



**TEXANA**  
Commercial

## SE Austin Stand-Alone Creative Office Opportunity

3500 McCall Ln, Austin, TX 78744



**Get in Touch with**



[mhouston@texanacommercial.com](mailto:mhouston@texanacommercial.com)  
[www.texanacommercial.com](http://www.texanacommercial.com)

**Matt Houston**

**737.867.0000**



## ABOUT THE **PROPERTY**


3500 McCall Ln is a single story tiltwall stand alone office located in Austin's Southeast submarket. Butted up behind the MetCenter business park and tucked away from Hwy 183, a perfect balance of easy-access versus tranquility for operations. Built in 2008, property is an open creative space with high ceilings and light industrial feel. Situated close to Austin Bergstrom Airport (5 mins) and Downtown (15 mins). Call for more information.

- Zoned: LI-PDA-NP
- Built: 2008
- Parking: 46 Surface
- 1.37 Acres
- 6,501 Square Feet
- Percent Leased: 0%

**SALES PRICE: \$2,500,000**



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**PHOTOS**

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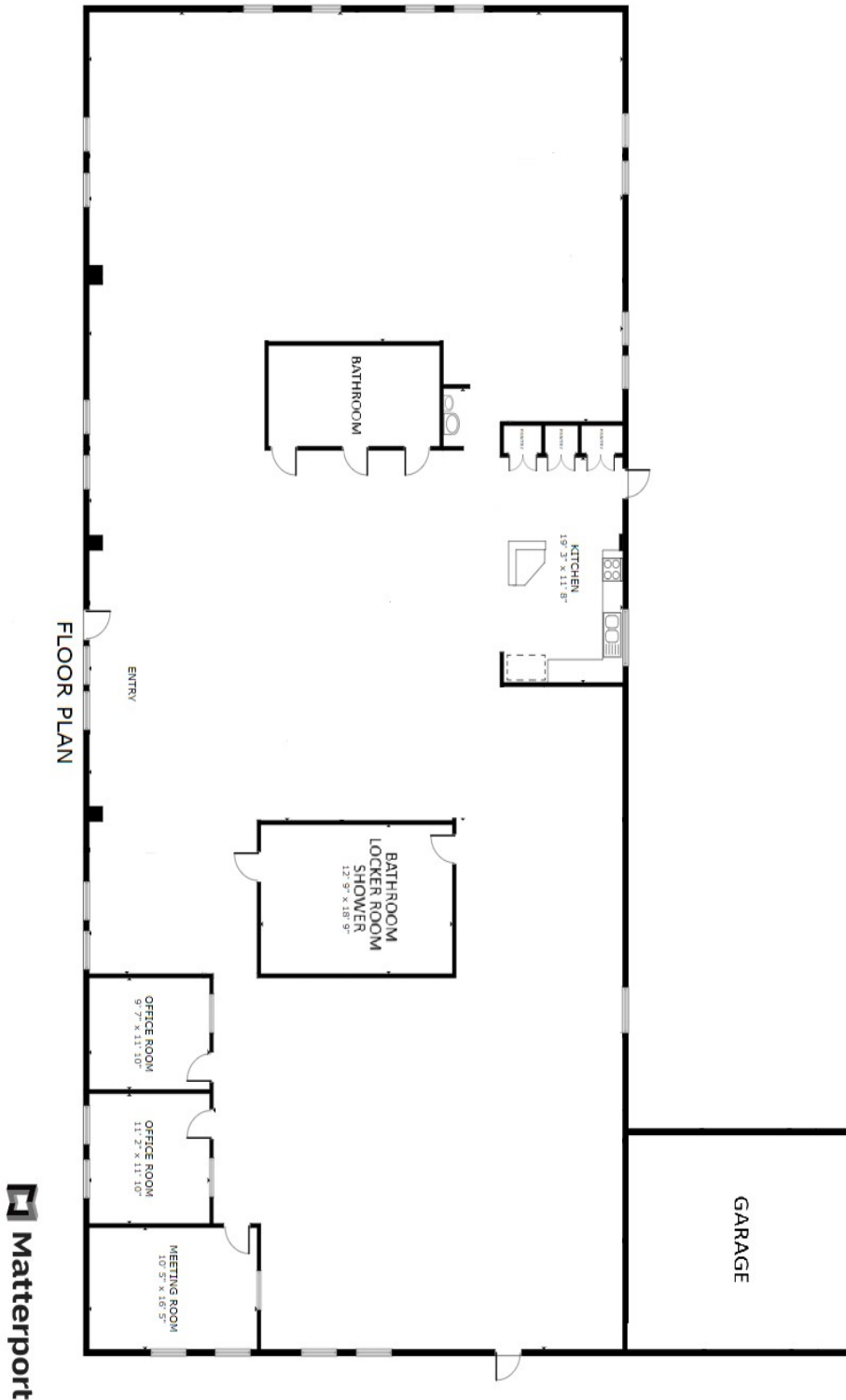
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## FLOOR PLAN



