

Union Park

Union Park
245 Homes

Skyline Park

THE UNION AT
EASTON PARK

C

D

COLTON BLUFF SPRINGS ROAD

Skyline Park
524 Homes

The Union Parcels

4.1 Acres & 5.7 Acres Available

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McKinney Crossing
353 Homes

COLTON BLUFF SPRINGS ROAD

THE UNION AT
EASTON PARK

Union Park

Union Park
245 Homes

Skyline Park
524 Homes

Skyline Park



Pad C

- Size: 4.1 acres (3.4 useable)
- Utilities: Water, Wastewater, Gas, Electric Available
- Detention: Offsite with Modifications
- Zoning: Pilot Knob PUD
- Highlight: Adjacent to Easton Park's 14,000 SF Amenity Center

Pad D

- Size: 5.7 acres
- Utilities: Water, Wastewater, Gas, Electric Available
- Detention: Onsite Required
- Zoning: Pilot Knob PUD
- Highlight: Located Across From Easton Park's 14,000 SF Amenity Center



Population

1 mile	3 mile	5 mile
9,189	40,371	133,016



Daytime

1 mile	3 mile	5 mile
133	8,919	49,764

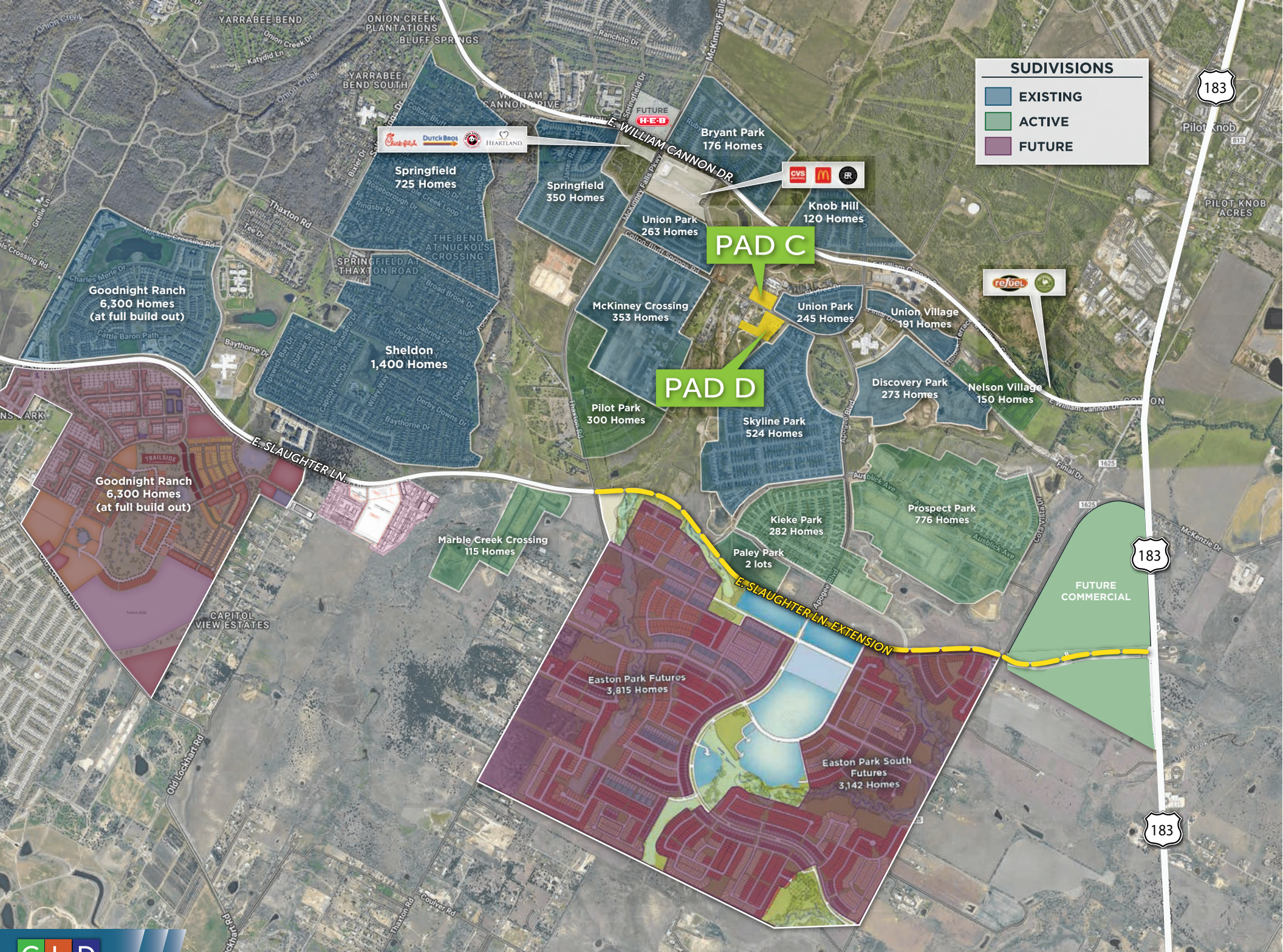


