

# FOR SALE - LAND FOR INDUSTRIAL / BUSINESS PARK

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

Located in an Opportunity Zone



± 100 Acres

± 223 Acres

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

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

**JURISDICTION** City of Austin / Travis County

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

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

**UTILITIES** All available - City of Austin

**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.

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

# 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**

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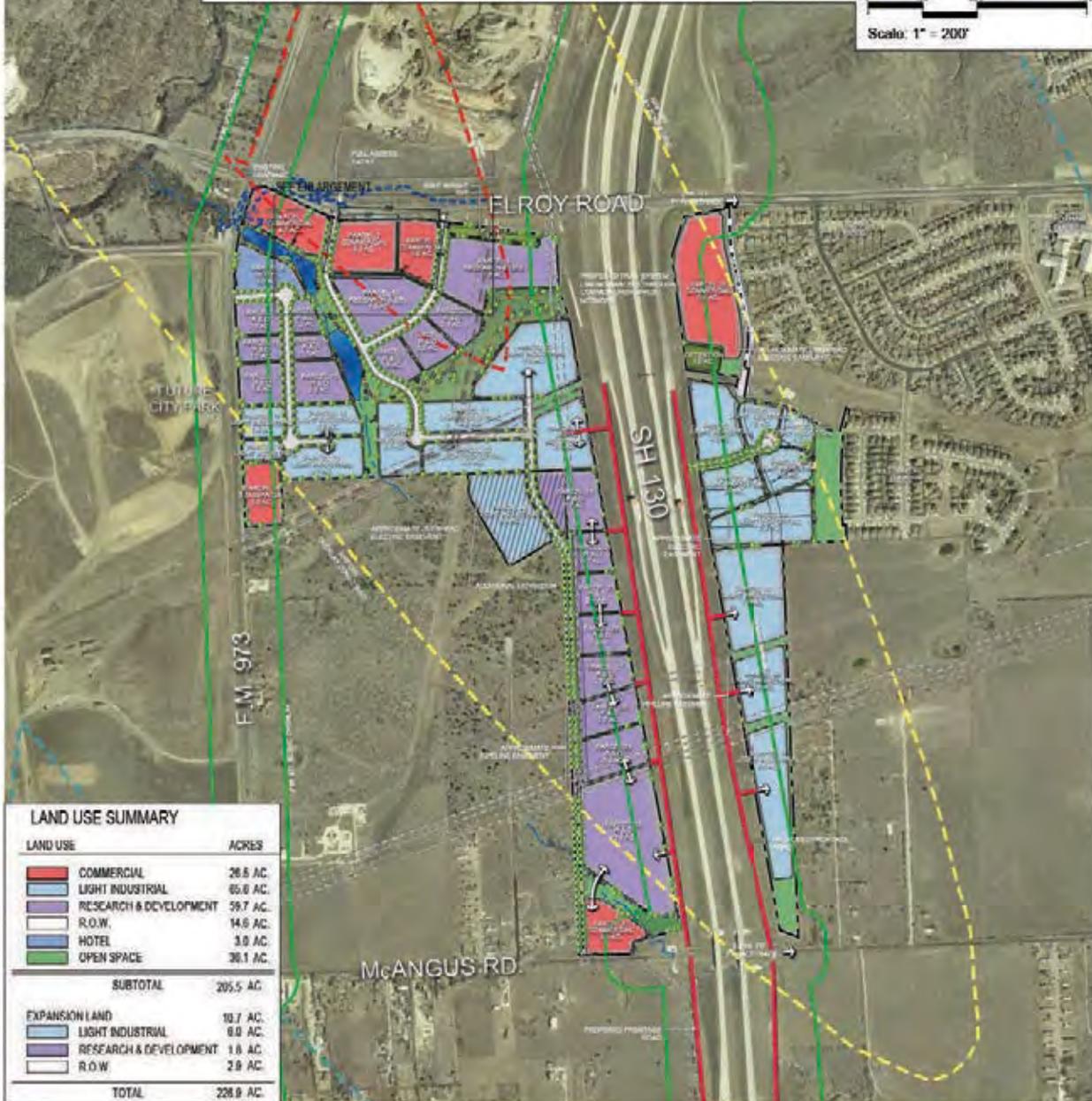
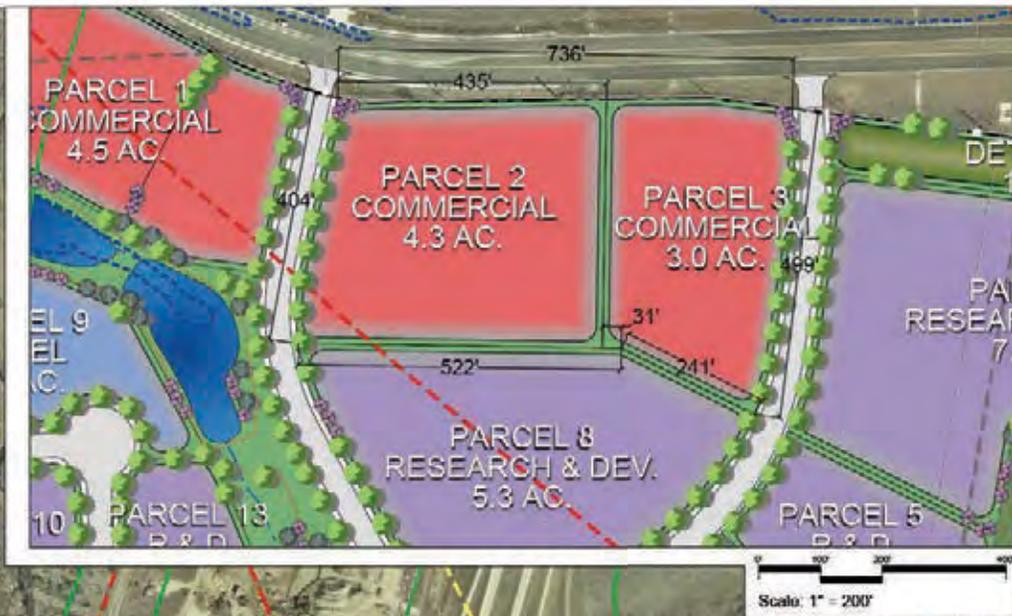


