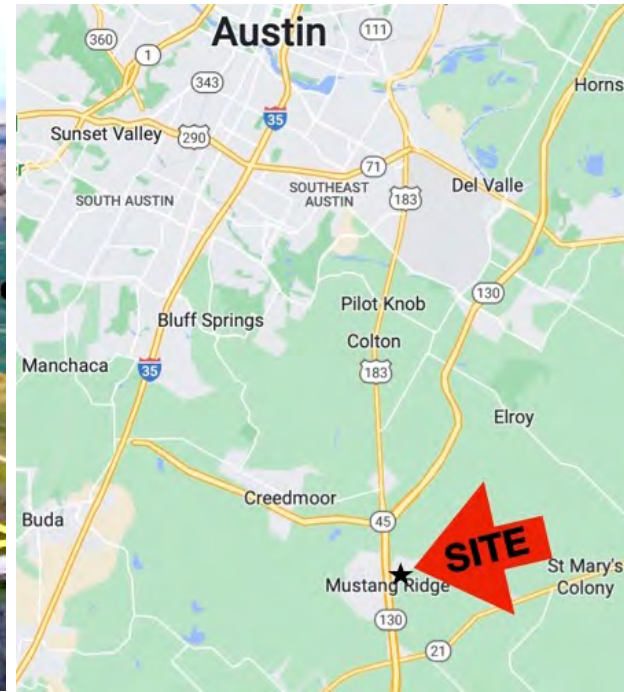


# FOR SALE ± 5.27 ACRE COMMERCIAL SITE TEXAS OPPORTUNITY ZONE

12418 Laws Road, Buda, Texas 78610



**LOCATION** On the north side of Laws Rd.; just 0.2 miles from the intersection of TX130 and Laws Rd.

**SIZE** ±5.27 Acres

**FRONTAGE/ ACCESS** ±533 feet of frontage on Laws Rd

**UTILITIES** Electricity - Pedernales Electric Cooperative  
Water - Creedmoor Maha Co-op  
Wastewater - available

**VIDEO** [https://youtu.be/1Jlp0r\\_XQ6E](https://youtu.be/1Jlp0r_XQ6E)

**FLOOD HAZARD**

No portion of the Property lies within the FEMA 100-year floodplain.

**JURISDICTION** City of Mustang Ridge (Travis County)

**PRICE** ~~\$6.50 psf~~ Reduced to \$5.50 psf

**COMMENTS** Located in a Texas Opportunity Zone between Austin and Lockhart with easy access to TX130, Hwy 183 and TX21. This tract is located in the South Austin suburb of Mustang Ridge and is ideally suited for a warehouse or commercial development. There is a water meter in place and the seller has previously negotiated a wastewater (sewer) tap.

