



THE STATION AT ST. ELMO | 4510 TERRY-O LANE, AUSTIN, TX 78745

Features

- 6,300SF retail/commercial condo for sale in one of the hottest communities in Austin!
- Walking distance to The Yard, Wineries, Breweries, and multiple restaurants!
- 132 luxury residential condos completely sold out!
- 2,000-gallon grease interceptor
- Perfect for an owner to come in and run their business in a luxury high end environment!

FOR SALE

Traffic Counts

Colonial Park Blvd. 5,265 VPD

Demographics

YEAR:

1 MILE

3 MILE

5 MILE

Total Population

11,498

150,340

332,203

Total Households

4,910

69,693

150,316

Avg HH Income

\$90,665

\$99,034

\$115,801

Daytime Population

18,296

144,705

444,452

Nick Naumann

Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

Andrew Alvarado

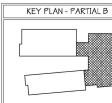
Assistant Vice President
512.482.6131
aalvarado@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]

REVISION 2

- UPDATED STAIR D
- UPDATED COLUMN LOCATIONS PER PODIUM AT 2ND FLOOR
- UPDATED WALL SCHEDULE



Parking Schedule (Not include street parking)			
Count	Type Mark	Type	
14	C	7'-6" x 12' - 90 deg	
3	HC	8' x 17'-6" - 90 deg - HC	
1	HC VAN	8' x 17'-6" - 90 deg VAN	
1	HC	8' x 17'-6" - 90 deg - HC	
1	LTD	8'-6" x 17'-0" - 90 deg LOW TURNOVER	
218	S	8' x 17'-6" - 90 deg	
5	T	8' x 17'-6" - 90 deg TANDEM	
TOTAL PARKING: 252			

REVISION A

- UPDATED WALL TAGS THROUGHOUT UNDER-PODIUM AREAS, RE: A5.1C ASSEMBLY DETAILS FOR UNDER-PODIUM METAL FRAME WALL DETAILS

Wall Schedule RE A5.1A		
Mark	Description	Fire Rating
A	5 1/2" EXTERIOR WALL - BOARD & BATTEN	1HR
B	5 1/2" EXTERIOR WALL - METAL PANEL	1HR
C	5 1/2" EXTERIOR WALL - BRICK	1HR
E	SHAFT LINER WALL ASSEMBLY @ TRASH CHUTE W/ FURR OUT	2 HR
F	SHAFT LINER WALL ASSEMBLY @ TENANT SEPARATION	2 HR
G		
G SIM		
H	TENANT SEPARATION WALL ASSEMBLY WITH DOUBLE GYP	1HR
J	STAGGERED STUD WALL ASSEMBLY @ INT. KORRIDOR	30 MIN
K		
L	8" CMU BLOCK WALL ASSEMBLY	2 HR

Wall Schedule RE A5.1A		
Mark	Description	Fire Rating
M	8" CMU BLOCK WALL ASSEMBLY	2 HR
N	8" CMU BLOCK WALL ASSEMBLY	2 HR
P	CONCRETE WALL	2 HR
Q	SHAFT LINER WALL ASSEMBLY @ FCB	2 HR
R	SHAFT LINER WALL ASSEMBLY @ TRASH CHUTE W/ FURR OUT	2 HR
S	5 1/2" PARTITION @ OCCUPANCY SEPARATION	1HR
T	5 1/2" EXTERIOR BRICK W/ SHAFT LINER	2 HR
U	5 1/2" EXTERIOR BOARD & BATTEN W/ SHAFT LINER	2 HR
V	STAGGERED STUD WALL ASSEMBLY @ INT. KORRIDOR	30 MIN
W	5 1/2" TENANT SEPARATION WALL ASSEMBLY WITH DOUBLE GYP	1 HR

