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*6207 Berkman Drive*  
*Infill Development Land —*  
*Offering Memorandum*

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## 6207 Berkman Drive - Overview



The Berkman site is an infill development opportunity that offers over one acre of land on Berkman Drive, about one mile north of the Mueller neighborhood, with great access to major transportation corridors. The site is located in the heart of the transforming Windsor Park neighborhood, a walkable community in close proximity to restaurants, parks and amenities.

The zoning on this site has the by-right potential for a high-density residential development project, offering a great opportunity for attainable & mid-market housing. A feasibility study has been completed by LandDev Consulting and LEVY architects for a +/- 60 unit multi-family project.



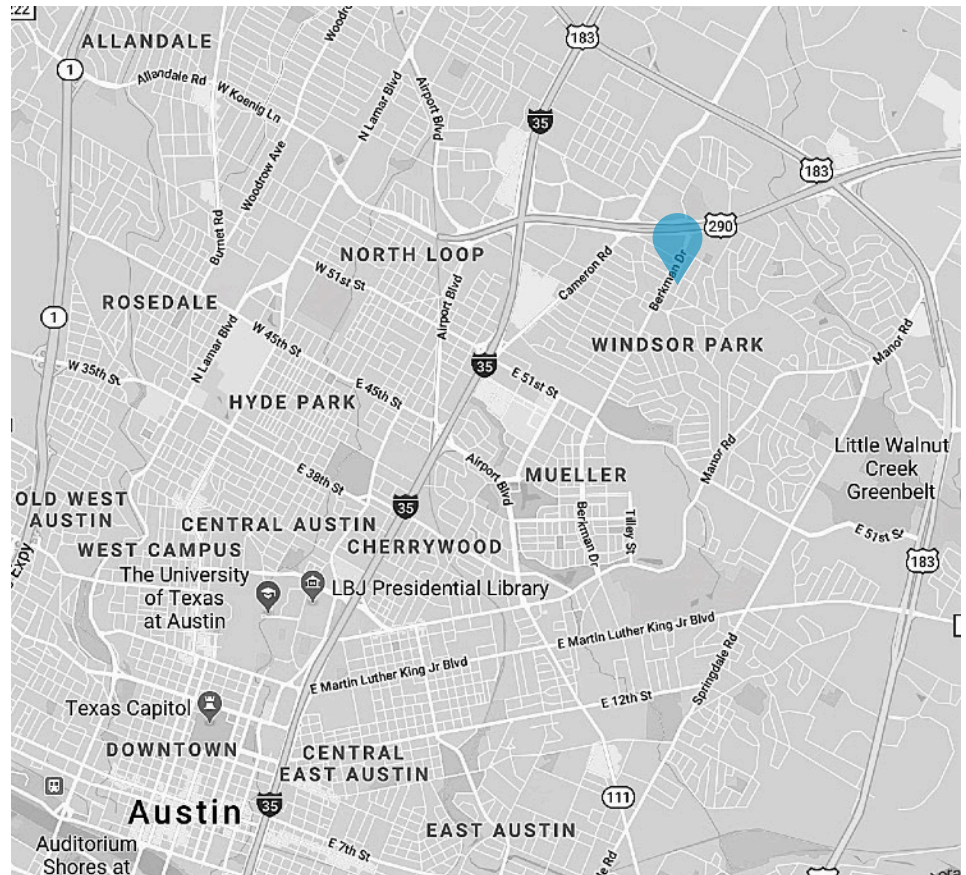
*Rendering for presentation purposes only and not guaranteed*

*All information contained herein is deemed reliable but not guaranteed.*

## 6207 Berkman Drive - Quick Facts



**6207 Berkman**  
**6203 Berkman / 6210 Hickman**  
Austin, TX 78723



### The Site

Type: Infill Development Site

Size: 1.29 Acres [56,192 SF]

