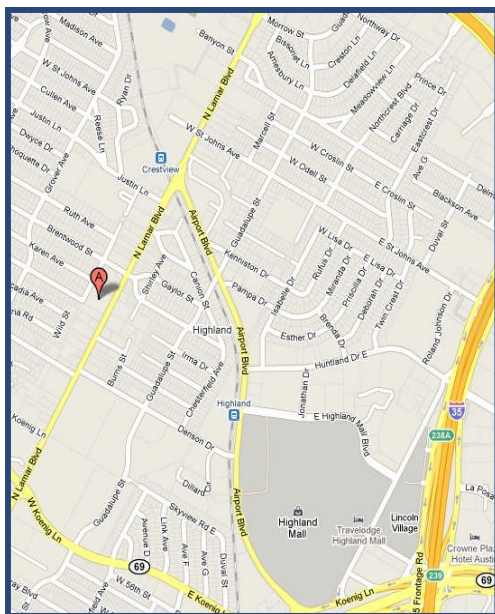


# FOR LEASE



**6500 N. Lamar Blvd.  
Austin | Texas | 78752**

- Located .04 miles south of the Crestview Metro Rail and halfway between Koenig & Airport Blvd., next door to Threadgill's.
- 34,560 SF industrial/retail building on 2.3166 acres.
- Suite 100: 3,000 SF.
  - Fully air-conditioned showroom, ideal for small retail sales business like clothing boutique, mattress company, novelties, etc.
- May be used for the following: Auto rental and sales, Business or Trade School, Consumer Repair Services, Food Sales, Custom Manufacturing, Indoor Entertainment, General Retail Sales and much more.
- 4 dock-high doors, 1 grade-level door and a fenced yard area.
- Built in 1971 and renovated in 2008. The roof is 4 years old.
- Lease Rate: \$18.00 PSF + NNN.

