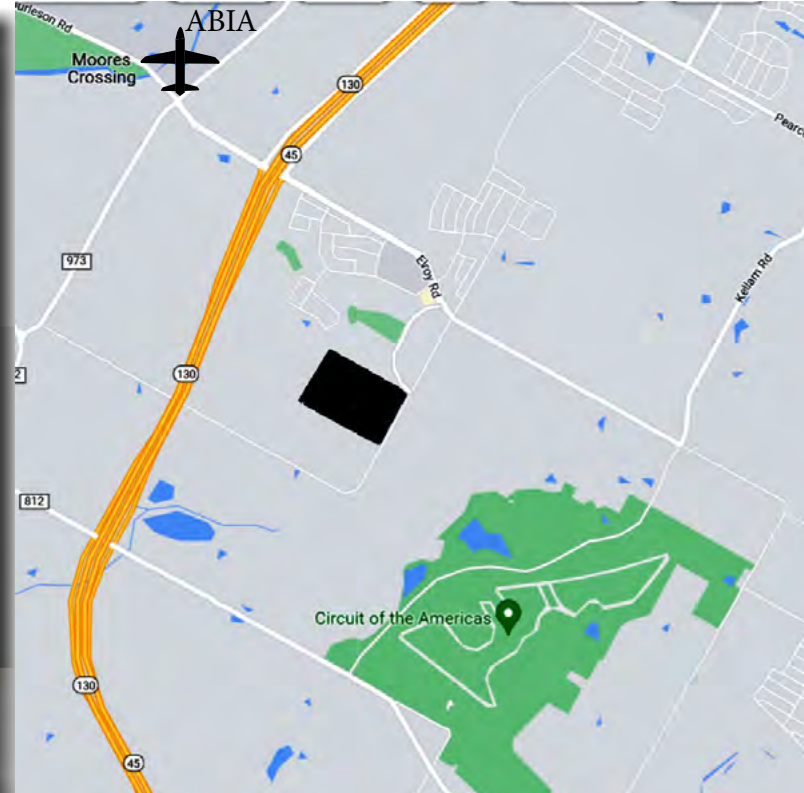


±49 ACRE VACANT LAND FOR SALE

OPPORTUNITY ZONE LISTING

McAngus Road, Austin, Texas 78617



LOCATION	Located on the west side of McAngus Road, 1.05 miles east of the intersection of TX 130 and McAngus Rd.	SCHOOL DISTRICT	Del Valle ISD Del Valle Elementary Del Valle Middle School Del Valle High School
SIZE	+ 49.237 Acres (Survey)	ZONING	None. Austin ETJ
FRONTAGE	± 1,121 feet on McAngus Road	FLOOD HAZARD	No portion of the Property lies in the 100-year floodplain.
UTILITIES	Water – City of Austin (8" line) Electricity – City of Austin Wastewater – There is an 21" City of Austin wastewater line just north of property line at McAngus and Ross Road	DRONE VIDEO	https://youtu.be/Uj4xTd5bI3A
JURISDICTION	City of Austin and Travis County	PRICE	\$6.50 psf

COMMENTS

Ideal industrial and/or multi-family (MF) tract in the booming Tesla sub-market. The Airport Overlay Zone 3 (AO3) is on the western 75% of the property and precludes any residential development however the eastern 25% (Approx. 12 acres) would be ideally suited for an MF garden-style product. Seller has indicated a willingness to accept offers on the MF portion only. This listing is located in a Texas Opportunity Zone and has close proximity to Tesla Gigafactory, ABIA and COTA. There is a cell tower located on the NE corner of the Property that the seller desires to retain. It is not included in the acreage.

