

The Eitel Group
1801 S MoPac EXPWY
#100

Austin. Texas 78746

FOR SALE or LEASE: HWY 290 Frontage

Joaquin Lopez (512) 567-6429 Joaquin@EitelGroup.com

PRIME LOCATION AND VISIBILITY IN AUSTIN 1.95 Acres 4800 W HWY 290 Sunset Valley, TX 78735

Property Details

- 1.95 Acres Zoned Residential with Commercial Possibilities
- 100K+ Vehicles per Day
- Approved Curb Cut on Stearns LN
- Prime Location in Core South Austin
- Located in Sunset Valley Jurisdiction (Not Austin)
- Views of Barton Creek Greenbelt with hiking access to Violet Crown Trail
- Utilities
 - Electricity and Sewer to property
 - Water adjacent to property
- o LOW Tax Rate: 1.788%
- Convenient access to Westlake, Downtown, S Lamar & S Congress and convenient access to HWY 290, I-35 and MoPac.
- Call for Pricing and Details



Aerial Picture



Joaquin Lopez
Commercial REALTOR

Joaquin@EitelGroup.co



Aerial (Top View)



Joaquin Lopez Commercial REALTOR

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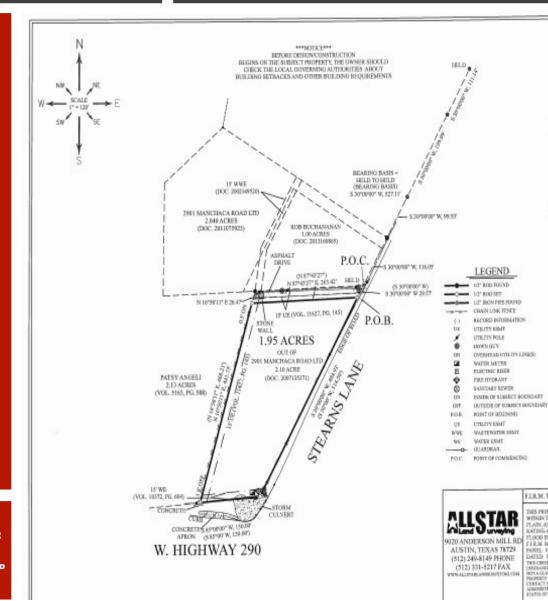
Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	4,429	104,422	305,553
2023 Population:	4,830	114,488	337,235
Pop Growth 2018-2023:	9.05%	9.64%	10.37%
Average Age:	40.10	37.10	36.00
Households			
2018 Total Households:	2,073	47,614	133,118
HH Growth 2018-2023:	8.92%	9.36%	10.32%
Median Household Inc:	\$70,223	\$73,087	\$73,528
Avg Household Size:	2.10	2.10	2.20
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$354,136	\$296,922	\$321,955
Median Year Built:	1989	1982	1987

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RESTRICTIONS

SUBJECT TO ELECTRIC AND/OR THEPHONE EASEMENT IN VOLUME 599, PAGE 606, NOT

SUBJECT TO A COMMUNICATIONS EASEMENT PER COLUME 569, PAGE 248, NOT PLOTTABLE SUBJECT TO ELECTRIC AND/OR TELEPHONE EASEMENT IN VOLUME 414, PAGE 358, NOT

SUBJECT TO A UTILITY EASIMENT RECORDED IN VOLUME 614, PAGE 351, NOT PLOTTABLE UTILITY EASEMENT PER VOLUME 653, PAGE 72, DOES NOT AFFECT. SUBJECT TO WATER AND WASTEWATER LINE EASEMENT IN VOLUME 10372, PAGE 604. WASTEWATER LINE, ELECTRIC LINE AND LIFT STATION EASEMENT IN VOLUME 11627, PAGE 145, AND CORRECTED IN VOLUME 11847, PAGE 281, DOES NOT AFFECT.

LEGAL DESCRIPTION

BEING 1.95 ACRES OF LAND, OUT OF THE JAMES TRAMMELL LG LEAGUE. SURVEY NUMBER 4, ABSTRACT NUMBER 769, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 2901 MANCHACA ROAD, LTD. 2.10 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2007135371, OFFICIAL PUBLIC RECORDS, TRAVES COUNTY, TEXAS, SAID 1.95 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



TO THE LIEN HOLDER, AND LOR OWNERS OF THE PREMISES SURVEYED AND TO HERITAGE TITLE COMPANY

I DO HEREBY CERTIFF THAT THE SUBVEY WAS HADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HISRORI AND THAT THERE ARE NO HOUSEBARY LINE CONFLICTS, ENCROACEMENTS OVERLAWING OF IMPROVIMENTS, OR BOADS IN PLACE, AN EXCEPT AS SHEWN HEREON, AND ALL APPARENT EASEMENTS ARE SELVEN, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND RASEMENTS SELVEN ON THE REPERENCES TITLE

ELILM, MAP INFORMATION THIS PROPERTY DORS NOT LIE WITHIN THE 180 YEAR PLOOD-PLAIN, AND HAS A 20NE "X"

RATING AS STATION ON THE

F.L.R.M. MAP NO. 48459C098391

PANEL: 0585H DATED: 89262988

TOOD INSURANCE BATE MAPS

THE CHARGE CARRIES IS FOR (SQUELLAGE) PLEATERS OF THE PROPERTY WILL OR WILL NOT FLOOR.

CONTRCT YOUR LOCAL PLOOD PLADS ADMINISTRATOR FOR THE CHOREST STATUS OF THE TRACT.

ADDRESS

RAHUL SINGH and SHALINI SINGH 4810 W. HIGHWAY 290 AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE: JUST 16, 2016 ELDED BY: JONATHAN MORE 06/06/201 EDWARD BLMSRY HERITAGE TITLE COMPANY ADMIEL LOPEZ 00604503 BPLS CHECK: REWARD REMINEY THRESHA - RIPTON - ARCENT

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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.

ESTATE LICENSE HOLDERS: TYPES OF REAL

- 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.

LAW (A client is the person or party that the broker represents): **BROKER'S MINIMUM DUTIES REQUIRED BY**

- 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:

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. AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner,

through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the b ıyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usuall seller's agent.

he written to the transaction. The written agreement must state who will pay the broker and, in conspicur us bold or AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: agreement of each party

- Must treat all parties to the transaction impartially and fairly;
- owner and May, with the parties' written consent, appoint a different license holder associated with the broker to each party buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transact
 - 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; 0
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- not to any confidential information or any other information that a party specifically instructs the broker in writing disclose, unless required to do so by law. 0 0

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to repres nt 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 calculat :d

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an ok igation 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			512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	=	Phor 3
Jean D. Grubb	0321636	jdgrubb@kw.com		512-448-4111
Designated Broker of Firm	License No.	Email	lis.	Phon 3
Linda Ramsey	0364174	lindaramsey@kw.com		512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	lia.	Phon
Joaquin Lopez	657845	Joaquin@EitelGroup.com		512-677-6429
Sales Agent/Associate's Name	License No.	Email	==	Phor 3
Buyer/Ter	Buyer/Tenant/Seller/Landlord Initials	dlord Initials	Date	