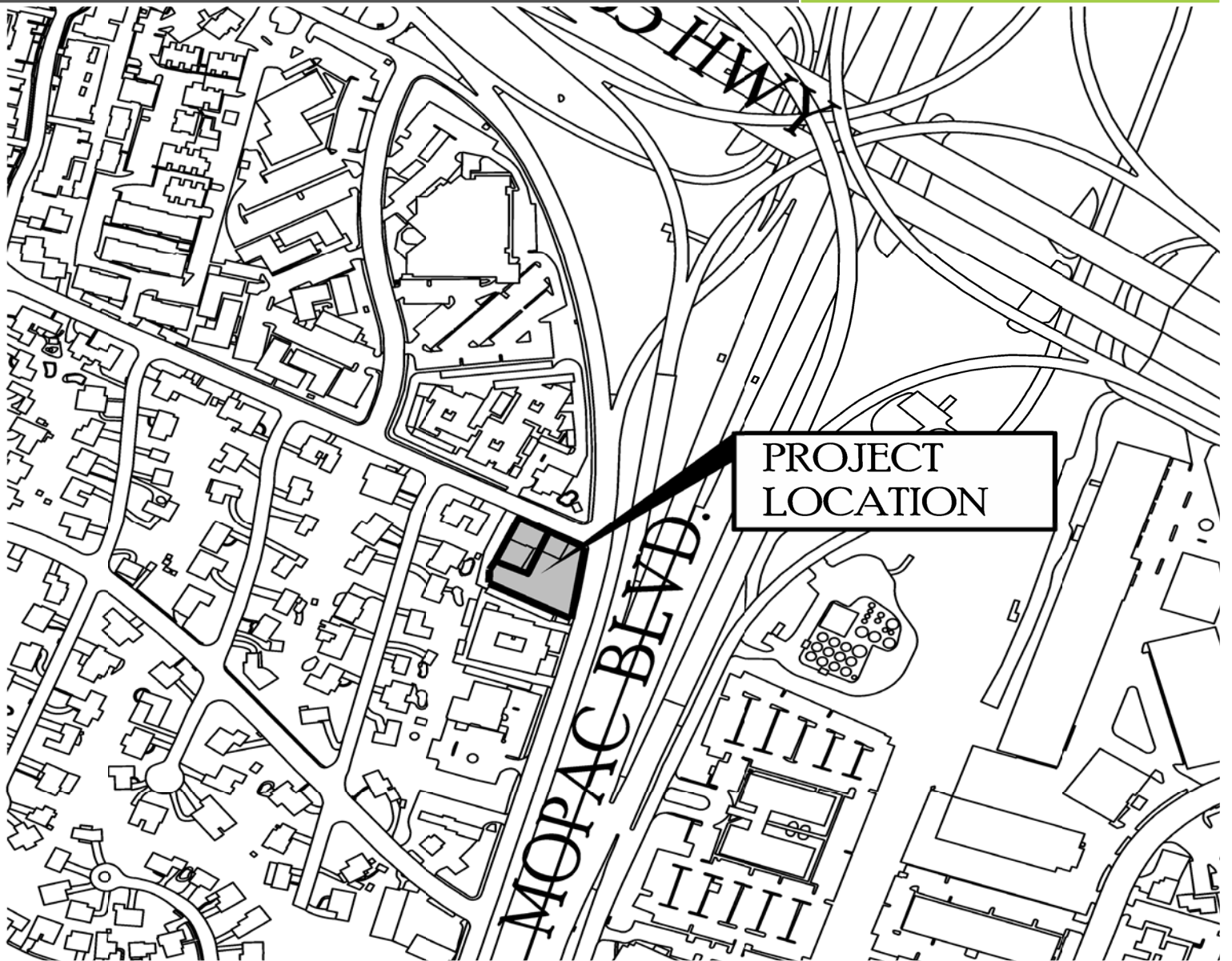


PRIME DEVELOPMENT SITE ON N MOPAC FRONTAGE

8871 Tallwood Dr | Austin, TX 78759

FOR SALE



COMMERCIAL
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PROPERTIES

Evan Bole, CCIM
evan@cipaustin.com

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
ciptexas.com

SUMMARY

For Sale: Prime Development Site on N Mopac Frontage
8871 Tallwood Dr | Austin, TX 78759

PROPERTY HIGHLIGHTS:

Development site in the desirable Northwest Hills area. Highly trafficked on N Mopac frontage.

