# For Sale Development Site

Opportunity Zone 3313 Oak Springs Drive, 78721 1.109 acres Zoning: CS-MU-NP

## Skout <sup>\*</sup>

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**3313 Oak Springs** is a 1.1-acre opportunity zone development site in East Austin - located within the Airport Blvd, Springdale Rd & E 12th Street triangle. Approved development site plan for a creative-office project (19,798 SF), designed by Chioco Design. Site is also suitable for multifamily / mixed-use project or residential townhouses (with site plan "revision"). See preliminary feasibility analysis (for reference only, buyers must perform their own due diligence).

### 3313 Oak Springs - Development Site

## Creative Office Project Renderings



OAK SPRINGS DRIVE









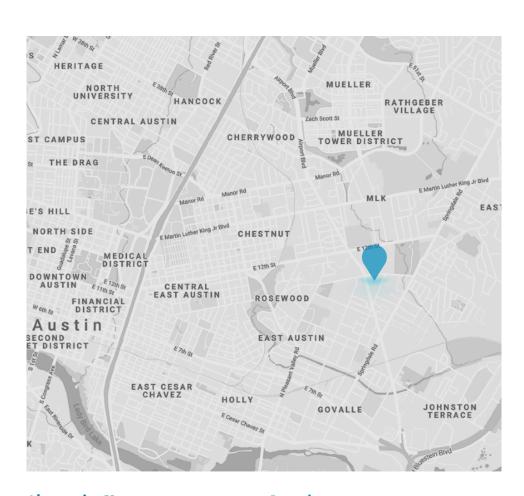


#### 3313 Oak Springs - Overview



#### 3313 Oak Springs

3313 Oak Springs Drive Austin, TX 78721



#### Lot

TYPE: Development Site [Opportunity Zone]

LOT: 1.109 Acres
ZONING: CS-MU-NP

Proposed Use: Office Project
[Approved Site Plan]

Proposed Building: 19,798 SF Total max building height: 60' proposed building height: 27.5'

**ASKING: \$2.75M** 

#### **Alternative Use**

- Alternative Use: multi-family / mixed-use project or residential townhouses (w/ site plan revision)
- Potential additional density/height under Austin's "Affordability Unlocked" Development Bonus Program (multi-family/mixed-use)
- Feasibility Analysis Available
  - Multi-Family / Mixed-Use Project
  - Townhouse Project

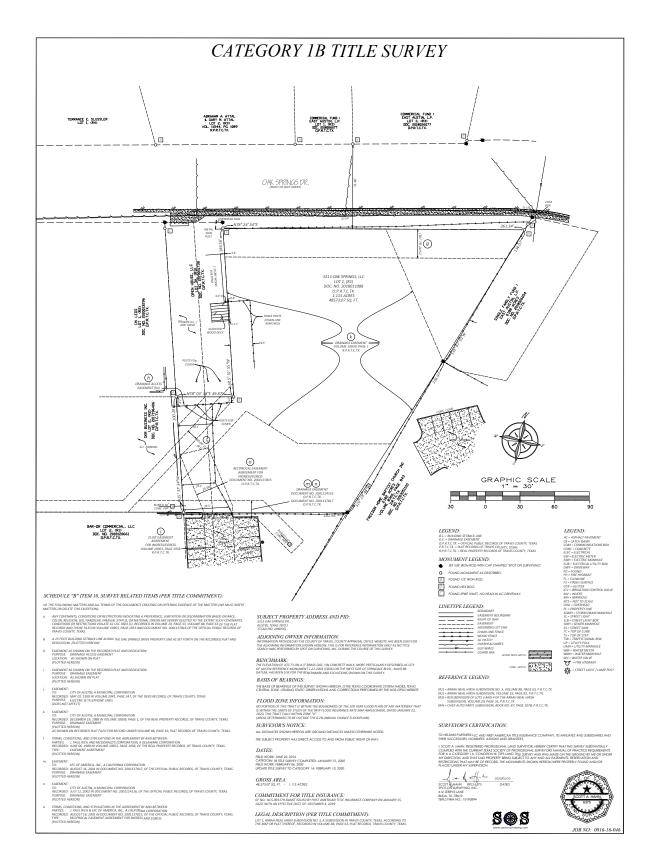
#### Location

- Within the Airport Blvd, Springdale Rd & E 12th St triangle
- Convenient location
  - ~2 miles to I-35 & ~2.5 miles to US183
  - ~2.1 miles to Austin Convention Center
  - ~2.8 miles to UT Dell Med
  - ~2.9 miles to State Capitol
  - ~6.2 miles to Austin Bergstrom International Airport
- Neighborhood Spots
   Austin Eastciders, Caffe Medici
   (Springdale General), Sa-Ten (Canopy),
   Dan's Hamburgers, Flitch Coffee, Sawyer
   & Co, Justine's

All information contained herein is deemed reliable but not guaranteed.