**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.





# CITY OF MUSTANG RIDGE, TEXAS ZONING & FLOODPLAIN MAP

## OFFICIAL MAP FOR

THE CITY OF MUSTANG RIDGE

REVISED: AUGUST 13, 2012

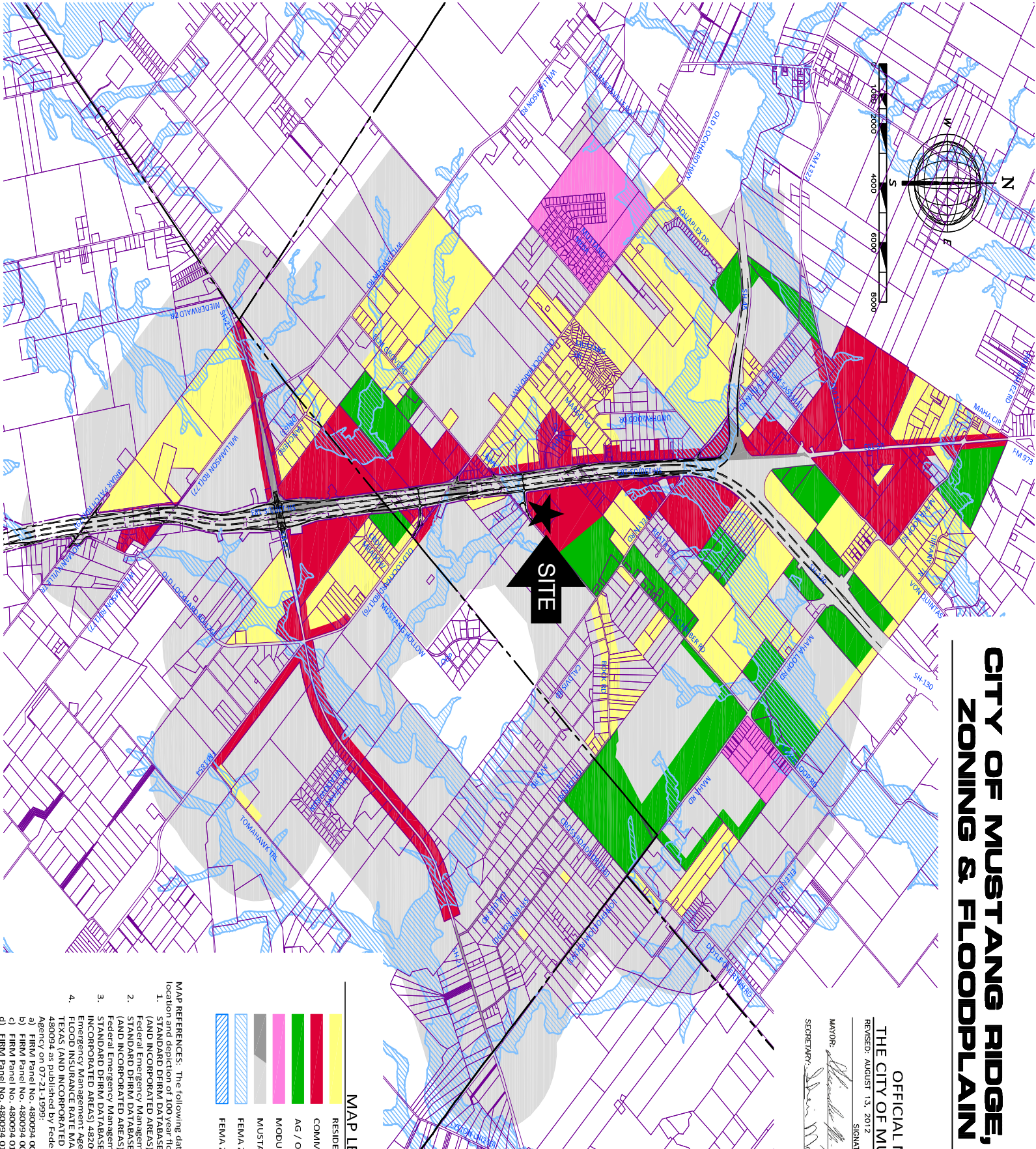
SIGNATURES:

