



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

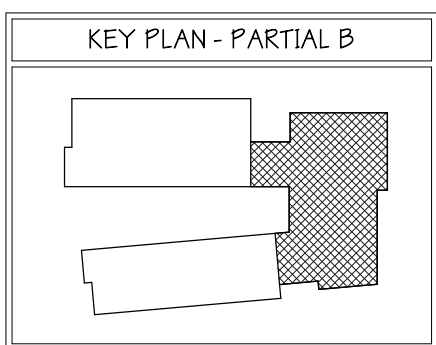
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Andrew Alvarado

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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 15' - 90 deg
5	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
8	LTO	8'-6" x 17'-0" - 90 deg LOW TURNOVER
218	S	9' x 17'-6" - 90 deg
5	T	9' x 17'-6" - 90 deg TANDEM

TOTAL PARKING: 252

Wall Schedule RE A5.1A

Mark	Description	Fire Rating
A	5 1/2" EXTERIOR WALL - BOARD & BATTEN	1 HR
B	5 1/2" EXTERIOR WALL - METAL PANEL	1 HR
C	5 1/2" EXTERIOR WALL - BRICK	1 HR
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.	1 HR
J	STAGGERED STUD WALL ASSEMBLY @ INT. CORRIDOR	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	1 HR
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. CORRIDOR	30 MIN
W	5 1/2" TENANT SEPARATION WALL ASSEMBLY WITH DOUBLE GYP.	1 HR

EXTERIOR WALL MATERIAL LEGEND
 [Symbol] BRICK VENEER
 [Symbol] CMU WALL
 [Symbol] 2X6 PLATES @ TOP & BOTTOM W/ STAGGERED 2X4 STUDS

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

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

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

DRAWN BY: APF
 CHECKED BY: BBL
 PROJECT #: 20-2452

Issue: 09/19/23 EXP: 02/28/24

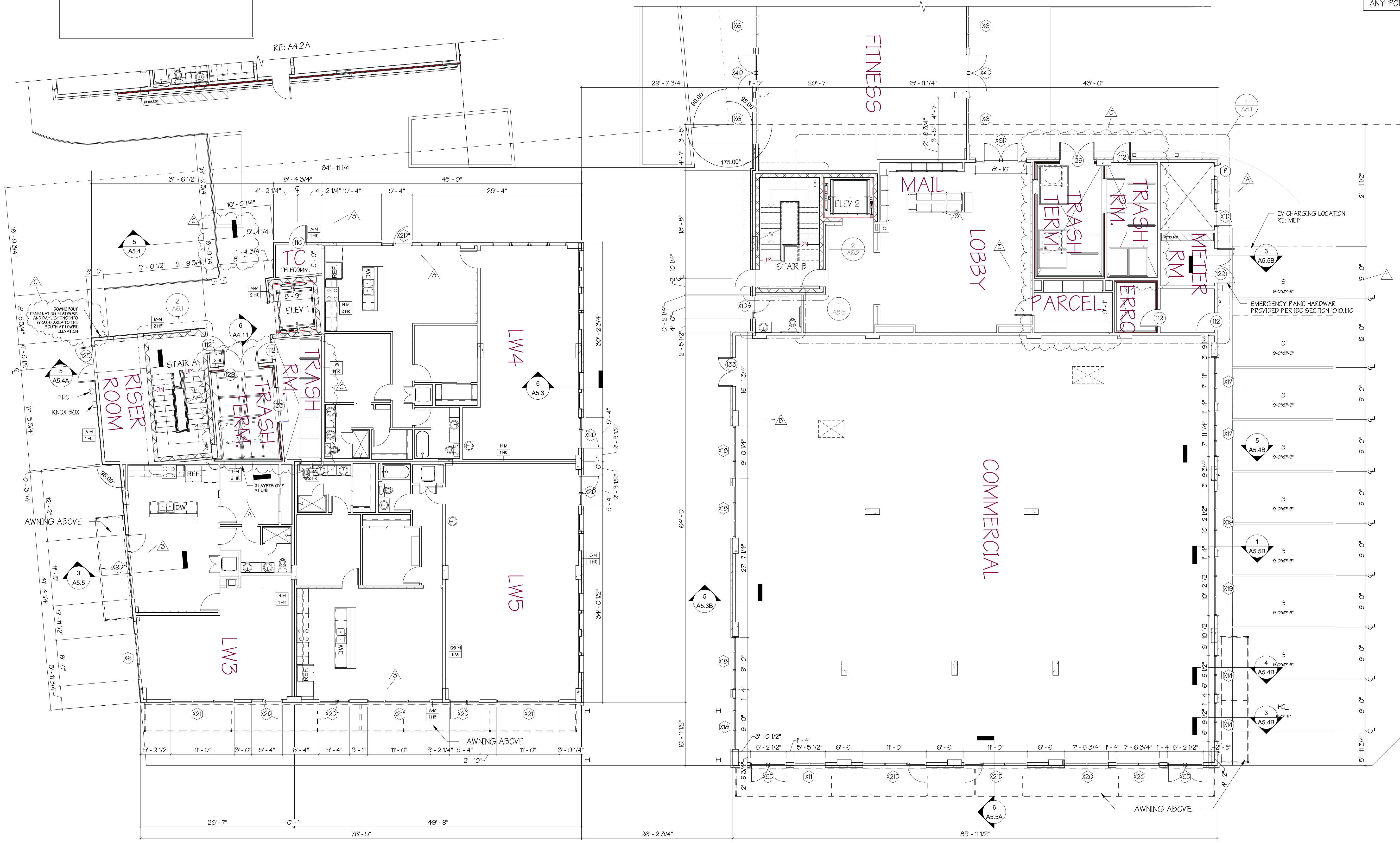
ST. ELMO DEVELOPMENT, LLC
 14747 N. NORTHSIGHT, SUITE 111-431, SCOTTSDALE, AZ 85260