EXTERIOR WALL MATERIAL LEGEND

- BRICK VENEER
- CMU WALL
- 2X6 PLATES @ TOP & BOTTOM W/ STAGGERED 2X4 STUDS

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

PROVIDE PORTABLE FIRE EXTINGUISHERS WITH 75' OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: APF

CHECKED BY: BBL

PROJECT #: 20-2452

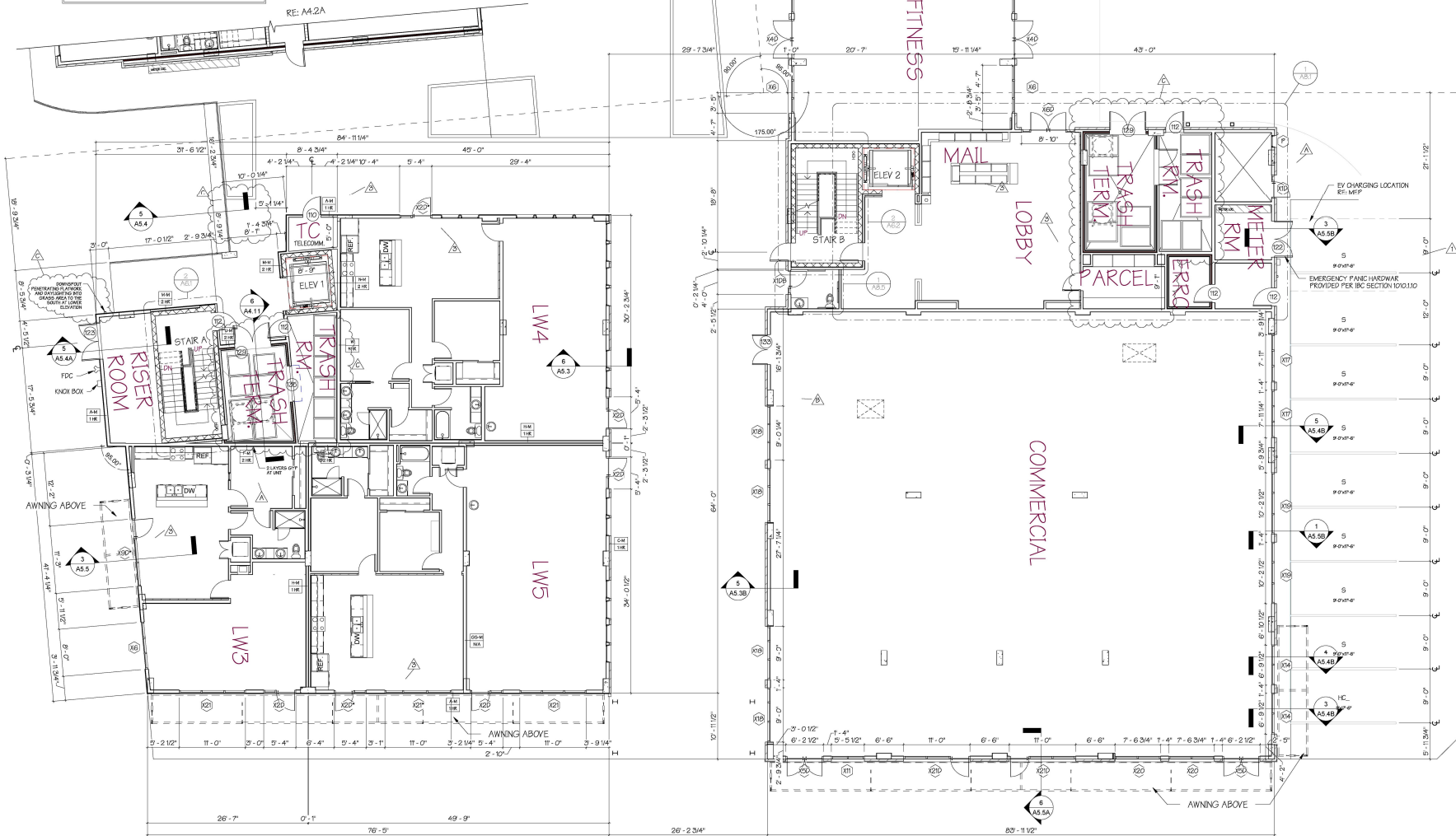
REGISTERED ARCHITECT
JAMES B. LUCK
28114
STATE OF TEXAS
Issue: 08/19/23 Exp: 08/19/24

