

AVAILABLE LAND

9.04 AC

PROPERTY HIGHLIGHTS

- Nearby Circuit of the Americas, Austin 360 Amphitheatre, and Austin Bergstrom Airsport
- No Zoning- Austin 2 mile ETJ- subject to Travis County subdivision
- Utilities- Electric & Water to site
- Excellent access to ABIA, IH-35, 183, I-30 Tollway Hwy 71
- Perfect for contractor yards, storage, parking, automotive and industrial uses

IN THE AREA



DEMOGRAPHIC SNAPSHOT

	3 MILES	5 MILES
2018 Total Population	11,114	26,278
2018 Average HH Income	\$73,315	\$68,273
2018 # of Households	3,057	6,715



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7320 Kellam Road, Austin

7320 KELLAM ROAD
AUSTIN, TX 78617

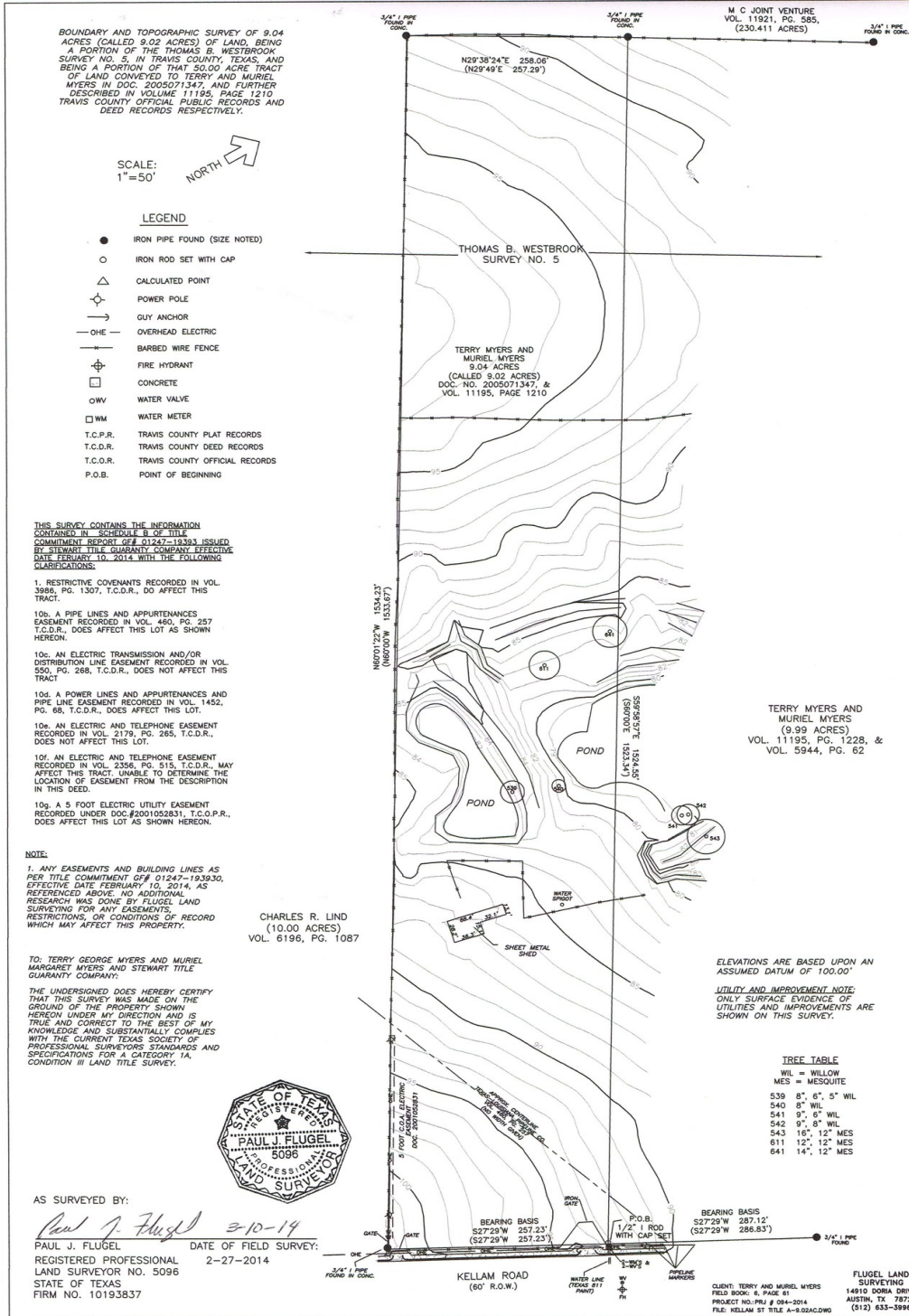


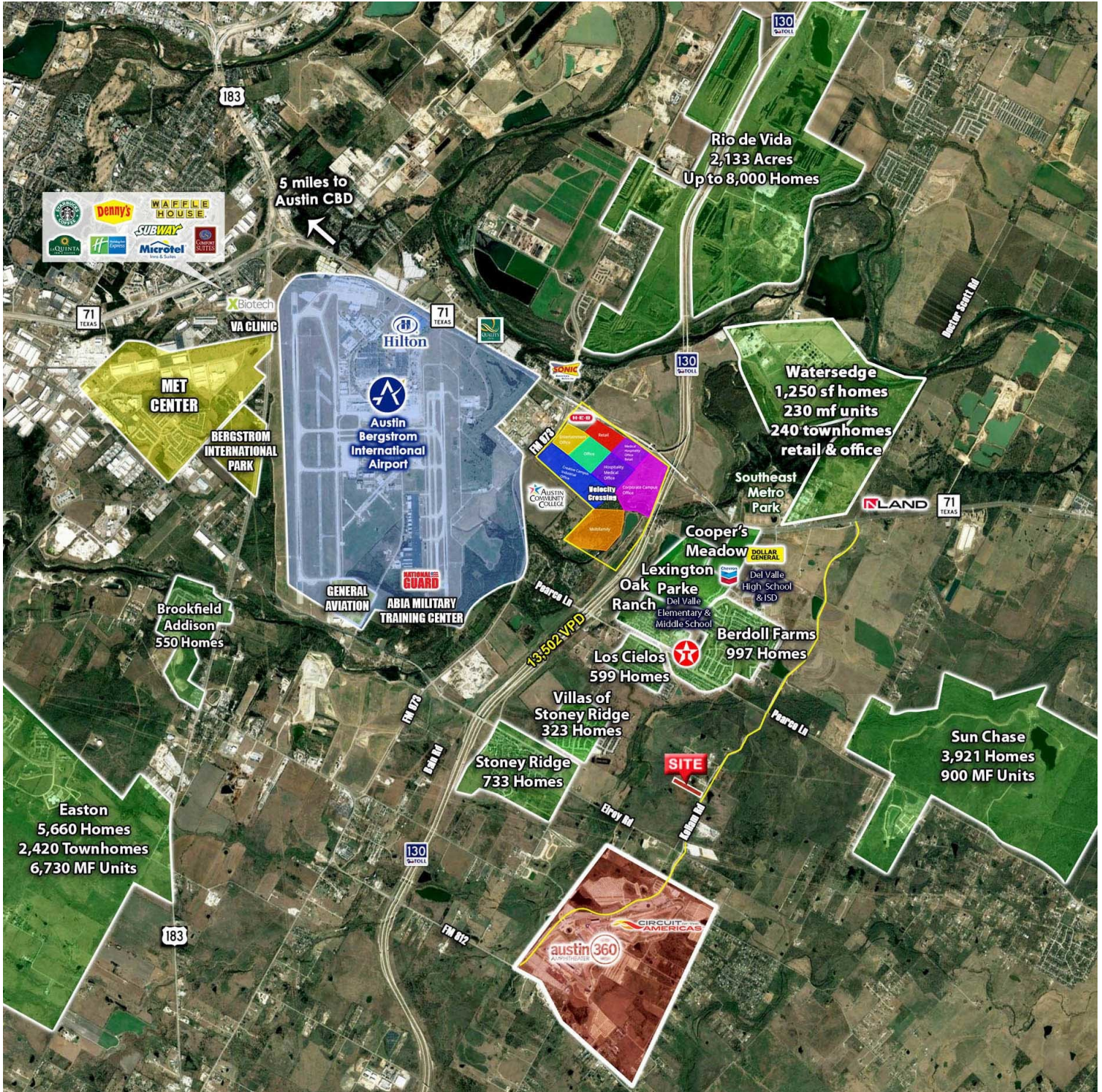
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SH 71 EAST AT ROSS ROAD AND KELLAM ROAD

WHY IMPROVEMENTS ARE NEEDED

State Highway 71 serves as a major corridor for motorists traveling to and from the Austin-Bergstrom International Airport, the city of Bastrop, and other central Texas communities. In fact, in 2015, the average daily traffic on SH 71 just east of SH 130 was more than 50,000 vehicles a day. With continued growth in eastern Travis and Bastrop counties, TxDOT is planning for improvements on this section of SH 71 to enhance safety and manage congestion.

PROJECT OVERVIEW

The proposed project would construct two new overpass bridges on SH 71 over the existing signalized intersections at Ross Road and Kellam Road. This would improve mobility by allowing SH 71 through-traffic to flow through the area without stopping. In addition, new frontage roads would be built within the project limits to allow local travelers access to Ross Road and Kellam Road. Bicycle and pedestrian accommodations would also be improved and expanded, as a part of this proposed project.

