

zonability

Brought to you by

TNT

TEXAS NATIONAL TITLE
A MOTHER LODE COMPANY

- Is this a property with add-on potential?
- Is this a tear down property?
- Is this a potential residential income property?
- Is that vacant land really "open space?"
- Is the value higher as currently used or is there another use to consider?



“ Realtors who bring Zonability reports to a listing presentation win more business. ”

—Michele, Title Rep

“ The beautiful report really impresses my clients! ”

—Diane, Broker

“ Zonability truly gives you an edge. ”

—Ed, Agent

This dynamic tool provides

- ✓ a unique way to engage with clients past and present;
- ✓ mobile friendly design for receiving reports and ordering title services;
- ✓ an easy way to upgrade your CMA (pdf zonability)!
- ✓ a smart way to set yourself apart from other agents.

Zonability users get a jump start in their pre-due diligence because they are:

- ✓ problem solvers
- ✓ client advocates
- ✓ investment or value minded

zonability

How it Works

- 1 Agents ask rep for Zonability.
- 2 Get your zonability report. The interactive link will let you use the map and order title services.
- 3 Once your pre-due diligence is underway, talk to your client and showcase your marketing intelligence. This is what they pay for...fantastic service!

Where it Works

Zonability is your secret weapon to better understanding how to market:

1. Older homes
2. Properties in changing neighborhoods
3. Locations where "open space" is a question.

See our coverage in Central Texas: we have 90% of the population and over a million parcels—show them you are market savvy.

zotential ①

ESTIMATED POTENTIAL

Building Size	17,700 SF
Height (Stories)	4.0
Untapped Potential	12,410 SF ✓✓✓

ESTIMATED USES

✓ Likely OK	<ul style="list-style-type: none">Medical officeOfficePersonal ServicesProfessional Office
? Maybe OK	<ul style="list-style-type: none">Cafe

CURRENT REGULATIONS

Zoning Focus	Commercial				
Zoning Abbreviation(s) and Name(s)	<table><tr><td>GO</td><td>General Office</td></tr><tr><td>NP</td><td>Neighborhood Planning Areas Old West Austin</td></tr></table>	GO	General Office	NP	Neighborhood Planning Areas Old West Austin
GO	General Office				
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Regulatory Entity	FPJ Full Purpose Jurisdiction Austin				

FUTURE REGULATIONS

Future Use Abbreviation(s) and Name(s)	NEXT Imagine Austin Corridor 5th/6th Streets/Lake Austin Blvd
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LEGEND

Residential	Agricultural	Government
Industrial	Commercial	Unzoned

PRO FORMA

Coverage in Central Texas

