

2205 GARDENIA DR, AUSTIN, TX 78727

LOCATED BETWEEN GARDENIA DR & AVENUE N WEST OF OF W HOWARD LN
2205 Gardenia Drive Austin, TX 78727



**FOR
SALE**

AVAILABLE

0.43 Acres
with Valid Up-to-date Building Permits,
Entitlements & Plans, OSSF, MEP
8,344 SF Flex Industrial Plans

RATE

\$450,000.00

Hill Morgan

hmorgan@resolutre.com
512.838.1407

Tucker Francis

tucker@resolutre.com
512.709.8166

PROPERTY HIGHLIGHTS

- **OWNERS OPEN TO ALL OFFERS**
- Existing conditions. Vacant site; OSSF solution permitted; geotech completed (expansive clays; foundation recommendations included)
- Jurisdiction. City of Austin (limited-purpose); Walnut Creek watershed
- Entitlements & Plans. Site Plan Permit SP-2022-0388C issued 12/12/2023, expires 12/12/2026 unless substantial start; final stamped plan set recorded (Doc #2023133953). MEP, Structural, Fire Marshal permits/approvals obtained per plan set; architectural building approval 04/01/2024; mechanical 01/09/2024; plumbing 03/28/2024; structural 04/12/2024
- Program (per plans). ~8,330-8,344 SF (office ±344 SF + warehouse), Type IIB, S-2, nonsprinklered, 18'-10" clear, paved
- Parking ±20-25 stalls, on-site detention, truck court/turnaround
- Utilities/WW. Austin Water connections approved; OSSF Permit (12/14/2023) aerobic system + drip field, license to operate upon installation/inspection
- [View on YouTube](#)