Avg. HH Income

1 mile	3 mile	5 mile
\$182,792	\$145,025	\$119,031

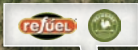


The Union Parcels



SUBDIVISIONS

- EXISTING
- ACTIVE
- FUTURE



PAD C

PAD D

**Goodnight Ranch
6,300 Homes
(at full build out)**

**Goodnight Ranch
6,300 Homes
(at full build out)**

**Springfield
725 Homes**

**Springfield
350 Homes**

**Bryant Park
176 Homes**

**Knob Hill
120 Homes**

**Union Park
263 Homes**

**McKinney Crossing
353 Homes**

**Union Park
245 Homes**

**Union Village
191 Homes**

**SPRINGFIELD AT
THAXTON ROAD**

**Sheldon
1,400 Homes**

**Pilot Park
300 Homes**

**Skyline Park
524 Homes**

**Discovery Park
273 Homes**

**Nelson Village
150 Homes**

**Marble Creek Crossing
115 Homes**

**Paley Park
2 lots**

**Prospect Park
776 Homes**

**FUTURE
COMMERCIAL**

**Easton Park Futures
3,815 Homes**

**Easton Park South
Futures
3,142 Homes**



PAD C

LEGAL: LOT 1 BLK A EASTON PARK SEC 2A PHS 3

TOTAL AREA: 4.1 ACRES (3.4 USEABLE)