ST. ELMO DEVELOPMENT, LLC
14747 N. NORTHSHORE, SUITE 111-401, SCOTTSDALE, AZ 85260

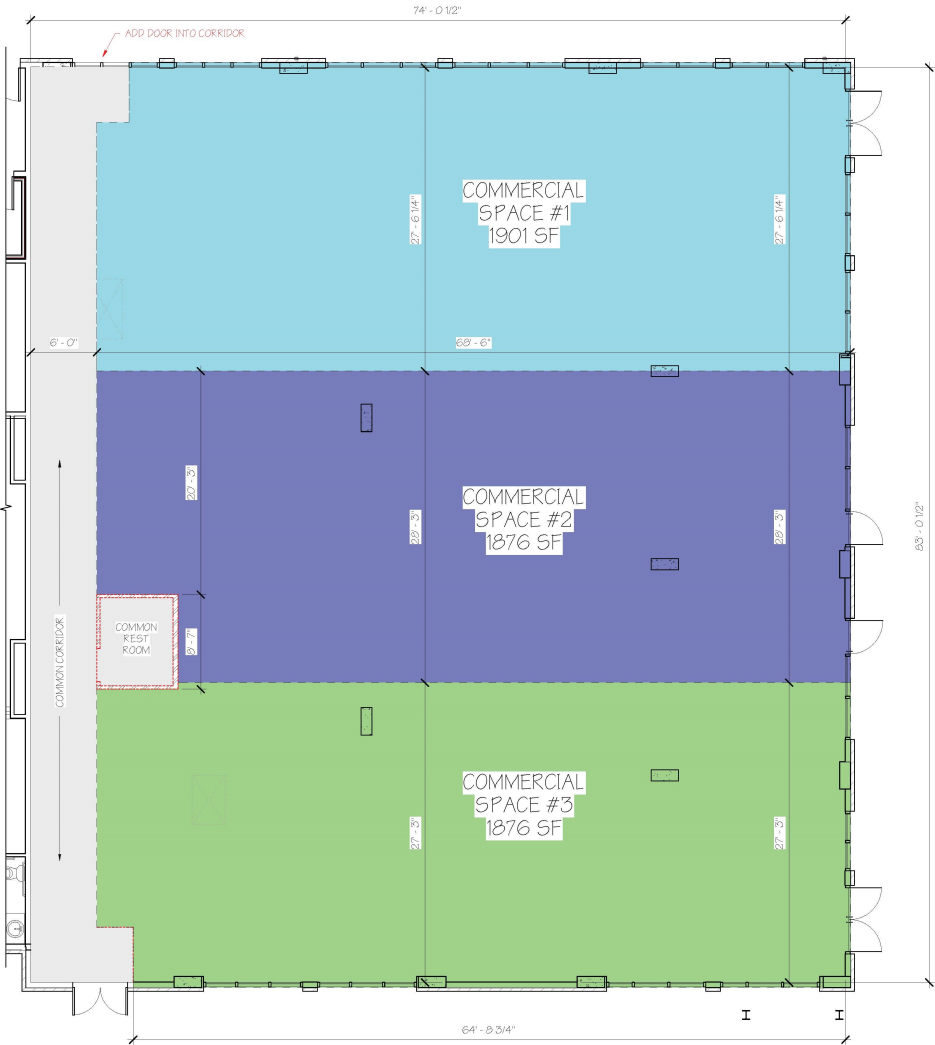
ARCHITECTURE - LANDSCAPE ARCHITECTURE - COMMUNICATIONS
KELLY GROSSMAN
2000 RICHMOND ROAD, SUITE 100, AUSTIN, TEXAS 78701
Copyright © 2023 Kelly Grossman Architects, Inc. All rights reserved. This document contains confidential information and is not to be distributed outside the project team.

THE STATION AT ST. ELMO
4800 TERRY LANE
AUSTIN, TX 78745

No.	Revised	Date
1	Revision 2	10/27/21
2	Revision 3	1/24/22
3	Revision A	11/23/22
4	Revision B	6/5/23
5	Revision C	08/18/23
ISSUED FOR PERMIT		
10/20/22		
ISSUED FOR RFP		
02/04/2022		
ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
09/19/2023		
DESCRIPTION		
1ST FLOOR PLAN - PARTIAL B		
SHEET		
A4.2B		