#### 3313 Oak Springs - Survey

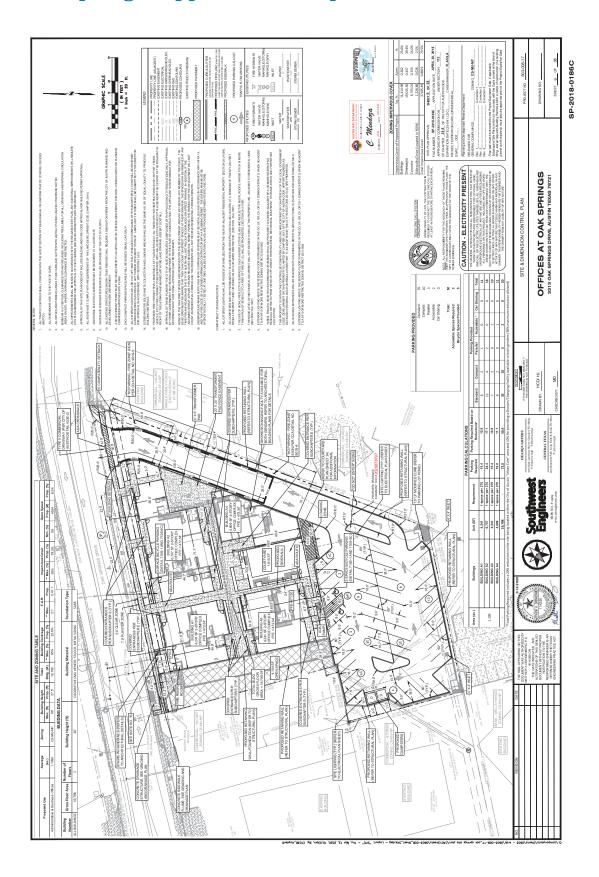




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## 3313 Oak Springs - Approved Development Site Plan

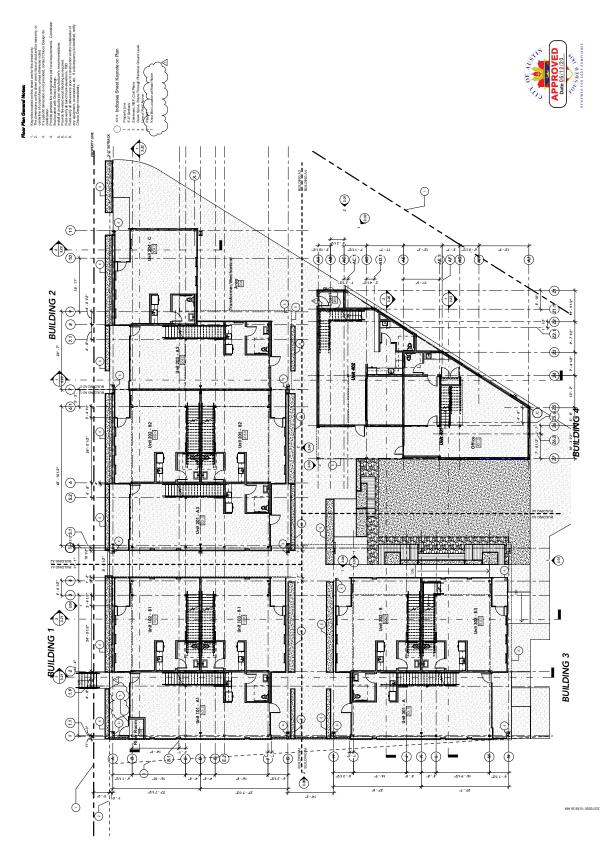




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## 3313 Oak Springs - Approved Development Plan (1st floor)