CITY: CITY OF AUSTIN LIMITED PURPOSE

MUD: PILOT KNOB MUD NUMBER 3

OPPORTUNITY ZONE: YES

PLATTED: NO

ZONING: PILOT KNOB PUD

FLOODPLAIN: ~0.25 ACRES ON WESTERN BOUNDARY WITHIN

100-YEAR FLOODPLAIN

IMPERVIOUS COVER: MAXIMUM OF 90% IMPERVIOUS COVER FOR COMMERCIAL PARCELS

DETENTION: OFFSITE WITH MODIFICATIONS

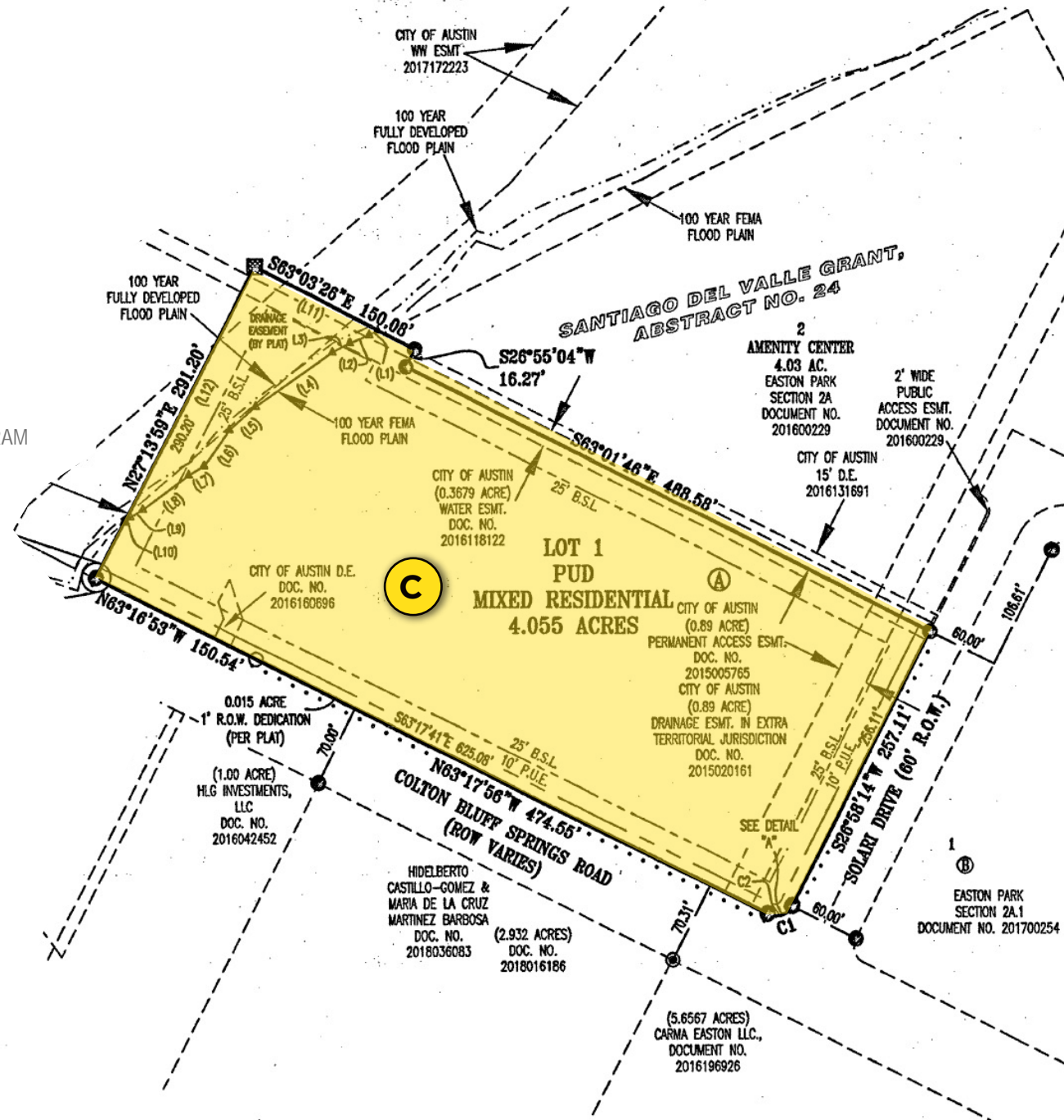
GREEN REQUIREMENTS: AUSTIN ENERGY GREEN BUILDING PROGRAM 2 STAR MINIMUM

ELECTRICAL: BLUEBONNET ELECTRIC CO-OP

WATER/ WASTEWATER: CITY OF AUSTIN LIMITED PURPOSE

GAS: CENTERPOINT

COMM: HOTWIRE, AT&T AND SPECTRUM



PAD D

LEGAL: ABS 24 DELVALLE S ACR 5.6570

TOTAL AREA: 5.7 ACRES

CITY: CITY OF AUSTIN LIMITED PURPOSE

MUD: PILOT KNOB MUD NUMBER 3

OPPORTUNITY ZONE: YES

PLATTED: NO

ZONING: PILOT KNOB PUD

FLOODPLAIN: PARCEL OUTSIDE OF 100-YEAR FLOODPLAIN

IMPERVIOUS COVER: COMMERCIAL - MAXIMUM OF 90% IMPERVIOUS COVER,
RESIDENTIAL MULTI-FAMILY - MAXIMUM OF 95% IMPERVIOUS COVER

