

FOR SALE ± 24.98 Acres of Vacant Land TEXAS OPPORTUNITY ZONE LISTING

10912 Fm 1625, Austin, TX 78747



LOCATION Property is on the west side of FM 1625 at 10912 FM1625; just 1.9 miles north of the intersection of FM1625 and SH45 (Tollway)

SIZE Approximately 24.98 Acres (TCAD)

FRONTAGE/ ACCESS Approximately 447.64 feet of frontage on FM 1625

UTILITIES Water - Creedmoor Maha Water Supply Corporation (CMWSC).
Electricity - Pedernales Electric Coop
Wastewater - septic needed.

ZONING Agricultural W/ Single-Family (A/SF)

FLOOD HAZARD An estimated 4.23 Acres are in the 100-year FEMA floodplain. See map

SCHOOL DISTRICT Del Valle ISD

JURISDICTION City of Creedmoor

PRICE \$1,475,000.00

COMMENTS Located in the South Austin suburb of Creedmoor and in a Texas Opportunity Zone, this approximately 25 acres is an ideal single-family or warehouse development tract minutes to downtown Austin, Tesla Gigafactory and Austin-Bergstrom International Airport.

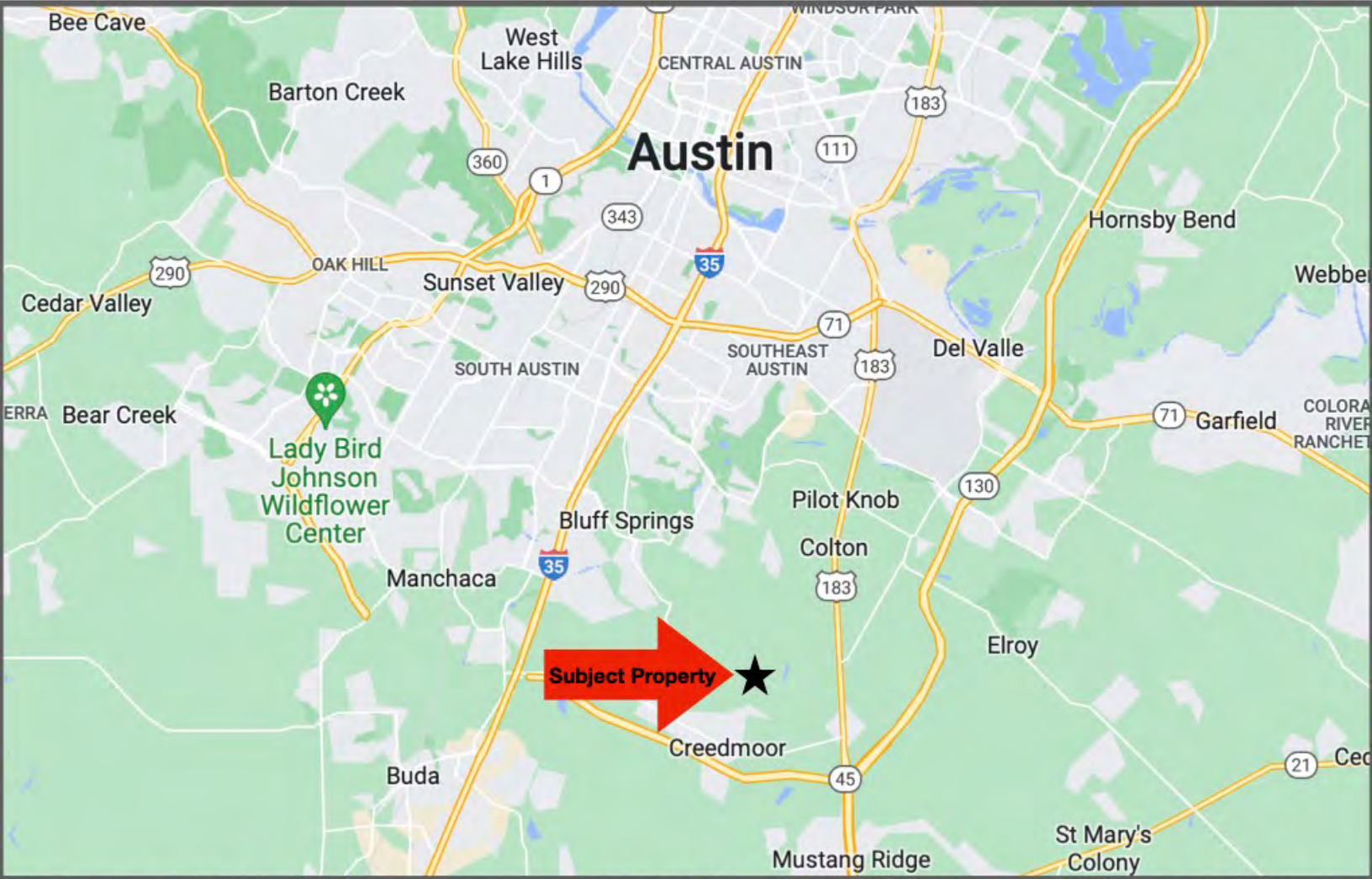
McALLISTER & ASSOCIATES

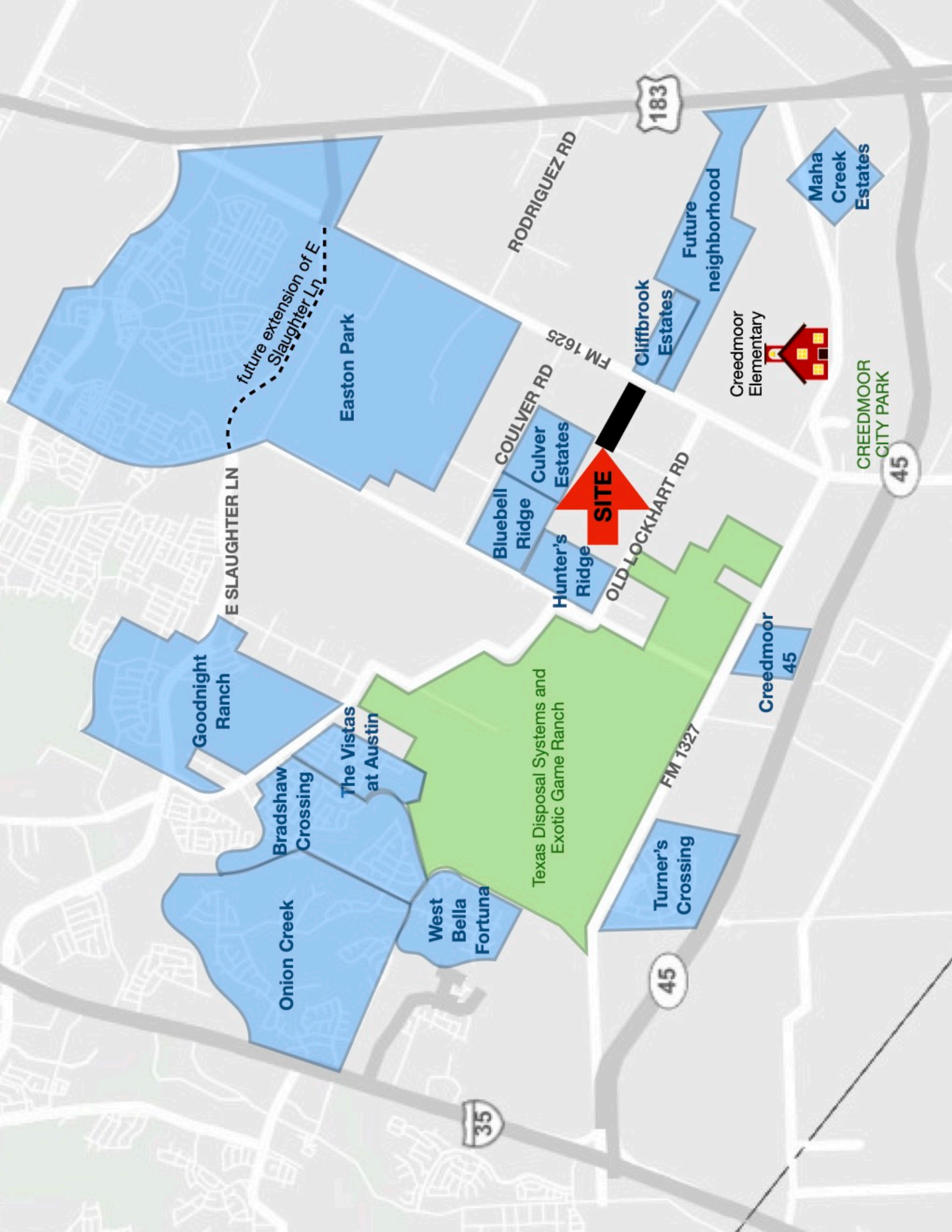
REAL ESTATE SERVICES

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.