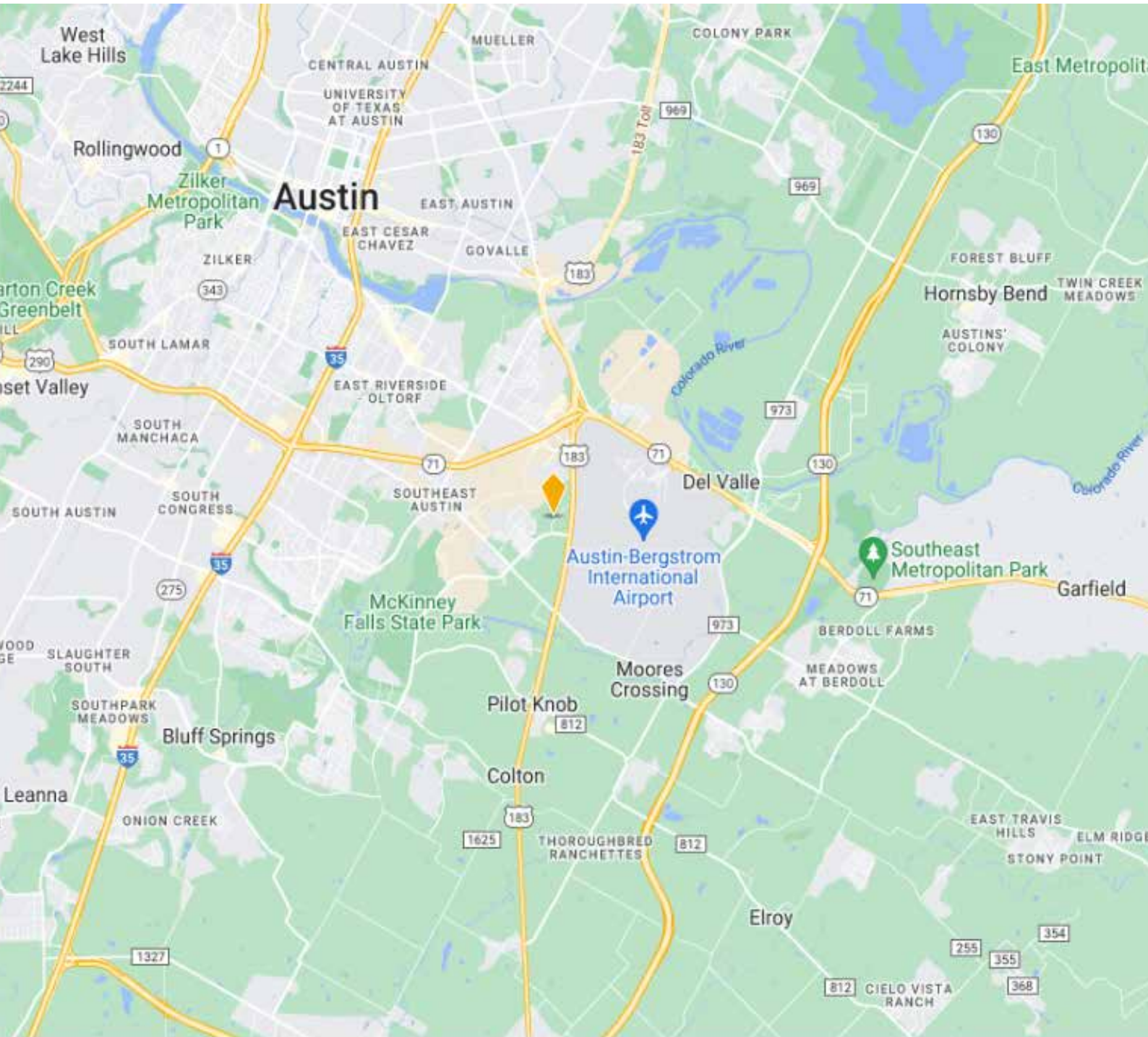
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## DISTRICT MAP