DETENTION: ONSITE REQUIRED

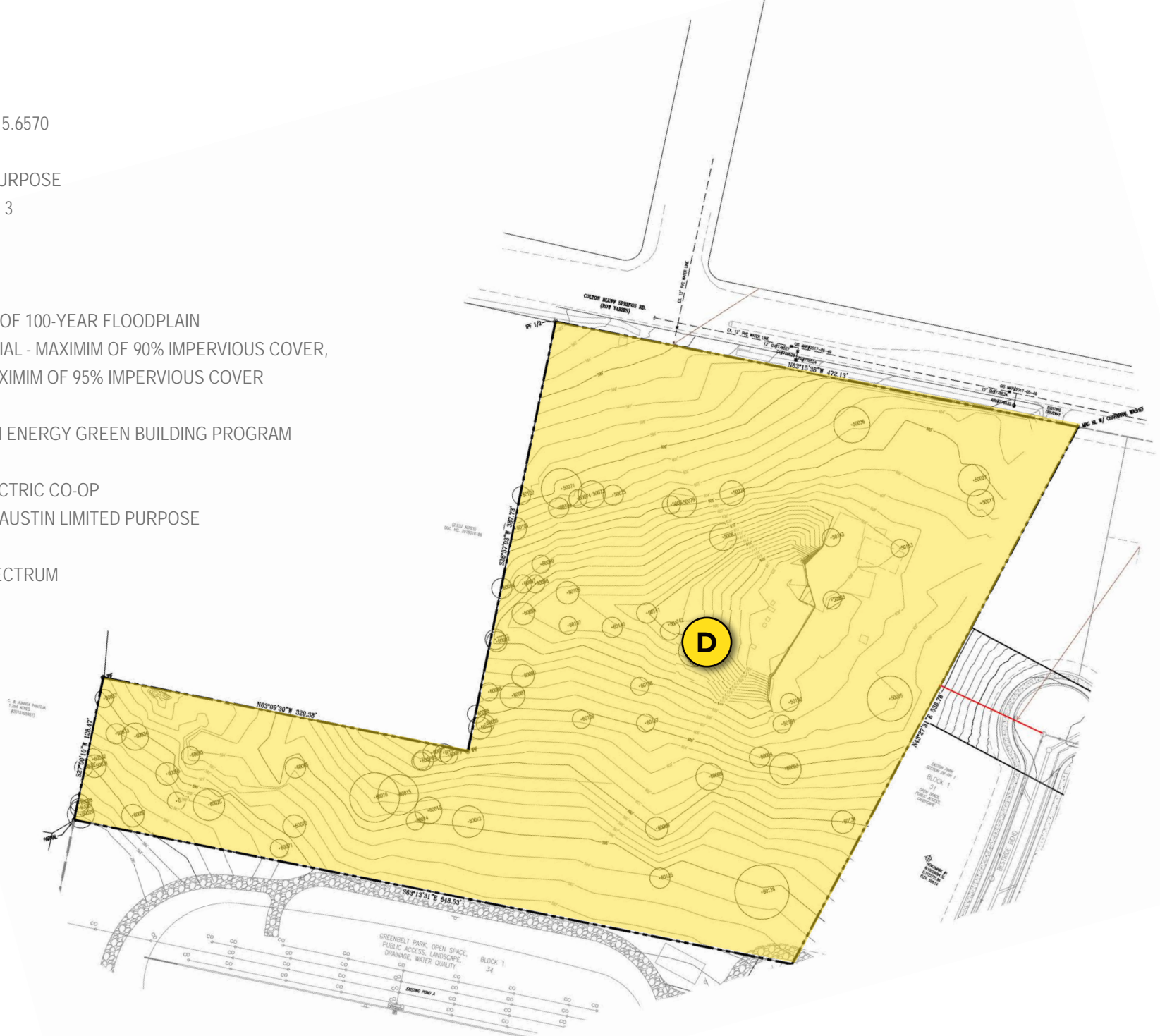
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GAS: CENTERPOINT

COMM: HOTWIRE, AT&T AND SPECTRUM





Information About Brokerage Services



Texas law requires all real estate licensees 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 on 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.

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