



- **Owner Occupier Opportunity**
- **6,080 SF on 0.39 AC**

**Get in Touch with**



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**Matt Houston**

**737.867.0000**

## ABOUT THE **PROPERTY**

Two story flex building located just off North Lamar Blvd in rapidly growing North Central Austin. Property is a flex with an open warehouse, storefront, nine offices, two bathrooms (one with shower), and several storage spaces. All but warehouse is air conditioned. Rooftop contains solar panels reducing electricity costs. Gated & fenced yard on both sides & rear with drive around access and grade level door entry to warehouse. Layout is approximately 50/50 office to warehouse. Equipped with security system. Zoned commercial services allowing a wide variety of uses. Constructed with brick and metal framing in 1986. Owner occupies as pool service business. Tours by appointment only.

- Zoned: CS-NP
- Sales Price: \$1,650,000
- Built: 1986
- 20' Warehouse Ceiling Height
- Parking: 15 Spots
- Three (3) Grade Level Doors



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## PHOTOS



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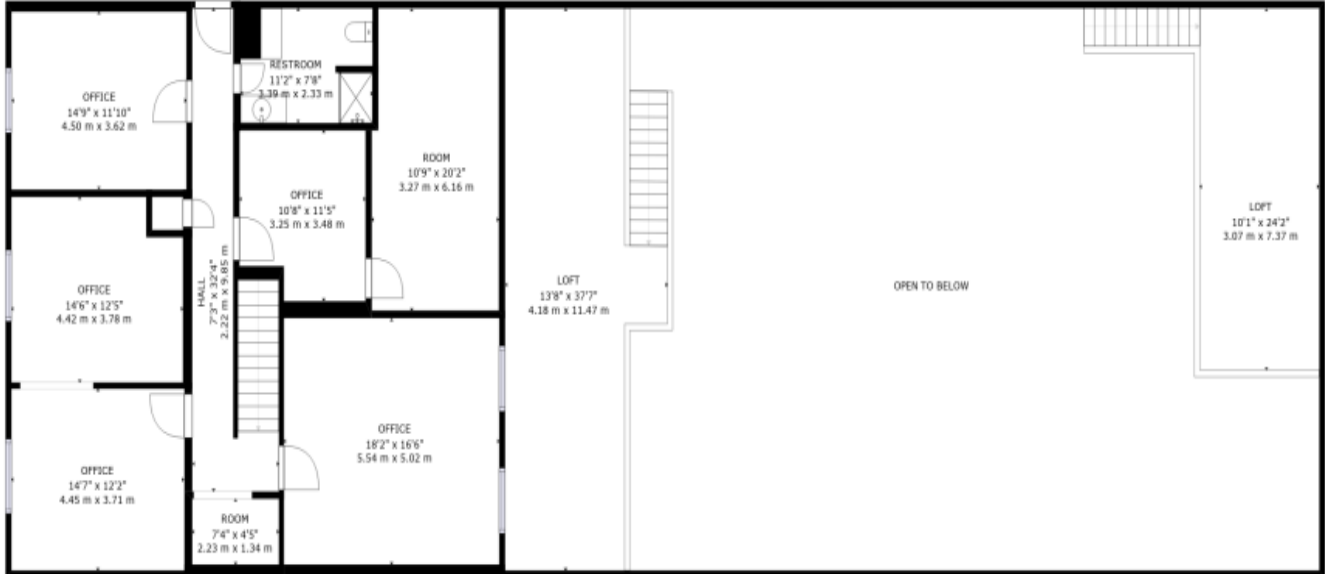
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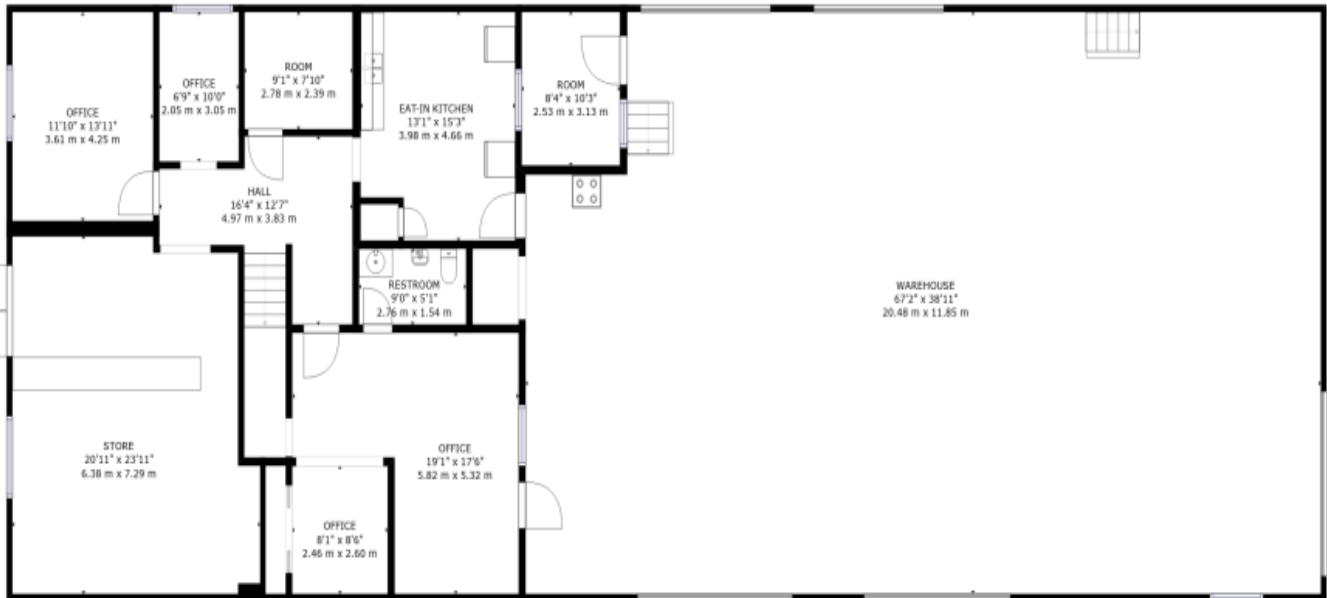
**TEXANA**  
Commercial