AREA TRAFFIC GENERATORS





Hill Morgan
hmorgan@resolutre.com | 512.838.1407


Tucker Francis
tucker@resolutre.com | 512.709.8166

DEMOGRAPHIC SNAPSHOT 2025

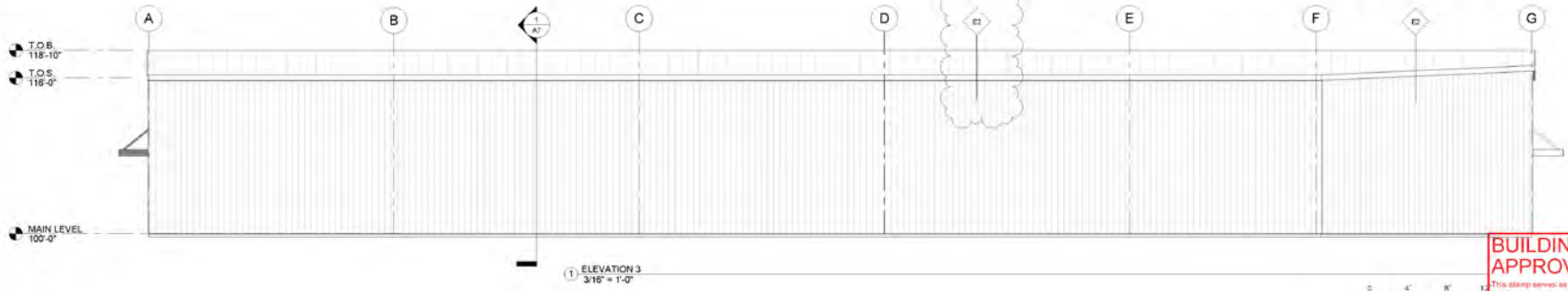
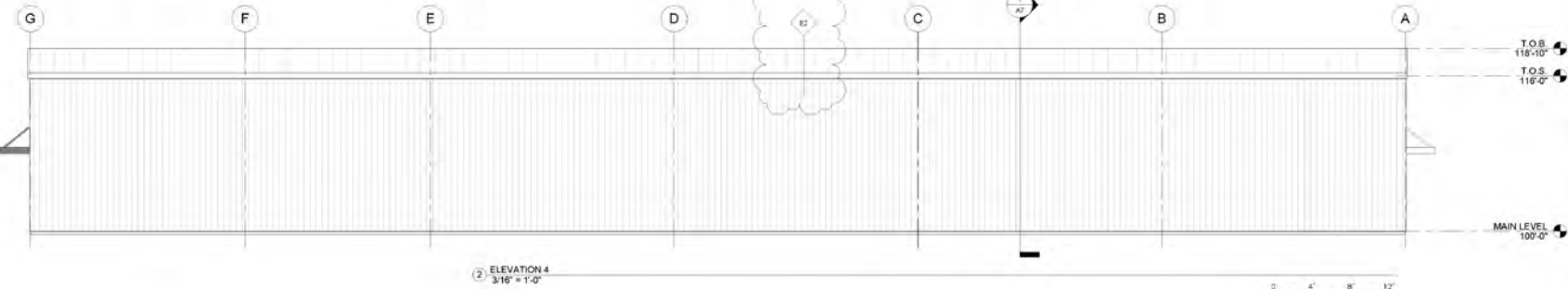
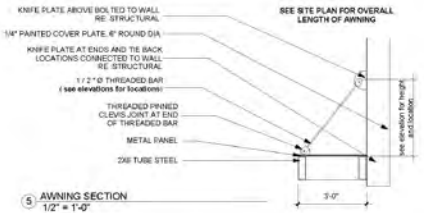
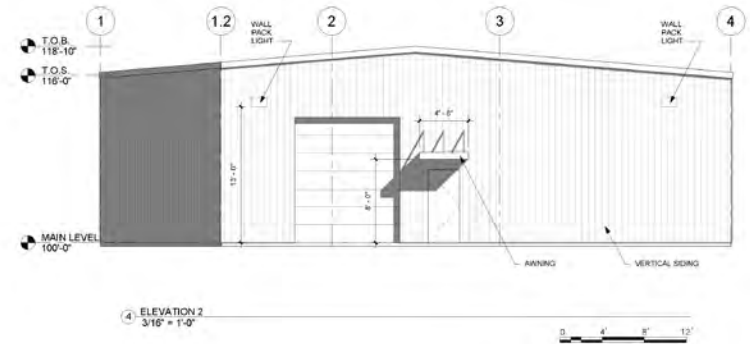
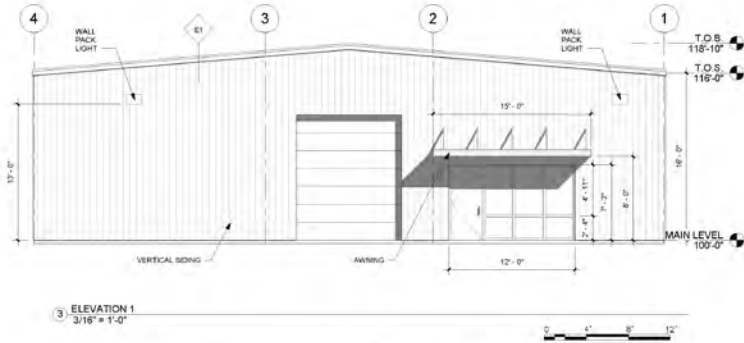
 **104,117**
POPULATION
3-MILE RADIUS

 **123,151**
AVG HH INCOME
3-MILE RADIUS

 **57,648**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Avenue N: 1,132 VPD
(CoStar 2025)





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GARDENIA WAREHOUSE
ELEVATIONS



PERMIT SET
DATE: 5-14-2023
DRAWN BY: P
CHECKED BY: DE
A6

BUILDING CODE REVIEW

CITY OF AUSTIN, TEXAS
INTERNATIONAL BUILDING CODE, 2021
INTERNATIONAL FIRE CODE, 2021
INTERNATIONAL PLUMBING CODE, 2021
INTERNATIONAL FUEL GAS CODE, 2021
INTERNATIONAL MECHANICAL CODE, 2021
INTERNATIONAL ENERGY CONSERVATION CODE, 2021
INTERNATIONAL ELECTRICAL CODE, 2021
NATIONAL ELECTRICAL CODE, 2009
UNIFORM PLUMBING CODE, 2021

