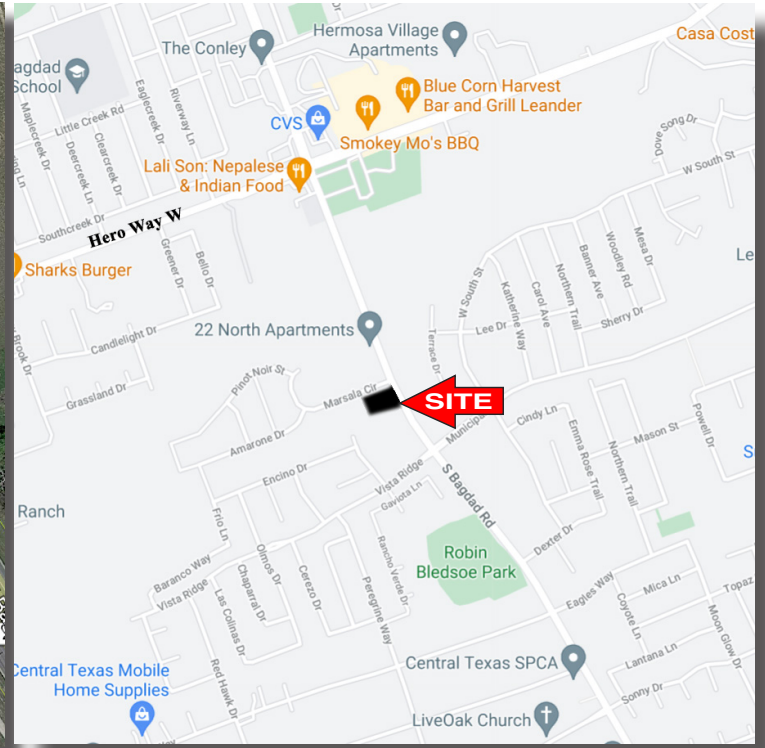


# TEED-UP OFFICE SITE ON HARD CORNER IN LEANDER



Teed-up Professional or Med Office site in Leander with submitted site and building plans. This is a great opportunity on N Bagdad just south of FM 2243. Owner submitted plans to develop a 3-story Medical Office – “Marsala Medical Plaza and Office Suites” – with ground floor parking and lobby, as well as 15,000 gross SF floor plates on each floor. Plans were submitted with base height, density, open space, parking, egress and ingress, all per City of Leander requirements at the time. The City blessed the conceptual design, but Owner ultimately did not pursue the project. Buyer will need to get with the City to verify the conceptual design if he wishes to use the same design. A YouTube video of the conceptual design can be found here: <https://www.youtube.com/watch?v=jLjwfv0Me4A&pp=sAQa>. Please also find a Final Plat, the building plan, and an excerpt of the LO Zoning Ordinance here for your review, as well as pictures of the original conceptual design.

**LOCATION** The SW corner of N Bagdad at Marsala Circle, just south of FM 2243, in Leander 78641.

**SIZE** Approximately 1.4 acres

**UTILITIES** All utilities are available to the site.

**TOPOGRAPHY** Slightly sloping

**ZONING** ‘LO’ – Local Office. Allows for small scale office uses which may be located adjacent to residential neighborhoods. Permitted uses include day care, med office, professional office, vet office, place of worship.

