

LAND FOR SALE

2.548 AC LOT FOR DEVELOPMENT

11115 ZIMMERMAN LANE, AUSTIN, TX 78726



FOR SALE

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JOAQUIN LOPEZ, REALTOR

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C: (512) 567-6429

info@localreg.com

657845, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

11115 ZIMMERMAN LANE



OFFERING SUMMARY

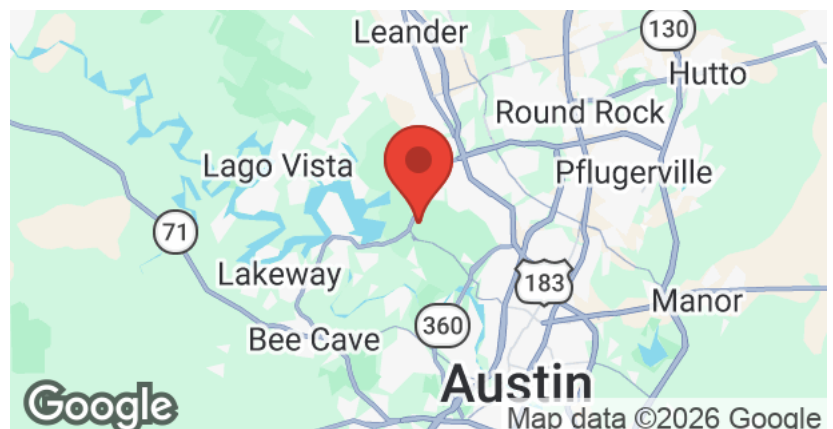
PRICE:	Call for Pricing
LOT SIZE:	2.548 AC
ACCESS:	Zimmerman Lane
ZONING:	SF-2
PERMITTED USES:	Residential
FRONTAGE:	50'
PRICE / SF:	\$3.15
APN:	699364

PROPERTY OVERVIEW

OWNER FINANCING IS AVAILABLE with appropriate offer and down payment.

Escape to your own private sanctuary without leaving the city. Situated at the end of a quiet, private drive, 11115 Zimmerman Lane offers 2.547 pristine acres of lush Texas Hill Country. This expansive flag lot provides unparalleled privacy and the perfect canvas for solitude.

Having an environmental easement there is not development potential. The property is best for a buyer that doesn't need impervious coverage rights. Best uses are likely garden, parking, storage, camping or private park usage. Any use buyer should review approval with necessary governing authority and third party consultants.



