

2302 Western Trails Blvd



SALE

2302 WESTERN TRAILS BLVD, AUSTIN, TX 78745

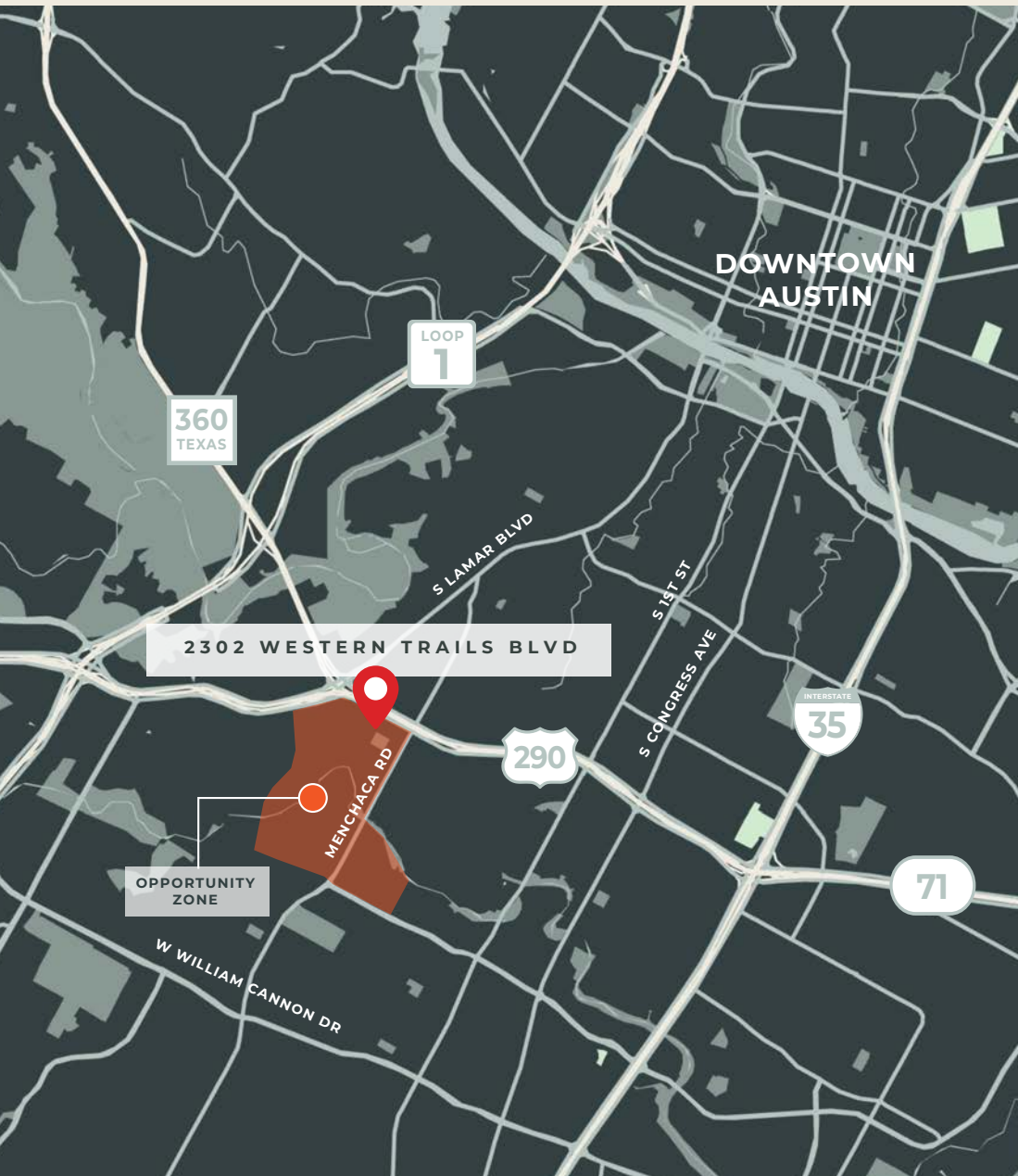
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+ FLEX