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
GROUP S-2 - LOW-HAZARD STORAGE (SECTION 311.3)
CHAPTER 4 - SPECIAL DETAIL ED REQUIREMENTS BASED ON USE AND OCCUPANCY
S-2 OCCUPANCY - NOT APPLICABLE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
TYPE I-B (NON-SPRINKLERED) CONSTRUCTION
-TABLE 504.3 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
GROUP S-2
ALLOWABLE HEIGHT = 55'-0"
PROPOSED HEIGHT = 15'-10"

-TABLE 504.4 ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE
GROUP S-2
STORIES ALLOWED = +3
STORIES PROPOSED = 1

-TABLE 506.2 ALLOWABLE AREA FACTOR
ALLOWABLE AREA (S-2 - 1 STORY NON-SPRINKLERED) = 26,000 S.F.
PROPOSED AREA = **8,338 S.F.**

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
GROUP S-2 - BUSINESS OCCUPANCIES = NO SEPARATION REQUIRED
PROVIDED = NO SEPARATION PROVIDED

CHAPTER 6 - TYPES OF CONSTRUCTION
(SECTION 602.2) TYPE I-B (NON-SPRINKLERED)
TYPE I-B CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS SPECIFIED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE

(TABLE 601) FIRE-RESISTANT RATING REQUIRED FOR BUILDING ELEMENTS BEARING WALLS
EXTERIOR - TYPE I-B) = 0HR RATING
INTERIOR - TYPE I-B) = 5HR RATING
NON-LOAD BEARING WALLS AND PARTITIONS EXTERIOR (SEE TABLE 705.5)
NON-LOAD BEARING WALLS AND PARTITIONS INTERIOR (0 HR RATING)

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
OPEN BUSINESS SPACES - NONE REQUIRED
UN-SPRINKLERED

TABLE 705.5 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
5 ≤ X < 10 (FEET) = 1 HR RATED (EAST AND WEST WALLS) WALL TYPE E2
10 ≤ X < 30 (FEET) = 0 HR RATED (NORTH AND SOUTH WALLS) WALL TYPE E1

SECTION 718.4 DRAFT STOPPING
-FIRE OTHER GROUPS DRAFT STOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET, AND CONCEALED ROOF SPACES NOT EXCEED 13,000 S.F.)

CHAPTER 8 - INTERIOR FINISHES
TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS (NON-SPRINKLERED)
GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY -
EXIT ENCLOSURES AND EXIT PASSAGEWAYS = B
CORRIDORS = B
ROOMS AND ENCLOSED SPACES = C

SECTION 804 - INTERIOR FLOOR FINISH
-MATERIALS IN EXIT ENCLOSURES, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY FULL HEIGHT PARTITIONS.
-MINIMUM CRITICAL RADIANT FLUX = NOT LESS THAN CLASS B
-MATERIALS IN ALL AREAS SHALL COMPLY WITH THE DOOP-1 "MILL TEST"
(CFCR 16-CFR PART 102)

CHAPTER 9 - FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS
REQUIRED = NO
PROVIDED = NO

PORTABLE FIRE EXTINGUISHERS
REQUIRED = YES
PROVIDED = YES

SEE EGRESS / ACCESSIBILITY PLAN FOR LOCATIONS

FIRE ALARM AND DETECTION SYSTEMS
REQUIRED = YES (BETWEEN 504-2500 S.F. OF HIGH PILE STORAGE AREA)
PROVIDED = YES

CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD
GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY (WAREHOUSE)
0.333 S.F. / 1 PER 500 SQUARE FEET = 17 OCCUPANTS