PROJECT DEVELOPMENT TIMELINE*



**timeline contingent on environmental clearance and funding*



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Southeast Austin Corridor

Velocity Crossing is a 375-acre, mixed-use development featuring ± 4.5 million square feet of retail, office, entertainment, hospitality, creative campus and multifamily uses.

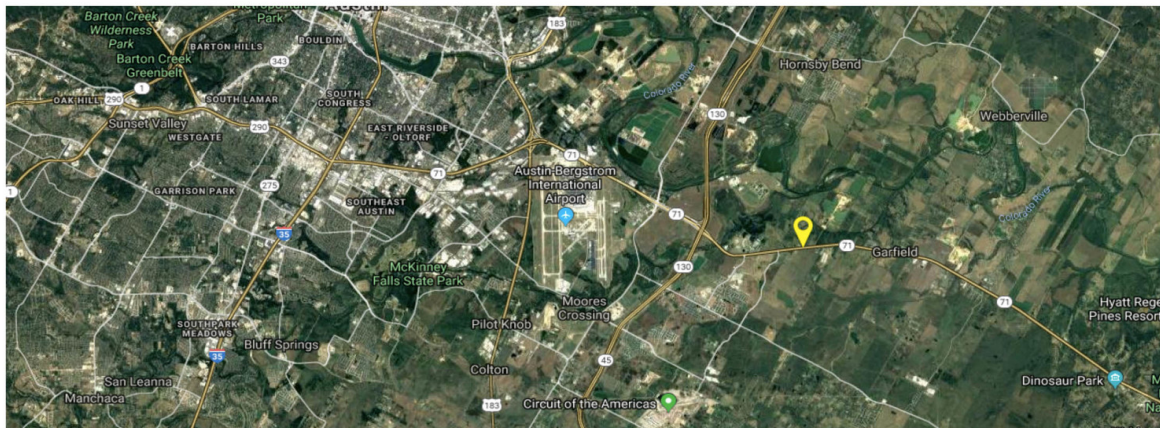
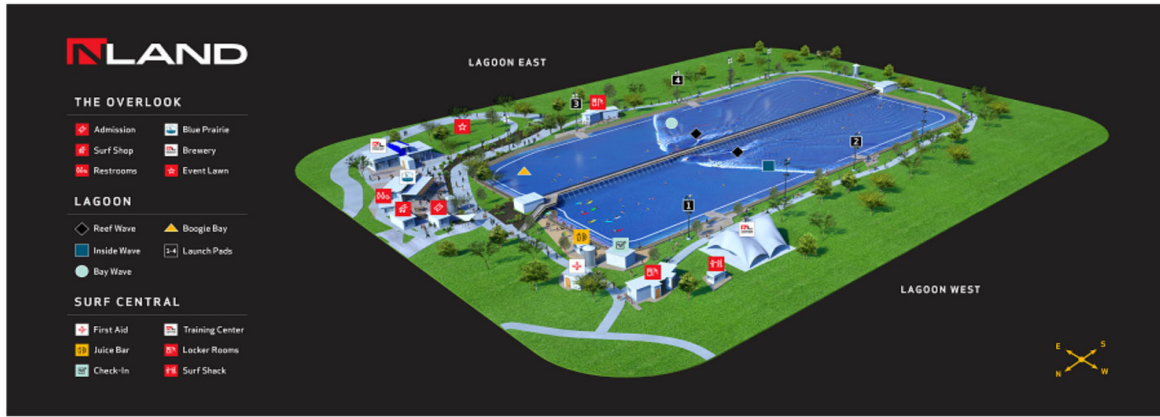
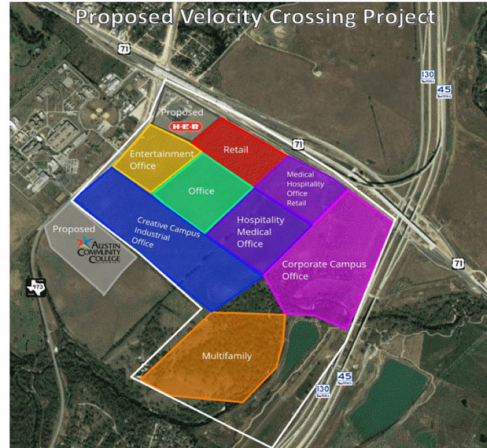
ROADWAYS Approximately \$190 million in significant highway widening are currently underway. Completion of the work is slated for Q3 2017. These improvements positively impact and directly benefit Velocity Crossing.

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REGIONAL GROWTH The southeast submarket is undergoing substantial growth with over 20 subdivisions and projects being planned on Highway 71, SH 130 and Hwy 183. Residential home development in Del Valle is on track for high-growth over the next five years. The Sunchase Development is currently developing the first of 270 SFR lots with the first panel to be delivered in Q4 2017. The Stony Ridge Development is in final stages of platting an additional ±1,000 SFR lots with anticipated development starting mid2018.