ARCHITECTURE - LAND PLANNING - LANDSCAPE DESIGN - CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF TEXAS
 No. 28040
 280 ADIE BOY FORD BLVD, SUITE 200, AUSTIN, TEXAS 78746 (PH: 1-512-327-3387)
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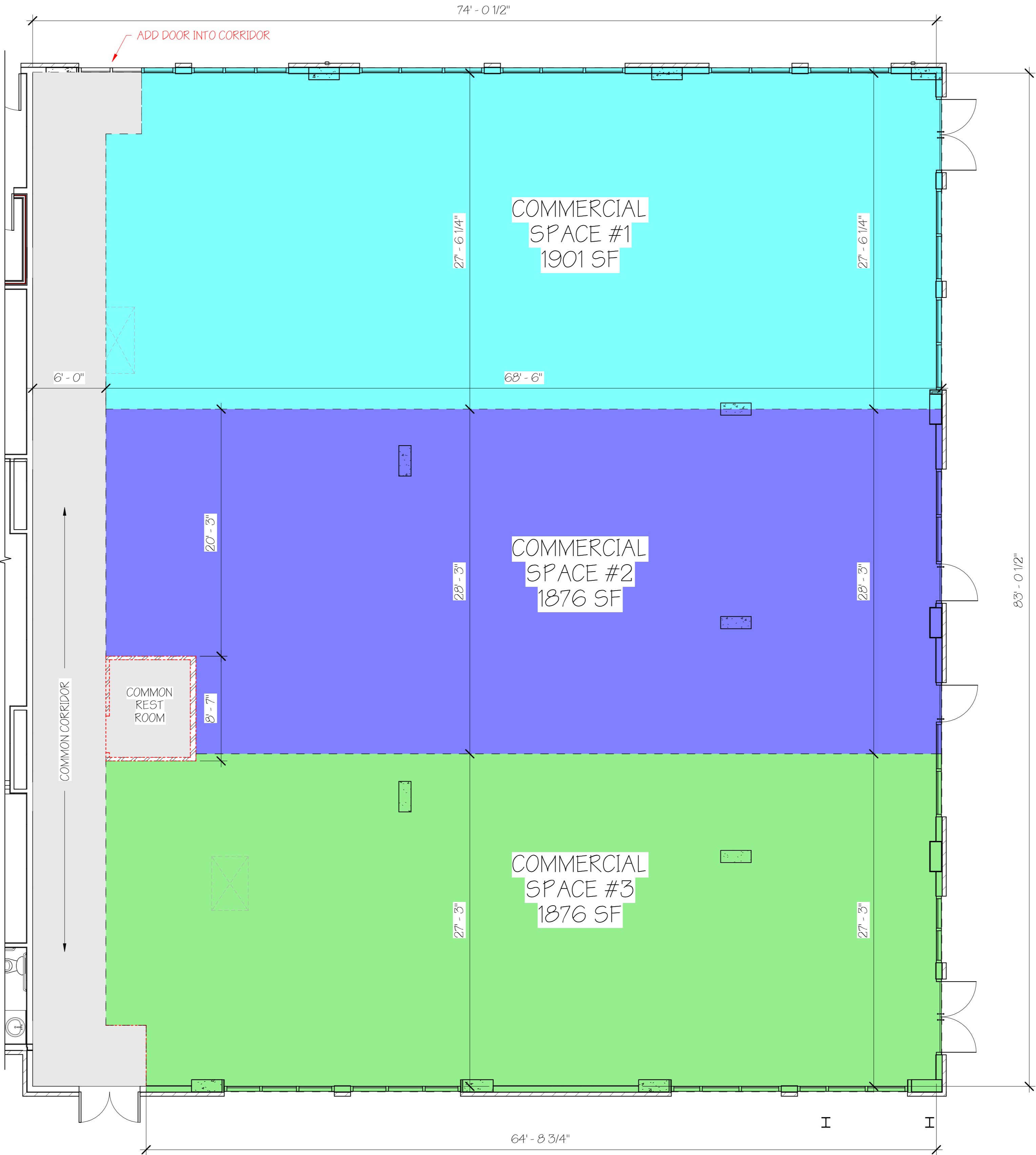
No.	Revision	Date
2	Revision 2	10/27/21
3	Revision 3	1/24/22
A	Revision A	11/23/22
B	Revision B	6/5/23
C	Revision C	08/18/23