SECTION 1005 MEANS OF EGRESS SIZING
GROUP S-2 - LOW-HAZARD STORAGE OCCUPANCY (WAREHOUSE)
17 (2) = 34 S.F. (REQUIRED) > 34 S.F. (PROVIDED)

SECTION 1006 MEANS OF EGRESS ILLUMINATION
1006.1 ILLUMINATION REQUIRED - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

SECTION 1011 EXIT SIGNS
1011.1 WHERE REQUIRED - EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT FROM EXIT ACCESS CORRIDOR IS MORE THAN 100 FT OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (SEE PLAN FOR LOCATIONS)

CHAPTER 20 - PLUMBING SYSTEMS

SECTION 2002.2 SEPARATE FACILITIES
EXCEPT WHERE SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER
1.2P 100 = 17 OCCUPANTS
RESTROOM REQUIRED, 1 SINGLE USE RESTROOM PROVIDED

DRINKING FOUNTAINS: 1 PER 100
REQUIRED = 1
PROVIDED = TENANT TO PROVIDE WATER BOTTLE

SERVICE SINK
REQUIRED = 1
PROVIDED = 1 - SEE PLAN FOR LOCATION

TYPICAL ACCESSIBLE TOILET ROOM:
A. PROVIDE SOLID BLOORING AT ALL GRAB BAR LOCATIONS
B. LAVS, WC & URINALS MUST MEET ACCESSIBILITY STANDARDS (SEE ACCESSIBILITY NOTES A4)

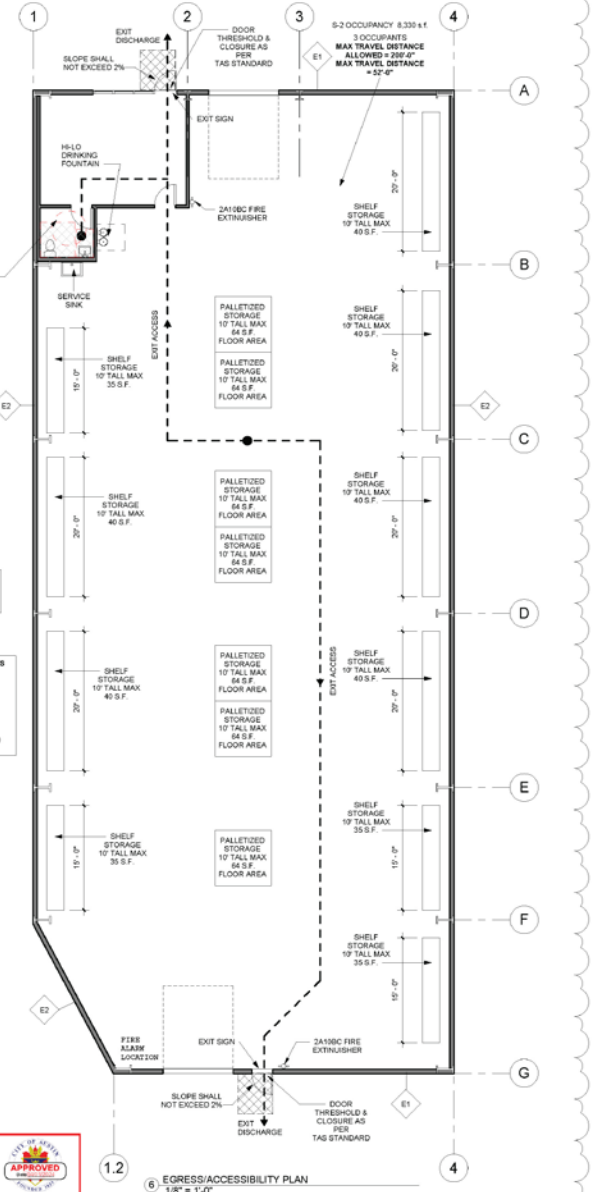
STORAGE NOTE:
NO STORAGE DESIGNED PROPOSED TO BE GREATER THAN 12" IN HEIGHT (CLASS I-4 COMMODITY)
TOTAL FLOOR AREA OF STORAGE
828 S.F.