Zoning: GR-MU-CO-NP

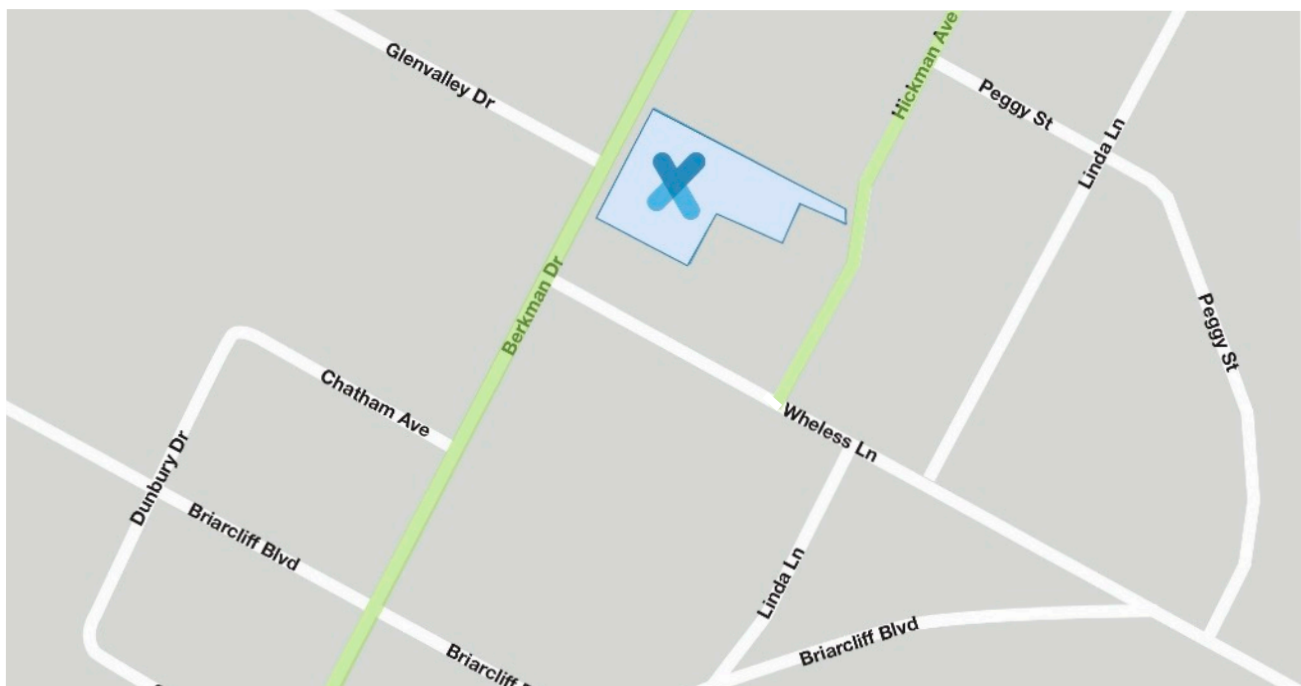
Offered At: \$2.75M

### Location

- Windsor Park - urban core
- Convenient location
  - ~1.5 miles to US 290 & I-35
  - ~1.5 miles to Mueller Town Center
  - ~4.0 miles to UT Austin
  - ~5.5 miles to Texas Capitol
  - ~10.6 miles to Austin Bergstrom International Airport
- Neighborhood Spots:
  - Hank's Austin, Cenote-Windsor Park, Carousel Lounge, Torchy's Tacos, HEB (Mueller), Kerbey Lane, Lick Ice Cream, BD Riley's Pub, Alamo Draft House

*All information contained herein is deemed reliable but not guaranteed.*

## Berkman Site + Neighborhood



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## Berkman Neighborhood Spots

