

FOR SALE - LAND FOR INDUSTRIAL / BUSINESS PARK

TX-130, FM 973 AND Elroy Roads, Austin, TX 78617

Located in an Opportunity Zone



LOCATION There are several industrial sites located within the Stoney Ridge development located on Elroy and both the west and east sides of TX130.

SIZE + 222.83 Acres total or + 100 Acres as shown on page 3.

UTILITIES All available - City of Austin

TOPOGRAPHY Some areas of the Property have topography that is not ideally suited for development.

FLOOD HAZARD A very small portion is in the FEMA floodplain.

JURISDICTION City of Austin / Travis County

PRICE For + 223 Acres - \$4.50 psf
For + 100 Acres - \$6.40 psf

COMMENTS This tract is primed for an Industrial/ Business park development due to LI and IP zoning being delivered by seller, all utilities available to the property, a great road network, and a MUD in place (171) for most of the property. There are 165 acres on the west side of TX 130 and 57 acres on the east side of TX 130.

**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.

**± 100 Acre
Industrial Land**

Legend

- Feature 1
- Moore's Crossing Bridge
- Ribeye

Elroy Rd

**45
TEXAS**

**130
TEXAS**

FM 973

Linda Vista

ATX 13

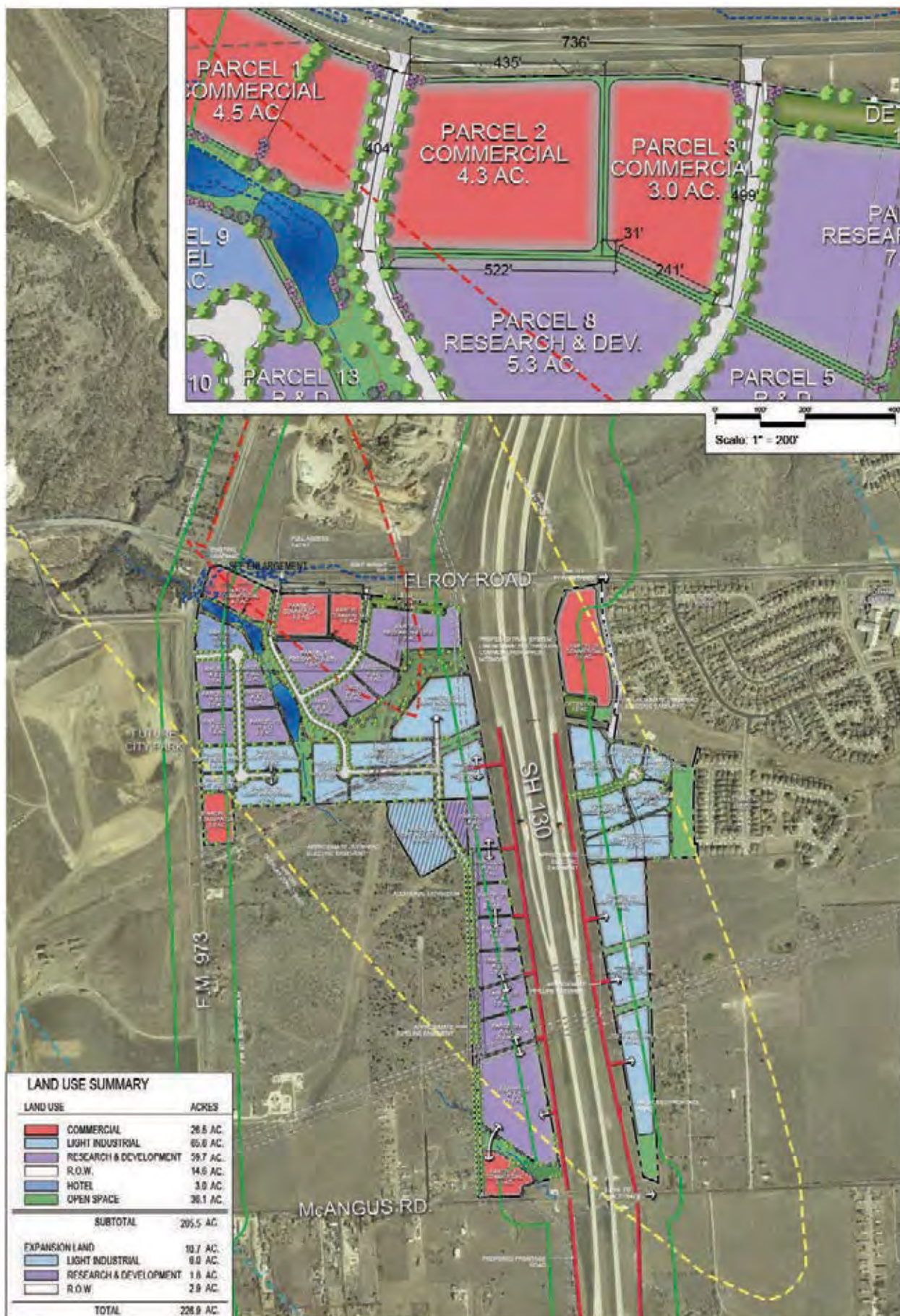
130

130

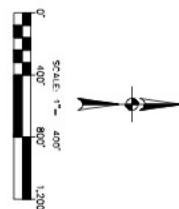
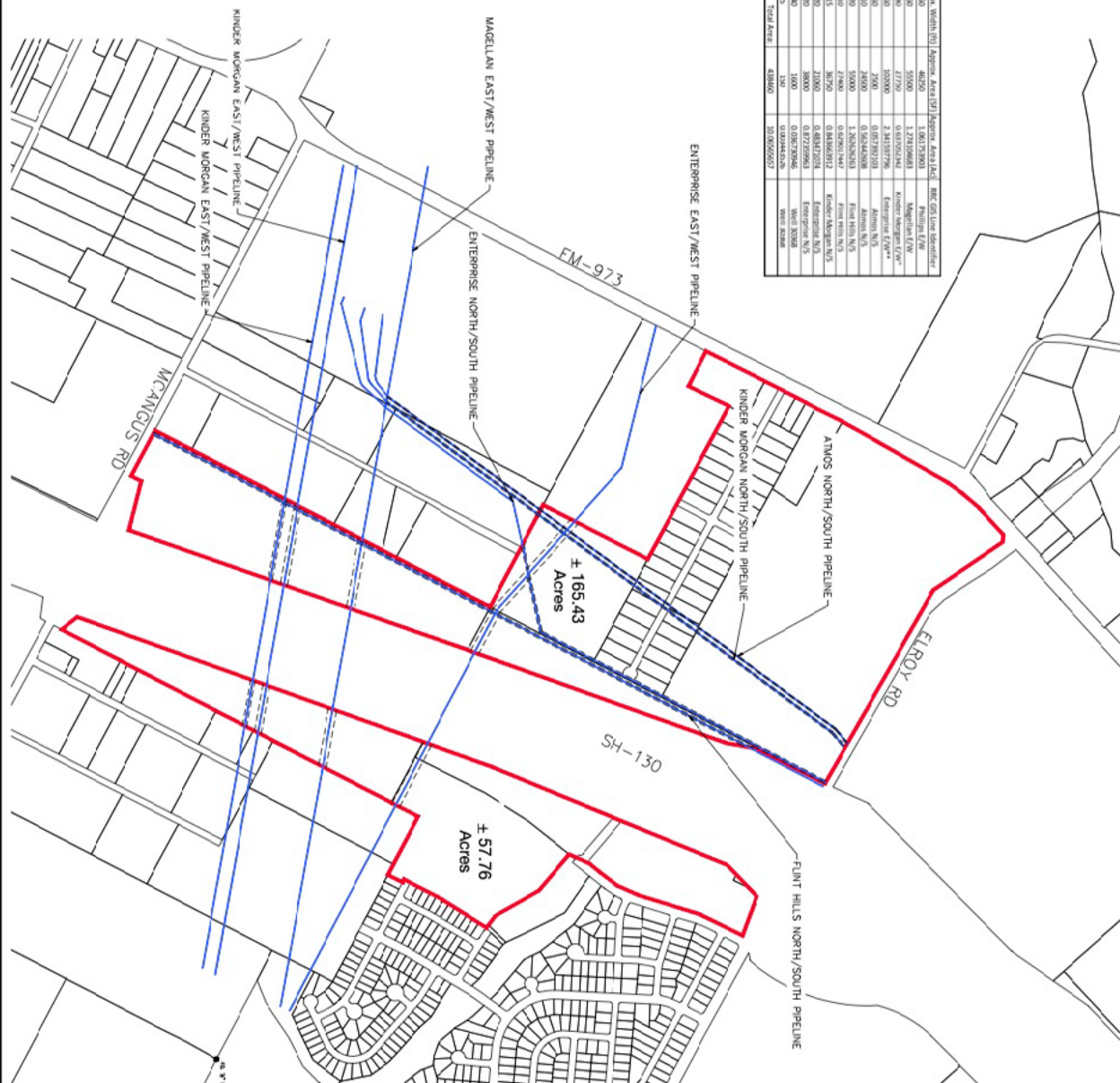
Stoney Ridge Neighborhood Park

Google Earth

1000 ft







± 222.83 Acres - Stoney Ridge Industrial



130
TEXAS

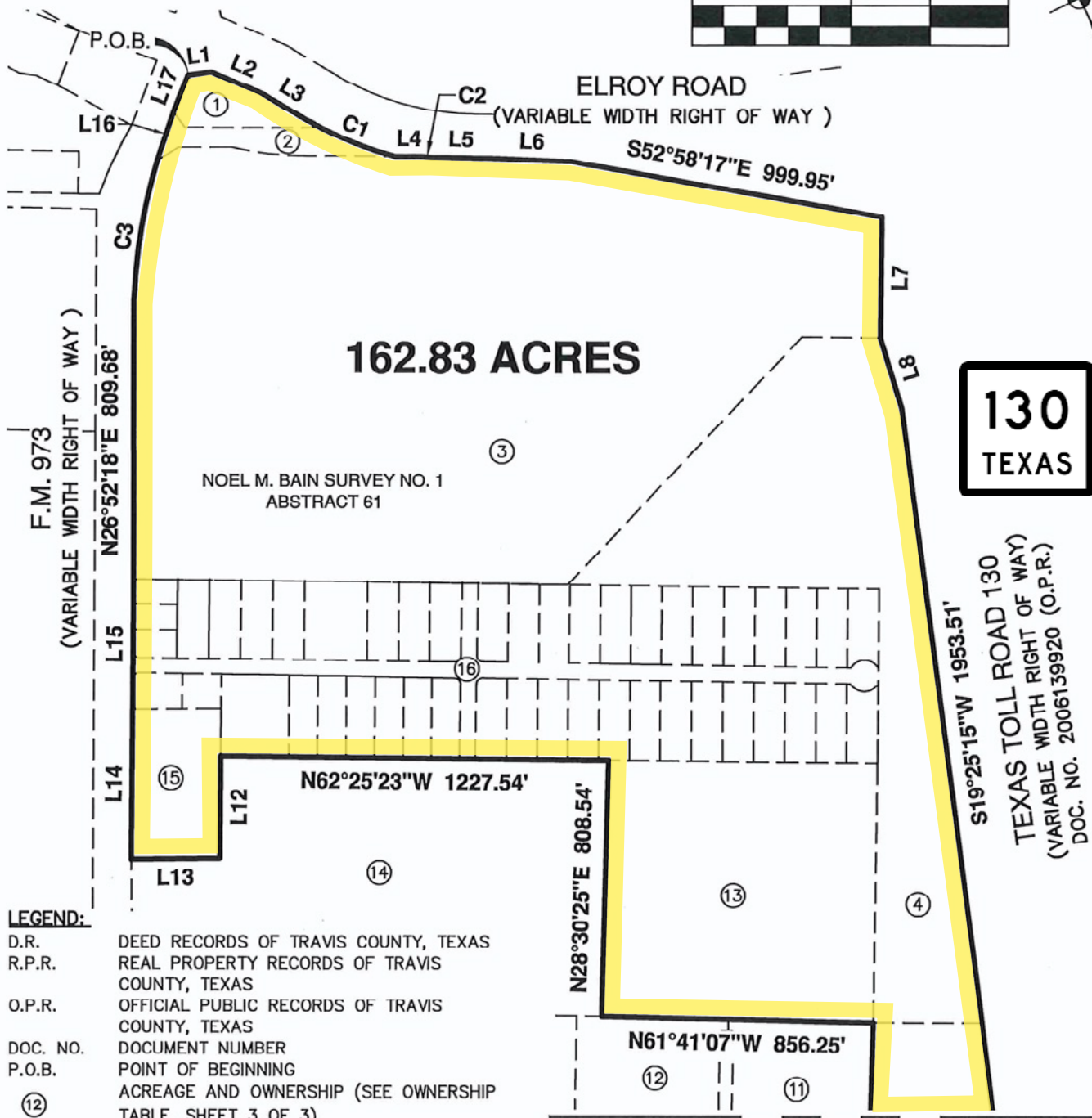
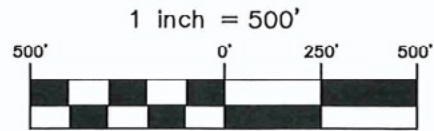
Moore's Crossing MUD lines
Inside MUD = ± 171 Acres
Outside MUD = ± 51 Acres

130



Moore's Crossing MUD

130
TEXAS



LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
(12) ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE, SHEET 3 OF 3)

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE - SEE SHEET 2 OF 3



SHEET 1 OF 3

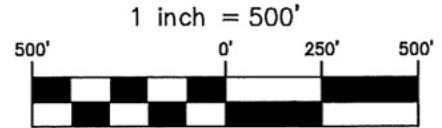
MARCH 26, 2021

JOB No.:

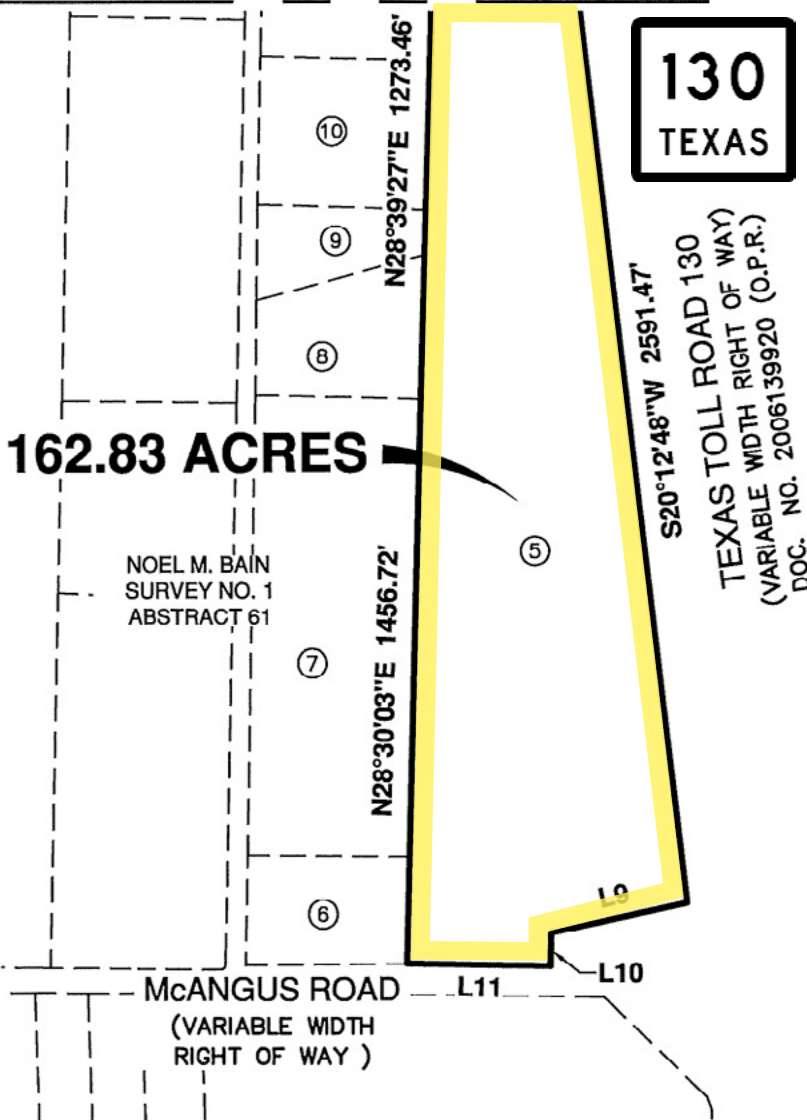
51094-00

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.



MATCHLINE - SEE SHEET 1 OF 3



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S69°53'40"E | 74.75' |
| L2 | S39°57'21"E | 173.48' |
| L3 | S32°23'35"E | 156.65' |
| L4 | S62°15'32"E | 92.50' |
| L5 | S62°15'32"E | 195.70' |
| L6 | S60°51'45"E | 246.75' |
| L7 | S27°46'44"W | 378.98' |
| L8 | S10°06'56"W | 232.06' |
| L9 | N75°16'47"W | 362.93' |
| L10 | S28°09'48"W | 85.27' |
| L11 | N61°55'51"W | 370.76' |
| L12 | S27°24'37"W | 324.05' |
| L13 | N63°31'23"W | 278.80' |
| L14 | N27°29'55"E | 473.60' |
| L15 | N27°21'34"E | 409.78' |
| L16 | N45°47'30"E | 160.07' |
| L17 | N48°19'35"E | 118.16' |

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1071.64' | 16°33'52" | S40°44'06"E | 308.74' | 309.82' |
| C2 | 1070.09' | 1°07'36" | S57°04'52"E | 21.04' | 21.04' |
| C3 | 1748.80' | 17°04'21" | N35°19'01"E | 519.17' | 521.10' |

LEGEND:

D.R.
R.P.R.

O.P.R.

DOC. NO.
P.O.B.

⑫

DEED RECORDS OF TRAVIS COUNTY, TEXAS
REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOCUMENT NUMBER
POINT OF BEGINNING
ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE, SHEET 3 OF 3)

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

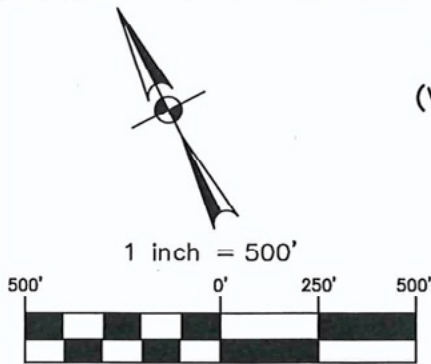
MARCH 26, 2021

JOB No.:

SHEET 2 OF 3

51094-00

ENGLER PARK STREET
(VARIABLE WIDTH RIGHT OF WAY)
VOL. 10861, PG. 173 (R.P.R.)



130
TEXAS

EXHIBIT OF

A 49.22 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING THE REMNANT PORTION OF A CALLED 18.909 ACRE TRACT CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 22.880 ACRE TRACT CONVEYED TO M C JOINT VENTURE, RECORDED IN DOCUMENT NO. 2009193716 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 7.267 ACRE TRACT (TRACT 2) AS DESCRIBED IN CONDEMNATION CASE No. C-1-CV-10-001089 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS, AND BEING ALL OF A CALLED 5.461 ACRE TRACT (TRACT 1) RECORDED IN CONDEMNATION CASE NO. C-1-CV-10-001090 OF THE COUNTY COURT RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND:

D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
⑫ ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE, SHEET 3 OF 3)

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.



PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)

N24°10'34"E 1220.30'

N19°53'28"E 2859.33'

49.22
ACRES

NOEL M. BAIN SURVEY NO. 1
ABSTRACT 61

McANGUS ROAD
(VARIABLE WIDTH
RIGHT OF WAY)

SHEET 1 OF 2

MARCH 26, 2021

JOB No.:

51094-00

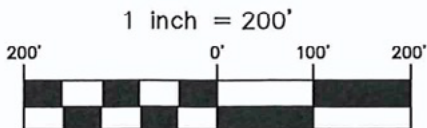


EXHIBIT OF

A 10.39 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED 406.804 ACRE TRACT CONVEYED TO M C JOINT VENTURE, RECORDED IN VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.308 ACRE TRACT (TRACT 1) AS DESCRIBED IN CASE CONDEMNATION NO. C-1-CV-10-001090 RECORDED IN THE COUNTY COURT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND:

D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING

NOTES:

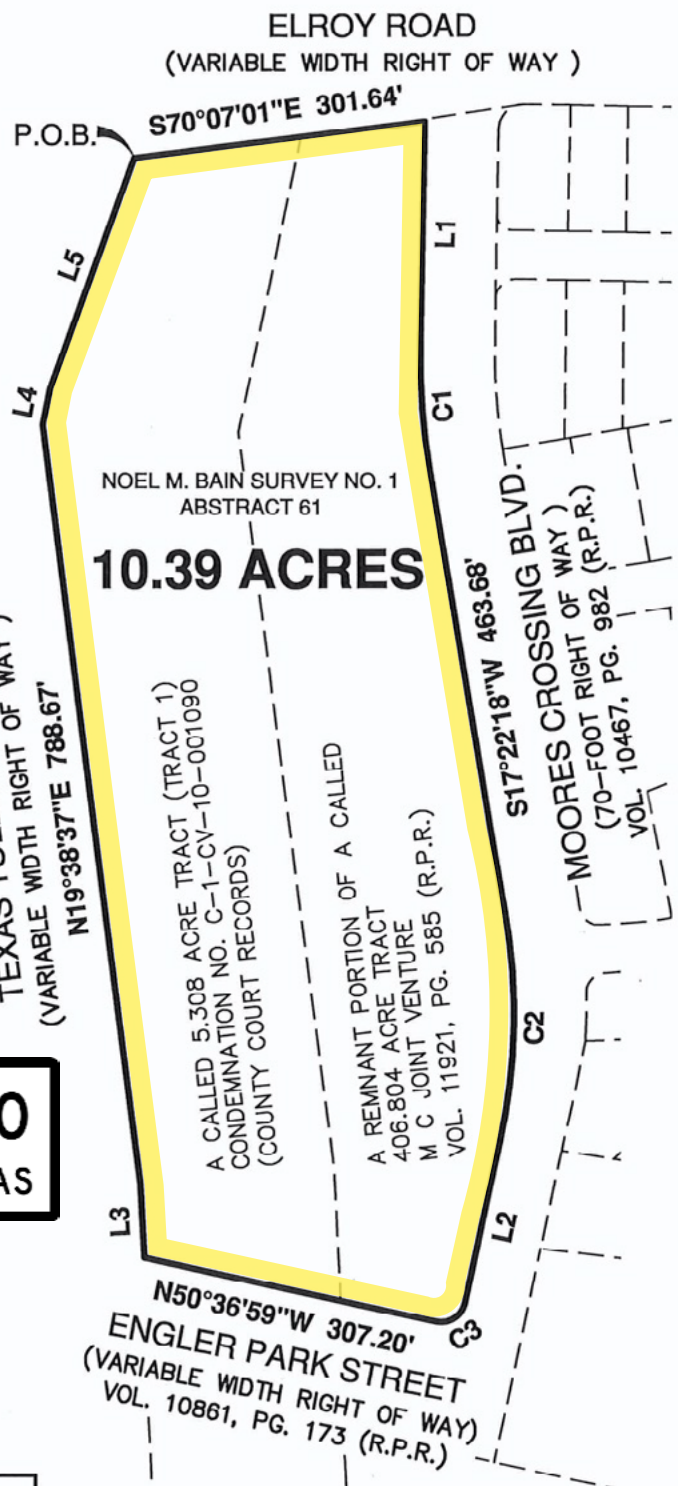
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. THE PROPERTY DESCRIBED HEREIN WAS DETERMINED THROUGH THE USE OF RECORD INFORMATION, AN ON-THE-GROUND SURVEY WAS NOT PERFORMED. THIS INFORMATION IS NOT TO BE USED FOR THE CONVEYANCE OF OWNERSHIP.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S28°06'53"W | 233.47' |
| L2 | S39°25'26"W | 171.25' |
| L3 | N24°10'34"E | 77.10' |
| L4 | N38°57'16"E | 38.23' |
| L5 | N47°11'15"E | 252.87' |

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 685.00' | 10°33'14" | S22°38'56"W | 126.00' | 126.18' |
| C2 | 615.00' | 22°00'22" | S28°22'28"W | 234.76' | 236.21' |
| C3 | 25.00' | 89°55'20" | S84°24'07"W | 35.33' | 39.24' |

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TOLPE FIRM REGISTRATION #470 | TOLPE FIRM REGISTRATION #10028801



130
TEXAS





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 | johnnbaker2@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