MAYOR: *Shirley M. Price*

DATE: 8-15-12

SECRETARY: *Shirley M. Price*

DATE: 8-15-12



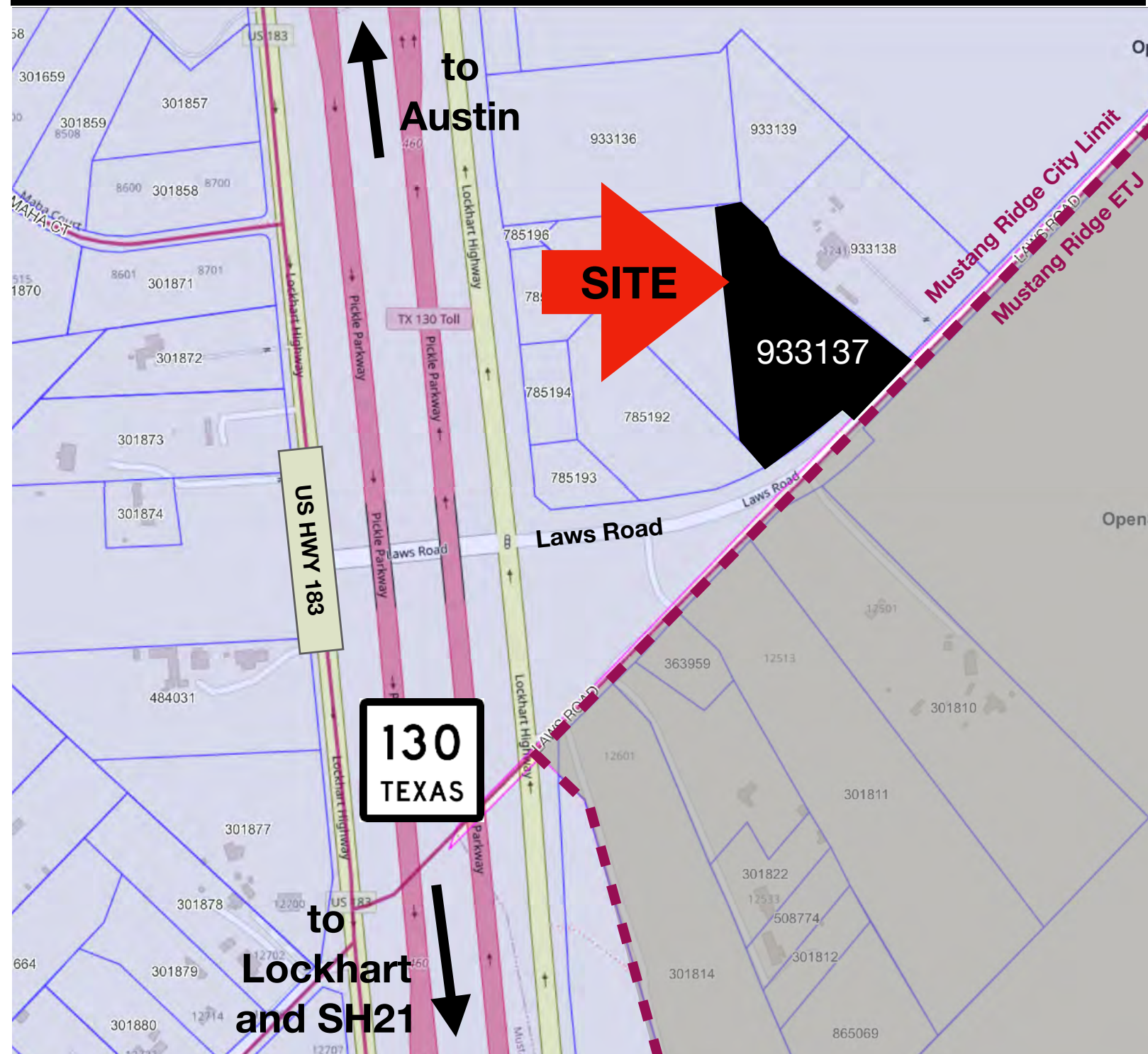
## MAP LEGEND

- RESIDENTIAL ZONING
- COMMERCIAL ZONING
- AG / OPEN SPACE ZONING
- MODULAR HOUSING ZONING
- MUSTANG RIDGE CITY LIMITS/ETJ
- FEMA ZONE A
- FEMA ZONE AE

MAP REFERENCES: The following data sources were utilized in the location and depiction of 100 year floodplain indicated herein:

1. STANDARD DFIRM DATABASE, TRAVIS COUNTY, TEXAS (AND INCORPORATED AREAS) 48453C as published by Federal Emergency Management Agency on 09-26-2008
2. STANDARD DFIRM DATABASE, BASTROP COUNTY, TEXAS (AND INCORPORATED AREAS) 48021C as published by Federal Emergency Management Agency on 01-19-2006
3. STANDARD DFIRM DATABASE, HAYS COUNTY, TEXAS (AND INCORPORATED AREAS) 48209C as published by Federal Emergency Management Agency on 09-02-2005
4. FLOOD INSURANCE RATE MAPS, (CAIDWELL COUNTY, TEXAS (AND INCORPORATED AREAS) Community number 48009A as published by Federal Emergency Management Agency on 09-02-2005
5. FIRM Panel No. 48009A 0025 C
6. FIRM Panel No. 48009A 0050 C
7. FIRM Panel No. 48009A 0100 C
8. FIRM Panel No. 48009A 0125 C