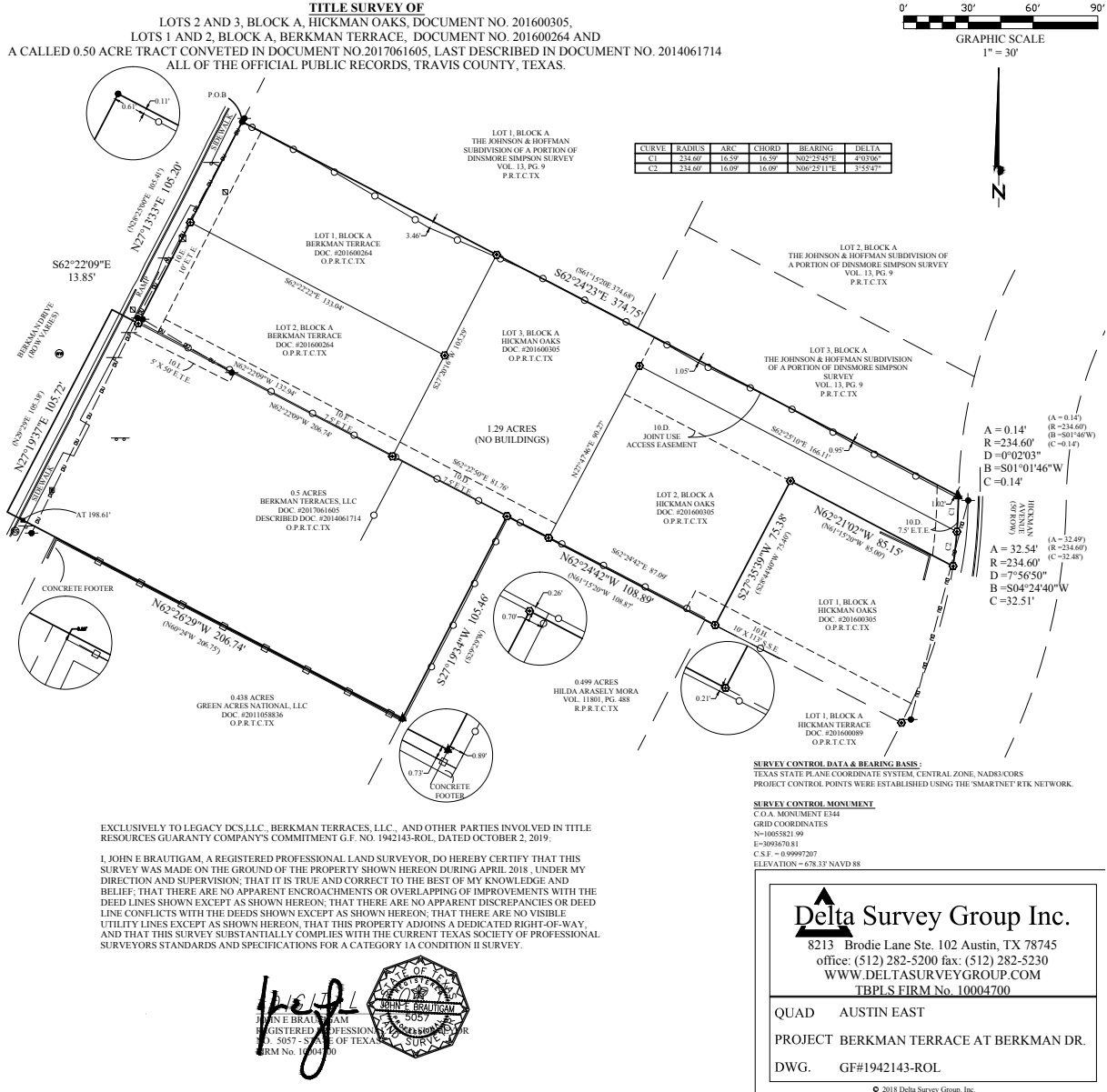


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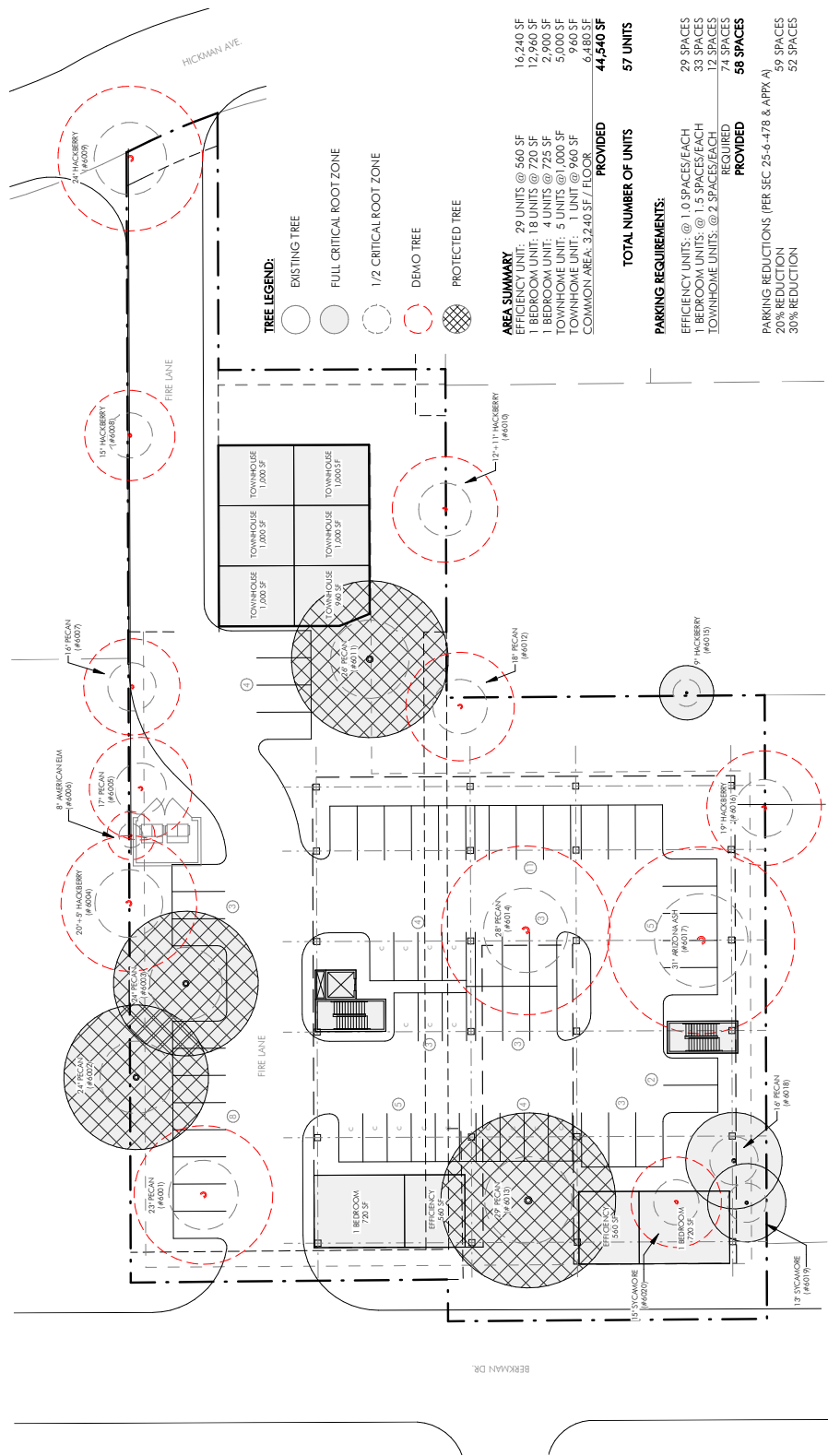
# 6207 Berkman Drive - Survey



Scan to View & Download Full Survey

All information contained herein is deemed reliable but not guaranteed.

6207 Berkman Drive - Feasibility Study



BERKMAN TERRACE  
6203-6207 BERKMAN TERRACE DRIVE  
AUSTIN, TX 78753

FEASIBILITY STUDY  
SAP/2021  
This drawing is for feasibility only. It does not reduce the number of units or square feet. A site survey will be required to confirm all dimensions, etc.