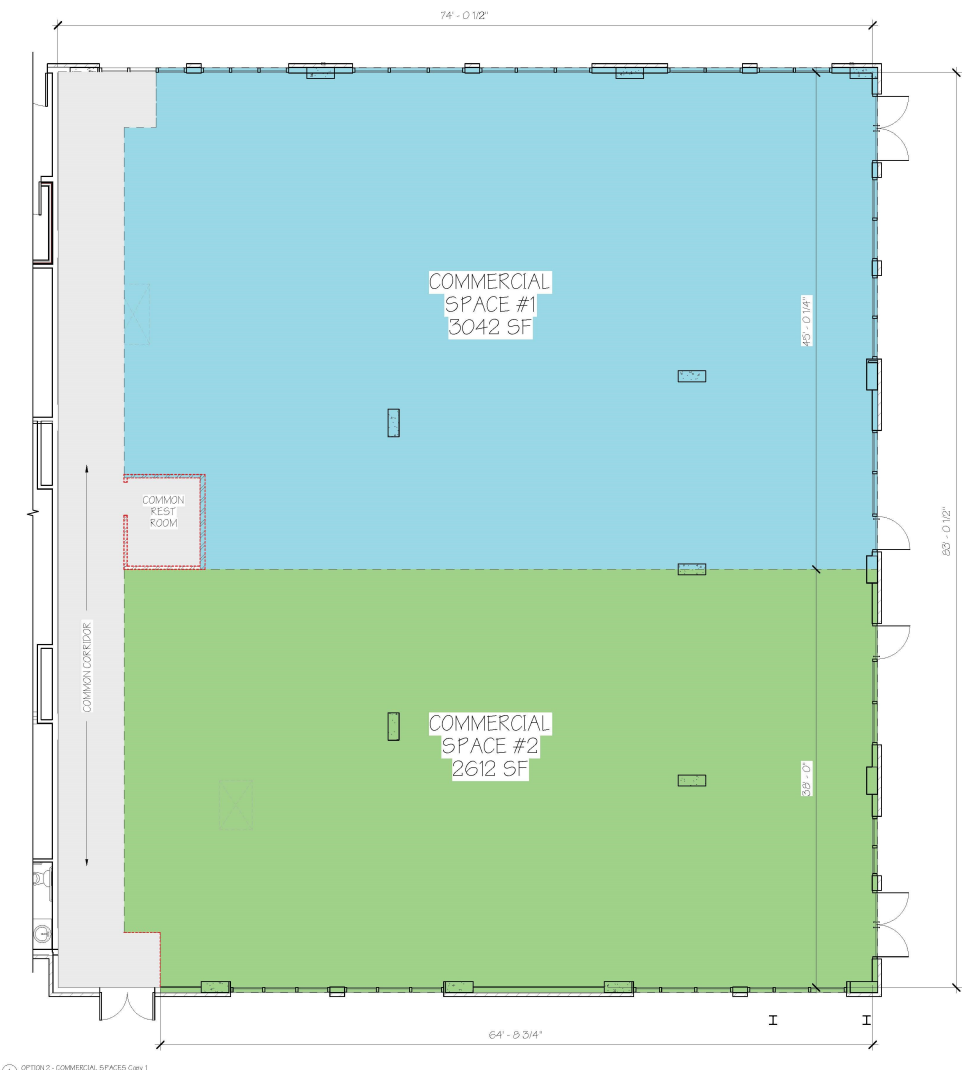
OPTION 2B - THREE COMMERCIAL SPACES



THE STATION AT ST. ELMO
4510 TERRY-O LANE
AUSTIN, TX. 78745

ST. ELMO DEVELOPMENT, LLC
14747 N. NORTHSIGHT, SUITE 111-431, SCOTTSDALE, AZ
85260

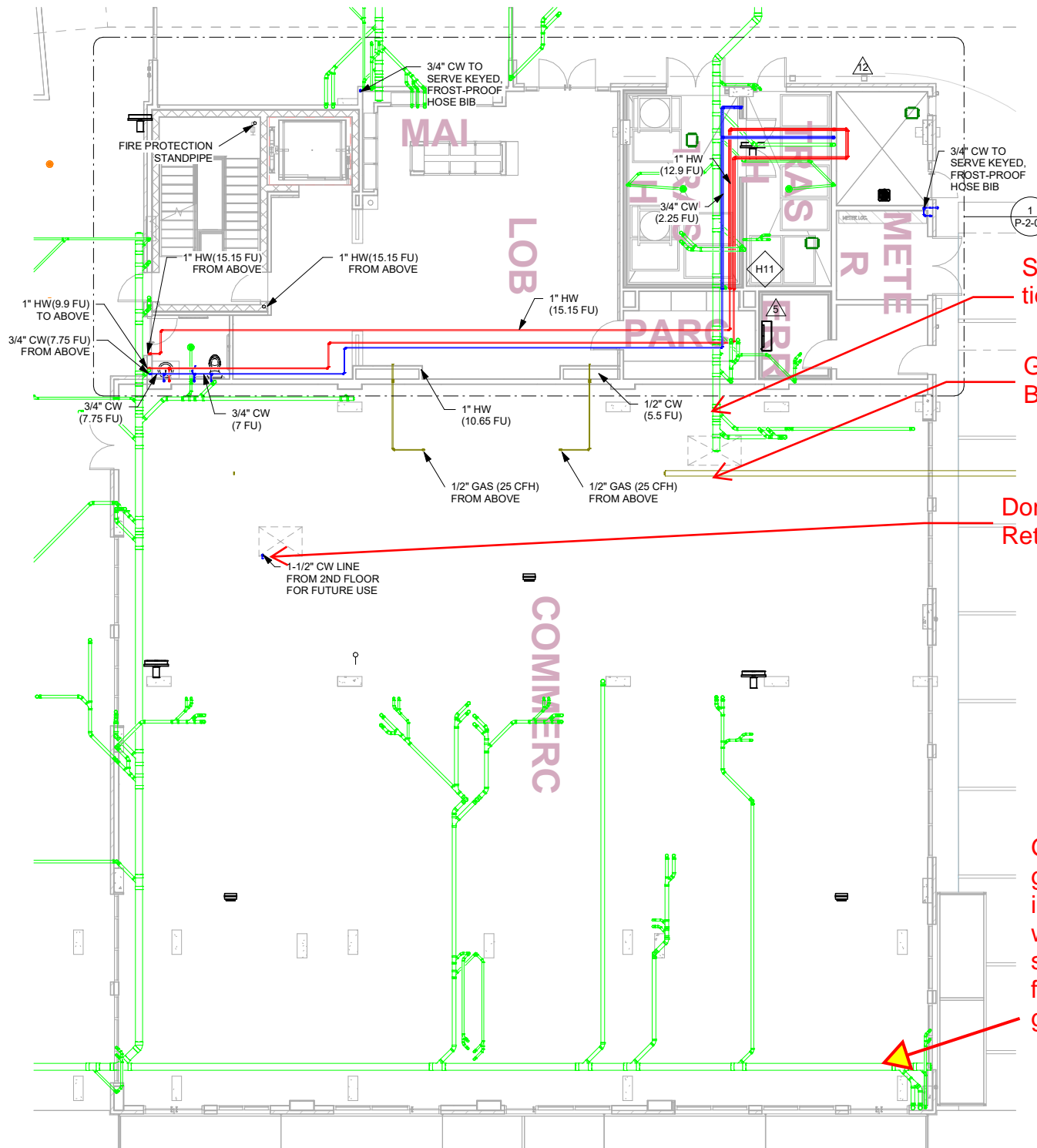
OPTION 2C - TWO COMMERCIAL SPACES



THE STATION AT ST. ELMO
4510 TERRY-O LANE
AUSTIN, TX. 78745

ST. ELMO DEVELOPMENT, LLC
14747 N. NORTHSIGHT, SUITE 111-431, SCOTTSDALE, AZ
85260

1. OPTION 2 - COMMERCIAL SPACES, City 1
3/16" = 1'-0"



Sanitary Line Retail to tie into. Below Floor.

Grease Line for Retail. Below floor.