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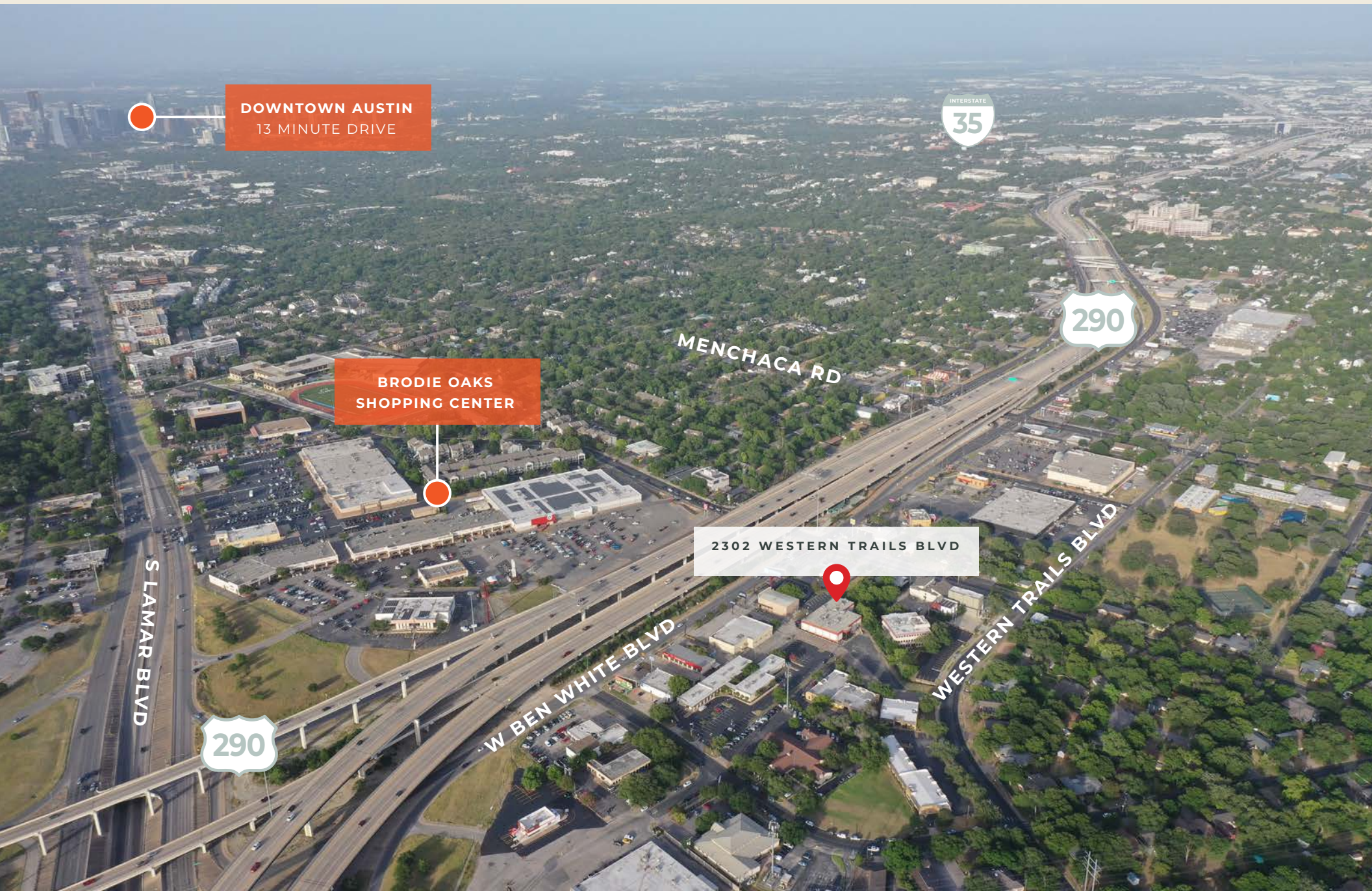
2302 Western Trails offers a commercial site located along Ben White Blvd. within the Western Trails subdivision in South Austin. This central location offers high visibility from the highway and is adjacent to the intersection of Ben White/Lamar/Hwy 360. S-1/CS zoning is a highly versatile asset and could serve an array of users/businesses and concepts.

FEATURES

- Existing 12,044 SF free-standing building
- 1.27 Acres
- Located in an opportunity zone
- S-1/CS zoning
- High clear height 22 - 24 feet
- Multiple creative office development options
- Highway visibility