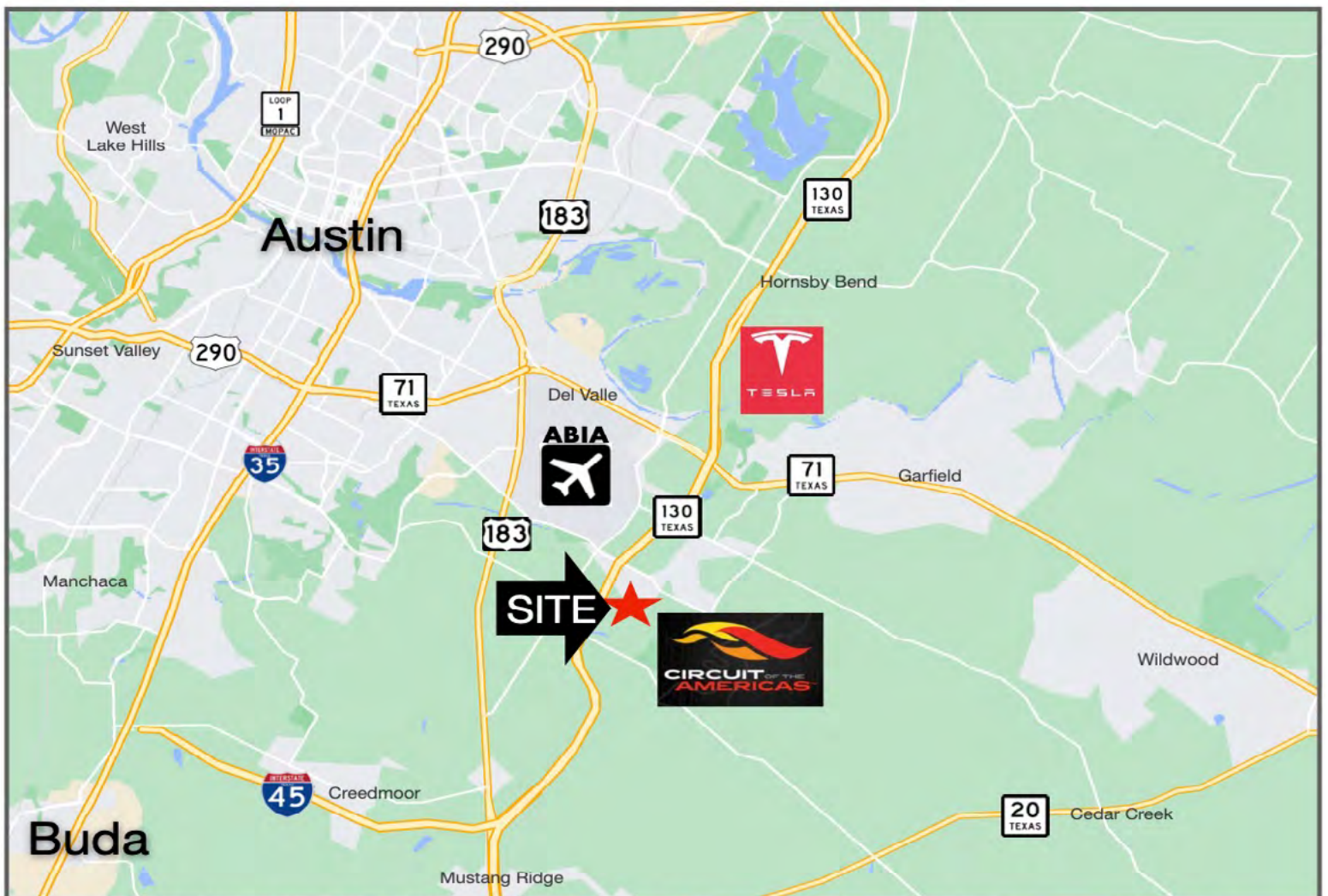
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

