



2.118 ACRES

E STASSNEY LN

S CONGRESS AVE

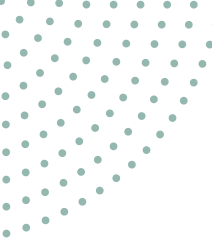
104 E STASSNEY LANE

FOR MORE INFORMATION



STEPHEN PANNES
SPANES@ECRTX.COM
512.992.9491

SOUTH AUSTIN
AUTOMOTIVE SALES,
SERVICE & IOS SITE



ABOUT

104 E Stassney Ln is a fully functional automotive sales and service property with additional Industrial Outdoor Storage (IOS) potential in the heart of South Austin. The site includes a 4,667 SF office building, a 1,500 SF drive-through mechanic shop, and a large fenced yard suitable for vehicle inventory, fleet parking, equipment storage, and contractor operations. Positioned on E. Stassney Ln with excellent visibility and access to South Congress Avenue and IH-35, the property offers a rare combination of existing automotive infrastructure and flexible outdoor storage capabilities in a highly desirable infill location.

PROPERTY HIGHLIGHTS

1

STRATEGIC SOUTH AUSTIN LOCATION

Highly desirable 78745 submarket

2

EXISTING IMPROVEMENTS IN PLACE

4,667 SF two-story office and 1,500 SF drive-through mechanic shop with two (2) hydraulic lifts

3

EXCELLENT CONNECTIVITY

South Congress Ave and Stassney Ln. frontage, and proximity to major thoroughfares (IH-35), Ben White Blvd. (US-290), and SH-71

4

RARE IOS/AUTO DEALERSHIP OPPORTUNITY

2.118-acre site with limited comparable existing automotive or outdoor storage options in South Austin

5

FLEXIBLE OUTDOOR STORAGE YARD

Ideal for automotive uses and dealerships, contractors, fleet operators, equipment storage, and service businesses



THE OPPORTUNITY

A 2.118-acre automotive facility and outdoor storage site with existing office and mechanic shop improvements strategically located in the heart of South Austin.

104 E STASSNEY LANE

SITE DETAILS

LAND AREA

2.118 acres ($\pm$ 92,260 SF)

ZONING

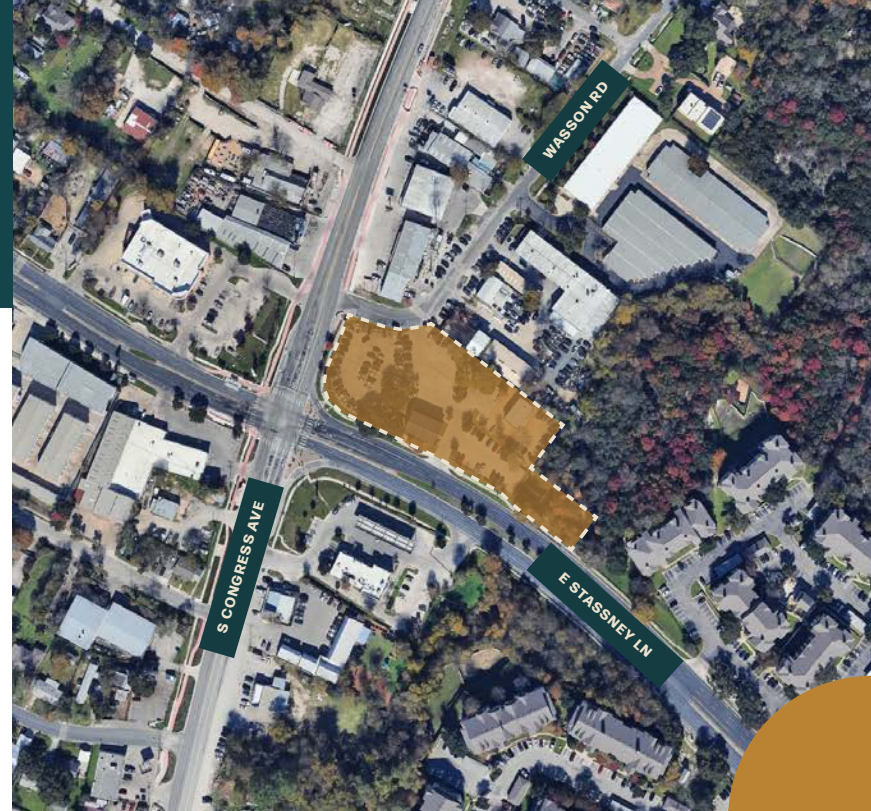
CS-MU-NP, Commercial / Mixed-Use,
Neighborhood Plan

FRONTAGE

Direct frontage on E Stassney Ln and
South Congress Ave.

RENTAL RATE

Contact Broker



LOCATION + DRIVE TIMES

DRIVE TIMES

	MIN		MIN
Downtown Austin	10	St Elmo District	5
Austin-Bergstrom	12	Mueller	18
UT Austin	13	The Domain	22
Southpark Meadows	8	Tesla Gigafactory	20



SOUTH AUSTIN AUTOMOTIVE SALES, SERVICE & IOS SITE

104 E STASSNEY LANE

FOR MORE INFORMATION:

STEPHEN PANNES
SPANES@ECRTX.COM
512.992.9491



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Stephen Pannes	678894	spanes@ecrtx.com	512.992.9491
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