STORAGE NOTE:
COMMODITY = CLASS I-4
STORAGE HEIGHT = MAX 10' TALL
ROOF HEIGHT = 16'-7"

-TABLE 3206.2 IFC GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS
COMMODITY CLASS = I-4
SIZE OF HIGH PILE STORAGE AREA (501-2500) = 828
AUTOMATIC EXTINGUISHING SYSTEM = NOT REQUIRED
FIRE DETECTION SYSTEM = YES (PROVIDED)
FIRE DEPARTMENT ACCESS DOOR = NO
SMOKE AND HEAT REMOVAL = NOT REQUIRED
MAX PILE DIMENSION = +120 FT (MAX 20'-0")
MAX STORAGE HEIGHT = +42" (MAX ROOF HEIGHT 16'-7")
MAX PILE VOLUME = 100,000 CU FT (+100,000 CU. FT.)



This stamp serves as a means of building approval and does not include other disciplines.



EGRESS/ACCESSIBILITY PLAN
1/8" = 1'-0"
0 4' 8' 16'



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GARDENIA WAREHOUSE
CODE REVIEW / ACCESSIBILITY PLAN

PERMIT SET
DATE: 5-16-2023
DRAWN BY: P
CHECKED BY: DE
A2

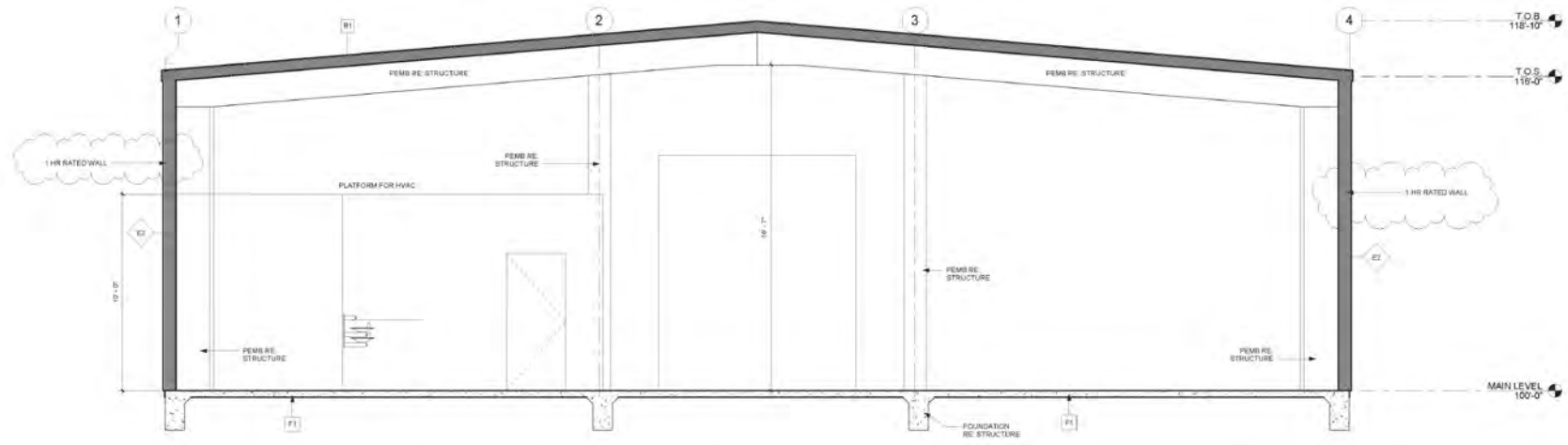


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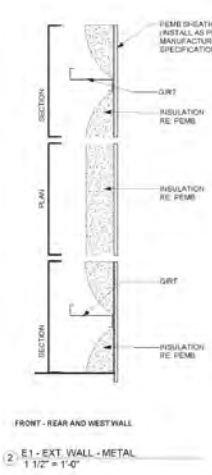