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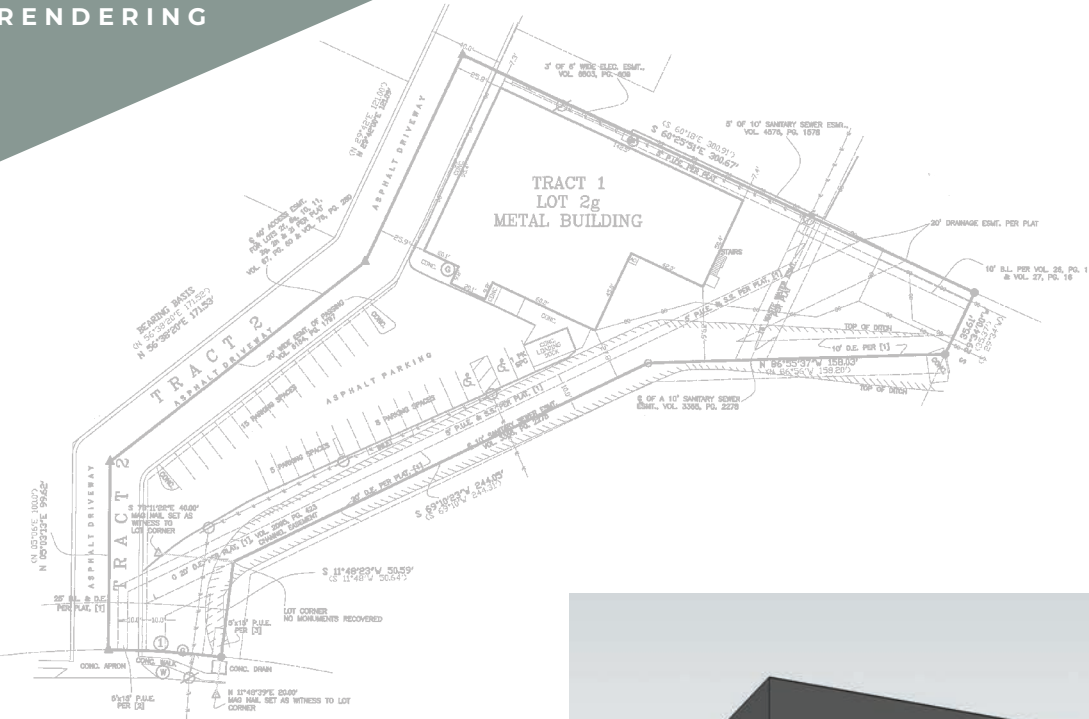
2302 WESTERN TRAILS BOULEVARD // AUSTIN, TEXAS 78745

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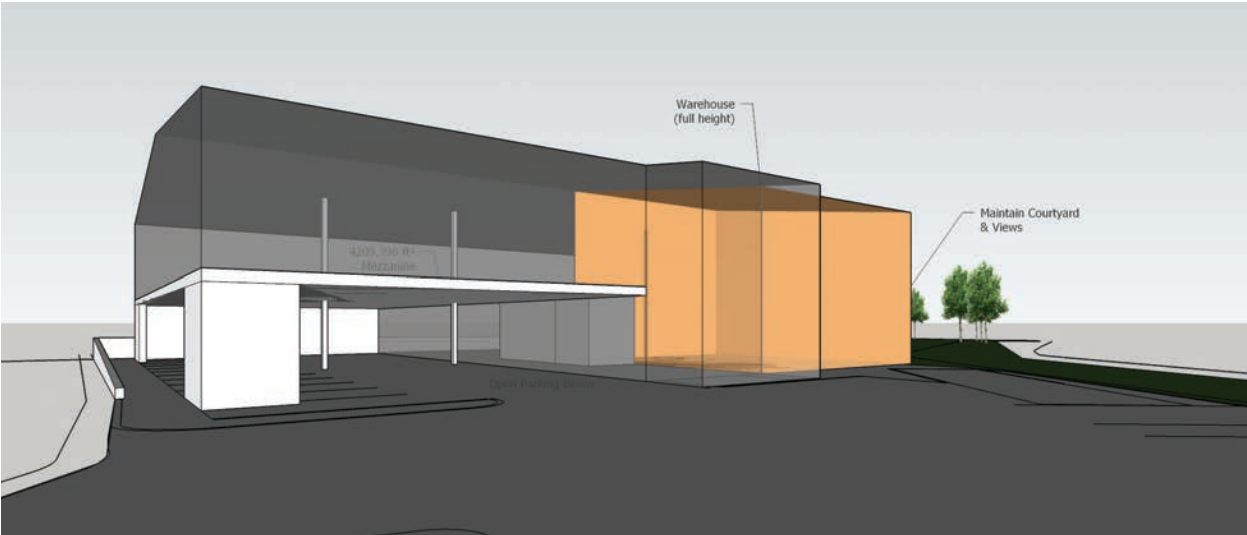
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SITE RENDERING



Parking Calcs				
EXISTING LAYOUT	Business	Warehouse	TOTAL	
Parking Ratio (Type)	275	1000		
Building Area	6350	5699		
Required Parking	23.09	5.70		
Parking Reduction %	100%	100%	100%	
Total Parking Required	23.09	5.70	28.79	29 Stalls Provided
ADDED PARKING UNDER BUILDING	Business	Warehouse	TOTAL	
Parking Ratio (Type)	275	1000	1	
Building Area	10370	2000	13250.00	
Required Parking	37.71	2.00	13250.00	
Parking Reduction %	100%	100%	100%	
Total Parking Required	37.71	2.00	39.71	40 Stalls Provided

