

# PENCE PROPERTIES

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708 Rio Grande Austin, TX 78701  
Off: 512-476-9200 Cell: 512-917-6000  
Email: Bert@PenceProperties.com  
www.penceproperties.com

## 6.48 Acres For Sale or Ground Lease, all or part So. CONGRESS near IH-35 & SLAUGHTER Lane

### Excellent visibility from IH-35

**Location:** 8900 So. Congress, being 600 ft. North of Slaughter Lane

**Size:** 6.48 Acres

**Frontage:** 226 ft on So. Congress (5 lane, 120ft ROW)  
500 ft on Cullen Lane

**Zoning:** CS-CO; Commercial Services

**Utilities:** Water: 6" line in Cullen Lane  
12" line at So Congress at Slaughter, NWC  
12" line on So Congress, NEC of property

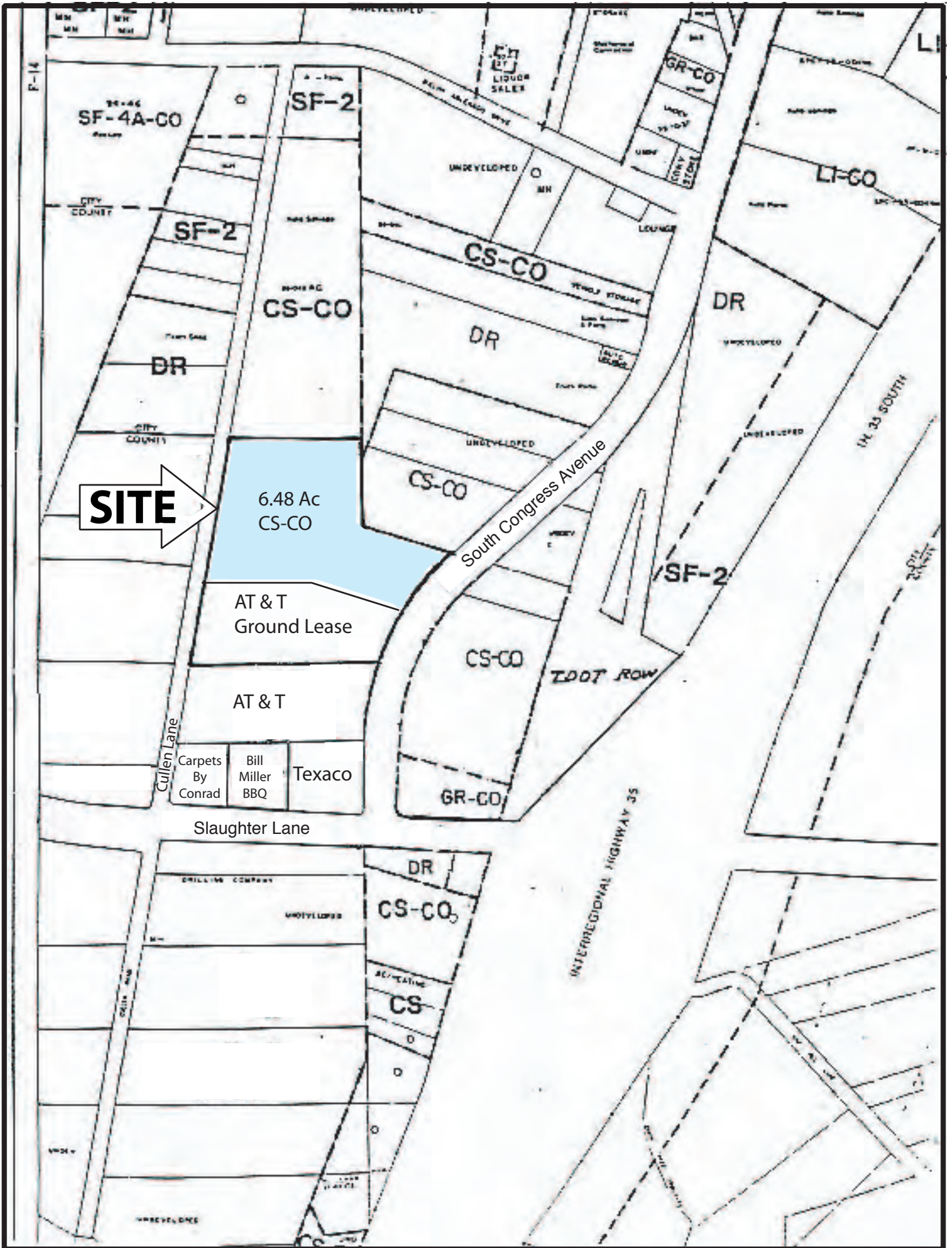
Sewer: 10" line in Cullen Lane

**Legal:** 5.421 ac out of Lot 3, Tom F. Dunnahoo Subdivision,  
Vol. 683, Page 1, Travis County Deed Records, and;  
1.059 ac out of a 1.682 Ac legal tract as designated by  
the City of Austin.