GARDENIA WAREHOUSE
SECTIONS/ CONSTRUCTION ASSEMBLIES

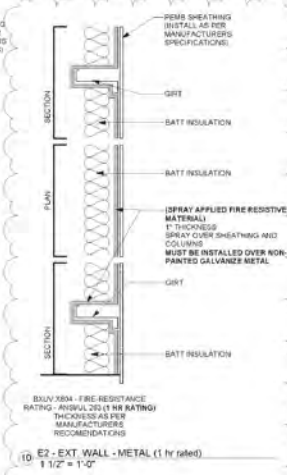
PERMIT SET
DATE: 9-14-2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
A7



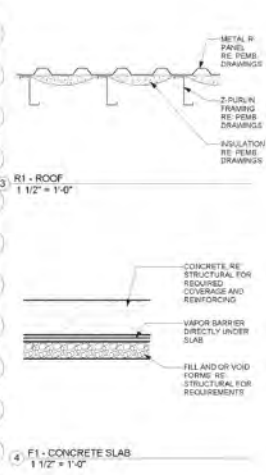
1 TYPICAL BUILDING SECTION
3/8" = 1'-0"



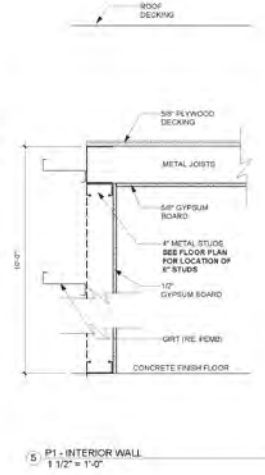
2 E1 - EXT. WALL - METAL
1 1/2" = 1'-0"



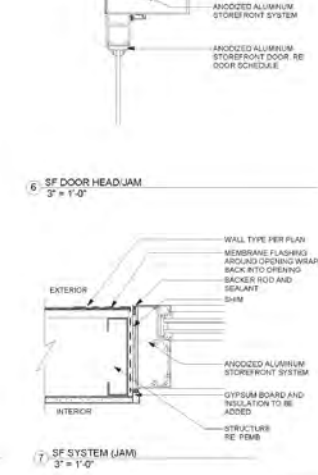
10 E2 - EXT. WALL - METAL (1 hr rated)
1 1/2" = 1'-0"



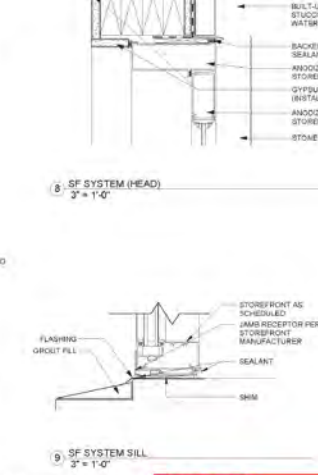
4 F1 - CONCRETE SLAB
1 1/2" = 1'-0"



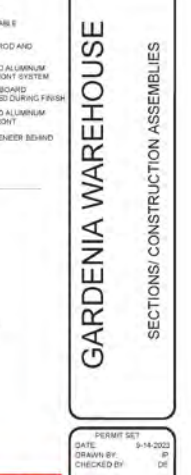
5 P1 - INTERIOR WALL
1 1/2" = 1'-0"



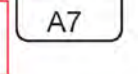
6 SF DOOR HEAD JAMB
3" = 1'-0"



7 SF SYSTEM (JAMB)
3" = 1'-0"



8 SF SYSTEM (HEAD)
3" = 1'-0"



9 SF SYSTEM (SILL)
3" = 1'-0"

NOTE:
SEE ELEVATION 346 FOR
STOREFRONT SIZING



2205 GARDENIA DR - 0.43 ACRES | 2205 Gardenia Drive Austin, TX 78727





TRAVIS COUNTY FIRE MARSHAL'S OFFICE

Tony Callaway, Fire Marshal
3333 Airport Blvd., Suite 400
Austin, Texas 78751
(512) 834-4621, Fax (512) 834-4671



October 26, 2023

Gardenia Warehouse
2205 GARDENIA DR
Austin, TX 78727

Good afternoon,

The review of the submitted plan has been reviewed and permitted with approval of on-site inspection. The permit is attached to the online system, and as a part of the requirements, you must print and keep a copy of the stamped plans and the permit on-site.