This site has an existing feasibility study for an office development. A 3-story $\pm 34,500$ SF office is feasible on this site. The study was conducted by owner and the engineering firm is available to discuss their findings.

As one of Austin's premier suburban nodes, the Northwest office submarket, with its inventory of more than 18 million SF, recently ceded its place as the largest submarket in the metro to the CBD. With average sales price being \$360 PSF. On-market comps now range from \$400 - \$600 PSF in the Northwest submarket while the average northwest office market rent is \$40.06 PSF. This property would serve as a valuable development site for a user or investor.

ADDRESS:

[8871 Tallwood Drive, Austin, TX 78759](#)

BUILDING SIZE:

$\pm 34,500$ SF

LAND SIZE:

0.722 acres total - 0.2081 acres (252731) + 0.514 acres (252732)

ZONING:

GR (Community Commercial) & LO (Limited Office)

SALE PRICE:

\$2,750,000 (\pm \$80/buildable square footage)

For More Information Contact:

Evan Bole, CCIM

Associate

evan@cipaustin.com | 512 682 1017

Bob Springer, CCIM

Principal

bob@cipaustin.com | 512 682 1001

main 512 682 1000

[ciptexas.com](#)



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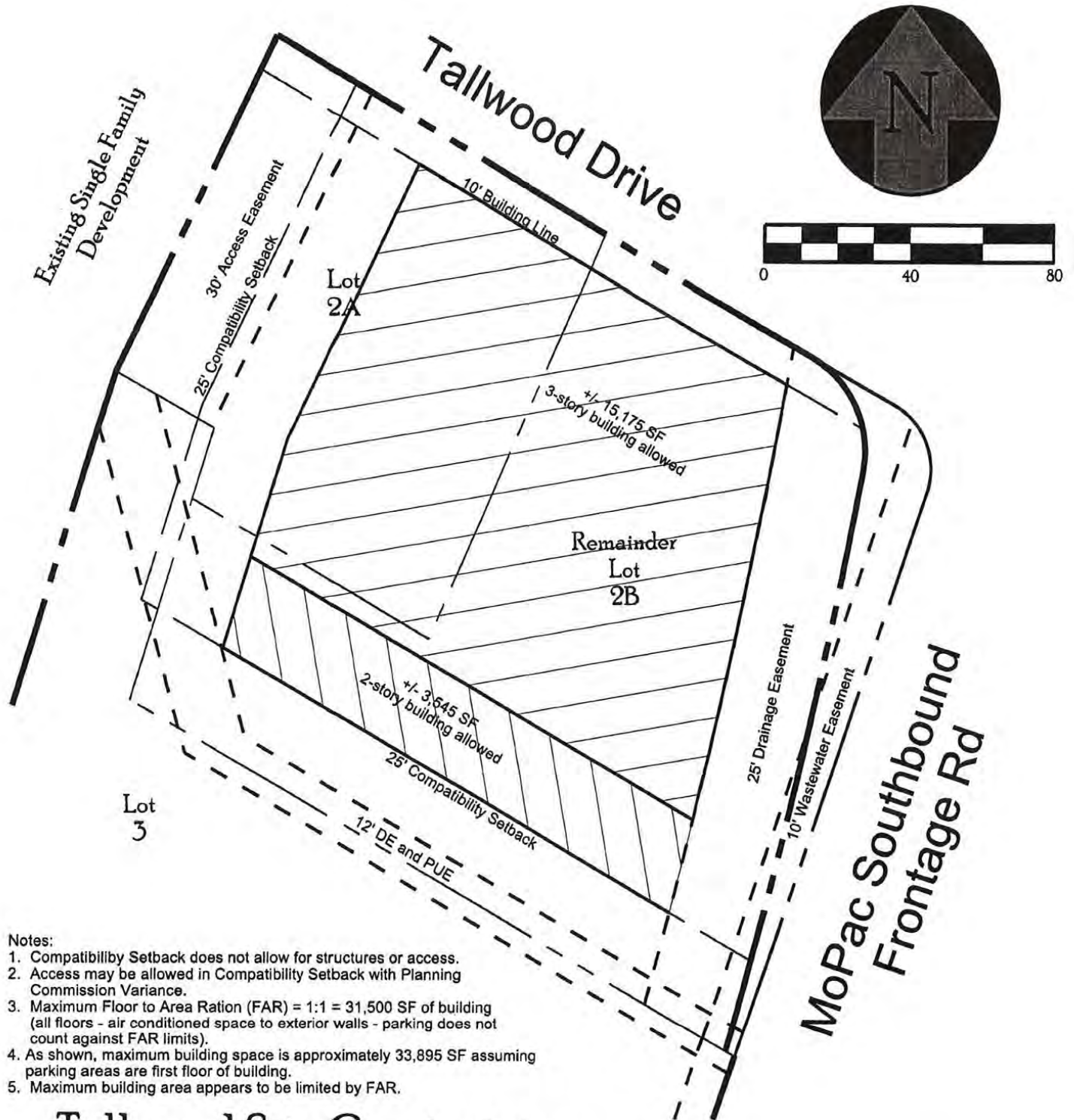
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SITE PLAN