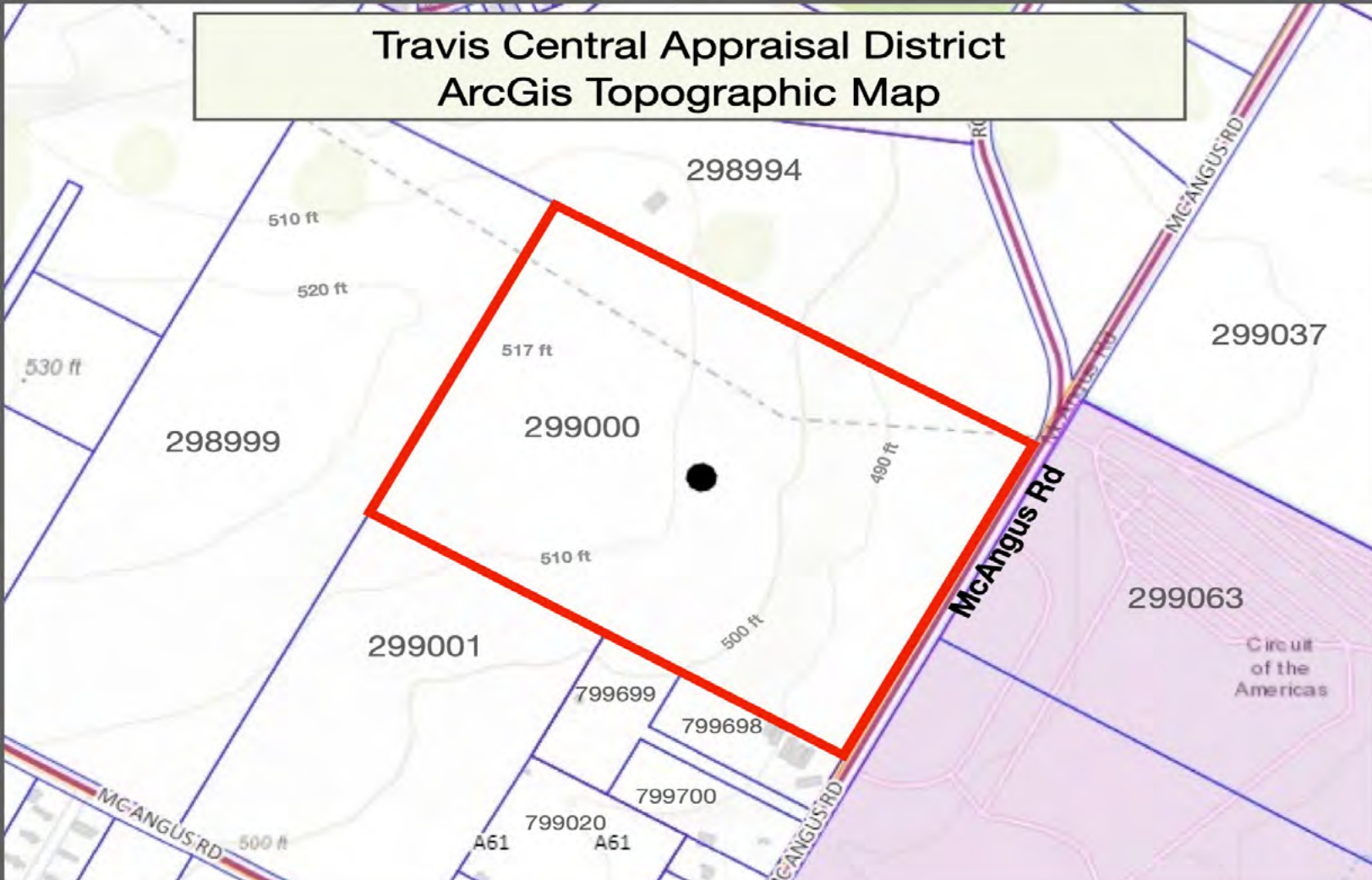
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