# ± 100 Acre Industrial Land

## Legend

- Feature 1
- Moore's Crossing Bridge
- Ribeye





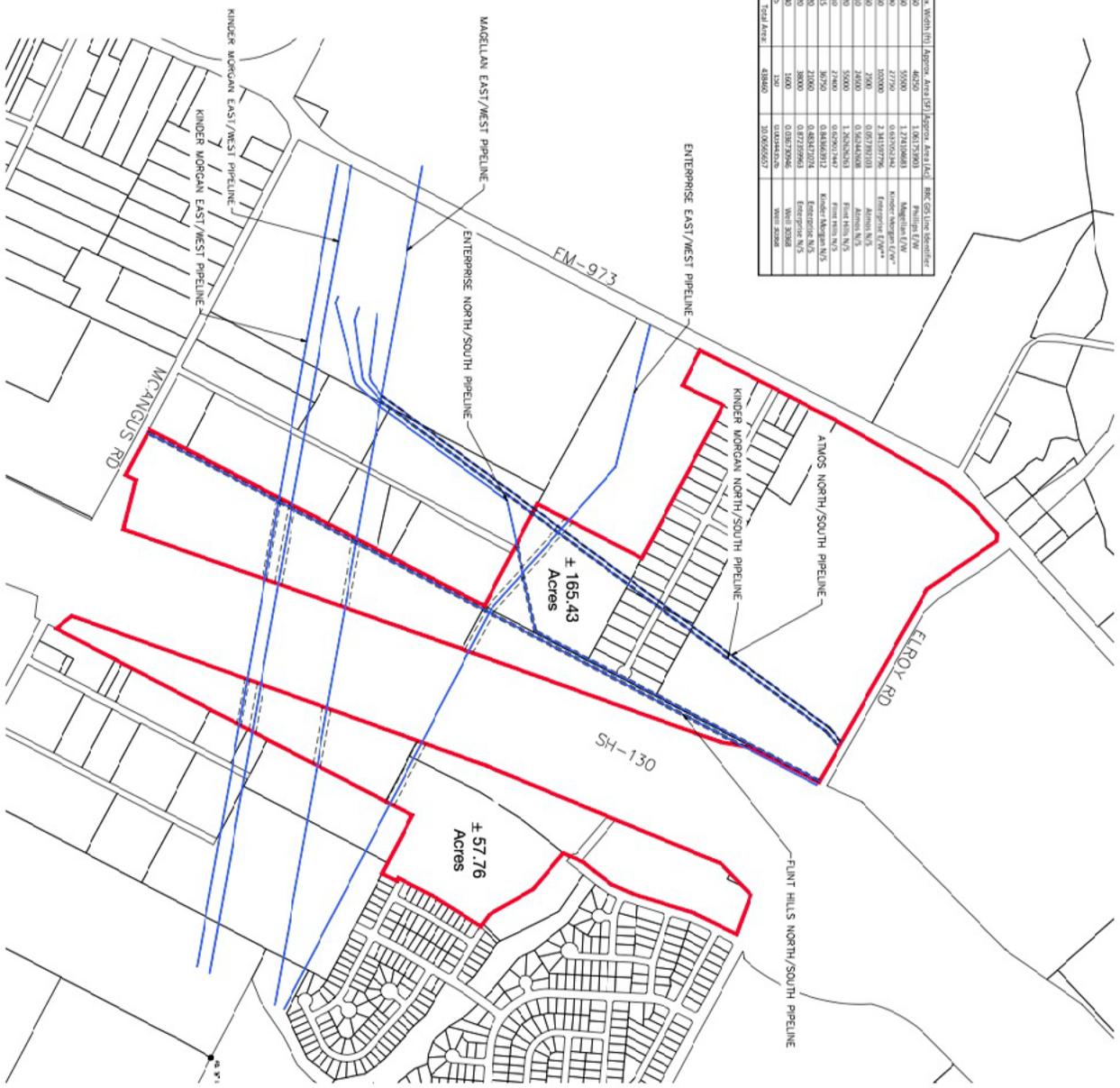
**LAND USE SUMMARY**

LAND USE	ACRES
COMMERCIAL	26.6 AC
LIGHT INDUSTRIAL	65.0 AC
RESEARCH & DEVELOPMENT	59.7 AC
R.O.W.	14.6 AC
HOTEL	3.0 AC
OPEN SPACE	36.1 AC
<b>SUBTOTAL</b>	<b>205.0 AC</b>
EXPANSION LAND	10.7 AC
LIGHT INDUSTRIAL	9.0 AC
RESEARCH & DEVELOPMENT	1.8 AC
R.O.W.	2.9 AC
<b>TOTAL</b>	<b>228.9 AC</b>

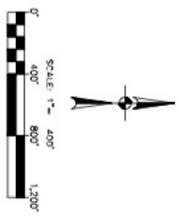
**SEC Planning, LLC**  
 Land Planning • Landscape Architecture • Community Building  
 10000 West  
 10000 West

Scale: 1" = 500'  
 Date: July 10, 2014





Public Record Doc #	Length (ft)	Entire Approx. Width (ft)	Approx. Area (Sq Ft)	Approx. Area (Ac)	ERC Case Number
Vol 3027 Pg 601	925	50	46250	1.06179003	Phillips E/W
Vol 3426 Pg 403	925	50	55500	1.27418663	Magellan E/W
Vol 3411 Pg 314	765	50	27225	0.62022443	Kinder Morgan E/W
Vol 3012 Pg 132	40	200	27200	0.62022443	Kinder Morgan E/W
Vol 3094 Pg 198	2400	50	24000	0.54843008	Flint Hills N/S
Vol 3094 Pg 210	2750	20	55000	1.25282613	Flint Hills N/S
Doc No. 200704140	2750	20	27500	0.62901347	Enterprise N/S
Doc No. 200704140	1051	20	21000	0.48147314	Enterprise N/S
Doc No. 200704138	1900	20	38000	0.87239963	Enterprise N/S
Doc No. 200704134	40	40	1600	0.36573945	Walt 30288
Doc No. 200704124	20	40	1600	0.36573945	Walt 30288
		3	1340	0.30644224	Walt 30288
			45800	1.03626207	Walt 30288
			1340	0.30644224	Walt 30288