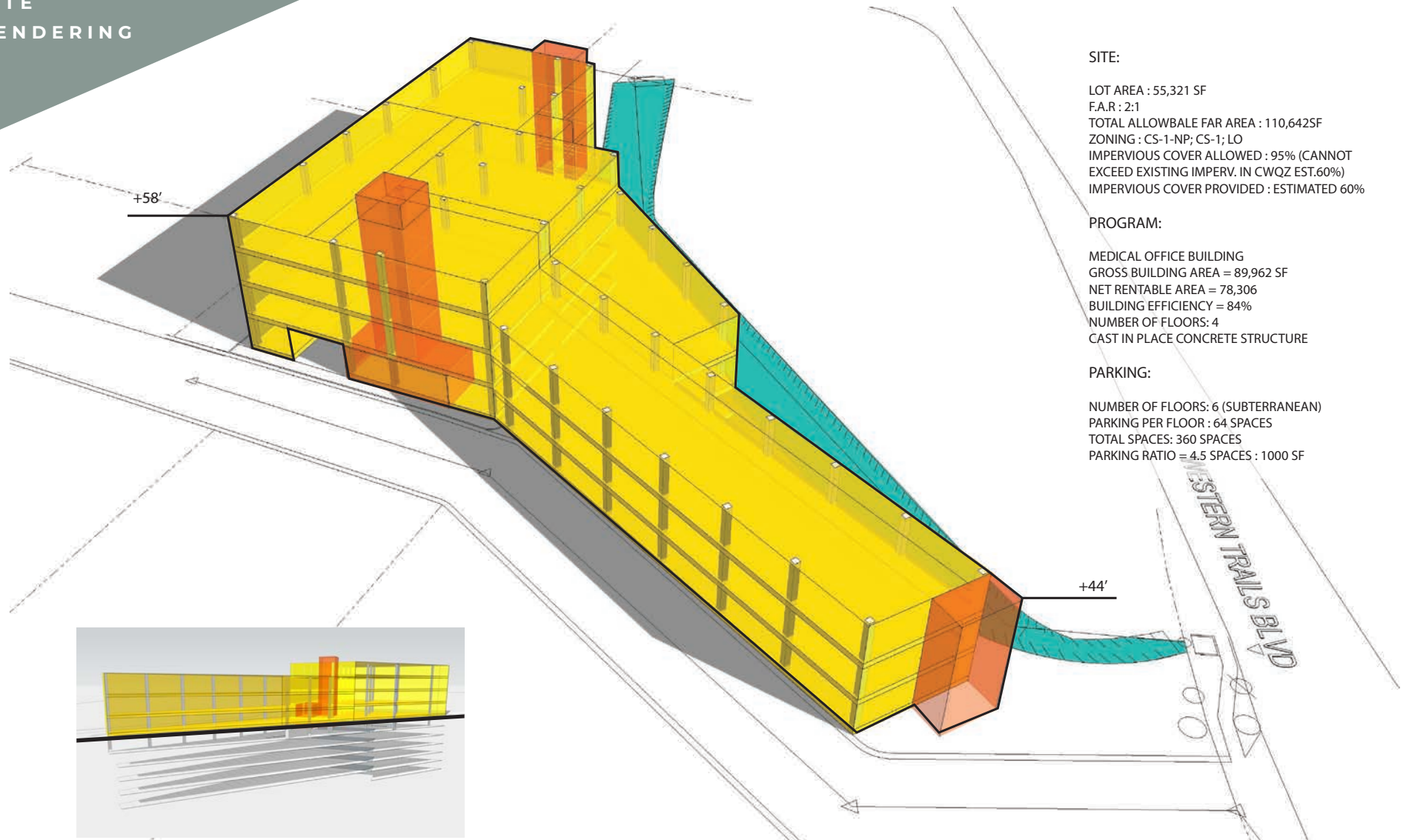


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SITE RENDERING



SITE:

LOT AREA : 55,321 SF
F.A.R : 2:1
TOTAL ALLOWABLE FAR AREA : 110,642SF
ZONING : CS-1-NP; CS-1; LO
IMPERVIOUS COVER ALLOWED : 95% (CANNOT EXCEED EXISTING IMPERV. IN CWQZ EST.60%)
IMPERVIOUS COVER PROVIDED : ESTIMATED 60%

PROGRAM:

MEDICAL OFFICE BUILDING
GROSS BUILDING AREA = 89,962 SF
NET RENTABLE AREA = 78,306
BUILDING EFFICIENCY = 84%
NUMBER OF FLOORS: 4
CAST IN PLACE CONCRETE STRUCTURE

PARKING:

NUMBER OF FLOORS: 6 (SUBTERRANEAN)
PARKING PER FLOOR : 64 SPACES
TOTAL SPACES: 360 SPACES
PARKING RATIO = 4.5 SPACES : 1000 SF

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Austin, Texas 78745



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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