**JURISDICTION** City of Leander

**PRICE** \$12 per square foot or \$731,808

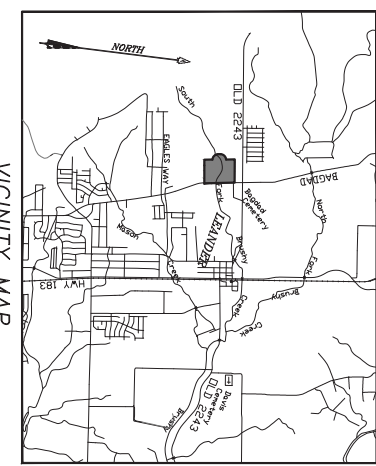
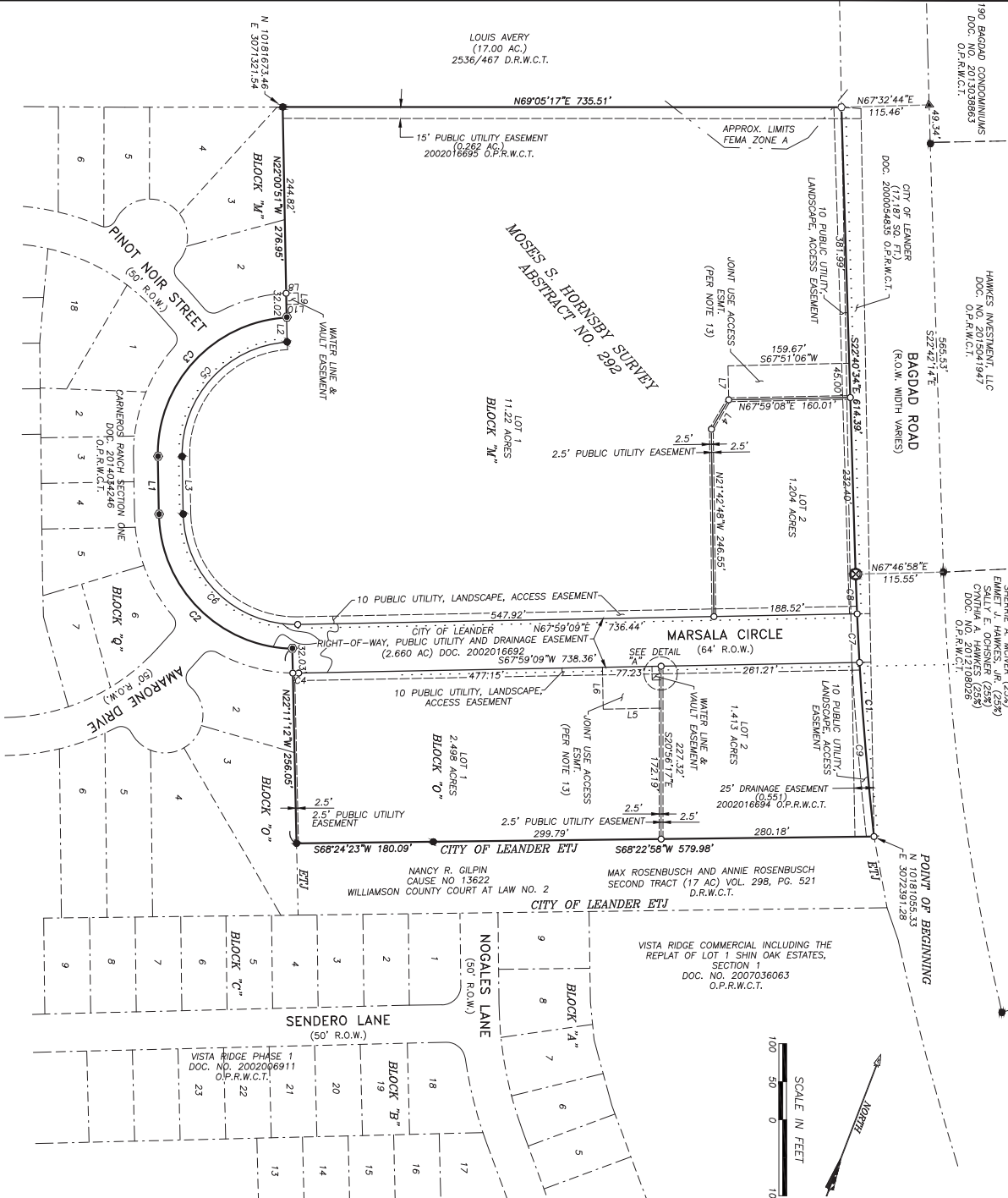
**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

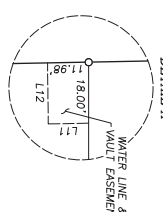
**CONTACT Brad Campbell**  
**Office: (512) 472-2100**  
**Brad@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



# LEGEND

- 1/2" IRON REBAR W/ CAP MARKED TERRA FINA\* FOUND (unless noted)
- 1/2" IRON REBAR W/ CAP MARKED "LANDSCAPE" SET (unless noted)
- PUNCH/DRILL/"X" SET
- CALCULATED POINT
- BUILDING LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SIDEWALK 6' WIDE ALONG MARSALA CIRCLE & 8' ALONG BACDAD ROAD
- DEED RECORDS OF WILLAMSON COUNTY, TEXAS
- REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLAMSON COUNTY, TEXAS



NO.	Radius	Delta Angle	Chord Bearing	Chord Length
C1	4407.47	04°29'56"	346.08 S24°55'32"E	345.99
L1	180.00	87°31'28"	274.97 N65°46'39"W	249.00
C2	180.00	87°46'17"	275.74 N65°52'16"E	249.56
C3	212.00	09°04'17"	7.66 S69°01'18"W	7.66
C4	148.00	87°12'19"	225.47 S67°37'48"W	204.29
C5	148.00	87°12'19"	225.47 S67°37'48"W	204.29
C6	4407.47	00°49'57"	64.03 S23°46'21"E	64.03
C7	4407.47	00°49'57"	64.03 S23°46'21"E	64.03
C8	4407.47	00°49'57"	64.03 S23°46'21"E	64.03
C9	4407.47	02°59'11"	229.72 S25°40'55"E	229.69

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N22°00'52"W	76.00'	L8	N67°59'08"E	15.79'
L2	S22°00'51"E	32.15'	L9	S22°00'52"E	15.00'
L3	S22°00'51"E	75.88'	L10	S67°59'10"W	15.77'
L4	N69°44'21"E	44.87'	L11	S68°02'02"W	11.65'
L5	S67°59'10"W	26.12'	L12	N27°51'58"W	17.99'
L6	N22°00'51"W	26.12'			
L7	N22°14'21"W	44.63'			