DATE: 10/18/21  
 DRAWN BY: R. THROUSE  
 CHECKED BY: J. MOORE  
 PROJECT: MOORE'S CROSSING  
 SHEET: EXHIBIT

**MOORE'S CROSSING**  
 CITY OF AUSTIN, TEXAS

**INDUSTRIAL BOUNDARY EXHIBIT WITH PIPELINES**

**PAPE-DAWSON ENGINEERS**

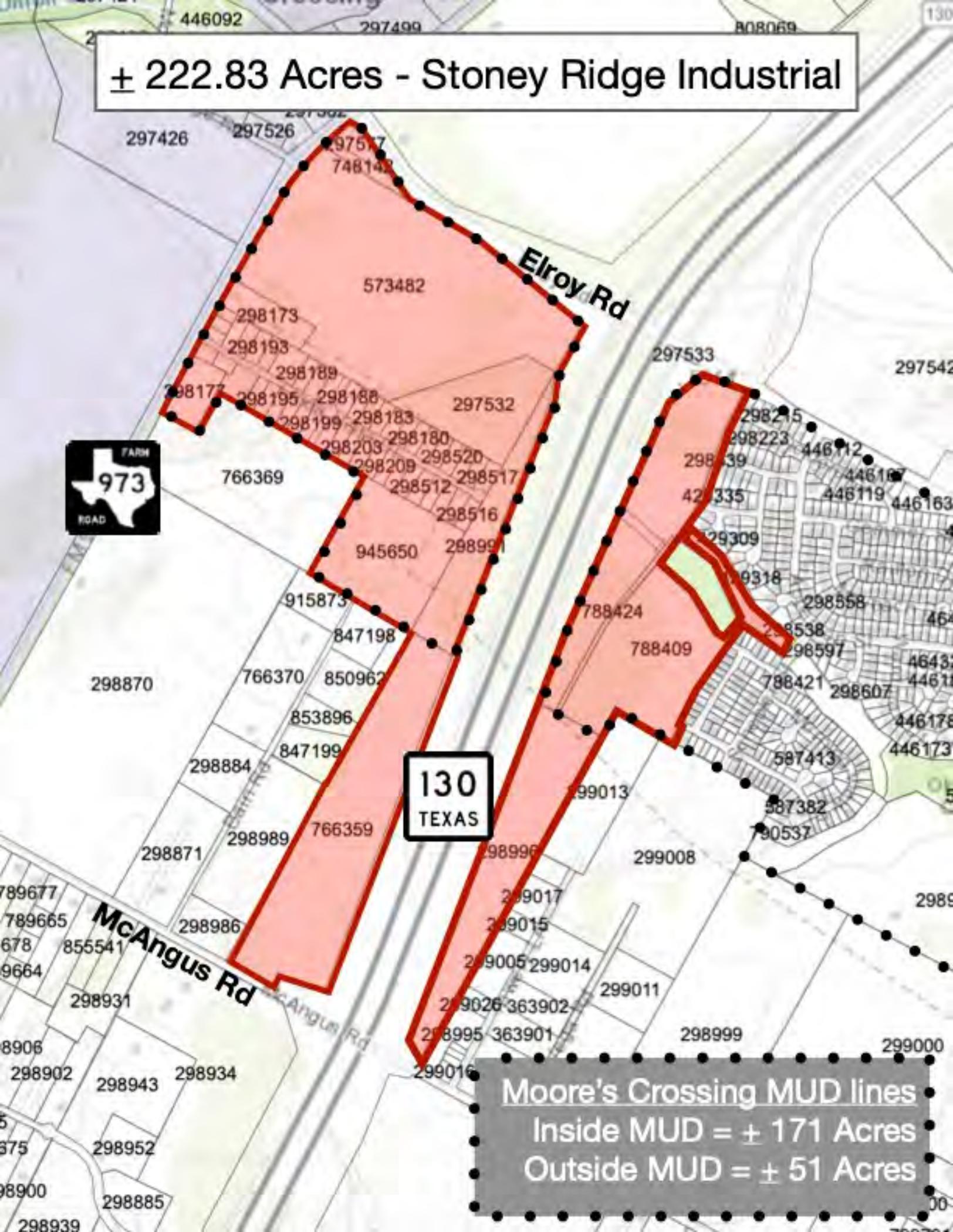
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 1801 N. MOORE EXPR. SUITE 3100 DRI. AUSTIN, TX 78701 | 512-844-1111  
 STATE FIRM REGISTRATION #001111 | TEPIC FIRM REGISTRATION #10008600