PRELIMINARY  
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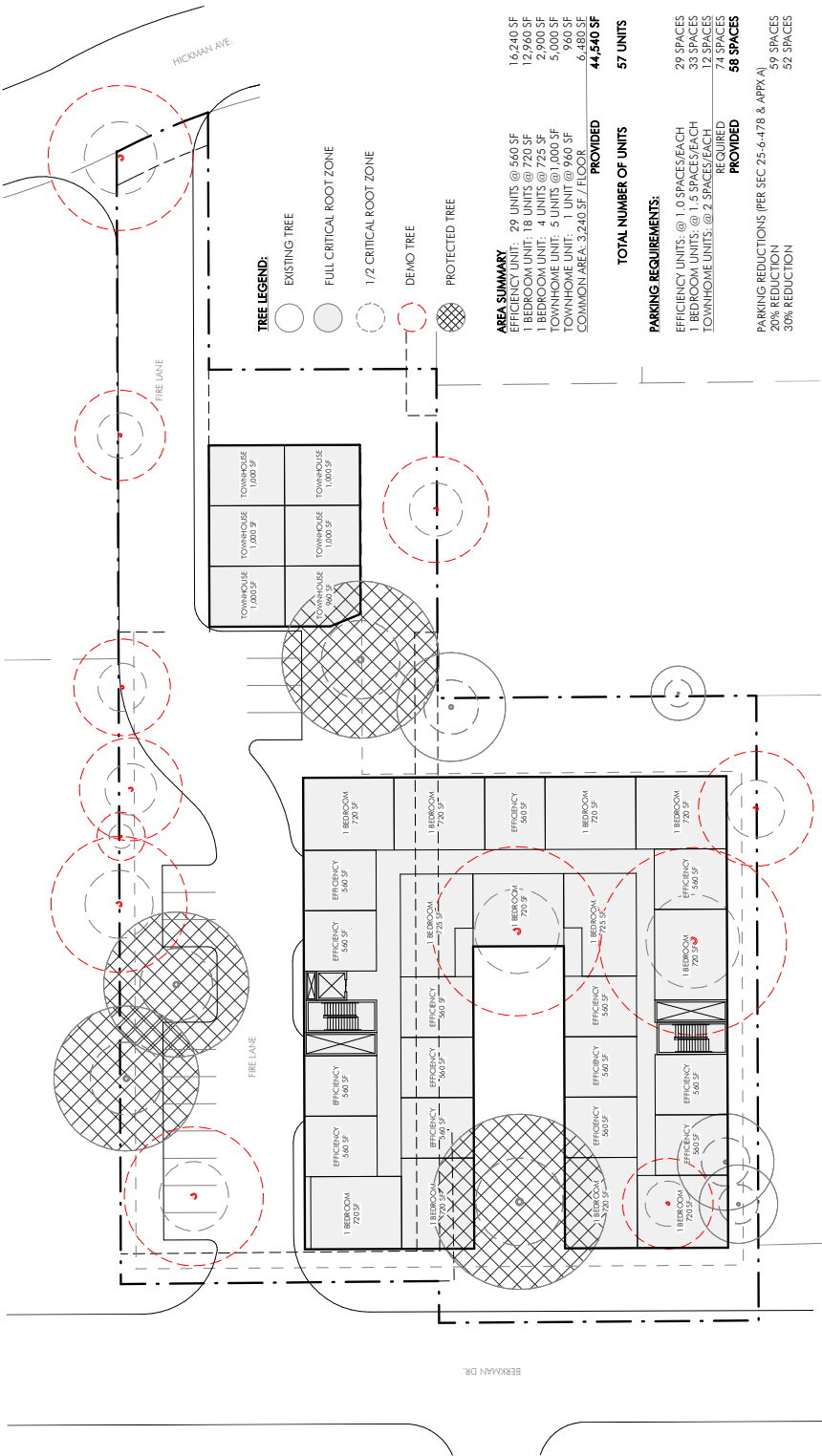
FLOOR PLAN - LEVEL 1  
SCALE: 1" = 30'-0"

LEVY

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6207 Berkman Drive - Feasibility Study