ISSUED FOR PERMIT: 01/20/22
 ISSUED FOR BID: 02/04/2022
 ISSUED FOR CONSTRUCTION
 DWG NAME
 DATE: 09/19/2023
 DESCRIPTION: 1ST FLOOR PLAN - PARTIAL B
 SHEET: A4.2B



1 1ST FLOOR PLAN - PARTIAL B
 1/8" = 1'-0"

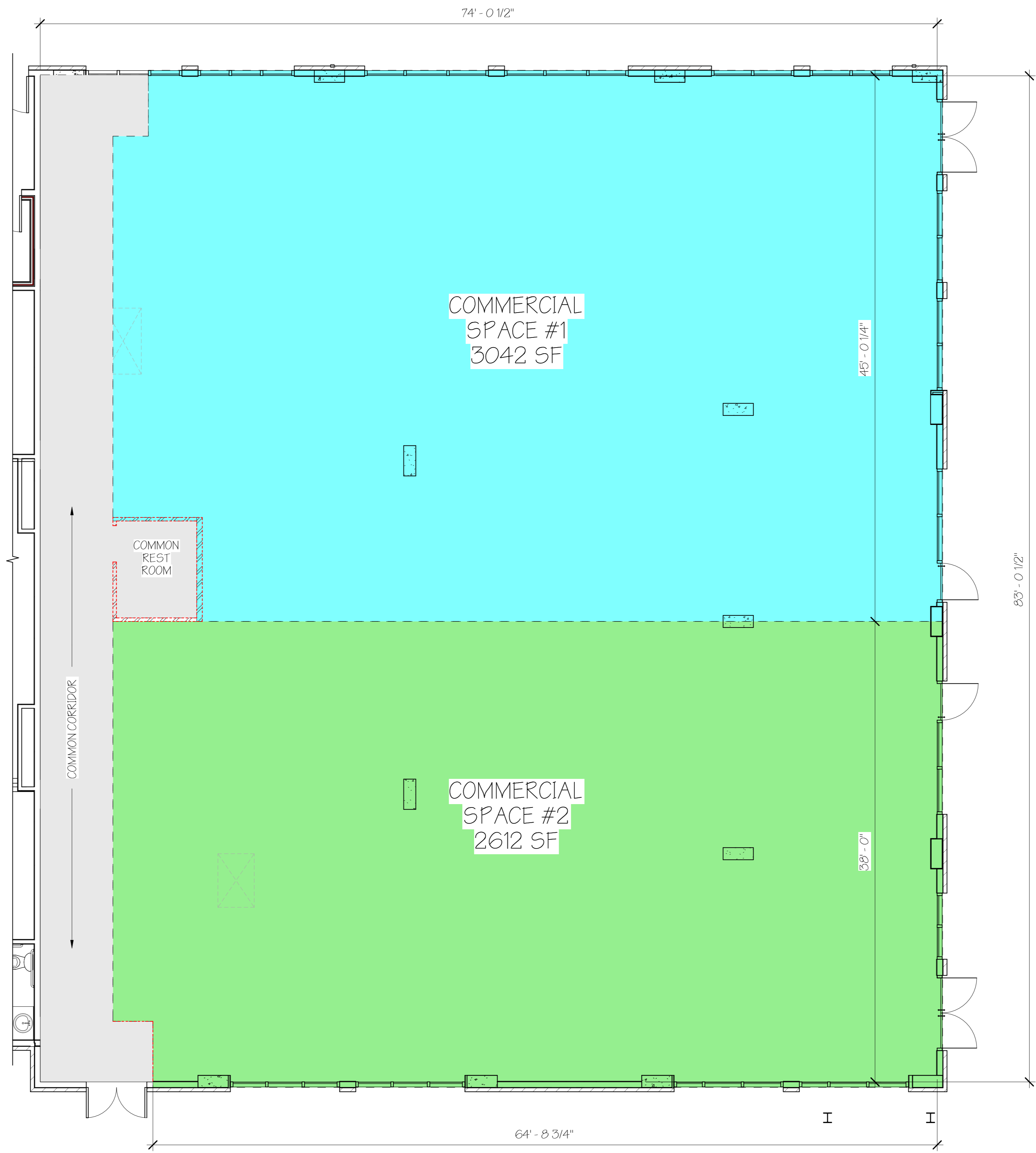
OPTION 2B - THREE COMMERCIAL SPACES



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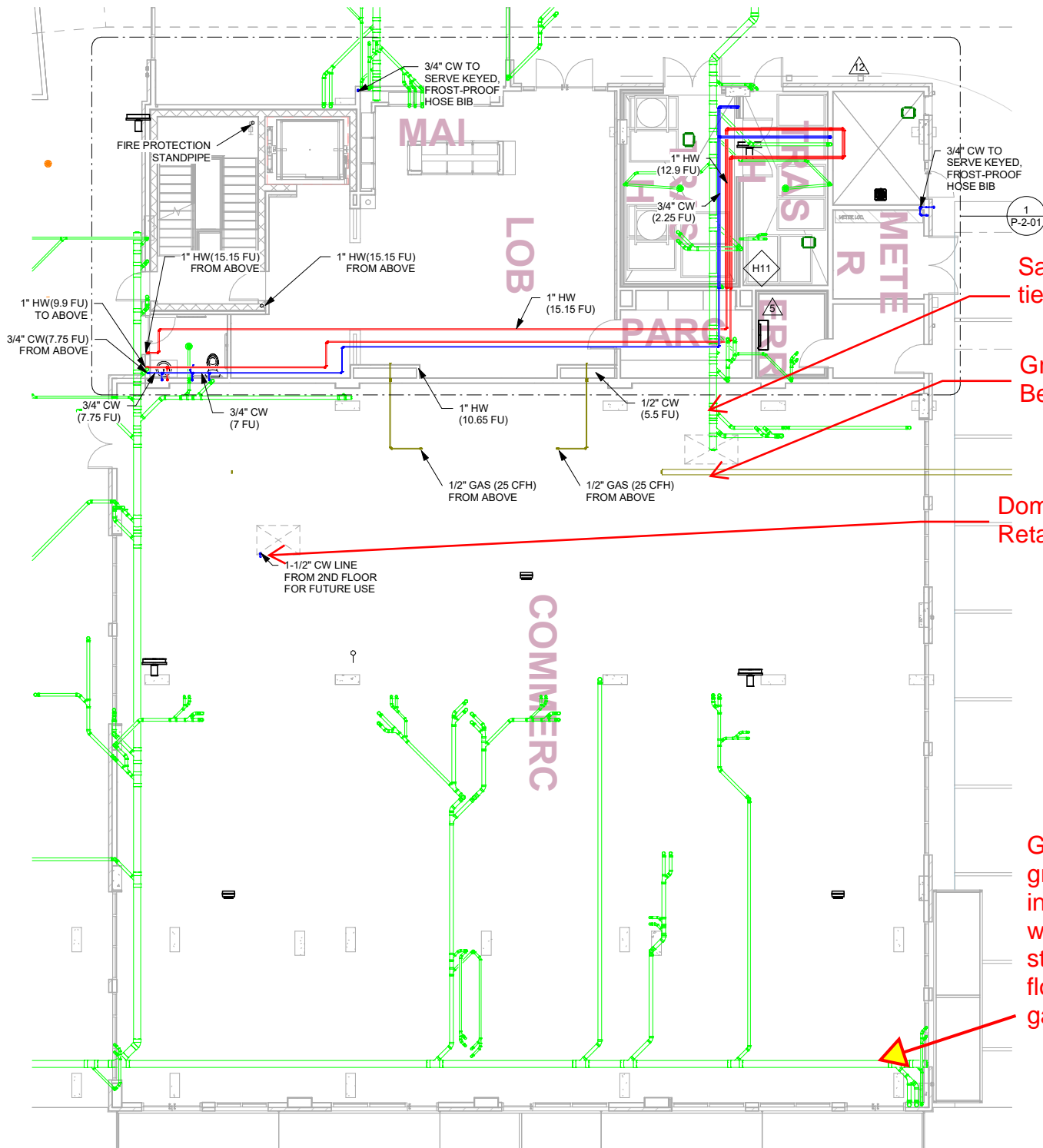
OPTION 2C - TWO COMMERCIAL SPACES