NO.	REVISION	DATE

**± 222.83 Acres - Stoney Ridge Industrial**

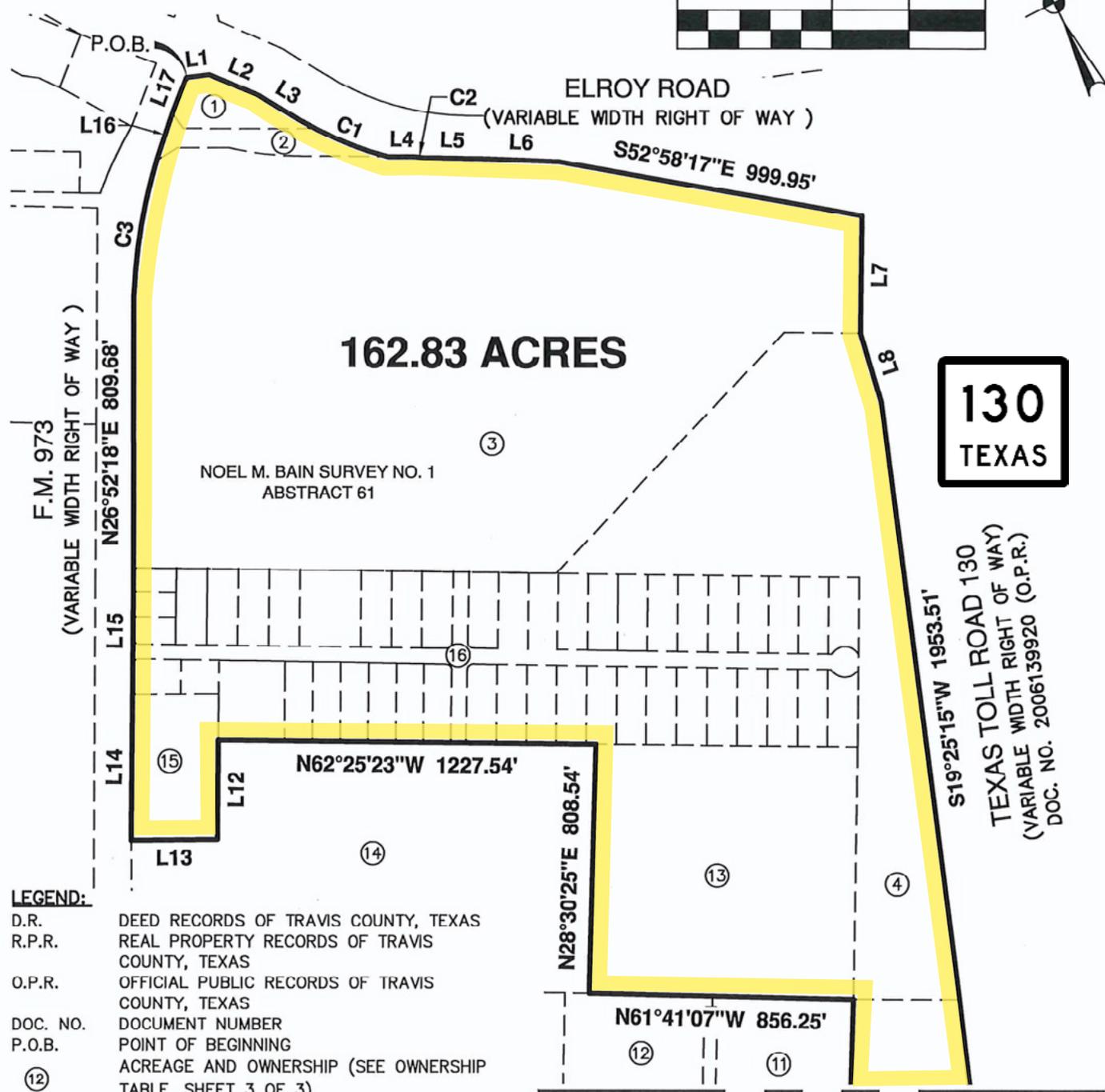
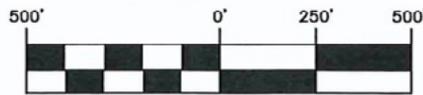