New Developments H-E-B purchased 15.5 acres of land from Velocity Crossing at the southeast corner of FM 973 and Highway 71 on December 18, 2016, adding to its development pipeline in growing Central Texas. In November 2015, Austin Community College purchased an adjacent 124-acre site along FM 973 south of Velocity Crossing. A Q3 2016 housing report from Metrostudy is tracking over 55,000 residential units approved for development in the Southeast submarket over the next 10 years.

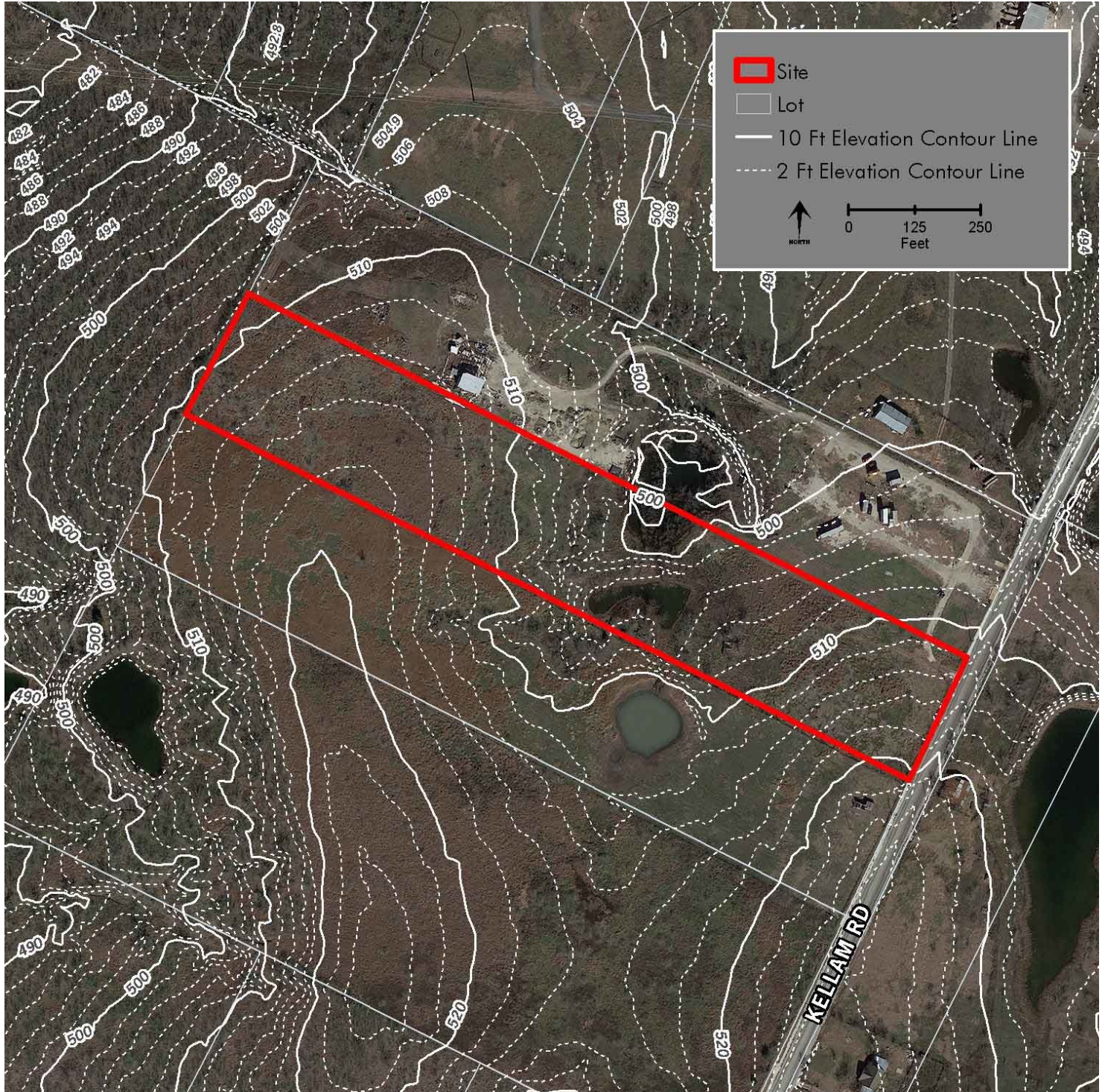


The first surf park in North America and the largest surf park in the world opened -- again -- at 9 a.m. Friday. **NLand Surf Park**, set on 160 acres in southeast Austin, is a for-profit company where patrons can surf in a man-made lagoon with features that make it feel like being in the ocean.

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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-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:
 - 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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David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutionsre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date