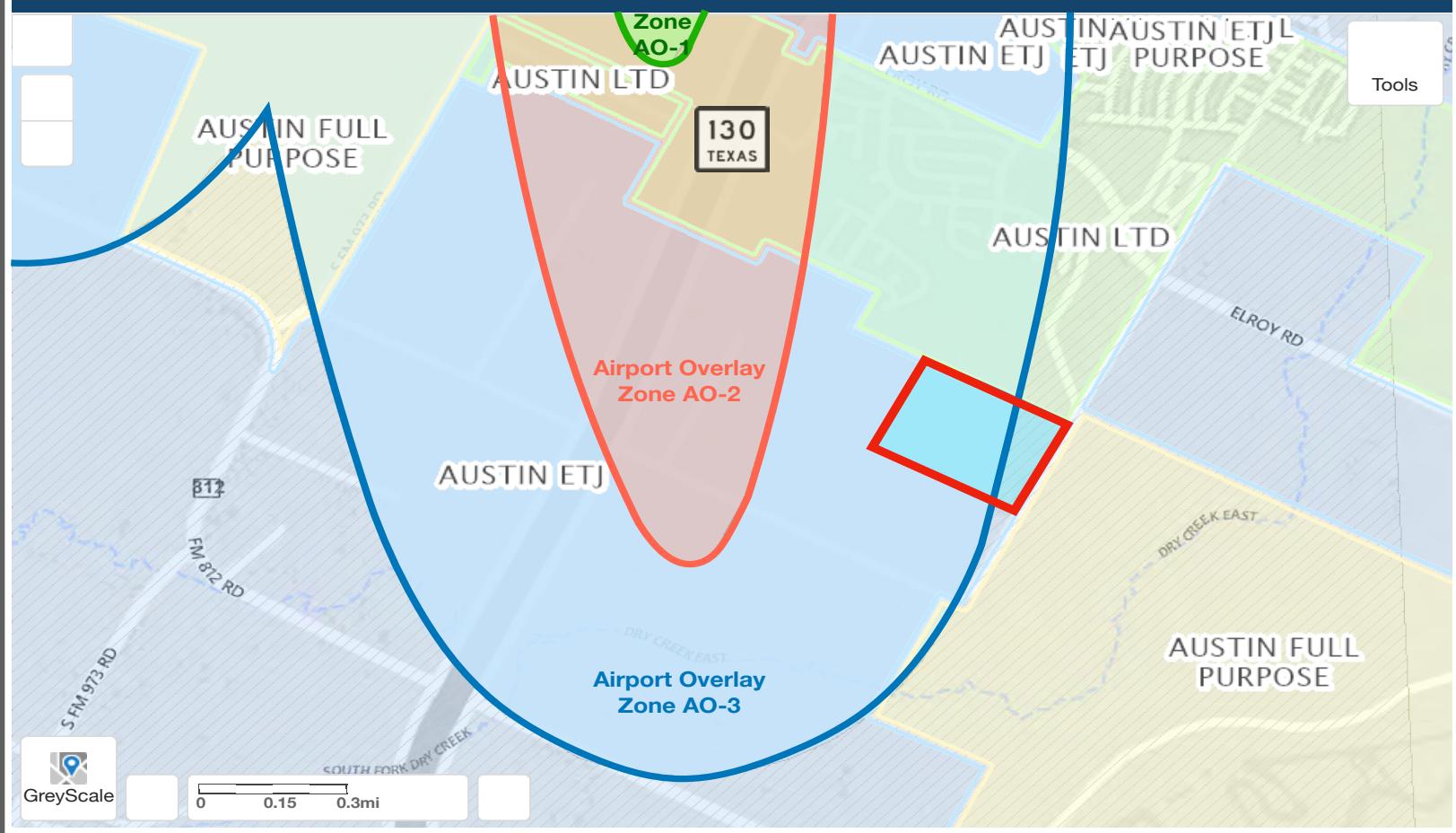


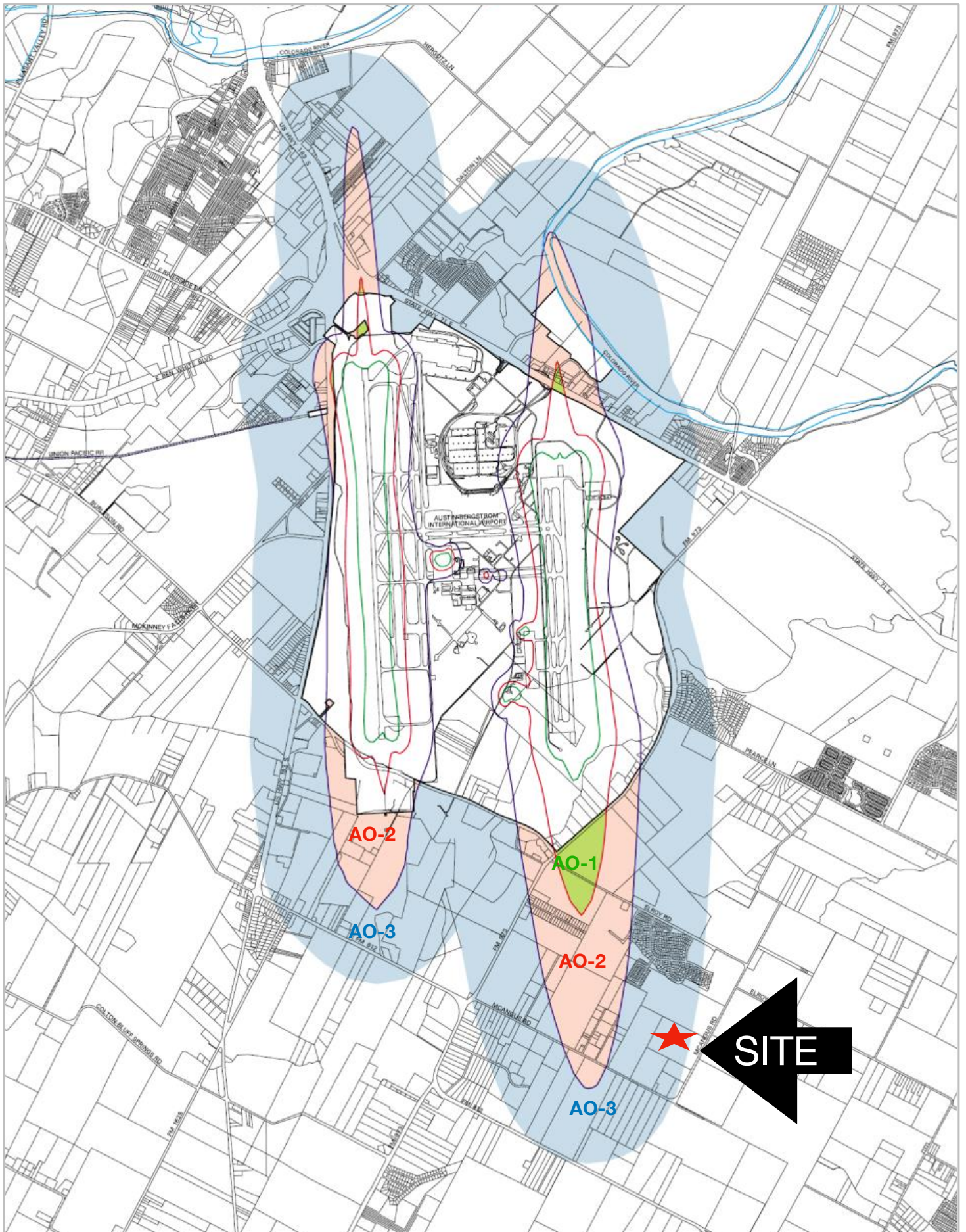
Travis Central Appraisal District ArcGis Topographic Map



Property Profile

A DEVELOPMENT SERVICES TOOL





Austin-Bergstrom International Airport

Airport Overlay Zones



- Airport Overlay Zone AO-1
- Airport Overlay Zone AO-2
- Airport Overlay Zone AO-3

- 65 DNL Contour
- 70 DNL Contour
- 75 DNL Contour
- Airport Property Boundary

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°47'31"E	110.00'
L2	S080°14'37"W	110.00'
L3	N02°44'23"W	110.00'
L4	N080°14'37"E	110.00'

austinwater.maps.arcgis.com - Wastewater Asbuilt



Home Tab Water Intersections Reuse Intersections Wastewater Profiles Water Asbuilts Wastewater Asbuilts