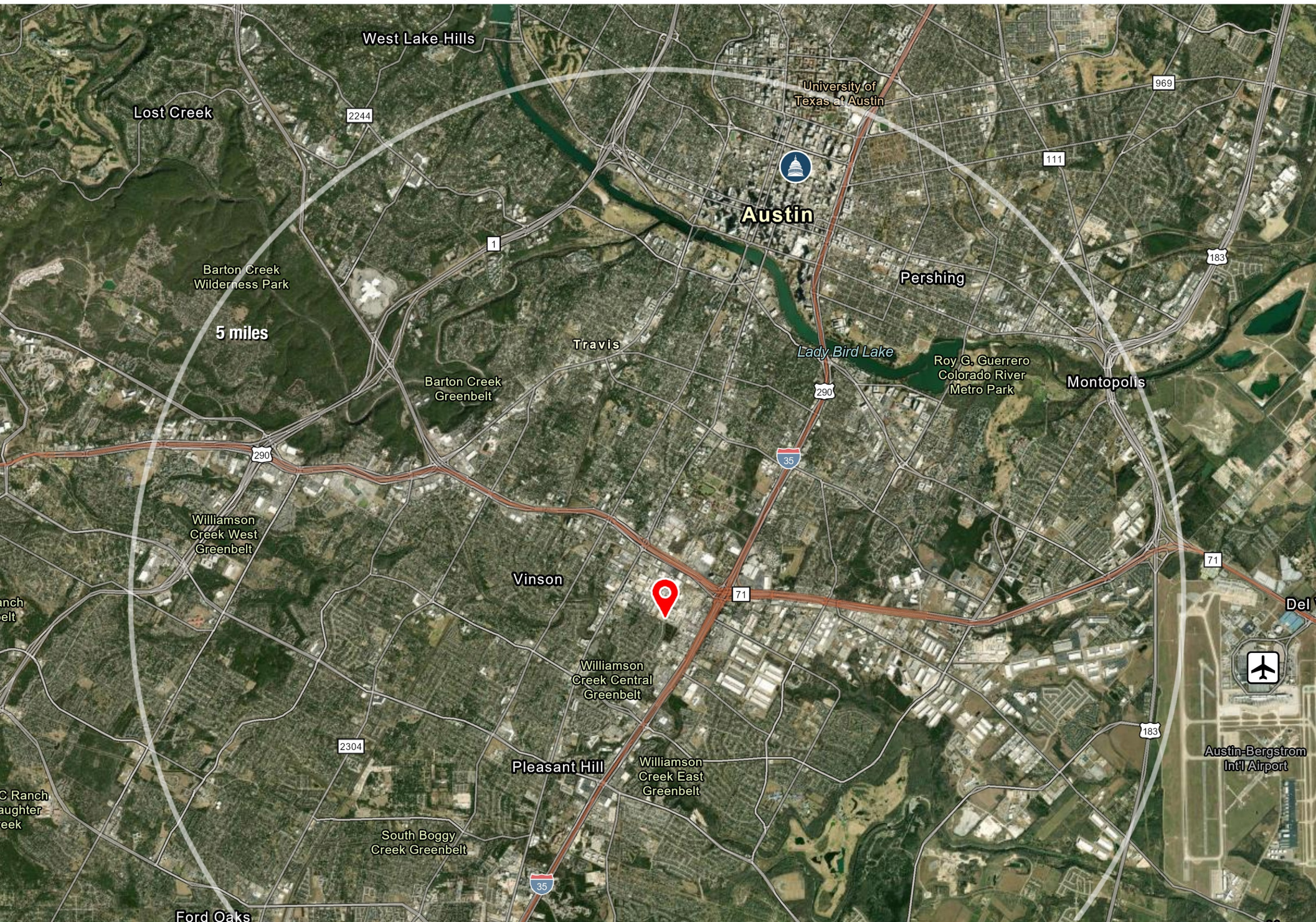
Domestic Water for Retail

Grease Line is routed to grease 2000 gallon interceptor. Interceptor will require a private lift station to tie into gravity flow pipe at ceiling of garage. 208v/3ph

2000gal



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/ATX/FA/35 & 71-3m1 September 2023



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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Matthew Epple

Licensed Supervisor of Sales Agent/ Associate

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Nicholas Lawrence Naumann

Sales Agent/Associate's Name

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Matthew Epple

Licensed Supervisor of Sales Agent/ Associate

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Andrew Alvarado

Sales Agent/Associate's Name

783396

License No.

aalvarado@weitzmangroup.com

Email

512-482-6131

Phone

Buyer/Tenant/Seller/Landlord Initials

Date