**AREA SUMMARY**

EFFICIENCY UNIT: 29 UNITS @ 560 SF	16,240 SF
1 BEDROOM UNIT: 18 UNITS @ 720 SF	12,960 SF
1 BEDROOM UNIT: 4 UNITS @ 725 SF	2,900 SF
TOWNHOME UNIT: 5 UNITS @ 1,000 SF	5,000 SF
TOWNHOME UNIT: 1 UNIT @ 960 SF	960 SF
COMMON AREA: 3,240 SF / FLOOR	4,460 SF
<b>PROVIDED</b>	<b>44,560 SF</b>

**TOTAL NUMBER OF UNITS**

<b>PROVIDED</b>	<b>57 UNITS</b>
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**PARKING REQUIREMENTS:**

EFFICIENCY UNITS: @ 1.0 SPACES/EACH	29 SPACES
1 BEDROOM UNITS: @ 1.5 SPACES/EACH	33 SPACES
TOWNHOME UNITS: @ 2.0 SPACES/EACH	12 SPACES
<b>REQUIRED</b>	<b>74 SPACES</b>
<b>PROVIDED</b>	<b>58 SPACES</b>

**PARKING REDUCTIONS (PER SEC 25-6-478 & APPX A)**

20% REDUCTION	59 SPACES
30% REDUCTION	52 SPACES

**LEVY**

FLOOR PLAN - LEVEL 2

SCALE: 1" = 30'-0"

**PRELIMINARY**

This document was issued on **04/07/2021**

This drawing is for feasibility only. It does not indicate any specific construction details. A site survey will be required to confirm all lot dimensions, etc.

**FEASIBILITY STUDY**

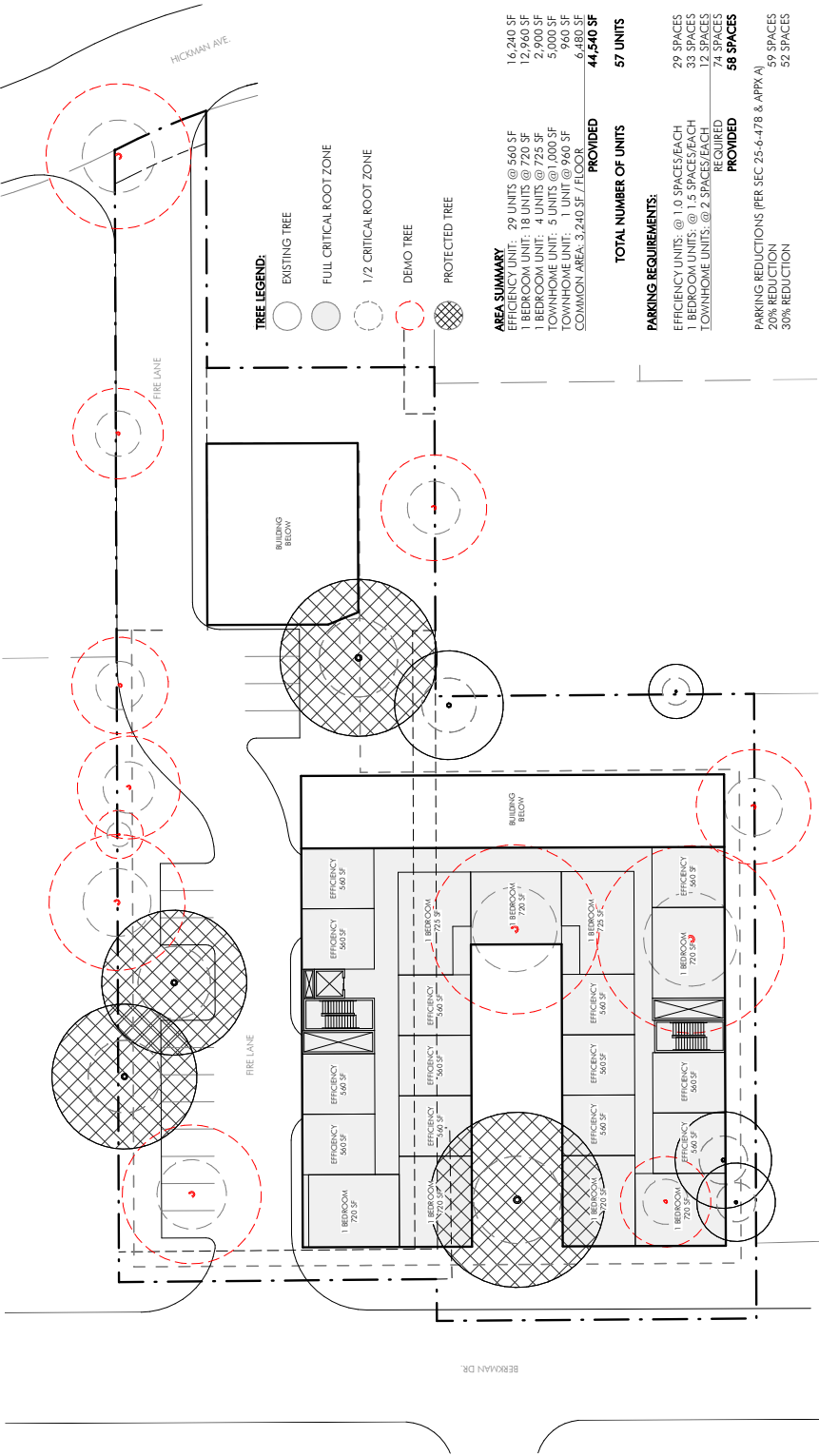
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**BERKMAN TERRACE**