Reuse Asbuilts Asbuilt OMNI Search



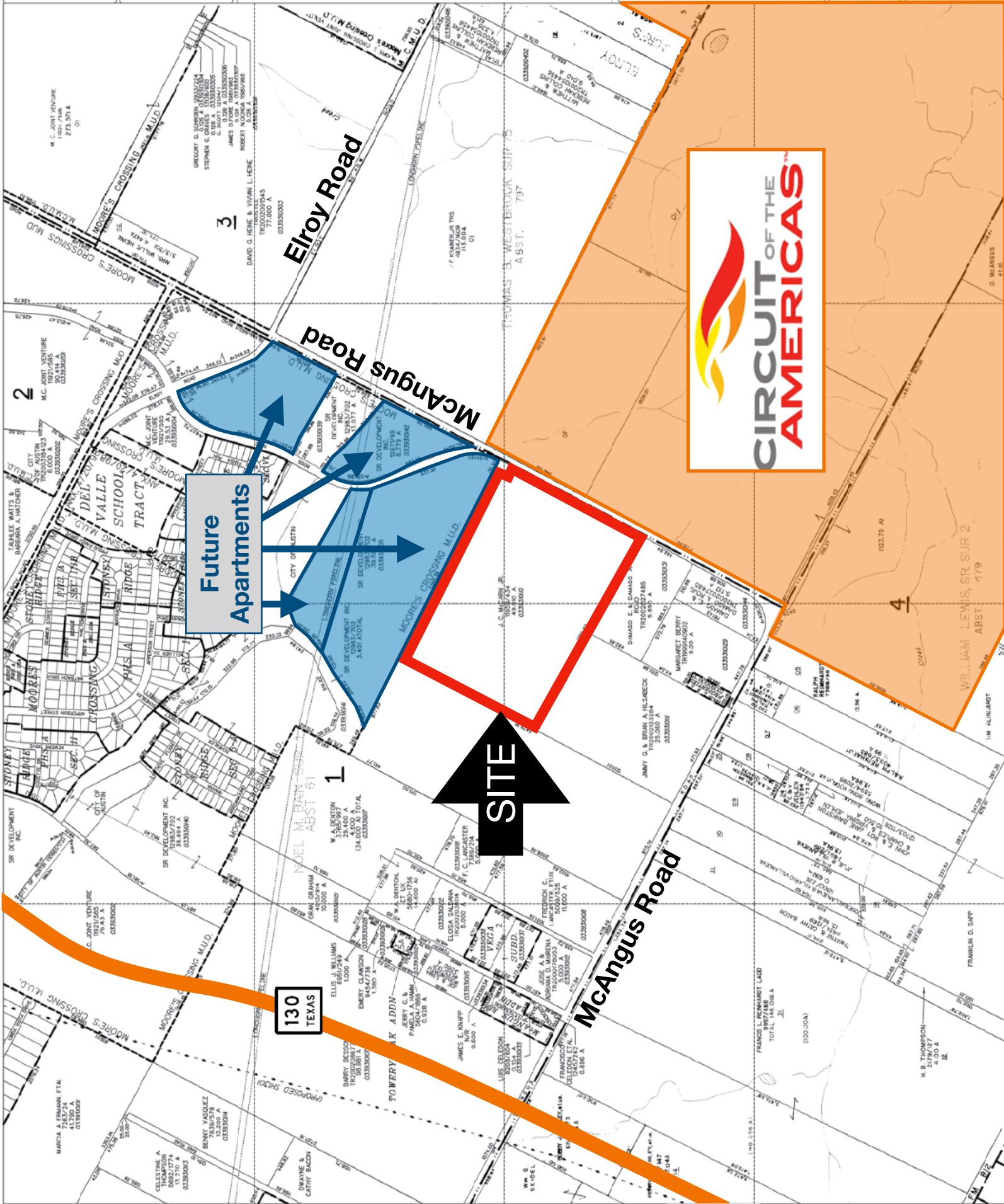
austinwater.maps.arcgis.com - Water Asbuilt



Home Tab Water Intersections Reuse Intersections Wastewater Profiles Water Asbuilts Wastewater Asbuilts

Reuse Asbuilts Asbuilt OMNI Search Water, Wastewater, and Reuse Water Combined Services Map Grid Maps





Civil Land Group, LLC
206 W. Main Street, Suite 101
Round Rock, Texas 78664
(512) 992-0118 Fax (512) 746-1856
Texas Registered Engineering Firm P-10523



MOORES CROSSING M.U.D. LIFT STATION INTERCEPTOR
Wastewater Service Extension Plan
McAngus Road, Del Valle, Texas 78617
WASTEWATER SHEET INDEX

Sheet No.	Sheet Description
10	WASTEWATER SHEET INDEX
11	Sheet 11
12	Sheet 12
13	Sheet 13
14	Sheet 14
15	Sheet 15
16	Sheet 16
17	Sheet 17
18	Sheet 18
19	Sheet 19
20	Sheet 20
21	Sheet 21
22	Sheet 22
23	Sheet 23
24	Sheet 24
25	Sheet 25



Registration Notice: Please call (800) 368-5868 for more information. This notice is for informational purposes only and does not constitute an offer of insurance. The insurance policy is subject to the terms, conditions, and exclusions of the policy. The insurance policy is not a contract. The insurance policy is not a contract. The insurance policy is not a contract.