**Moore's Crossing MUD lines**  
**Inside MUD = ± 171 Acres**  
**Outside MUD = ± 51 Acres**





1 inch = 500'



162.83 ACRES

NOEL M. BAIN SURVEY NO. 1  
ABSTRACT 61

130  
TEXAS

S19°25'15"W 1953.51'  
TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)  
DOC. NO. 2006139920 (O.P.R.)

**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.



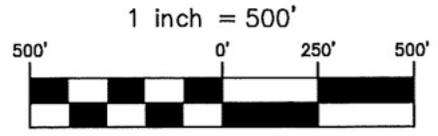
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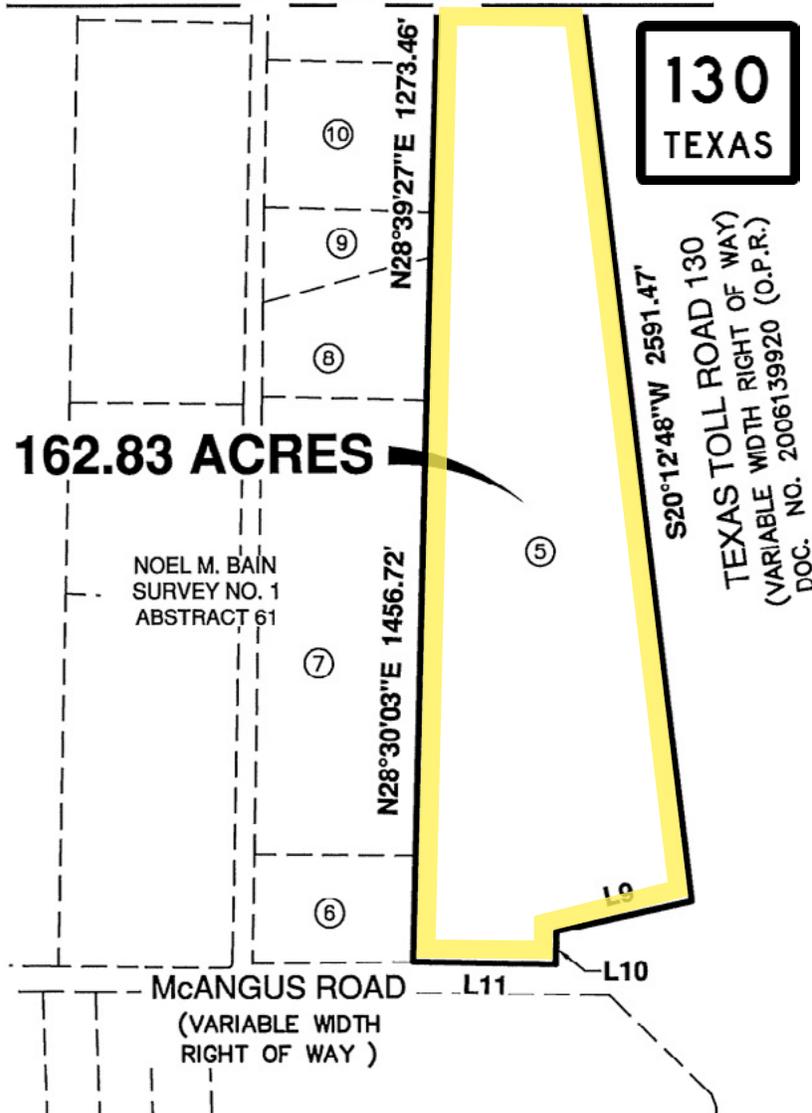
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**NOTES:**

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MATCHLINE - SEE SHEET 1 OF 3



**130  
TEXAS**

TEXAS TOLL ROAD 130  
(VARIABLE WIDTH RIGHT OF WAY)  
DOC. NO. 2006139920 (O.P.R.)

