

## FOR SALE: 5+ AC CORE AUSTIN

PRIME LOCATION FOR DEVELOPMENT | LOW TAX RATE |  
HIGH VISIBILITY AND 100K+ TRAFFIC COUNT



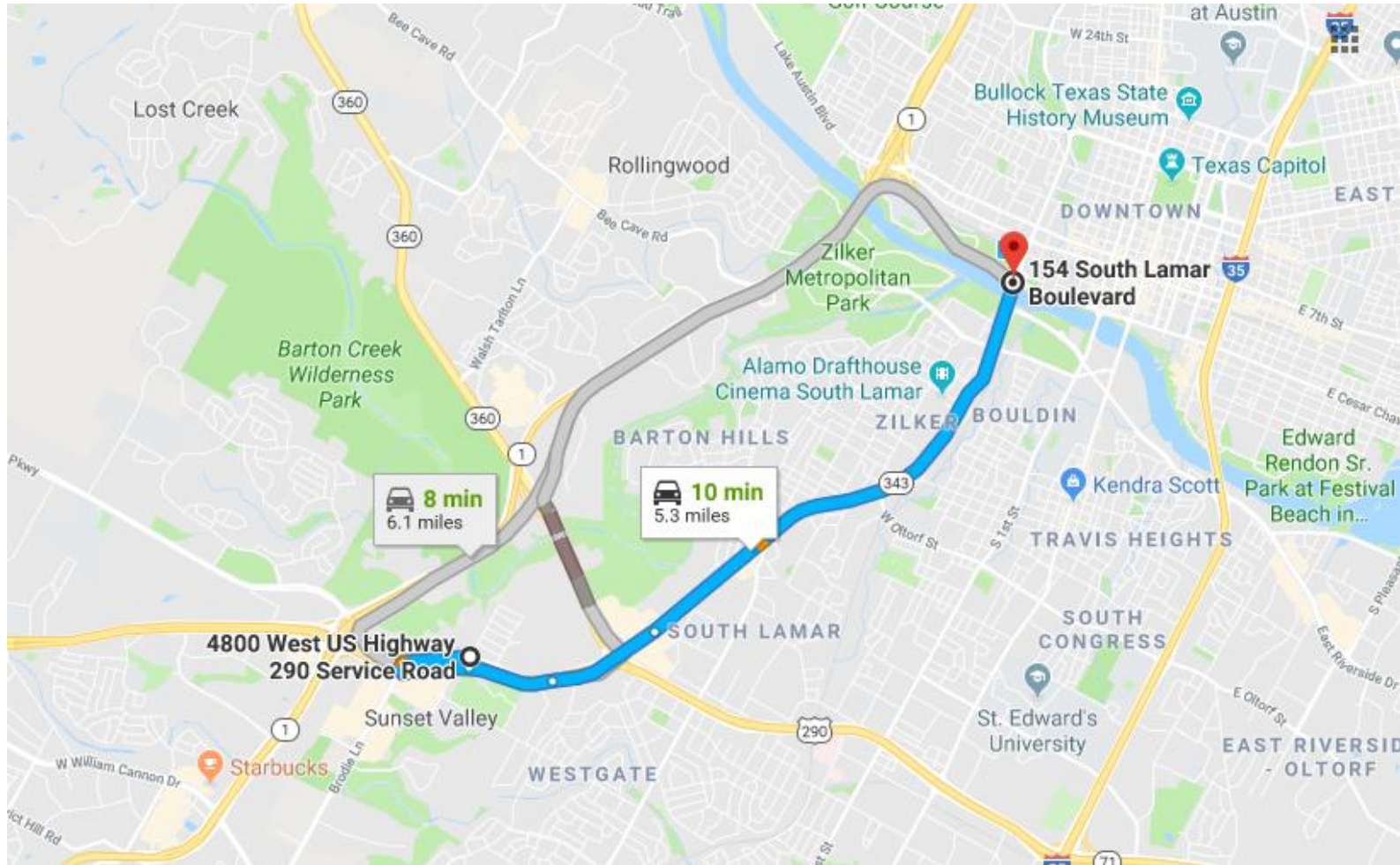
**Contact for Details:**  
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### Property Details