**DON  
QUICK**  
& associates, inc.

**Contact**  
**Dan Carlson, Realtor®**  
**512.255.3000**  
**DanC@donquick.com**

**1000 N. IH-35, Suite A | Round Rock | TX | 78681**  
**Phone 512.255.3000**      **www.DonQuick.com**

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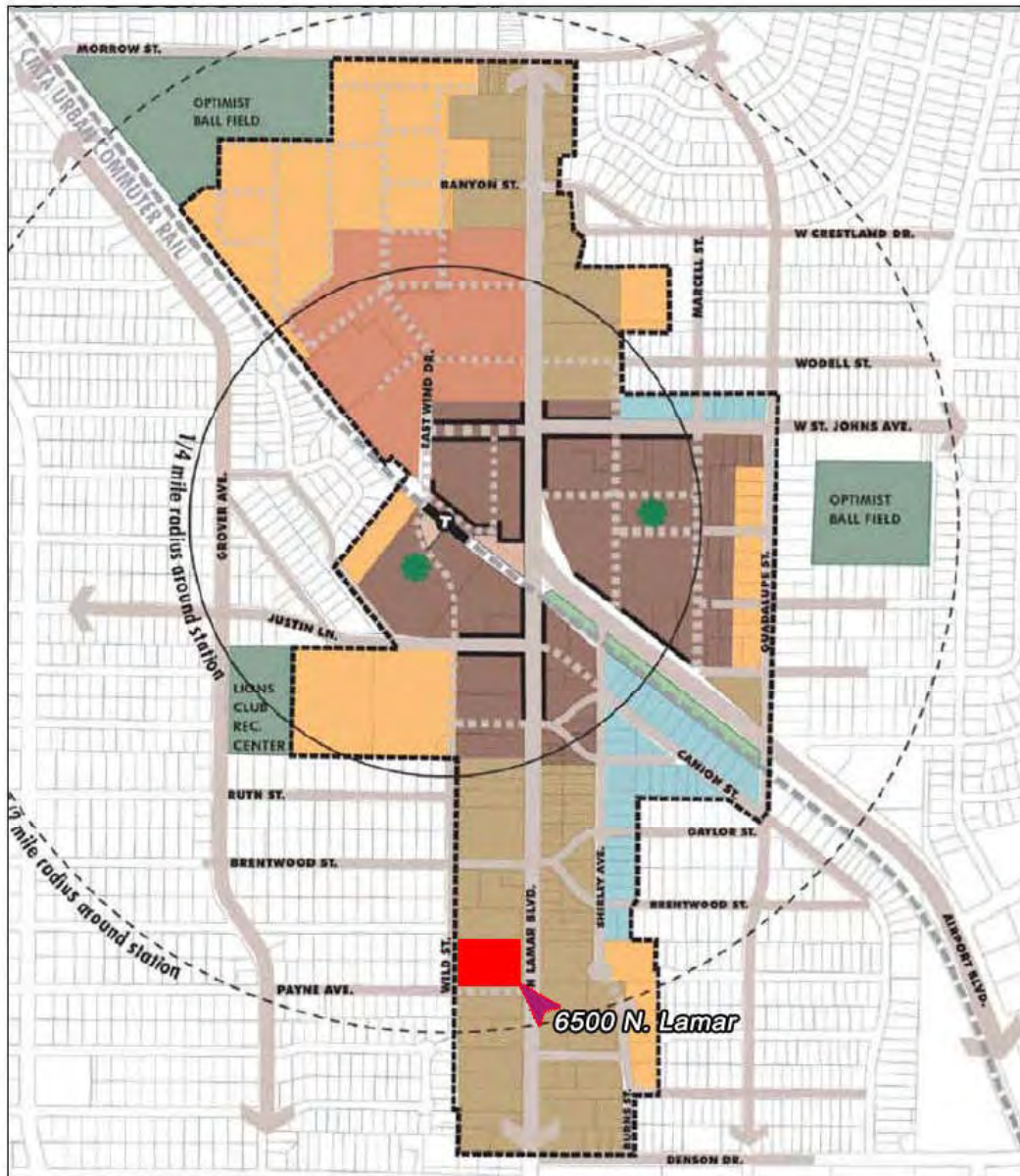
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# REGULATING PLAN for the Lamar Blvd./Justin Lane TOD Station Area Plan (SAP)



Adopted: December 11, 2008  
Effective: March 1, 2009

## BACKGROUND

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Transit-oriented Development (TOD) is an increasingly popular tool for cities across the U.S. to create more livable communities and combat urban sprawl, which has a number of negative cultural, economic, environmental, and social consequences that are felt in both urban and suburban areas. Sprawl can threaten the quality of life in the central City and inner suburbs due to the risk of deteriorating infrastructure, poor schools, and a shortage of affordable, quality housing. In newer suburban areas, sprawl can cause increased traffic congestion and declining air quality, the absence of a sense of place, and the loss of open space. Since the mid-1990s, the City of Austin has taken steps to redirect Austin's explosive growth away from suburban areas back towards the central City and improve development patterns through a number of land use and planning initiatives.

In response to future commuter rail service connecting the cities of Austin and Leander (approved by voters in the November 2004 election), Austin recently made another direct commitment towards guiding where and how the City grows by adopting a Transit-Oriented Development (TOD) Ordinance (adopted by the City Council in May 2005). TOD is the functional integration of land use and transit. It is compact, walkable, mixed-use development connected to high quality public transportation, which balances the need for sufficient density to support convenient transit service with the scale of the adjacent community. Typical features include improved pedestrian and street connectivity, public amenities such as pocket parks and plazas, civic art, landscaping, benches, streetlights, etc., and a concentration of residences and jobs in proximity to transit stations and commercial businesses.

The adoption of the TOD Ordinance was the first of a two-step planning process. The TOD Ordinance identified the TOD district boundaries for the Station Areas along with interim regulations relating to land use, parking, and site/building design. The second step involves creating a development vision, plan, and implementation strategy for each of the TOD Station Areas. Station Area Plans (SAP) have been created for the three Neighborhood Center TOD Districts identified in the TOD Ordinance for the Plaza Saltillo, Martin Luther King Jr. Boulevard, and Lamar Boulevard/Justin Lane (Lamar/Justin) Station Areas. This Document is intended to implement the Lamar/Justin TOD Station Area Plan as part of an overall effort to improve the development quality in Austin and to specify the regulations for the TOD base district zoning that all properties have within the Lamar/Justin TOD Station Area. For properties within the Lamar/Justin TOD District, this Document will supersede Subchapter E: Design Standards and Mixed Use (Subchapter E), which applies Citywide; however, the intent statements and standards within this Document are consistent with the development and design principles of Subchapter E.