6203-6207 BERKMAN TERRACE DRIVE  
AUSTIN, TX 78723

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6207 Berkman Drive - Feasibility Study



TREE LEGEND:

- EXISTING TREE
- FULL CRITICAL ROOT ZONE
- 1/2 CRITICAL ROOT ZONE
- DEMO TREE
- PROTECTED TREE

AREA SUMMARY

EFFICIENCY UNIT: 29 UNITS @ 560 SF	16,240 SF
1 BEDROOM UNIT: 18 UNITS @ 720 SF	12,960 SF
1 BEDROOM UNIT: 4 UNITS @ 725 SF	2,900 SF
TOWNHOME UNIT: 5 UNITS @ 1,000 SF	5,000 SF
TOWNHOME UNIT: 1 UNIT @ 960 SF	960 SF
COMMON AREA: 3,240 SF / FLOOR	6,480 SF
<b>PROVIDED</b>	<b>44,540 SF</b>

TOTAL NUMBER OF UNITS

57 UNITS

PARKING REQUIREMENTS:

EFFICIENCY UNITS: @ 1.0 SPACES/EACH	29 SPACES
1 BEDROOM UNITS: @ 1.5 SPACES/EACH	33 SPACES
TOWNHOME UNITS: @ 2 SPACES/EACH	12 SPACES
<b>REQUIRED</b>	<b>74 SPACES</b>
<b>PROVIDED</b>	<b>58 SPACES</b>

PARKING REDUCTIONS (PER SEC 25-6-478 & APPX. A)  
20% REDUCTION 59 SPACES  
30% REDUCTION 52 SPACES

PLAN NORTH



FLOOR PLAN - LEVEL 3

LEVY

BERKMAN TERRACE

6203-6207 BERKMAN TERRACE DRIVE  
AUSTIN, TX 78723

FEASIBILITY STUDY

This drawing is for feasibility only. It does not indicate dimensions or quantities. It is not to be used for construction. A site survey will be required to confirm all site dimensions, etc.

PRELIMINARY

This document was issued on 04/07/21. It is preliminary and subject to change without notice. It is not to be used for regulatory approval, permitting, or construction.

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## 6207 Berkman - Development Feasibility



*View & Download Each Report - Scan QR Code / Access via URL*

>> Site Title Survey



<https://bit.ly/3d4iyvH>

>> Feasibility Study



<https://bit.ly/31YFHcT>

>> Site Investigation Report



<https://bit.ly/39YM2Jt>



## 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.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roland Galang</b>	<b>505715</b>	<b>roland@skoutasutin.com</b>	<b>512 791.1584</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Donny Shanks</b>	<b>498219</b>	<b>donny@skoutasutin.com</b>	<b>512 653.6797</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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