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PROPERTY PHOTOS

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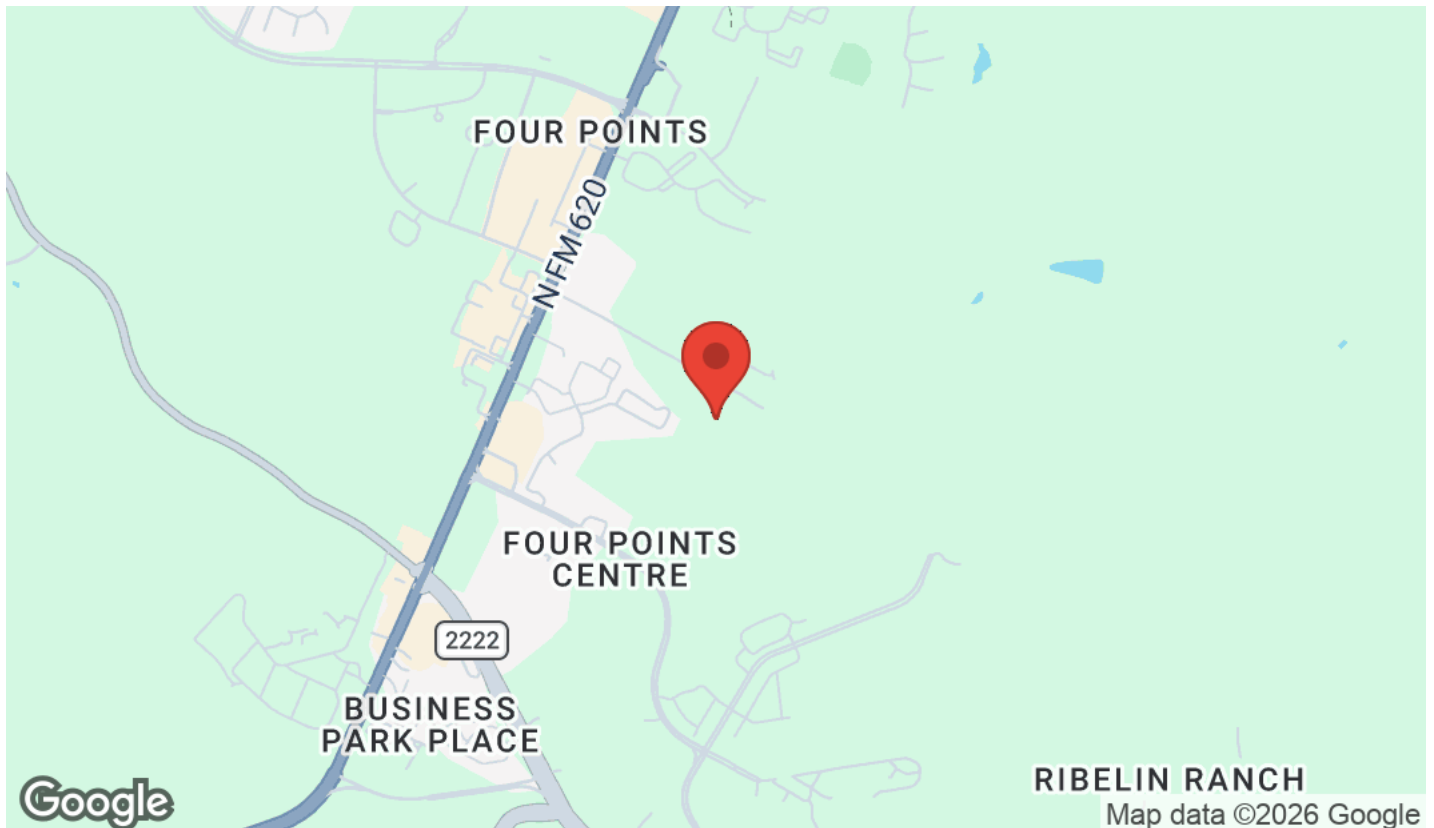
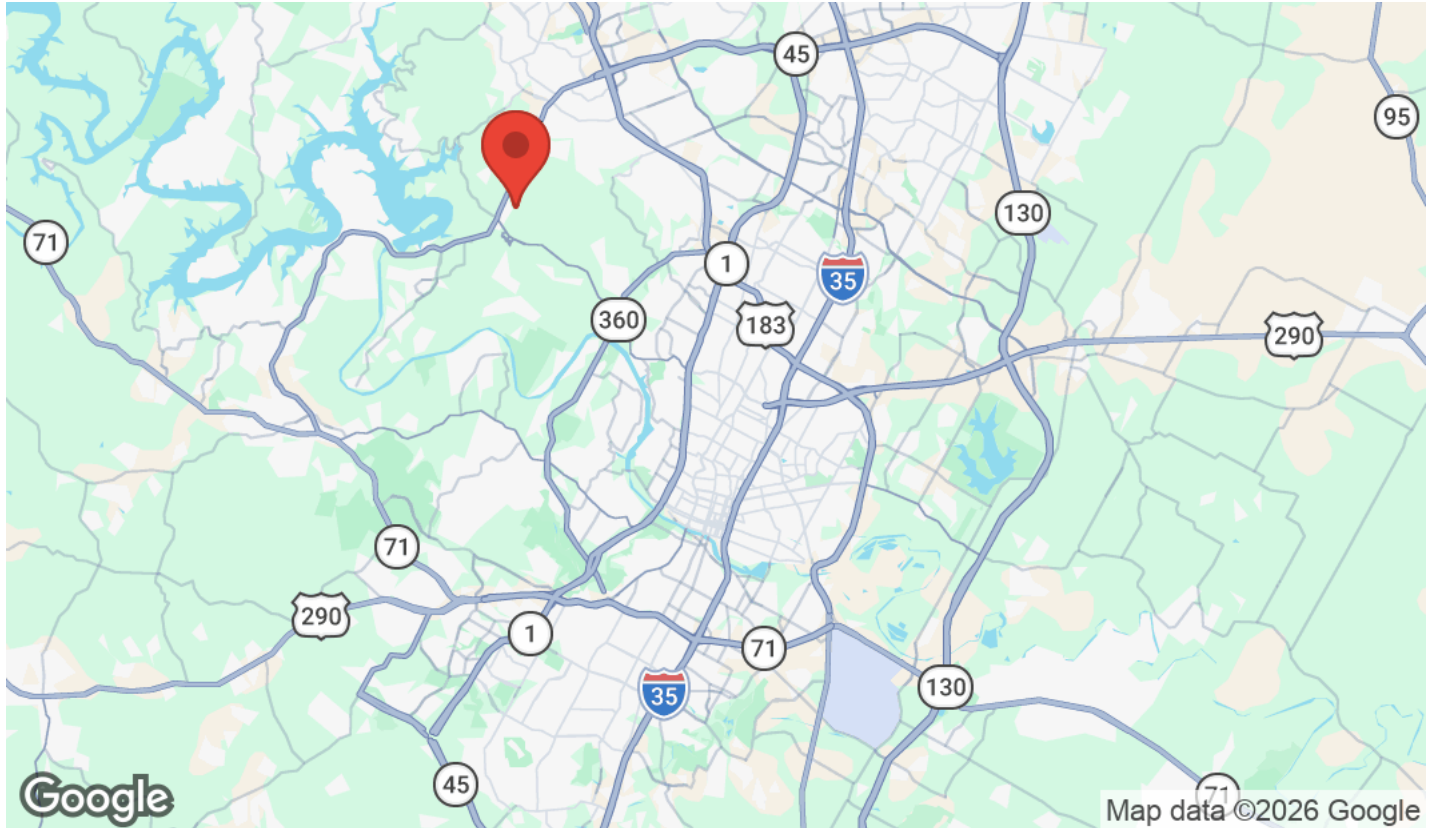