Figure 1-1: Lamar/Justin TOD Station Area Boundary

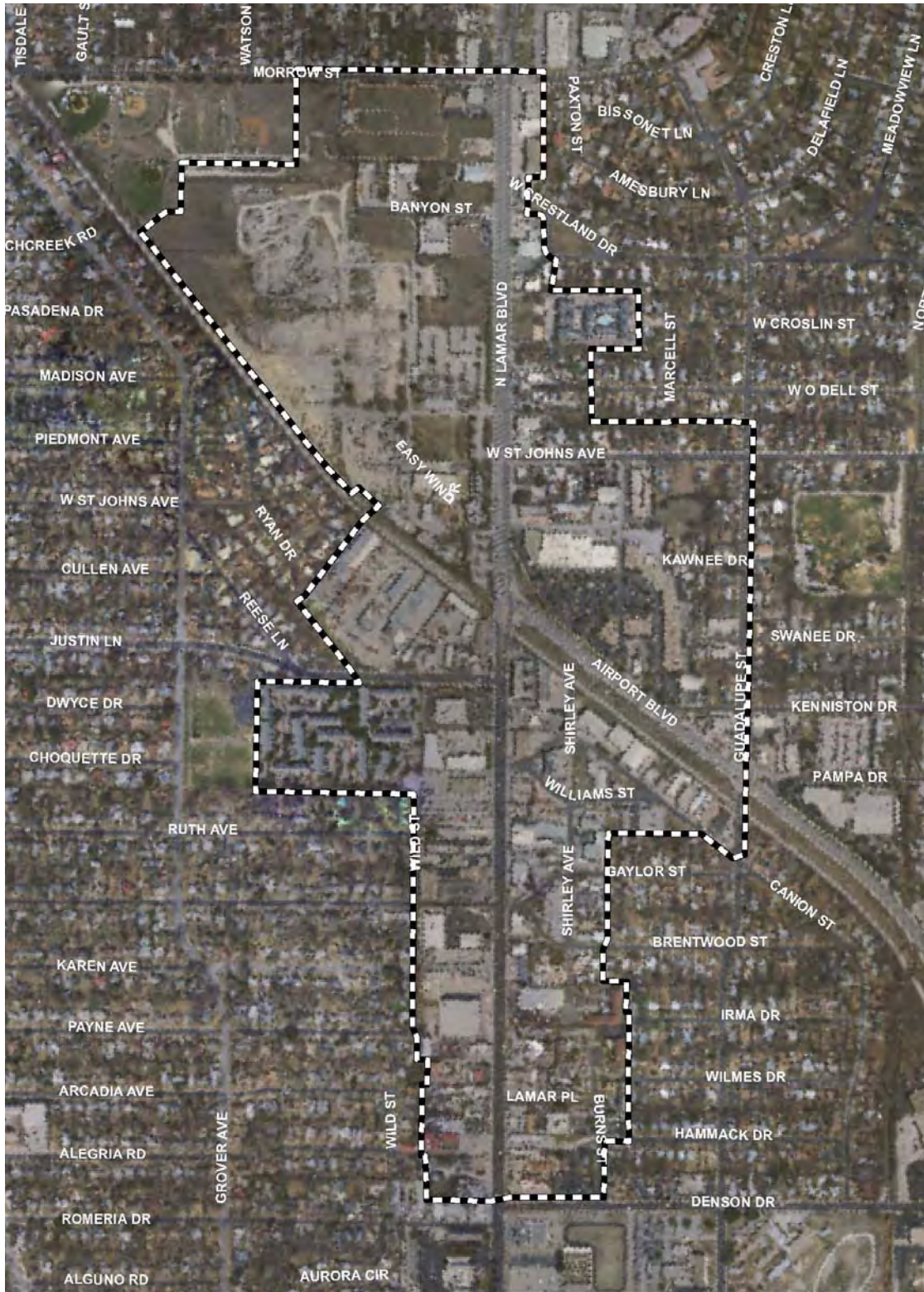


Figure 2-1: Lamar/Justin Station Area Plan TOD Subdistricts

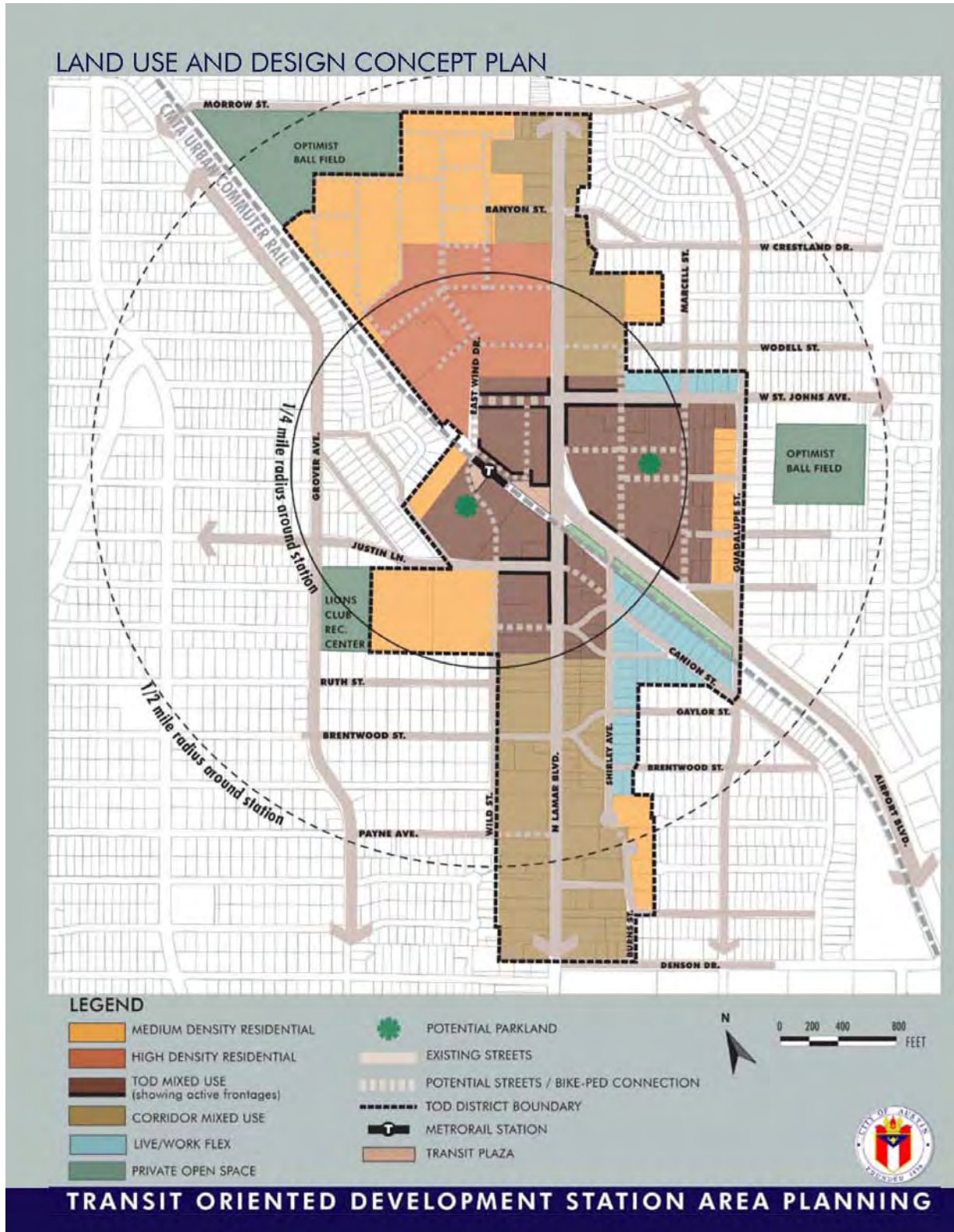
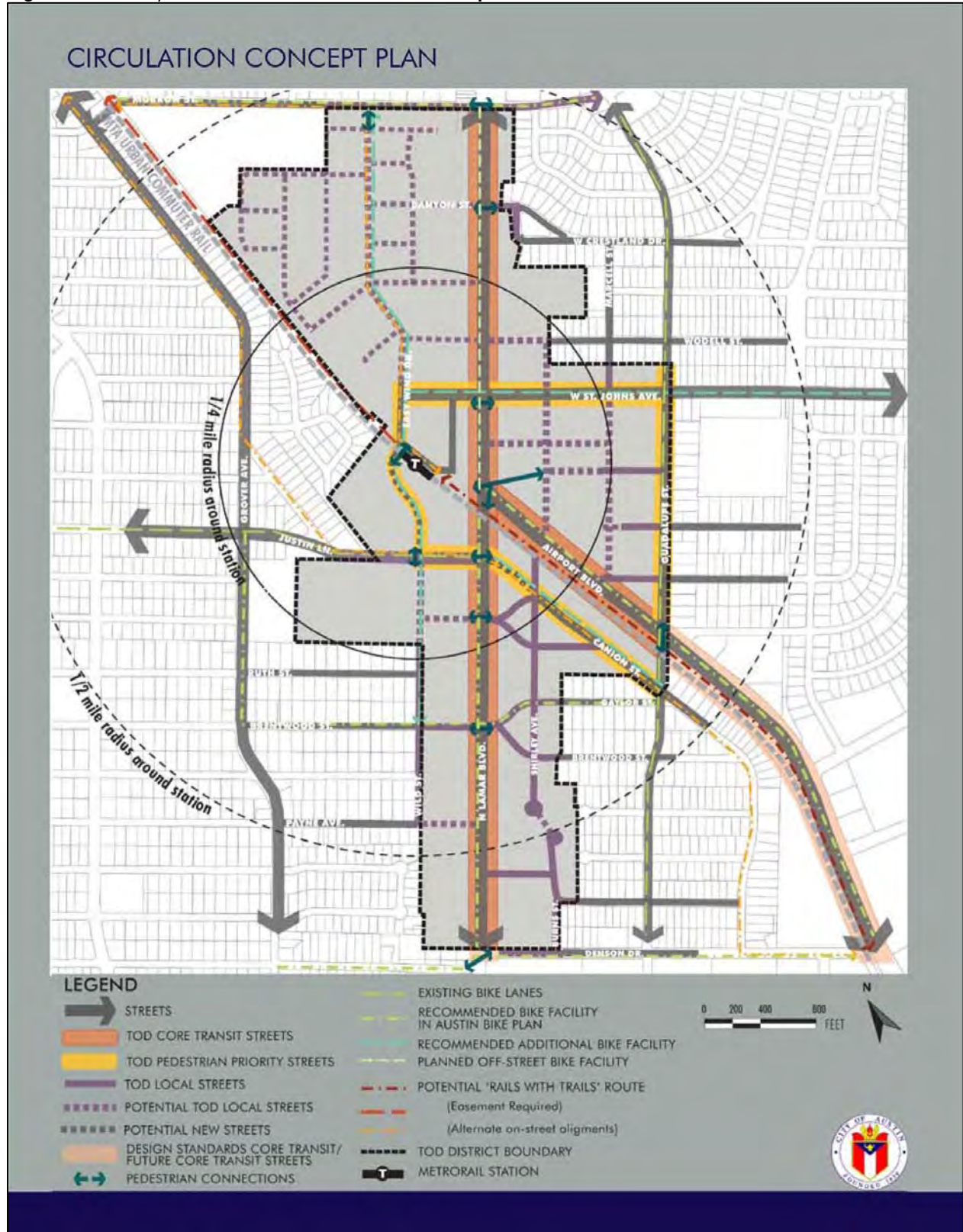
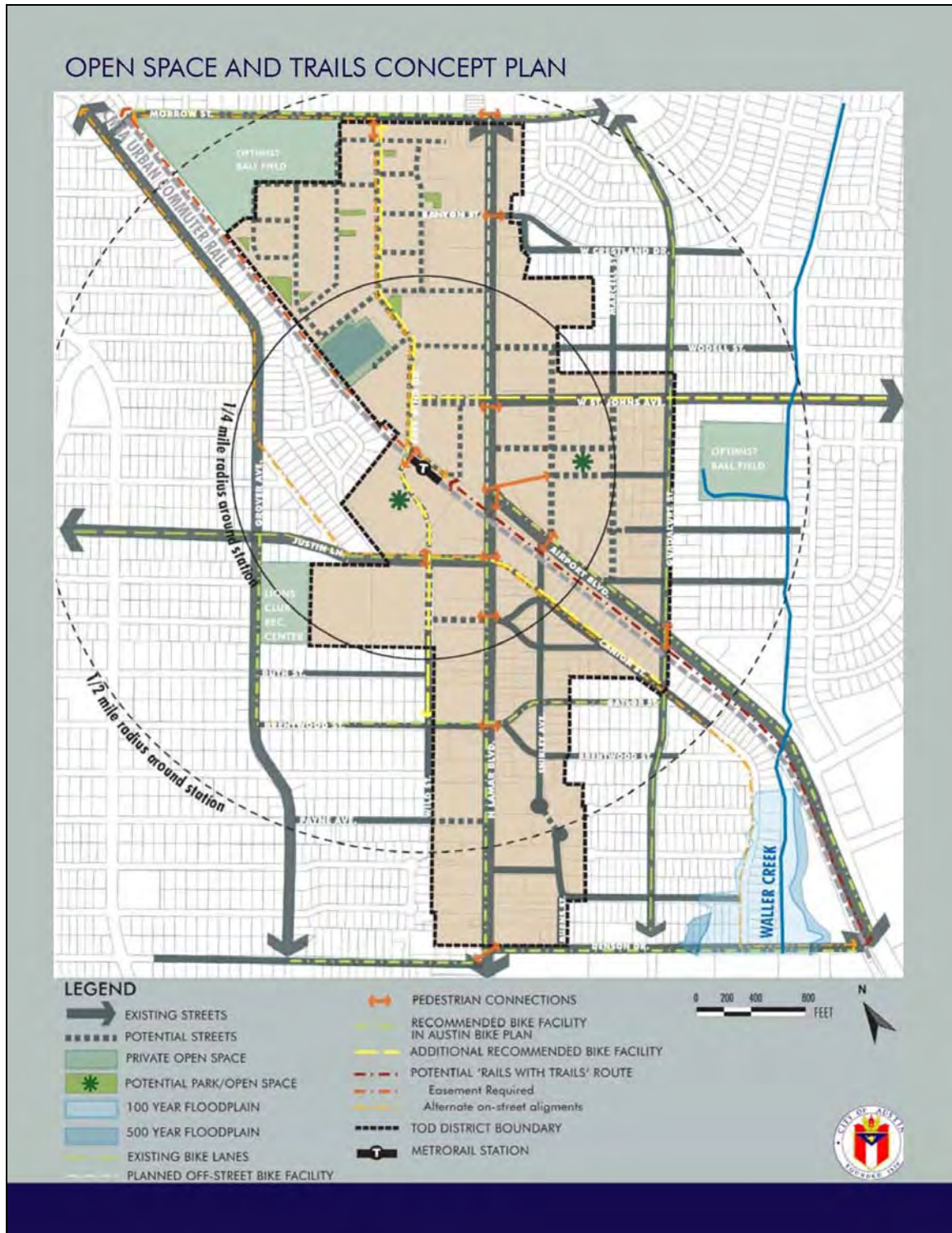


Figure 3-4: Lamar/Justin Station Area Circulation Concept Plan



**Figure 4-20: Lamar/Justin Station Area Plan Open Space and Trails Concept Plan**





Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

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