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1 OPTION 2 - COMMERCIAL SPACES Copy 1
 3/16" = 1'-0"

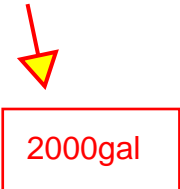


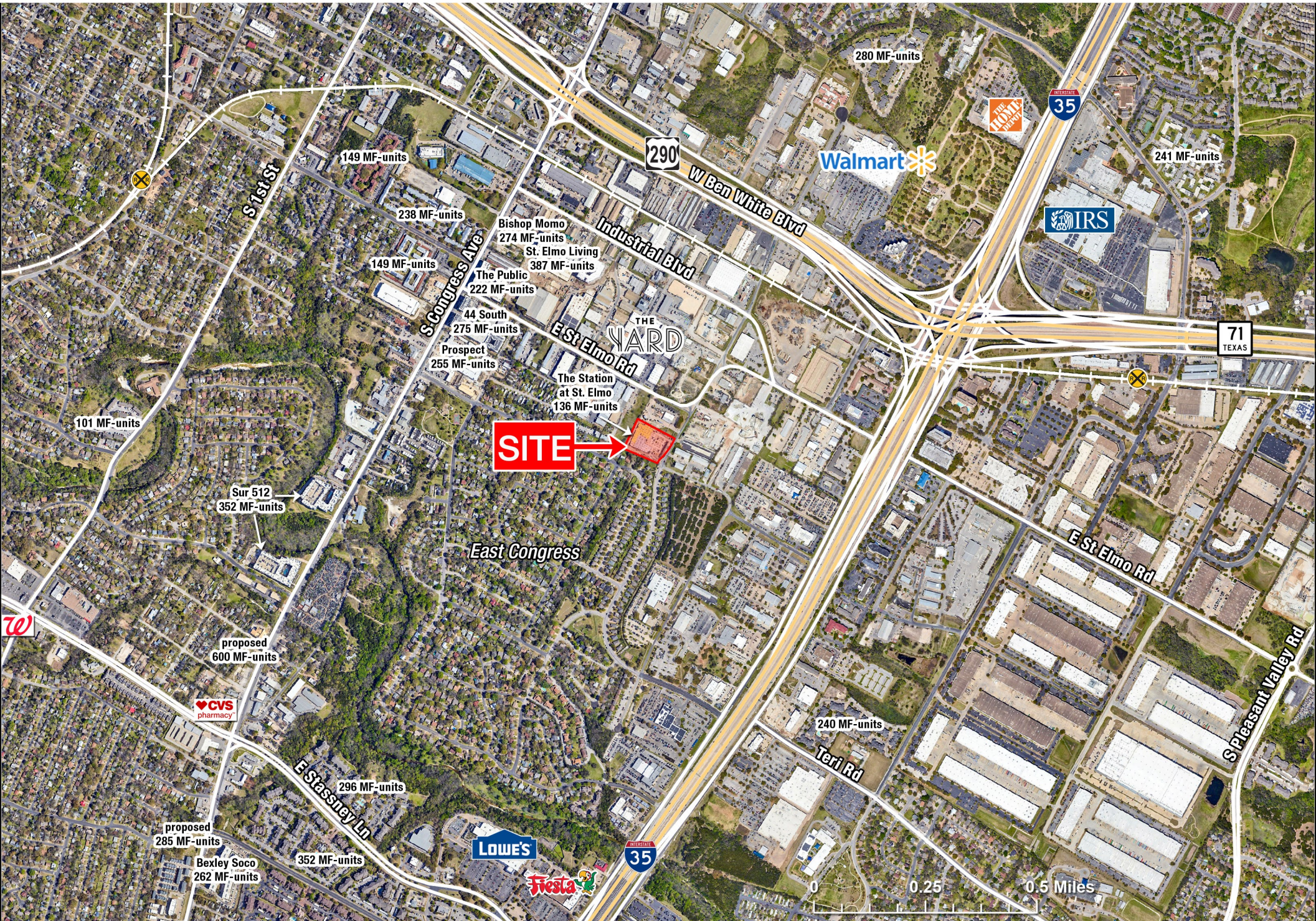
Sanitary Line Retail to tie into. Below Floor.