For Sale: Prime Development Site on N Mopac Frontage
8871 Tallwood Dr | Austin, TX 78759



Notes:

1. Compatibility Setback does not allow for structures or access.
2. Access may be allowed in Compatibility Setback with Planning Commission Variance.
3. Maximum Floor to Area Ratio (FAR) = 1:1 = 31,500 SF of building (all floors - air conditioned space to exterior walls - parking does not count against FAR limits).
4. As shown, maximum building space is approximately 33,895 SF assuming parking areas are first floor of building.
5. Maximum building area appears to be limited by FAR.

Tallwood Site Constraints ~ Development of Lots 2A & 2B



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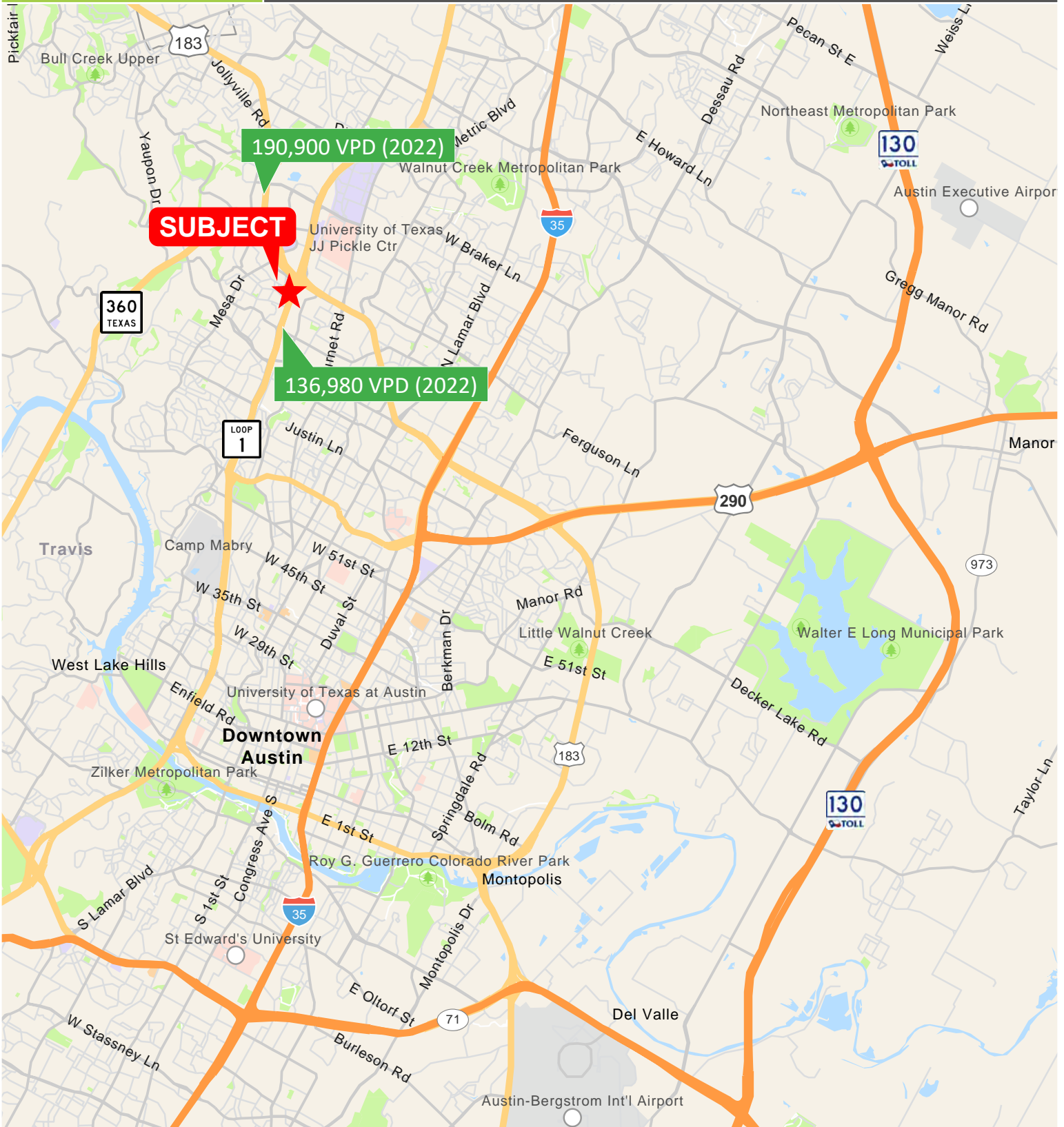
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METRO MAP