future extension of E Slaughter Ln

183

RODRIGUEZ RD

Easton Park

Future neighborhood

Maha Creek Estates

Creedmoor Elementary

CREEDMOOR CITY PARK

45

FM 1625

Cliffbrook Estates

COULVER RD

Bluebell Ridge

Culver Estates

OLD LOCKHART RD

SITE

Hunter's Ridge

FM 1327

Creedmoor 45

Goodnight Ranch

The Vistas at Austin

Bradshaw Crossing

Onion Creek

West Bella Fortuna

Texas Disposal Systems and Exotic Game Ranch

Turner's Crossing

45

35

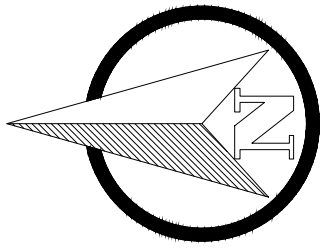
CITY OF CREEDMOOR ZONING MAP

0 1000 2000 FT



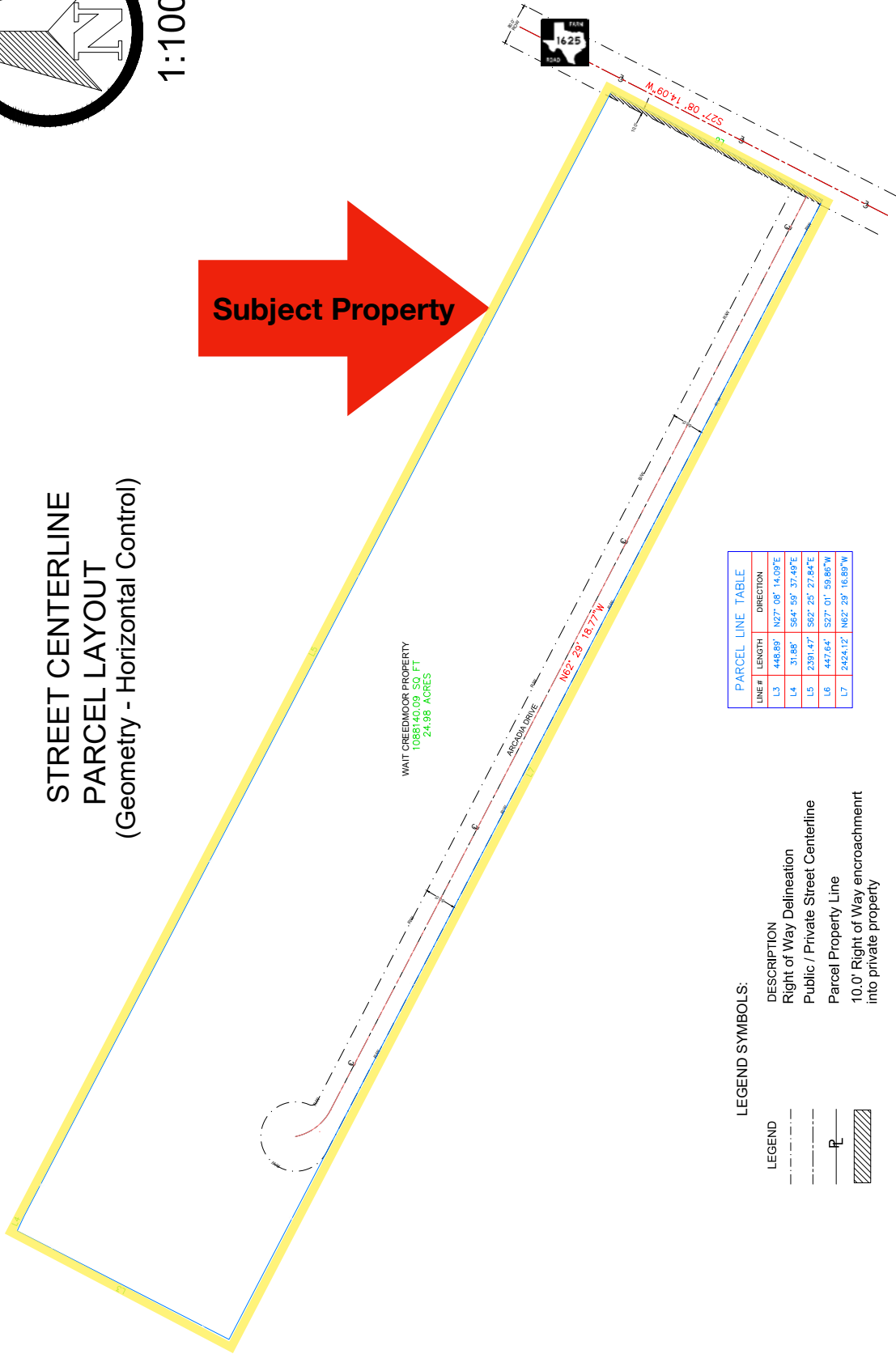
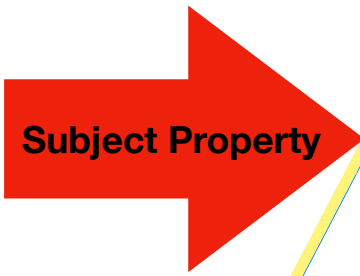
LEGEND	
	CREEDMOOR CITY LIMIT
	CREEDMOOR 1/2 MILE ETJ
	AGRICULTURE (A)
	AGRICULTURE W/ SINGLE FAMILY (A/SF)
	SINGLE FAMILY (SF)
	BUSINESS/ COMMERCIAL (B/C)
	GOVERNMENT/ PUBLIC (G/P)
	PLANNED UNIT DEVELOPMENT (PUD)