Further submittal or inspection request must be submitted using the new on-line portal. Go to TCFMO.com

Additional Notes:

- The plans and the permit must be on-site and available at the Inspector's request.

Respectfully,

Gary W. Howell

Gary W. Howell
Assistant Fire Marshal - Travis County Fire Marshal's Office
5555 Airport Blvd.
Austin, TX 78751

Website: www.traviscountytx.gov/fire-marshal
Main Phone: 512-854-4621
Direct Phone: 512-854-4656



Statement of Special Inspections

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

This form is provided as a way to list aspects of the project that require special inspection and testing in accordance with International Building Code (IBC) Sections 107.1, 1704, and 1705 and define duties and responsibilities of parties involved in the project.

Instructions: The Registered Design Professional in Responsible Charge must complete this form, sign and date the form and submit for review and approval by the Commercial Plan Review Division prior to the issuance of the Building Permit. The form shall be signed and dated by both the architect and structural engineers of record.

Duties and Responsibilities: The Owner and Contractor acknowledge assignment of the following duties, responsibilities, and conditions applicable to special inspection or testing:

Owner/Owner's Agent

- Responsible for contracting with and paying the special inspection agency. To prevent a conflict of interest in the inspection process, the special inspection agency cannot be employed by or paid by the contractor unless the contractor is the property owner.
- IAS "Table 1 - Minimum Qualifications for Special Inspectors" is provided on pages 8-9 of this form as a guideline for selecting special inspectors.

Contractor

- Responsible for knowing which special inspections are required for the project and ensures that construction complies with the approved permit documents.
- Ensures proper notification to the special inspection or testing agency for the items listed herein.

Special Inspection/Testing Agency

- Complete the City of Austin (COA) *Special Inspections Log* upon each site visit.
- Bring nonconforming items to the immediate attention of the contractor and note all such items in the COA *Special Inspections Log*. If any item is not resolved in a timely manner or is about to be incorporated in the work, the special inspector shall immediately notify the building inspector by phone or in person, notify the registered design professional in responsible charge, and post a *Special Inspection Discrepancy Notice*. Blank discrepancy notice forms can be found in the yellow special inspections log folder kept on site.
- Initial next to each required special inspection on the following "Summary of Special Inspections" table as each item is completed.
- Submit a signed *Special Inspection Final Report* to the building inspector stating that all items requiring special inspection and testing were fulfilled. Blank final report forms can be found in the yellow special inspections log folder kept on site.
- Submit a final letter, sealed by a Texas Registered Engineer, at the conclusion of the work for each testing agency stating that all special inspections, for which that testing agency is responsible, have been completed. All final letters must be submitted and approved by COA before the Certificate(s) of Occupancy for the project will be issued.

Special Inspections Not Required for This Project (check box, if applicable, to waive forms)

Plan review staff may ask for a Special Inspections form to be completed if deemed necessary during review.

Project Information		
Project Name:	Gardenia Warehouse - Austin	Plan Review #:
Project Address:	2205 GARDENIA DR. AUSTIN, TX	
Name of Person Completing Form:	James Gatin	
Project Team Information		
Registered Design Professional in Responsible Charge (RDP/RC) Name Printed:		
Owner Name Printed: Raschid Ahsanullah		
Architect of Record Name Printed:	Architect Signature:	Date:
Don Eckols	<i>Don Eckols</i>	10/10/2023
Structural Engineer of Record Name Printed:	Structural Engineer of Record Signature:	Date:
Marcos Dequeiroga (Foundation Engineering)	<i>Marcos Dequeiroga</i>	10/19/2023





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.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone