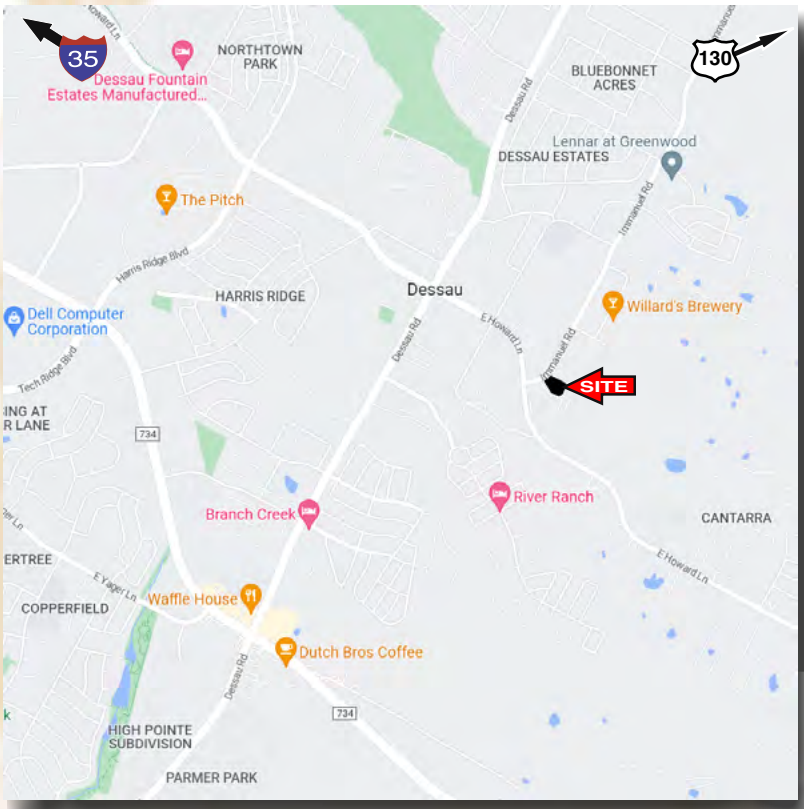
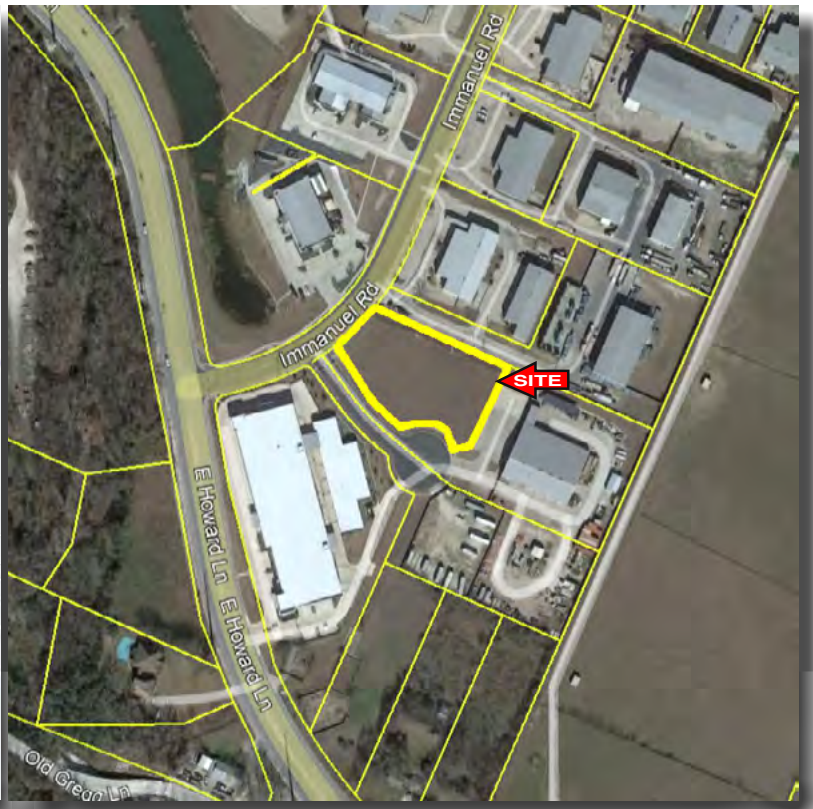
COMMERCIAL LAND FOR SALE ±1.29 ACRES

near 13321 Immanuel Road, Pflugerville, Texas





LOCATION Strategically located northeast, in a popular commercial district. The site is located along Immanuel Road, just north of East Howard Lane.

SIZE Approximately 1.29 Acres

FRONTAGE Approximately 111 feet along Immanuel Road, and approximately 340 feet along the private drive, locally known as Angell Drive.

UTILITIES All public utilities are available in order to service the site.

FLOOD HAZARD No portion of the Property lies in the FEMA floodplain.

ZONING LI: Limited industrial

TOPOGRAPHY Level/Flat

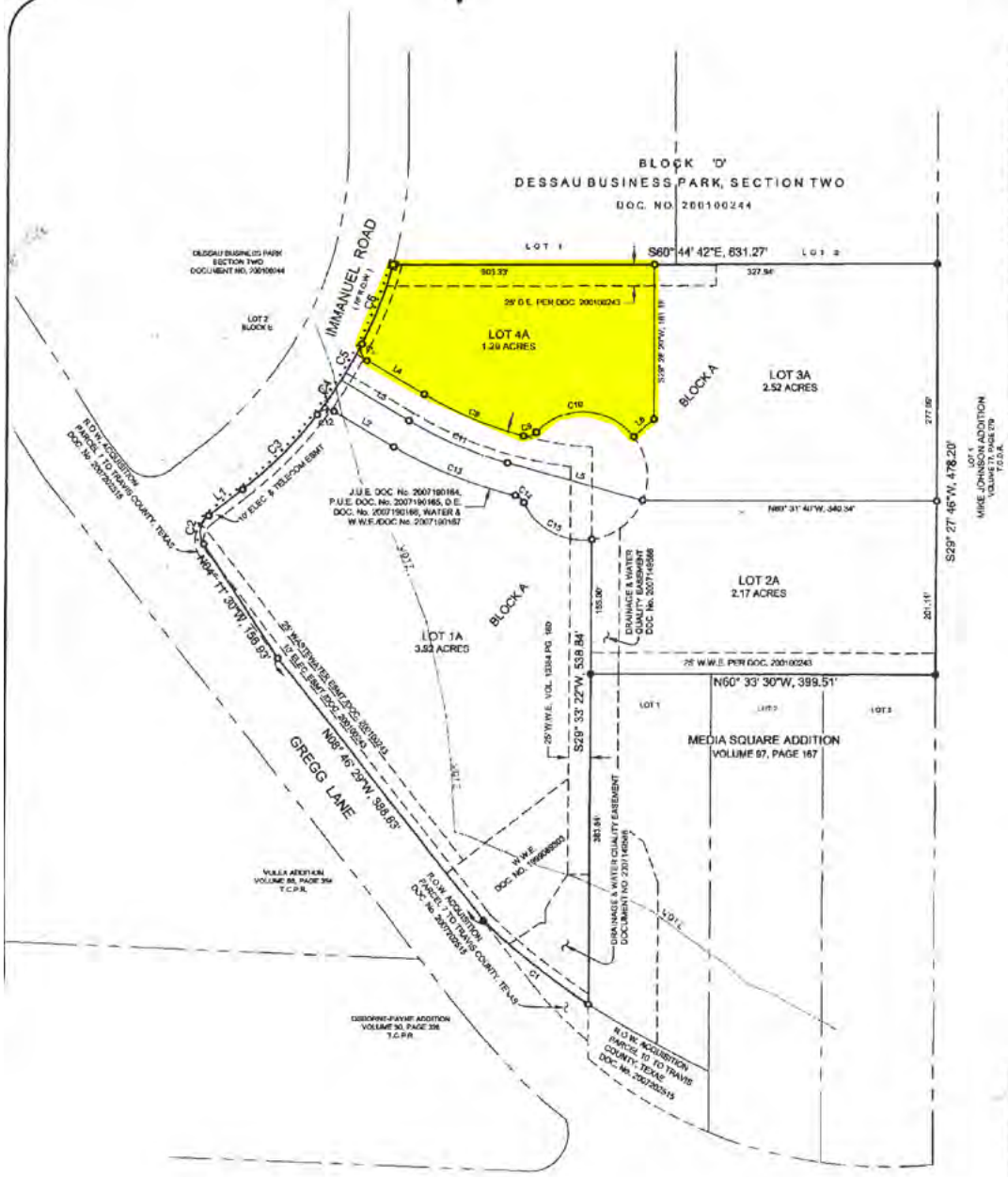
PRICE $1,200,000.00

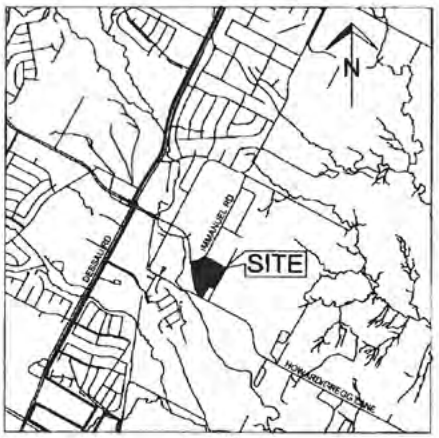
COMMENTS Regional detention is already in place, meaning future development of the site will not require an on-site detention pond.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Joe Willie McAllister
Office: (512) 472-2100
joewillie@matexas.com

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VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BEARING BASIS - MONUMENTED SOUTH LINE OF LOT 5, BLOCK D, DESSAU BUSINESS PARK SECTION TWO, DOC. 200100244, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (S60°44'46"E)

LEGEND

- ● 1/2"STEEL PIN FOUND (UNLESS NOTED)
- ○ 1/2"STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ▣ 1/2"STEEL PIN SET IN CONCRETE W/CAP MARKED 'LENZ & ASSOC.'
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- J.U.E. JOINT USE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- R.O.W. RIGHT-OF-WAY
- (BRG. -DIST.) RECORD CALL
- PROPOSED SIDEWALK

LAND USE		
DESCRIPTION		USE
LOT 1A, BLOCK A	3.92 ACRES	INDUSTRIAL/OFFICE/RETAIL
LOT 2A, BLOCK A	2.17 ACRES	INDUSTRIAL/OFFICE/RETAIL
LOT 3A, BLOCK A	2.52 ACRES	INDUSTRIAL/OFFICE/RETAIL
LOT 4A, BLOCK A	1.29 ACRES	INDUSTRIAL/OFFICE/RETAIL
TOTAL LOTS:	4	
TOTAL LOT ACREAGE:	9.90 ACRES	

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	* BEARING
C1	155.66'	1052.00'	8°28'41"	77.97'	155.52'	N22° 25' 06"W
C2	37.25'	25.00'	85°22'08"	23.06'	33.90'	N38° 29' 35"E
C3	128.50'	505.00'	14°00'45"	62.06'	123.19'	N74° 10' 16"E
C4	48.23'	505.00'	5°28'21"	24.14'	48.22'	N64° 25' 45"E
C5	49.09'	505.00'	5°34'05"	24.56'	49.07'	N58° 54' 28"E
C6	100.41'	505.04'	11°23'30"	50.37'	100.24'	N50° 25' 39"E
C7	22.62'	15.00'	86°25'00"	14.09'	20.54'	S12° 54' 54"W
C8	125.24'	452.50'	15°51'34"	63.02'	124.84'	S38° 13' 23"E
C9	15.98'	15.00'	61°01'33"	8.84'	15.23'	S76° 39' 55"W
C10	127.98'	75.00'	97°46'29"	85.93'	113.01'	S68° 17' 28"E
C11	124.63'	487.50'	14°38'49"	62.66'	124.25'	S37° 37' 01"E
C12	21.61'	15.00'	82°32'29"	13.16'	19.79'	S71° 33' 51"E
C13	152.93'	522.50'	16°46'13"	77.01'	152.39'	S79° 40' 42"E
C14	13.60'	15.00'	52°09'41"	7.34'	13.13'	S20° 59' 33"E
C15	96.65'	75.00'	73°50'24"	56.35'	90.10'	S31° 49' 17"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	49.86'	N81° 10' 38"E
L2	80.58'	S30° 17' 36"E
L3	91.45'	S30° 17' 36"E
L4	77.16'	S30° 17' 36"E
L5	163.45'	S44° 56' 26"E
L6	39.73'	N79° 37' 45"E

RESUBDIVISION OF LOT 1, DESSAU POINT

A 4 LOT SUBDIVISION
CONSISTING OF 9.90 ACRES

DATE: APRIL 21, 2008

Boyer & Associates
DEVELOPMENT AND ENGINEERING SERVICES, L.P.
106 S. HARRIS ST., SUITE 211
ROUND ROCK, TEXAS 78664
(512) 253-2300 PHONE
(512) 533-6343 FAX

EQUAL HOUSING OPPORTUNITY

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____