OWNER: EMMET J. HAWKES & SALLY HAWKES  
213 W FLOREDA STREET  
SANTA BARBARA, CA 93101

SURVEYOR: LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

ENGINEER: CSF CIVIL GROUP, LLC  
3636 EXECUTIVE CENTER DRIVE, SUITE 209  
AUSTIN, TEXAS 78731  
STATE REG. NO. 1-12377

SUBMITTAL DATE: FEBRUARY 23, 2016

CARNEROS RANCH SECTION SEVEN

AREA: 17,851 ACRES

SURVEY: MOSES S. HORNBY  
SURVEY ABSTRACT NO. 292

LOTS: 2 MULTI-FAMILY LOT 1, BLOCK M & LOT 1, BLOCK O  
2 LOCAL OFFICE (LOT 2, BLOCK M & LOT 2, BLOCK O)

BLOCKS: 2

STREET DEDICATION - MARSALA CIRCLE 1371 LF

BEARING: B1 304, ELEV: 1033.95' OF CURB ON THE SOUTH ROW LINE OF PINOT NOIR STREET AND THE NORTHWEST CORNER OF LOT 16, BLOCK M, CARNEROS SECTION 1

TAPE 306, ELEV: 1048.97'

SQUARE CUT ON TOP OF CURB ON THE SOUTH ROW LINE OF AMADOR DRIVE, AND THE NORTHWEST CORNER OF LOT 15, BLOCK O, CARNEROS SECTION 1

BEARINGS BASED: TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD 83, COORDINATES SHOWN HEREON ARE BASED ON THE 1983 TEXAS COORDINATE SYSTEM. DISTANCES SHOWN HEREON ARE BY GPS RTK. DISTANCES SHOWN HEREON ARE SURFACE. SCALE FACTOR 0.999986 TO GET THE GRID DIVIDE BY SCALE FACTOR OF 0.999986

## FINAL PLAT CARNEROS RANCH SECTION SEVEN

PROJECT NAME: CARNEROS  
JOB NUMBER: 381-15-1  
DATE: 02/18/2016  
SCALE: 1" = 100'

DRAWING FILE PATH: L:\CFS CIVIL\CARNEROS\\_K L ENTERPRISES\DWG  
FIELDNOTE FILE PATH: L:\CFS CIVIL\CARNEROS\\_K L ENTERPRISES\&M&B  
RPLS: DRH TECH: HAS PARTYCHIEF: AG  
CHECKED BY: JB FIELDBOOKS:

LANDESIGN SERVICES, INC.  
512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

LANDESIGN SURVEYORS  
EST. 2005









SCALE: 1" = 20'



SCALE: 1" = 20'











## **SECTION 14: LO – LOCAL OFFICE**

### **(a) Statement of Intent**

The Local Office use component allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.

### **(b) Conforming Uses**

Certain uses listed in this use component may also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

- (1) Any residential use if such use was established on the property as of September 1, 2005, the effective date of this ordinance.
- (2) Group Home-Class 3 with approval of a Special Permit, Family Home, Group Home-Class 1 and Group Home-Class 2.
- (3) Community services including community center and civic and fraternal organizations.
- (4) Day care centers and group day care homes
- (5) Non-residential uses permitted in the "SFE" component
- (6) Office including professional offices, medical offices, public offices, etc.
- (7) Parks, playgrounds, community buildings, amenity center and other recreational facilities
- (8) Place of worship
- (9) Public buildings, including libraries, museums and administrative offices
- (10) Residential may be located above the first floor; one residential unit per lot, or multiple residential units comprising less than ten percent (10%) of the ground floor area, whichever is greater, may be located on the first floor of a business or other use located on the site. The minimum living area for a residential use is five hundred (500) square feet for an efficiency unit, six hundred fifty (650) square feet per dwelling unit for one bedroom units, eight hundred fifty (850) square feet per dwelling unit for two bedroom units and one hundred fifty (150) additional square feet for each bedroom thereafter.
- (11) Schools, public or private up to and including secondary (high) school and equivalent curriculum including support facilities are permitted
- (12) Veterinarian office (no animal hospital or outdoor boarding facilities)
- (13) Wireless communications facilities subject to the provisions of this ordinance
- (14) Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f)

### **(c) Hours of Operation**

Hours of operation to the general public shall be between 7:00 a.m. to 10:00 p.m. Sunday through Thursday, and between 7:00 a.m. and 11:00 p.m. Friday and Saturday (except for emergency services, public property and facilities or any activity not open to the public).

### **(d) Additional Requirements:** (Each of the uses denoted herein shall conform to the following development standards. Note: A site component – Type 1, 2 or 3 - and an architectural component – Type A, B or C – must be combined with this use component.)

- (1) Use Standards (Article IV)
- (2) Site Components (Article V)
- (3) Site Standards (Article VI)
- (4) Architectural Components (Article VII)
- (5) Architectural Standards (Article VIII)





## 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 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>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date