Grease Line for Retail. Below floor.

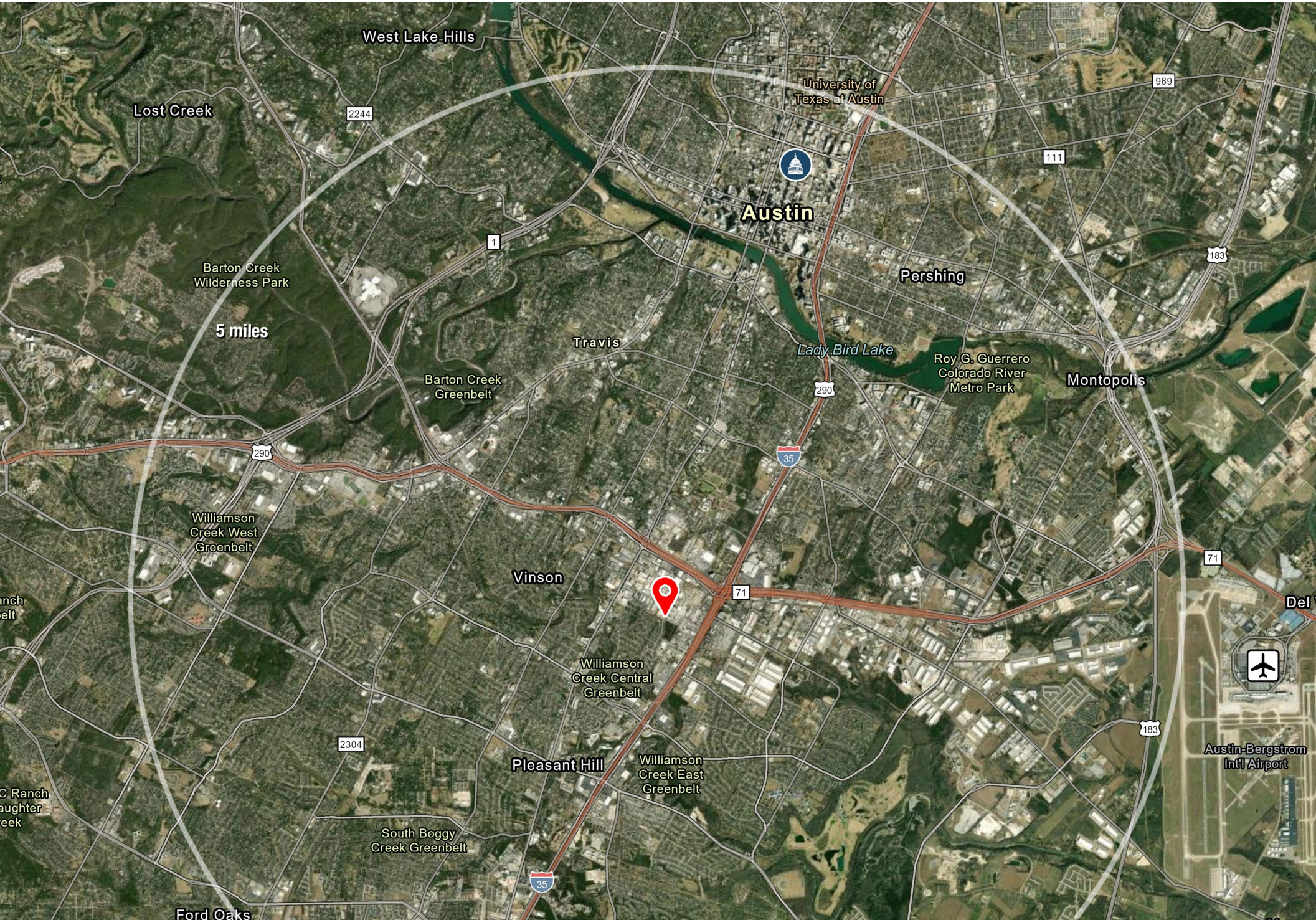
Domestic Water for Retail

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





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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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