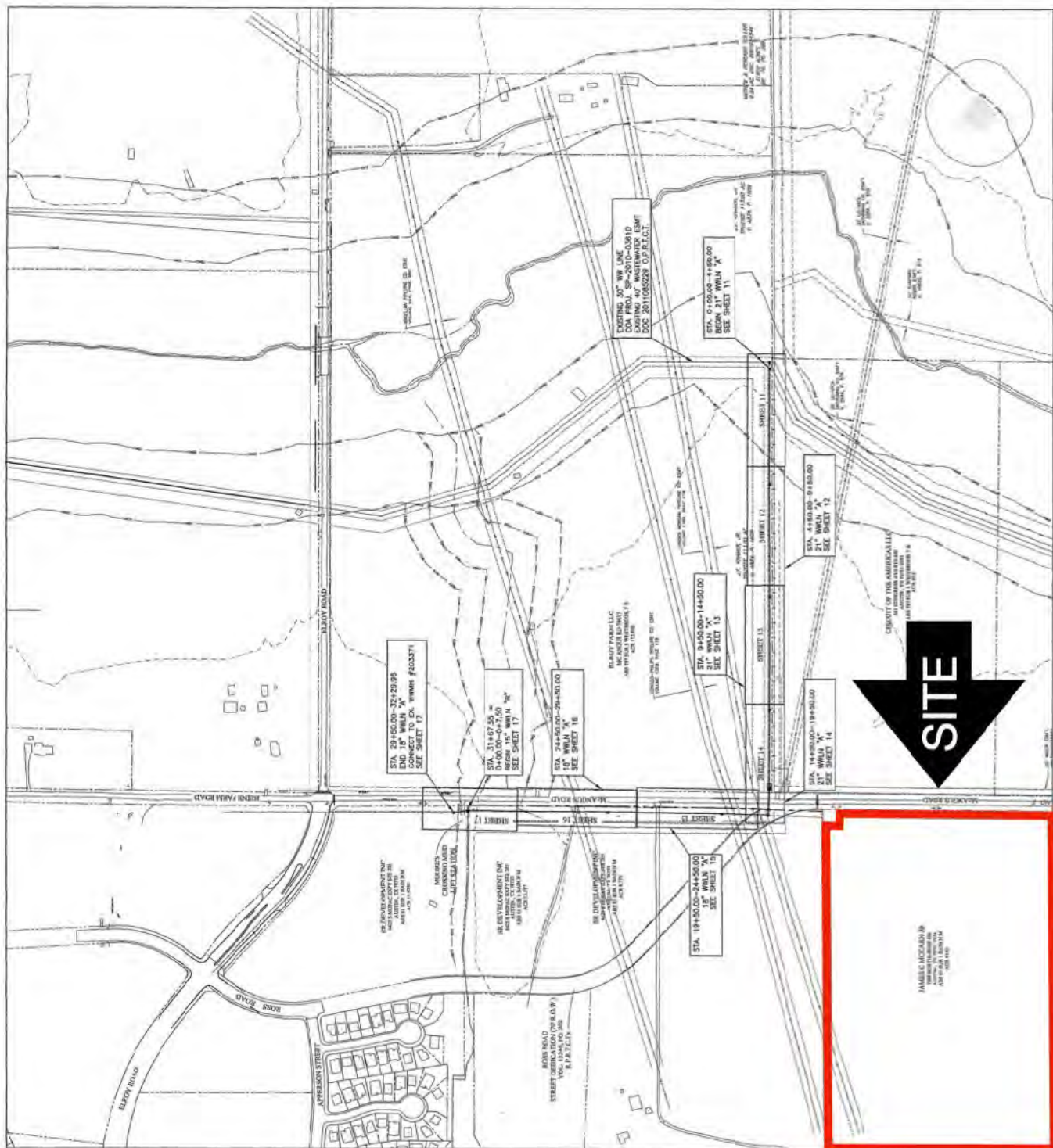
REVIEWED
JUL 1 2014
David L. Smith
Professional Engineer

5-2015-0531

CASE NO. 55-2013-02910
This drawing was prepared by the undersigned professional engineer and is based on the information provided by the client. The undersigned professional engineer is not responsible for the accuracy of the information provided by the client. The undersigned professional engineer is not responsible for the accuracy of the information provided by the client.

JUL 28 2014

105561





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 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date