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**LOCAL MAP**



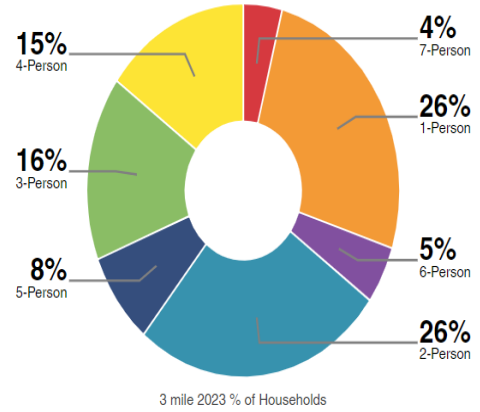
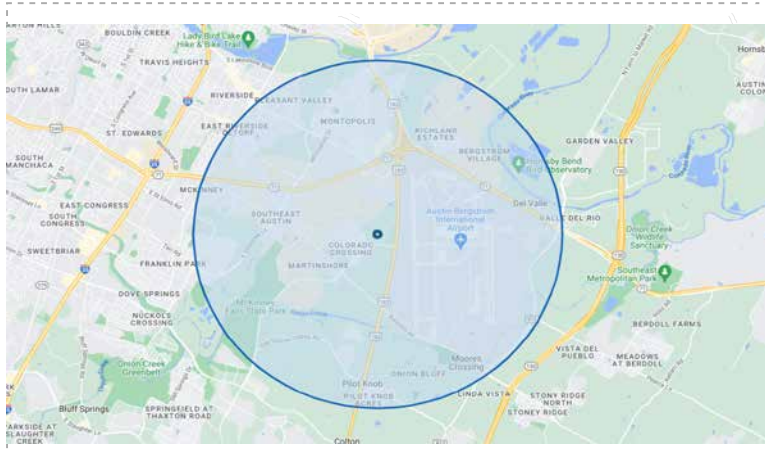
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## INFOGRAPHIC 3 MILE RADIUS



### KEY FACTS

54,299

Population



18,219

Households

32.7

Median Age

\$68,597

Average Household Income

### EDUCATION

23%

No High School Diploma



22% High School Graduate



19% Some College



36% Bachelor's/Grad /Prof Degree

### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Arterial 5	McKinney Falls Pkwy W	5,669	2022	0.18 mi
Mc Kinney Falls Pkwy	S Hwy 183 E	6,135	2022	0.31 mi
McKinney Falls Parkway	S Hwy 183 E	6,652	2022	0.31 mi
McCall Lane	S Hwy 183 NE	1,320	2022	0.33 mi
McCall Ln	S Hwy 183 NE	999	2022	0.35 mi
S Hwy 183	McCall Ln N	22,939	2022	0.36 mi
S Hwy 183	Mc Kinney Falls Pkwy N	21,572	2022	0.37 mi
Metropolis Dr	S Hwy 183 NE	2,847	2022	0.53 mi
Metlink Rd	Metropolis Dr S	1,975	2022	0.64 mi
Metropolis Drive	S Hwy 183 E	4,964	2022	0.67 mi

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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.*

### 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 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.

Texana Commercial LLC	9012189	mhouston@texanacommercial.com	737.867.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
Sales Agent/Associate's Name	License No.	Email	Phone