**For Sale: Flex  
(Industrial/Office/Retail)**  
900 Mc Phaul St, Austin, TX 78758

## FLOOR PLAN



FLOOR 2



FLOOR 1

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## SURVEY

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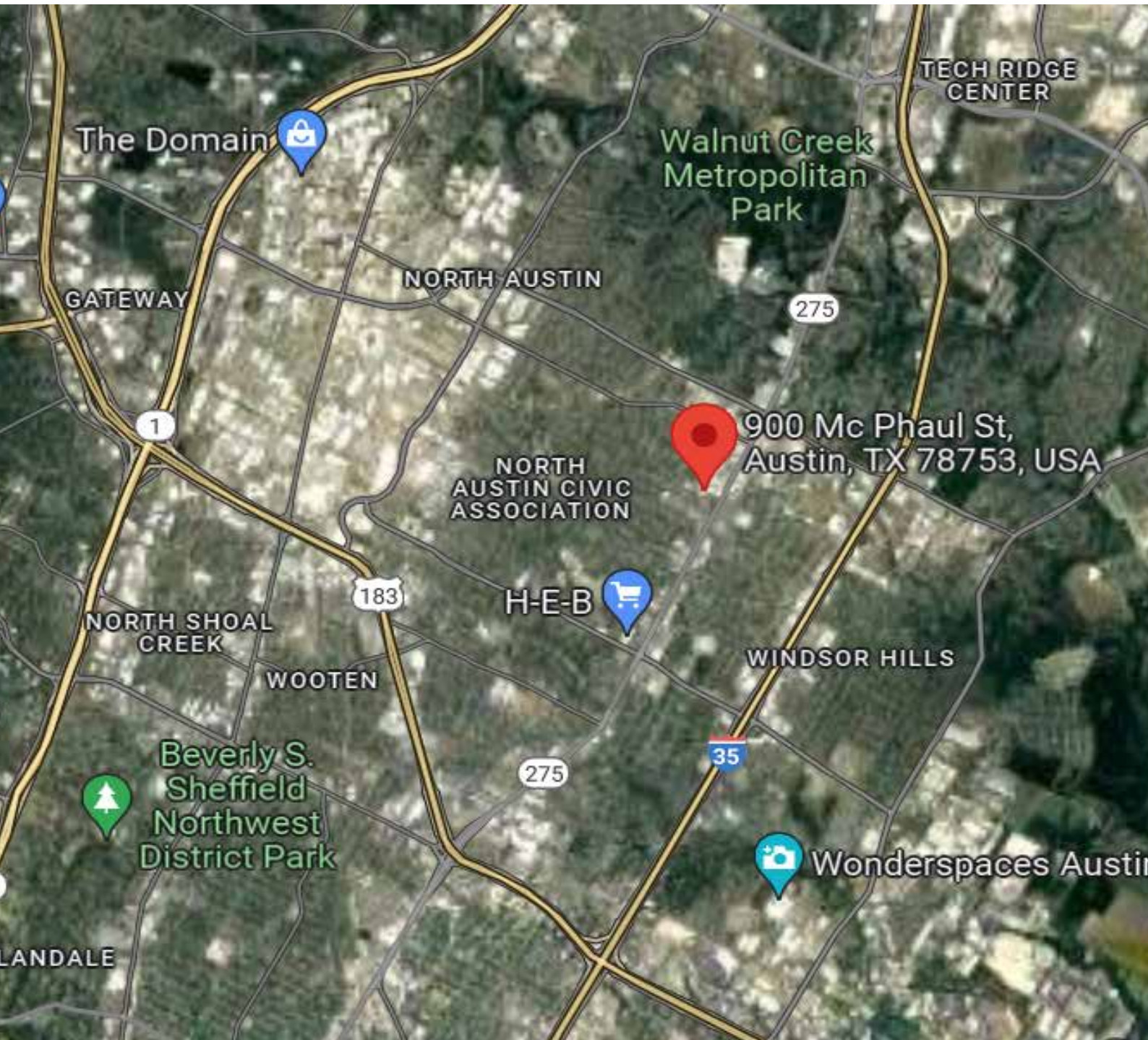


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## AREA MAP



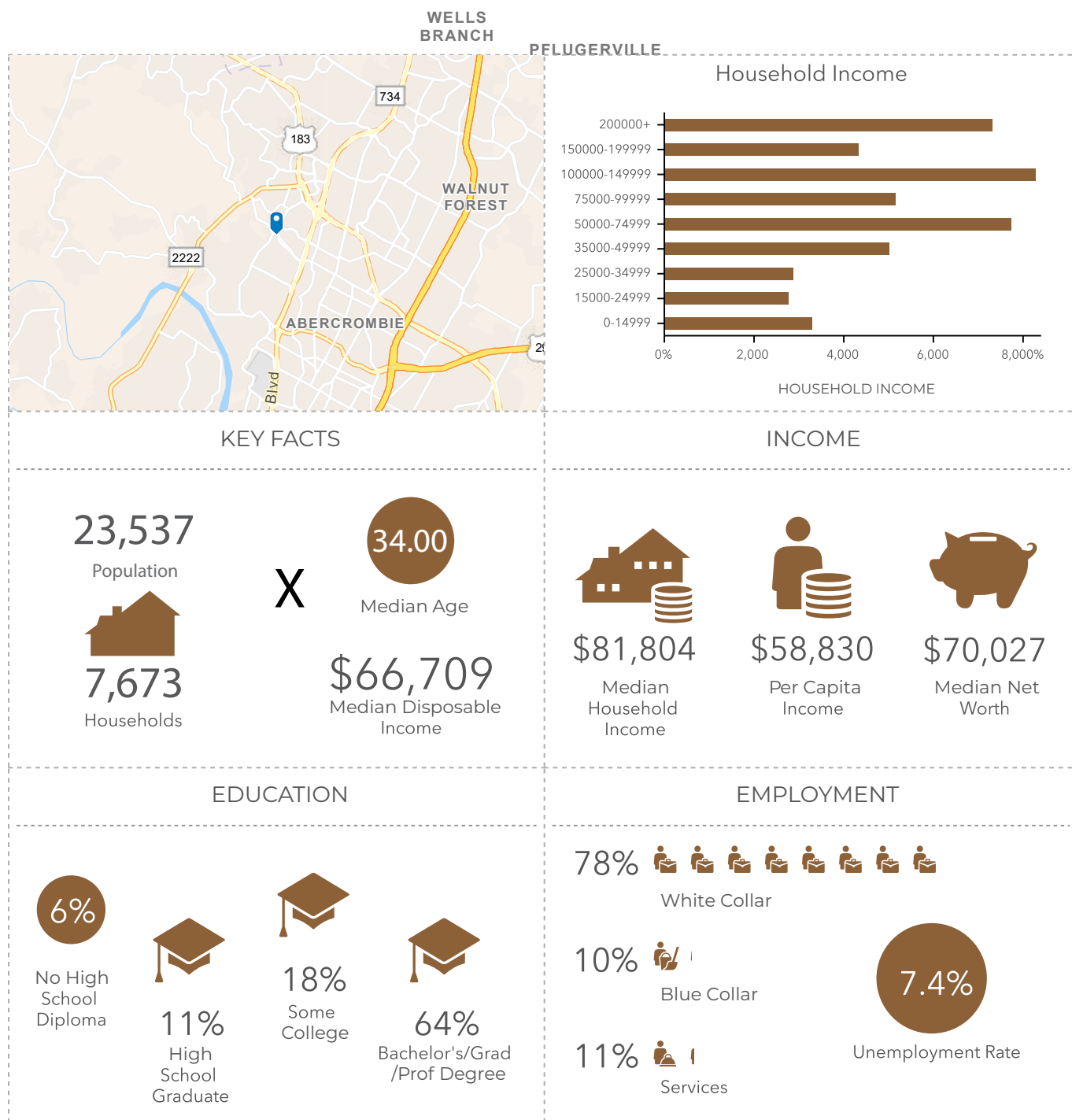
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## INFOGRAPHIC 3 MILE RADIUS



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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.

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