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LOCATION MAPS

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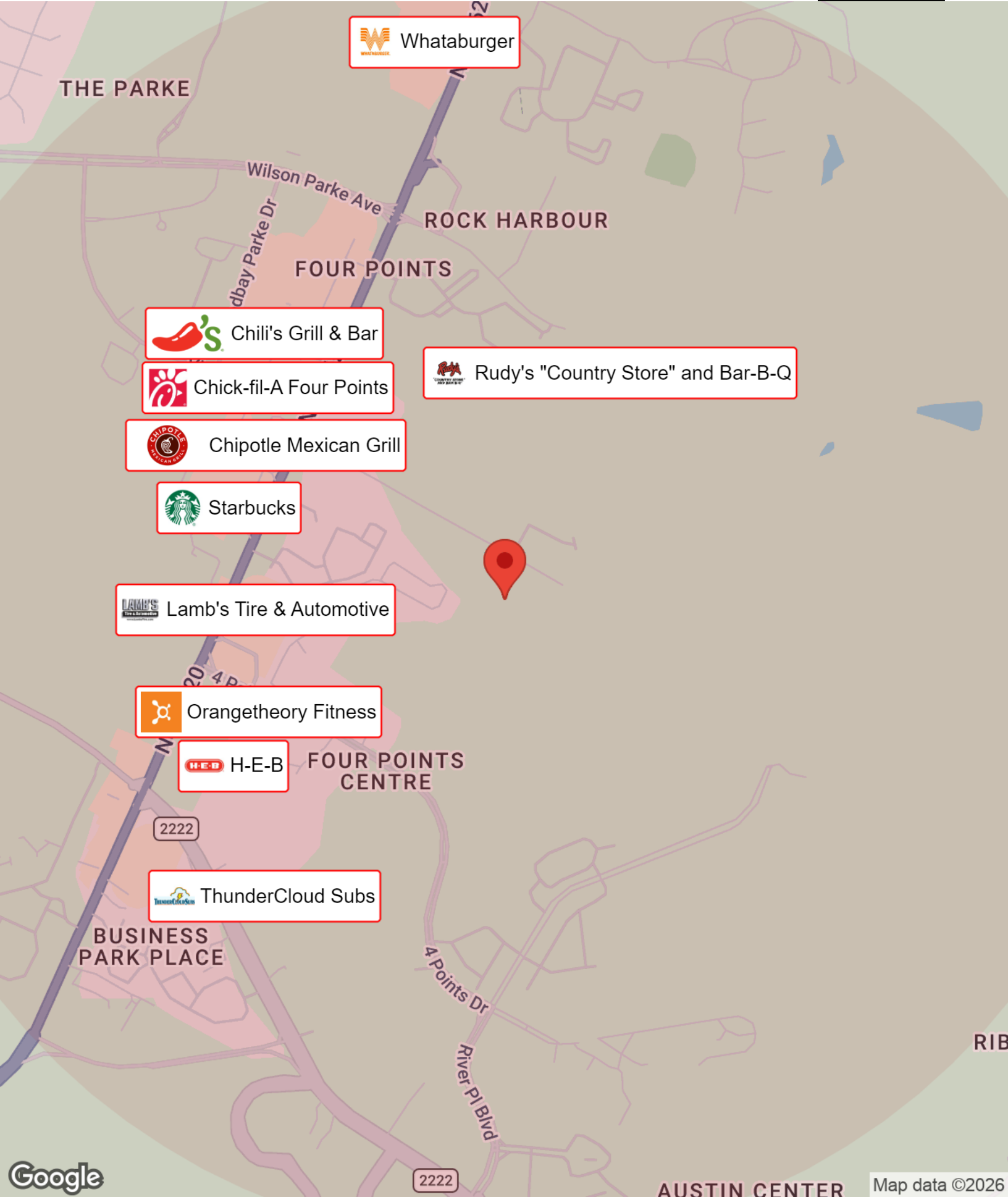


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BUSINESS MAP

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Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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SURVEY

11115 ZIMMERMAN LANE



CELCO SURVEYING REG. # 10193975 TEL: 830-214-5109	SURVEY PLAT	18018 OVERLOOK LOOP, SUITE 105 PMB # 239 SAN ANTONIO, TEXAS 78259 eddie@celcosurveying.com www.celcosurveying.com
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SCALE
1" = 100'

BUILDING SETBACK LINES ARE DETERMINED BY CITY CODE AND SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

BEARING BASIS DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83 DATUM.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND A TITLE EXAMINATION WAS NOT REQUESTED NOR WAS ONE PERFORMED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°10'39\"E	49.86

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- () = RECORD PER PLAT
- PUE = PUBLIC UTILITY EASEMENT
- E- = O/H POWERLINE
- = WOOD FENCE
- x- = WIRE FENCE

ADDRESS: 11115 ZIMMERMAN LANE, AUSTIN, TEXAS	
LEGAL DESCRIPTION: LOT 2, BLOCK A, ATTAL SUBDIVISION, PLAT IN DOCUMENT NUMBER 200400348 AS DESCRIBED IN DOCUMENT NUMBER 2013120537 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.	
CATEGORY 1A CERTIFICATION THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS LAND TITLE SURVEY.	
BUYER: N/A TITLE CO: CAPITAL TITLE G.F.#: N/A	LENDER: N/A
PLAN No.: 2023-7538	SURVEY DATE: DECEMBER 7, 2023

GEORGE E. LUCAS R.P.L.S. 4160

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Keller Williams Realty</u>	<u>9010968</u>		<u>512-448-4111</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>ME Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>512-263-9090</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Linda Ramsey</u>	<u>364174</u>	<u>Lindaramsey@kw.com</u>	<u>512-448-4111</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Joaquin Lopez</u>	<u>657845</u>	<u>joaquin@localreg.com</u>	<u>512-567-6429</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Joaquin Lopez

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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