- 3 Property Bundle (5.14 AC TOTAL)
  - 4800 Hwy 290 W – 1.95 AC
  - 4602 Stearns LN – 2.04 Acres
  - 4604 Stearns LN – 1.15 Acres
- Zoned Residential with commercial potential
- Low Tax Rate + Existing income to aid with Project Carry Costs
- Prime Location off HWY 290 in Core South Austin
- 100,000+ vehicles/day
- Utilities to site
- 18% Impervious Cover
- Willing to sell separately

# Proximity to Austin CBD



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# Demographics

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2018 Total Population:	<b>4,607</b>	<b>104,468</b>	<b>300,775</b>
2023 Population:	<b>4,961</b>	<b>113,025</b>	<b>327,709</b>
Pop Growth 2018-2023:	<b>7.68%</b>	<b>8.19%</b>	<b>8.95%</b>
Average Age:	<b>39.60</b>	<b>37.20</b>	<b>36.10</b>
<b>Households</b>			
2018 Total Households:	<b>2,221</b>	<b>47,617</b>	<b>131,143</b>
HH Growth 2018-2023:	<b>7.65%</b>	<b>7.93%</b>	<b>8.93%</b>
Median Household Inc:	<b>\$71,199</b>	<b>\$73,554</b>	<b>\$74,151</b>
Avg Household Size:	<b>2.00</b>	<b>2.10</b>	<b>2.20</b>
2018 Avg HH Vehicles:	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$359,999</b>	<b>\$298,372</b>	<b>\$329,052</b>
Median Year Built:	<b>1990</b>	<b>1982</b>	<b>1987</b>

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# North Facing



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# Northwest Facing (Backs to Greenbelt)



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# South Facing (HWY 290 Frontage)



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### About the Property

This rare collection of properties in Sunset Valley are being sold as a 5.14 acre bundle. With its proximity to convenient neighborhood services and three major roadways (HWY 290, Loop 360, Loop 1/Mopac), this property is in a core central Austin location.

Below are the property specifics:

- Total 5.14 AC
- Zoned Residential, with potential for Commercial Uses
- Utilities to property
- 18% Impervious Cover
- City of Sunset Valley, TX
- 4800 HWY 290 W is on future use map for commercial
- Backs to Gaines Greenbelt
- Access to hiking trails
- 4604 Stearns has 1500+ SF single family residence and 1600 SF secondary structure.

*Surveys, Topographic Map, and Environmental Reports Available.*

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**Austin MSA Population = 2,056,405** as of 2016 with a **growth rate of 35.7% from 2006 - 2016** according to the *Austin Chamber of Commerce*

The hottest real estate market to invest in 2017? It's Austin, of course. That's according to the annual *Emerging Trends in Real Estate* report from *PwC US* and the *Urban Land Institute*, which includes interviews and surveys from more than 1,800 leading real estate experts to determine the top markets to watch.

"Viewed as a fluke when it hit the study's top 10 list five years ago, **Austin's rise to the top** of the list signals the durability of the city's long-term appeal to investors," says Mitch Roschelle, PwC partner and real estate research leader, in a release.

### Hot Facts:

- The Capital of Texas was recently named the #1 place in America to start a business *by CNBC*
- Austin is the top city for "small-business vitality" *by American City Business Journals*
- ...and the top city for launching a technology startup *by Sungard Availability Services*





# Information About Brokerage Services

11-2-2015

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.

Keller Williams Realty	0492214	License No.	512-448-4111	Phon :
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				Email :
Jean D. Grubb	0321636	License No.	512-448-4111	Phon :
Designated Broker of Firm				Email :
Linda Ramsey	0364174	License No.	512-448-4111	Phon :
Licensed Supervisor of Sales Agent/ Associate				Email :
Joaquin Lopez	657845	License No.	512-677-6429	Phon :
Sales Agent/Associate's Name				Email :

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

Regulated by the Texas Real Estate Commission

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