



7517 Cameron Road

Cameron Oaks Plaza

Retail Space

FOR LEASE



\$20/SQ FT
+ NNN



UNIT 119



2,000 SQ. FT.



Zoning: CS-1-NP, GR-NP

SHOWINGS BY APPOINTMENT

Cameron Oaks Plaza

- Family Dollar
- La Hacienda Market
- Buddy's Home Furnishings

Jamie Perrone

☎ 512-203-9778

✉ JPerrone@hpaoffice.com



7517 Cameron Road

Cameron Oaks Plaza

PROPERTY INFORMATION



Unit Features

- ✓ 2,000 SQ FT
 - ✓ Open floor plan with stage
 - ✓ 3-5 year lease terms
- \$20/ sq. ft. + NNN
Contact agent for rates

Property Features

- ✓ Multiple parking spots
- ✓ Ground keeping
- ✓ Security guard on site Mon-Fri

Get in Touch

512-332-1864

JPerrone@hpaoffice.com

www.HarrisonPearson.com



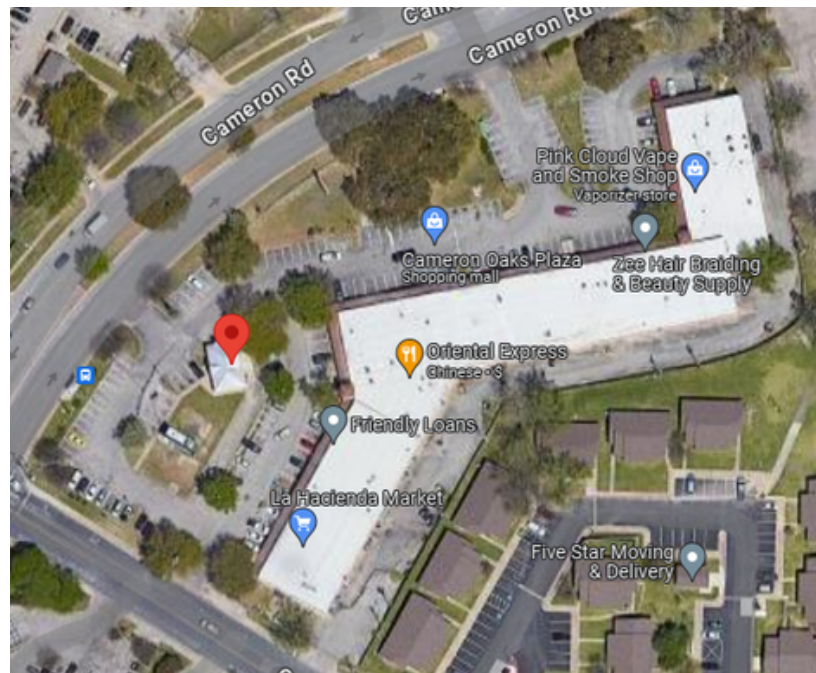
Harrison-Pearson Assoc., Inc.

4014 Medical Pwky, #100
Austin, TX 78756



7517 Cameron Road

Cameron Oaks Plaza



All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The offering is subject to prior sale, change of price or terms, or withdrawal without notice.



(512) 276-8330
JPerrone@hpaooffice.com
www.HarrisonPearson.com



Property Profile Report

General Information

Location: **7517 CAMERON RD**
Parcel ID: **0229190109**
Grid: **ML27**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Multi-family, Commercial**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-1-NP, GR-NP**

Zoning Cases: [C14-2009-0040](#)

[C14-2011-0116](#)

[NP-2011-0029](#)

Zoning Ordinances: [19990225-070b](#)

[20120426-102](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [CORONADO HILLS: CORONADO HILLS DRIVE](#)

Infill Options: **Neighborhood Urban Center Infill Option, Residential Infill Option,
Urban Home Infill Option, Small Lot Amnesty Infill Option, Cottage
Lot Infill Option, Parking Placement/Imp Cover Design Option,
Front Porch Design Option, Garage Placement Design Option**

Neighborhood Restricted Parking Areas: **Coronado Hills Neighborhood Assn.**

Mobile Food Vendors: **Coronado Hills NA, Coronado Hills NA**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

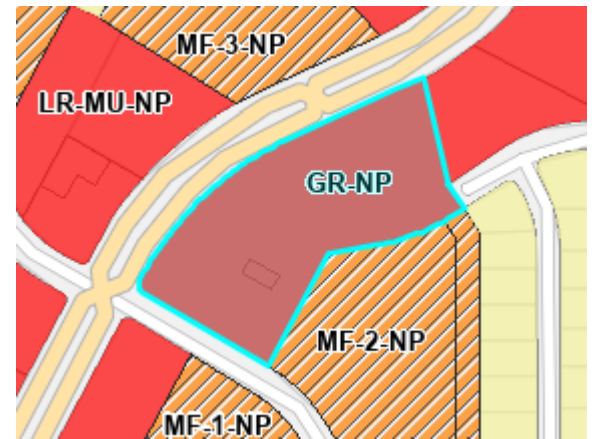
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Buttermilk Branch**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

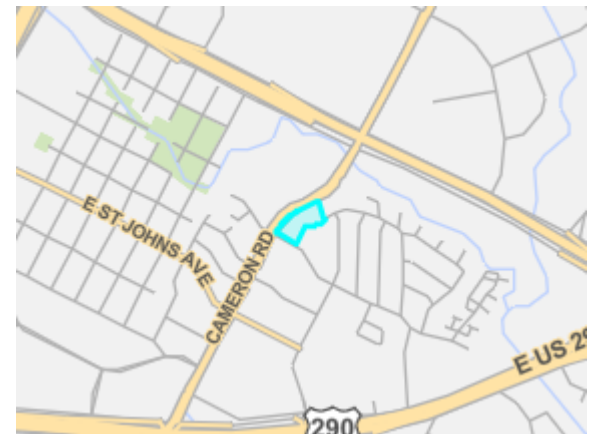
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Coronado Hills Housing Authority
Property, Coronado Hills Neighborhood Plan Contact Team,
Coronado Hills/ Creekside Neighborhood Assn., Friends of Austin
Neighborhoods, Harris Branch Master Association, Inc., Homeless
Neighborhood Association, Neighborhood Empowerment
Foundation, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

Harrison-Pearson Assoc., Inc.	389551	sam@hpaoffice.com	(512)472-6201
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel T. Pritchard	531170	pritchard@hpaoffice.com	(512)472-6201
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Perrone	685406	jperonne@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date