For Sale: Prime Development Site on N Mopac Frontage
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AREA MAP

For Sale: Prime Development Site on N Mopac Frontage
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SUBJECT

136,980 VPD (2022)

190,900 VPD (2022)



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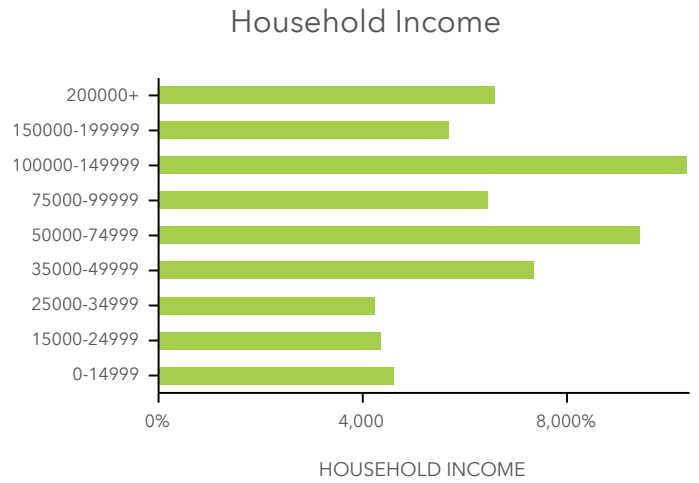
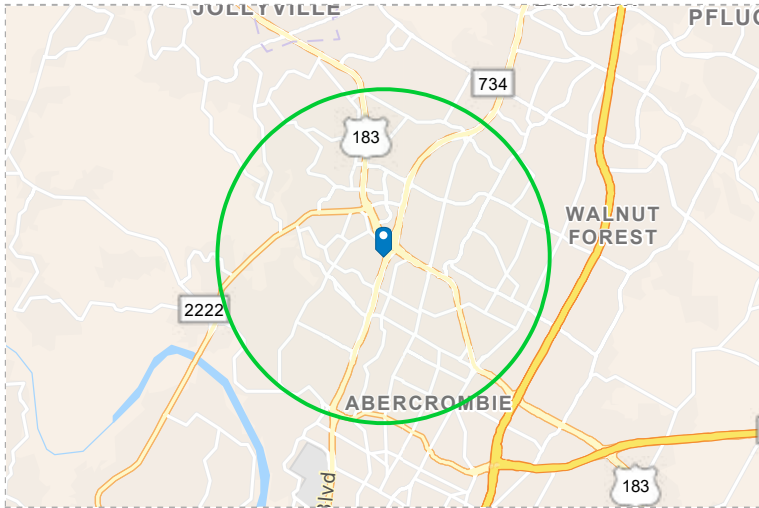
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INFOGRAPHIC 3 MILE RADIUS

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KEY FACTS

127,660

Population



59,034

Households

34.6

Median Age

\$59,446

Median Disposable Income

INCOME



\$73,352

Median Household Income



\$48,893

Per Capita Income



\$61,959

Median Net Worth

EDUCATION

10%

No High School Diploma



15%

High School Graduate



19%

Some College



56%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

74%

White Collar

15%

Blue Collar

11%

Services

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.



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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.

11-2-2015



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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Evan Bole / Robert Springer	756417 / 627720	evan@cipaustin.com / bob@cipaustin.com	512-682-1017 / 512-682-1001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date