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'

**162.83 ACRES**

NOEL M. BAIN  
SURVEY NO. 1  
ABSTRACT 61

McANGUS ROAD  
(VARIABLE WIDTH  
RIGHT OF WAY)

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:**

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MARCH 26, 2021

JOB No.: 51094-00

SHEET 2 OF 3

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

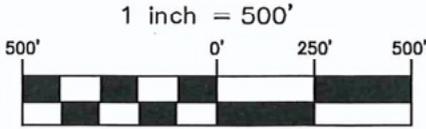


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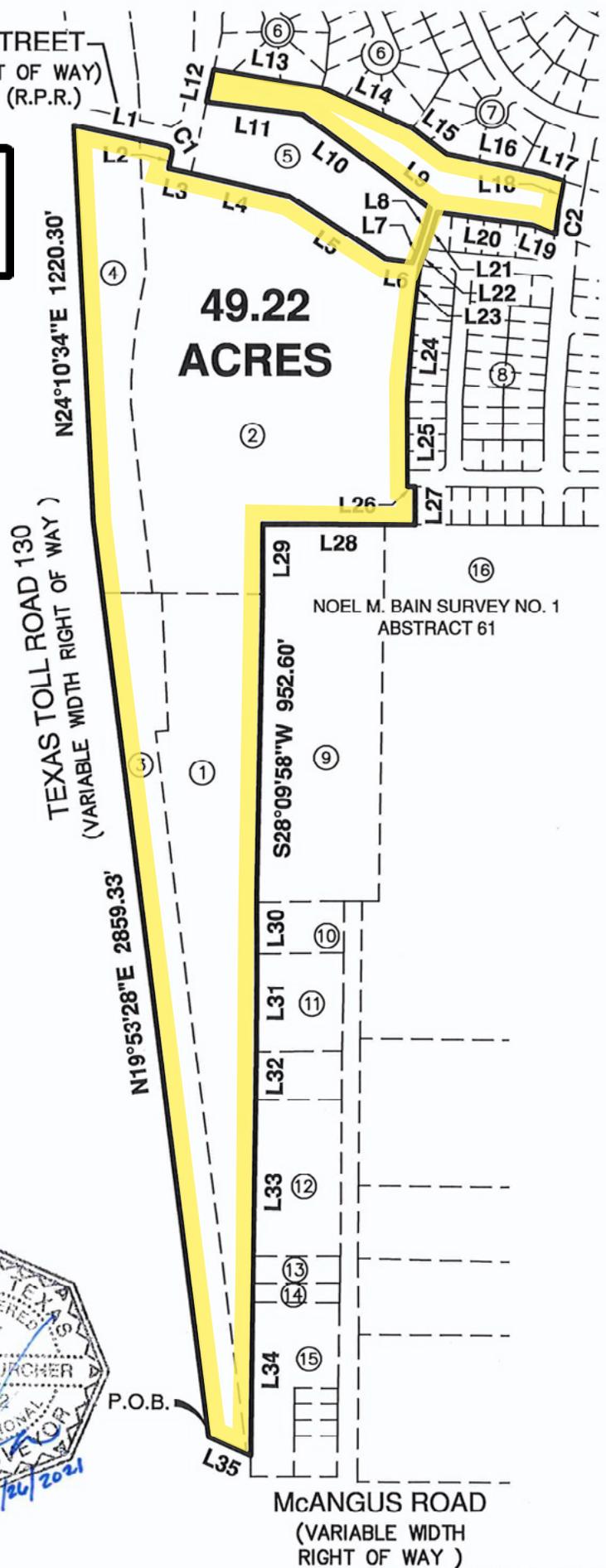
A 49.22 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING THE REMNANT PORTION OF A CALLED 18.909 ACRE TRACT CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF 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
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- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
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SHEET 1 OF 2

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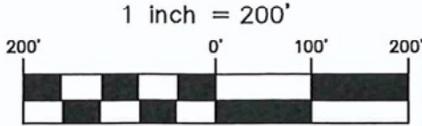


EXHIBIT OF

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:**

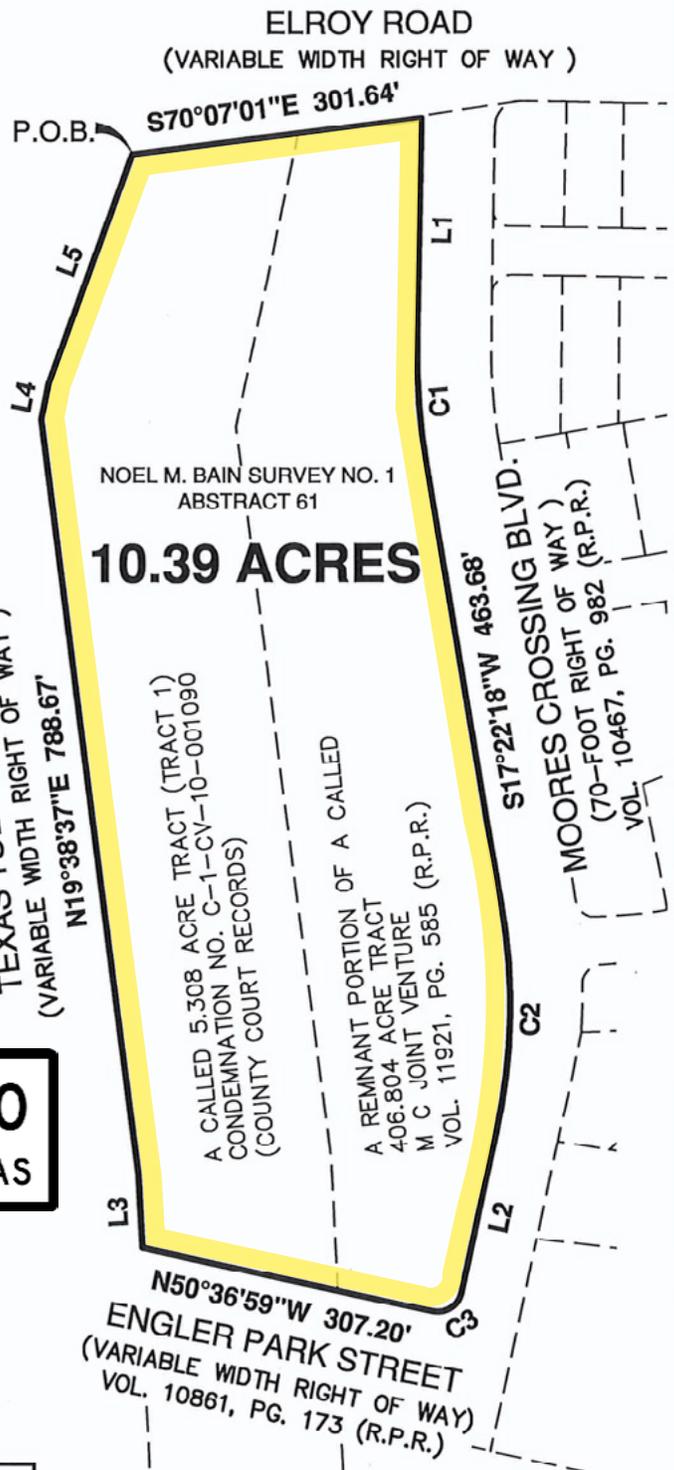
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°06'53"W	233.47'
L2	S39°25'26"W	171.25'
L3	N24°10'34"E	77.10'
L4	N38°57'16"E	38.23'
L5	N47°11'15"E	252.87'

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'



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MARCH 26, 2021

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51094-00

SHEET 1 OF 1

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# 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

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date