**Legend**

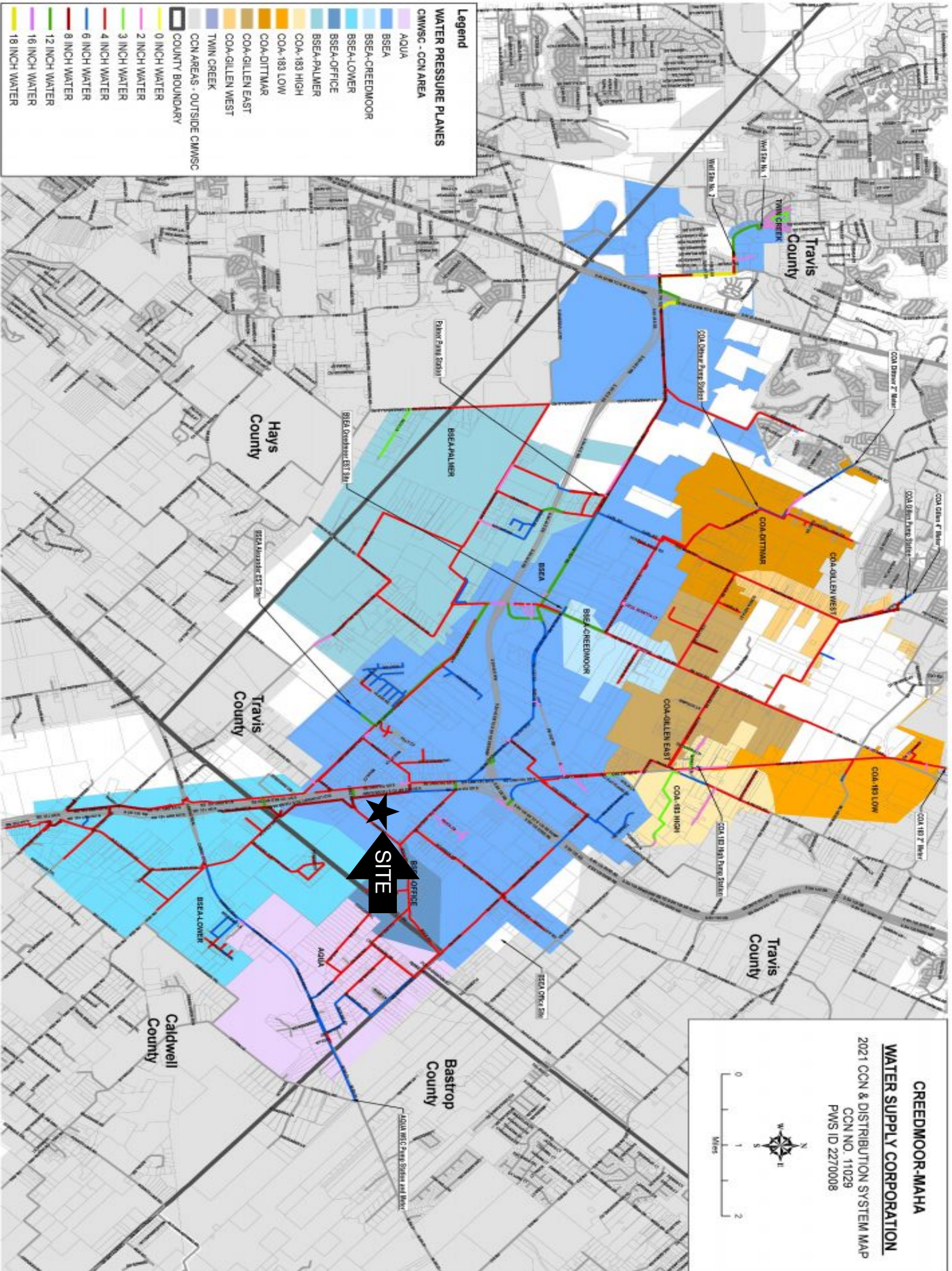
**WATER PRESSURE PLANES**

**CMWSC - CCN AREA**

- ADUA
- BSEA
- BSEA-CREEDMOOR
- BSEA-LOWER
- BSEA-OFFICE
- BSEA-PALMER
- COA-183 HIGH
- COA-183 LOW
- COA-DITMAR
- COA-GILLEN EAST
- COA-GILLEN WEST
- TWIN CREEK
- CCN AREAS - OUTSIDE CMWSC
- COUNTY BOUNDARY

**WATER PRESSURE PLANES**

- 0 INCH WATER
- 2 INCH WATER
- 3 INCH WATER
- 4 INCH WATER
- 6 INCH WATER
- 8 INCH WATER
- 12 INCH WATER
- 16 INCH WATER
- 18 INCH WATER



**CREEDMOOR-MAHA**

**WATER SUPPLY CORPORATION**

**2021 CCN & DISTRIBUTION SYSTEM MAP**

CCN NO. 11029

PWS ID 2270008

0 1 2 Miles

N  
W  
S  
E



## 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date