

# zonability

data-driven real estate potential

Zonability is a real estate tool developed out of a need to show and tell a property's potential beyond what is currently there. Subscribers to the patented technology include title companies, individual brokers and Economic Development Corporations in Central Texas.

## What problems does Zonability solve?

Before Zonability, getting a property's potential required calling an expert or trying to navigate a tricky manual process involving multiple government websites, reading legalese and translating findings into a presentation format. A single property could take hours to piece together.

## What searches does Zonability offer?

Zonability has two searches: Parcel Report, for a known location, and "Scout" for a hunt.

## What makes Zonability "Scout" special?

Zonability offers the first "potential use" search called "Scout." It uses local zoning, parcel data and algorithms to stretch the standard search options to a new realm. All matching results appear on a map and in a list, with one-click access to a detailed report showing existing property conditions as well as potential.

## Is it for residential, commercial or both?

The tool is equally helpful to the residential or commercial real estate practitioner who works in neighborhoods rather than master-planned communities. The ideal agent or broker is interested in better leveraging his time, expertise and ability to extend relationships.

## What is the current coverage for Independence Title?

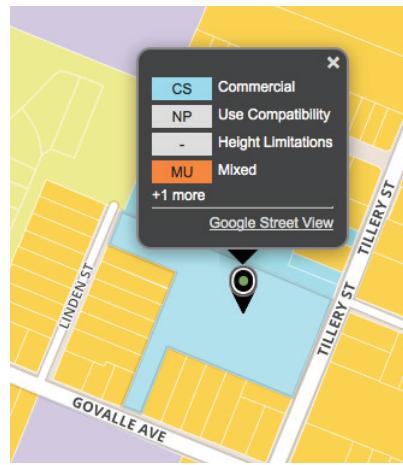
Austin, Bee Cave, Cedar Park, Dripping Springs, Georgetown, Hutto, Lakeway, Leander, Pflugerville, Round Rock, and Taylor

San Antonio, Alamo Heights, Cibolo, Helotes, Kyle, New Braunfels, San Marcos, and Schertz

## Order Form

[www.independencetitle.com/zonability/](http://www.independencetitle.com/zonability/)

**Zonability maps** are designed to be easy-to-use and read.



- Multi-family
- Commercial
- Residential

The report returns a starting point for maximum potential building size and height.

Zonability shows detailed uses found in the local zoning, not just "residential", "commercial", or "industrial".

**zonability calculations: ESTIMATED DEVELOPMENT POTENTIAL**

Max Building Size ⓘ	330,272 Sq. Ft.
Build-out Potential ⓘ	328,913 Sq. Ft.
Max Height (Stories) ⓘ	4.0

Likely OK

- Financial Services
- Food Preparation
- Food Sales
- General Retail Sales (Convenience)
- General Retail Sales (General)
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports And Recreation
- Limited Warehousing And Distribution

**scout search** **parcel reports**

Scan thousands of parcels to find sites that match your intended use!

Potential Use: Multifamily Residential

Zoning District: - Select -

Zip Code: - Select -

Lot Size: 1 acre to 4 acres

Existing Building Size: - Minimum - to 5,000 sq f...

Go to [www.zonability.com](http://www.zonability.com) to identify the property and select Independence Title, or call your Business Development Representative at Independence Title to assist you with a complimentary Zonability report!



Independence Title  
Explore [www.IndependenceTitle.com](http://www.IndependenceTitle.com)