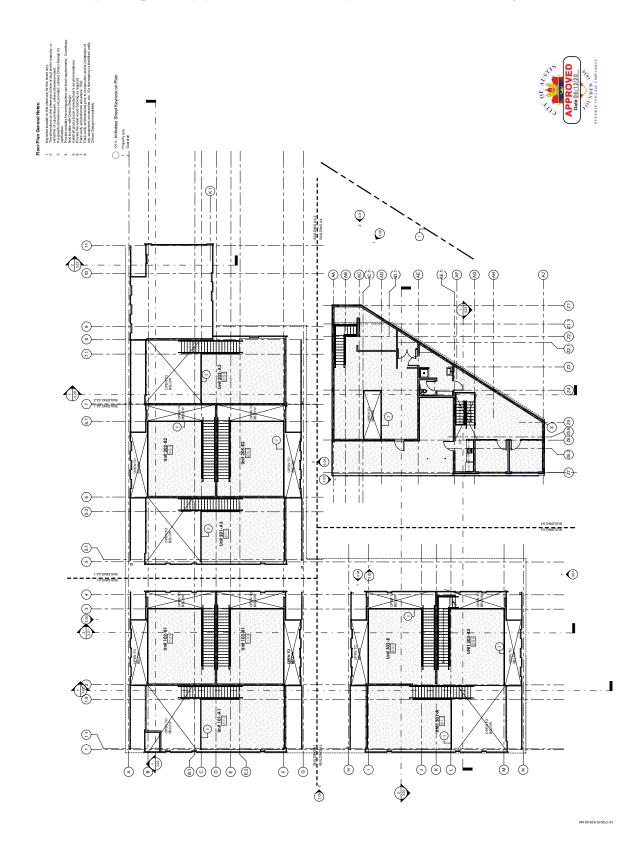




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## 3313 Oak Springs - Approved Development Plan (2nd floor)





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Multi-Family / Mixed-Use Project (Option 1)



#### Multi-Family / Mixed-Use Project

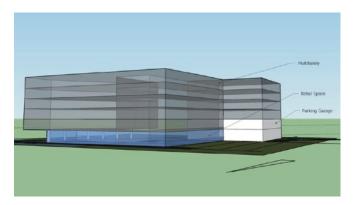
Affordability Unlocked Development\* (AU)

Option 1

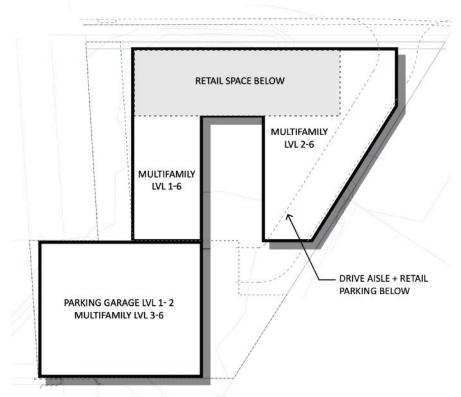
Height: 75 feet floor 1: 14 feet floors 2-6: 12 feet

<sup>\*</sup>AU feasibility analysis is preliminary & is subject to change. Buyers must perform their own due diligence.

PROGRAM	TOTAL SF
Retail	7,514
Garage	19,290
Multifamily	141,362
Efficiency (800 SF site area)	176
1 Bedroom (1000 SF site area)	141
2 Bedroom (1200 SF site area)	117







Multi-Family / Mixed-Use Project (Option 2)



#### Multi-Family / Mixed-Use Project

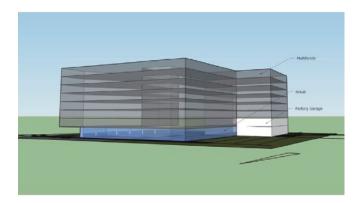
Affordability Unlocked Development\* (AU)

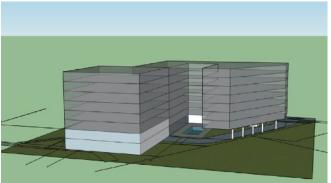
Option 2

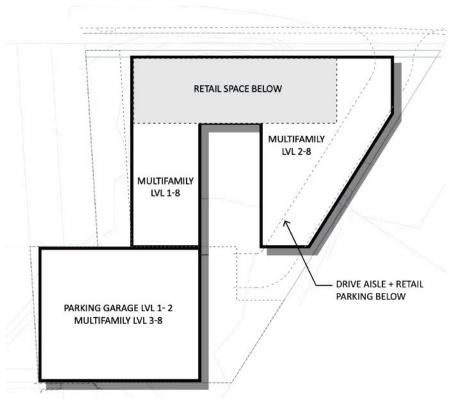
Height: 90 feet floor 1: 13 feet floors 2-8: 11 feet

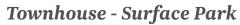
<sup>\*</sup>AU feasibility analysis is preliminary & is subject to change. Buyers must perform their own due diligence.

PROGRAM	TOTAL SF
Retail	7,514
Garage	19,290
Multifamily	199,952
Efficiency (800 SF site area)	249
1 Bedroom (1000 SF site area)	199
2 Bedroom (1200 SF site area)	166











Townhouse - Surface Park		
Total Conditioned Space	41,400	
Total Units	23	
Total Parking Spaces (all surface)	39	
Total Parking Required	56	
Parking w/ Reductions (70% of required)	39.2	
Required Additional Spaces	0.2	

Type A - 3 Bedroom		SF
First Floor		688
Second Floor		688
Third Floor		599
Total Conditioned		1876
Bedrooms	3	
Req Parking / Unit	Req Parking / Unit 2.5	
# Units 20		
Total Req Parking 50		
Total Type A Area		37,520

Type B - 2 Bedroom		SF
First Floor		688
Second Floor		688
Third Floor		0
Total Conditioned		1376
Bedrooms	2	
Req Parking / Unit	2	
# Units 2		
Total Req Parking 4		
Total Type B Area		2752

Type C - 2 Bedroom (Small)		SF
First Floor		536
Second Floor		592
Third Floor		0
Total Conditioned		1128
Bedrooms	2	
Req Parking / Unit	2	
# Units 1		
Total Req Parking		
Total Type C Area		1128

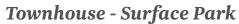
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Building Coverage Calculation			
Unit Type	1st Floor Area (SF)	Units	Total 1st Floor Area (SF)
Type A	688	20	13,760
Туре В	688	2	1376
Type C	536	1	536
Total 1st Floor Area			15,672
Building Coverage		32.44%	
Total Building Area		41,400	
Lot Area		48,308	
		FAR	85:1

Impervious Cover Calculation	
Lot Area	48,308
Impervious Cover	34,258
IC	70.92%





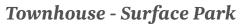


Type A - 3 Bedroom

Type B - 2 Bedroom

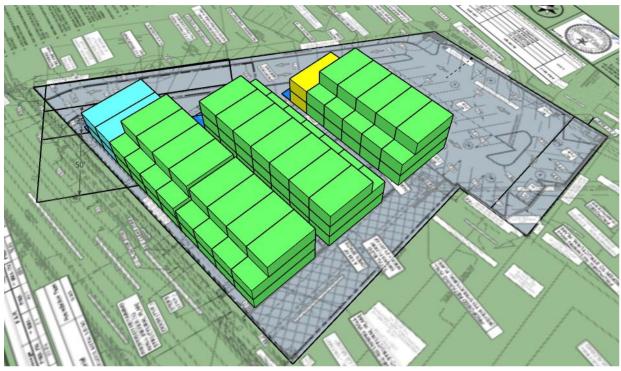


Type C - 2 Bedroom (small)









Type A - 3 Bedroom



Type B - 2 Bedroom



Type C - 2 Bedroom (small)

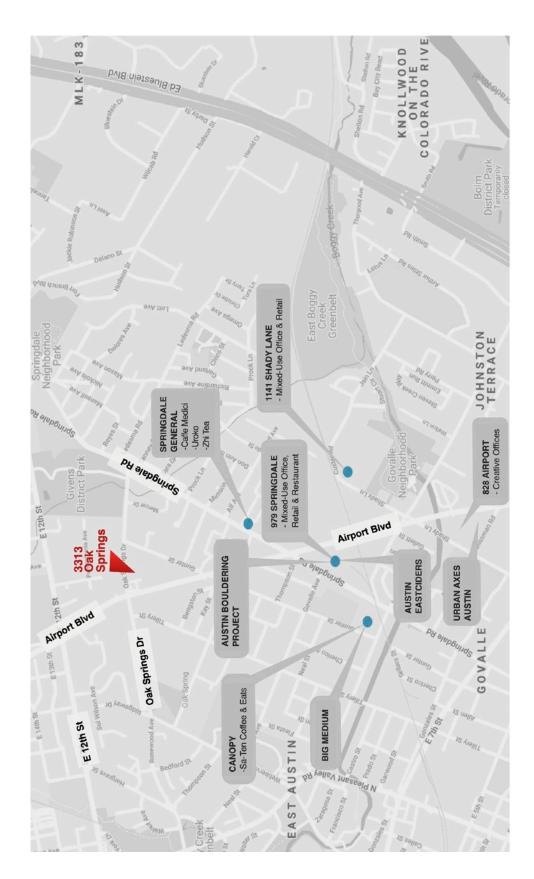
## 3313 Oak Springs - Area Map





## 3313 Oak Springs - Neighborhood Map





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11-2-2015



#### **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Designated Broker of Firm	License No.	Email	Phone
N/A			
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Sales Agent/Associate's Name	License No.	Email	Phone
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