**Flood Plain:** See attached report by Raymond Chan

**Price:** \$4.75/SF

*All information is deemed accurate, however, Capital City Warehousing, Inc., or Pence Properties has not made an independent evaluation of all information sources and no warranty of representation is made as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability. Studies on environmental issues have not been performed on the property.*



**SITE** →

6.48 Ac  
CS-CO

AT & T  
Ground Lease

AT & T

Carpets  
By  
Conrad

Bill  
Miller  
BBQ

Texaco

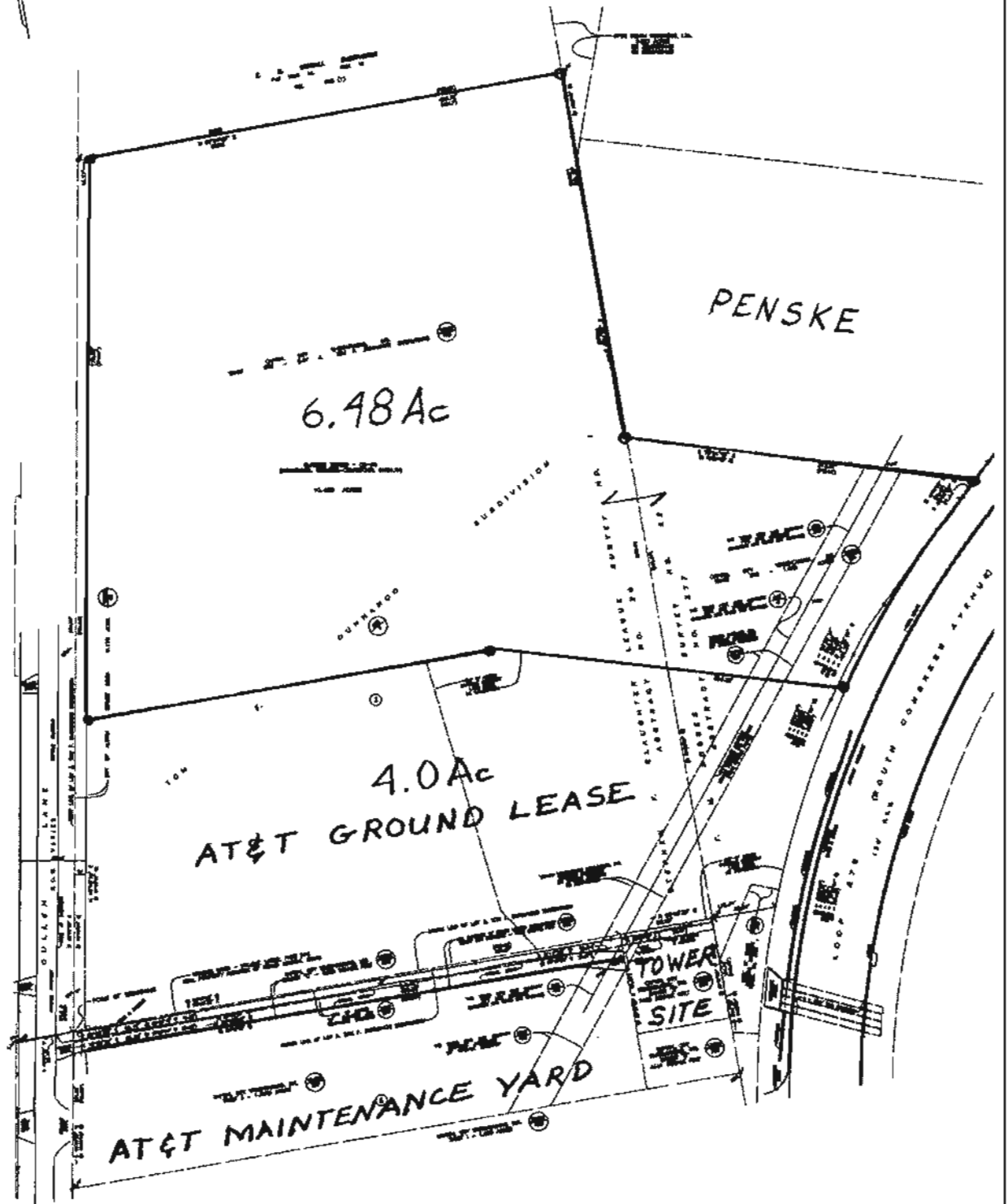
Slaughter Lane

South Congress Avenue

INTERREGIONAL HIGHWAY 35

1435 SOUTH

EXHIBIT MAP  
 10.485 ACRES OF LAND, A PORTION OF LOTS  
 3 AND 5, TOM F. DENNAHOO SUBDIVISION  
 STEPHEN F. SLAUGHTER LEASE SURVEY NO. 1, ABSTRACT NO. 20  
 AND A PORTION OF A 1.662 ACRE TRACT  
 F. M. HODGES SURVEY NO. 22, ABSTRACT NO. 377  
 TRAVIS COUNTY, TEXAS  
 MADE FOR  
 CAPITAL CITY WAREHOUSING, L.P.



ADDITIONS  
 1/2" = 1' PLANNING  
 1/4" = 1' PLANNING  
 1/8" = 1' PLANNING

- LEGEND
- 1/2" = 1' PER SET (SCALE OTHERWISE NOTED)
  - 1/4" = 1' PER FOUND (SCALE OTHERWISE NOTED)
  - 1/8" = 1' PER FOUND AS NOTED
  - 1/16" = 1' PER FOUND AS NOTED
  - 1/32" = 1' PER FOUND AS NOTED
  - 1/64" = 1' PER FOUND AS NOTED
  - 1/128" = 1' PER FOUND AS NOTED
  - 1/256" = 1' PER FOUND AS NOTED
  - 1/512" = 1' PER FOUND AS NOTED
  - 1/1024" = 1' PER FOUND AS NOTED
  - 1/2048" = 1' PER FOUND AS NOTED
  - 1/4096" = 1' PER FOUND AS NOTED
  - 1/8192" = 1' PER FOUND AS NOTED
  - 1/16384" = 1' PER FOUND AS NOTED
  - 1/32768" = 1' PER FOUND AS NOTED
  - 1/65536" = 1' PER FOUND AS NOTED
  - 1/131072" = 1' PER FOUND AS NOTED
  - 1/262144" = 1' PER FOUND AS NOTED
  - 1/524288" = 1' PER FOUND AS NOTED
  - 1/1048576" = 1' PER FOUND AS NOTED
  - 1/2097152" = 1' PER FOUND AS NOTED
  - 1/4194304" = 1' PER FOUND AS NOTED
  - 1/8388608" = 1' PER FOUND AS NOTED
  - 1/16777216" = 1' PER FOUND AS NOTED
  - 1/33554432" = 1' PER FOUND AS NOTED
  - 1/67108864" = 1' PER FOUND AS NOTED
  - 1/134217728" = 1' PER FOUND AS NOTED
  - 1/268435456" = 1' PER FOUND AS NOTED
  - 1/536870912" = 1' PER FOUND AS NOTED
  - 1/1073741824" = 1' PER FOUND AS NOTED
  - 1/2147483648" = 1' PER FOUND AS NOTED
  - 1/4294967296" = 1' PER FOUND AS NOTED
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  - 1/17179869184" = 1' PER FOUND AS NOTED
  - 1/34359738368" = 1' PER FOUND AS NOTED
  - 1/68719476736" = 1' PER FOUND AS NOTED
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  - 1/17592186444416" = 1' PER FOUND AS NOTED
  - 1/35184372888832" = 1' PER FOUND AS NOTED
  - 1/70368745777664" = 1' PER FOUND AS NOTED
  - 1/140737491555328" = 1' PER FOUND AS NOTED
  - 1/281474983110656" = 1' PER FOUND AS NOTED
  - 1/562949966221312" = 1' PER FOUND AS NOTED
  - 1/1125899932422624" = 1' PER FOUND AS NOTED
  - 1/2251799864845248" = 1' PER FOUND AS NOTED
  - 1/4503599729690496" = 1' PER FOUND AS NOTED
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  - 1/49039861062515786211156981818444444444448" = 1' PER FOUND AS NOTED
  - 1/9807972212503157242231339663688888888896" = 1' PER FOUND AS NOTED
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  - 1/50216817728016165080246222387911111111104" = 1' PER FOUND AS NOTED
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  - 1/552139749913659298755628880327911111111104" = 1' PER FOUND AS NOTED
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  - 1/113078220799917424384964881542315555555536" = 1' PER FOUND AS NOTED
  - 1/226156441599834848769929760884631111111104" = 1' PER FOUND AS NOTED
  - 1/452312883199669697539859521769262222222208" = 1' PER FOUND AS NOTED

Lot 2

SCALE: 1"=100'



LINE	DIST	BEARING
T1	23.37'	S 75°44'43" E
T2	74.12'	N 32°09'50" E
T3	24.54'	S 08°05'03" E

N 89°53'52" E 437.21'

437'

6.48 Acres

PENSKE TRUCK

(1.059 Acres)

N 10°13'00" E CULLEN (50' ROW) LANE 774.92'

500'

368'

AT&T Parking

4.0 Ac AT&T Ground Lease

314'

30' Pipeline Esmt.

Guard Rail

(Row)

AVENUE

N 89°52'16" W 576.02'

AT&T Maintenance Yard

Tower Site

AUTO EXTRAS

CONGRESS

(120'

SOUTH

SLAUGHTER LANE

Note: This 6" pipeline has been empty since 1998, and Chevron USA will remove the pipe and vacate the easement at the expense of the owner.

McAngus Surveying Company, Inc.

1101 Capital of Texas Hwy., So. Bldg. E, Suite 230 Austin, Texas 78746 (612)326-9302

EXHIBIT OF LOT 3, TOM F. DUNNAHOO SUBDIVISION VOL. 683, PG. 1, DEED RECORDS AND 1.606 Ac Remainder Tract VOL. 11529, PG. 24, DEED RECORDS OF TRAVIS COUNTY, TEXAS. JOB No. 95-129 FIELD BOOK 240/26.

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 Salesmen 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.