THIS MAP IS PRESENTED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, RESPECTING THE CONTENTS OF THIS MAP, INCLUDING BUT NOT LIMITED TO THE ACCURACY, LOCATION AND OWNERSHIP OF ANY FACILITIES. NEITHER THE CITY OF CREEDMOOR, NOR H.E.L. LEE AND ASSOCIATES, INC. OR ITS REPRESENTATIVES SHALL BE LIABLE TO ANY PERSON OR ENTITY WITH RESPECT TO ANY LIABILITY, LOSS, OR DAMAGE CAUSED OR ALLEGED TO BE CAUSED DIRECTLY OR INDIRECTLY BY THIS MAP.



1:100

**STREET CENTERLINE
PARCEL LAYOUT**
(Geometry - Horizontal Control)



WATT CREEDMOOR PROPERTY
1088140.09 SQ. FT.
24.98 ACRES

LINE #	LENGTH	DIRECTION
L3	448.89'	N27° 08' 14.09"E
L4	31.88'	S64° 59' 37.49"E
L5	2391.47'	S62° 25' 27.84"E
L6	447.64'	S27° 01' 59.86"W
L7	2424.12'	N62° 29' 16.89"W

LEGEND SYMBOLS:

- LEGEND
- Right of Way Delineation
- Public / Private Street Centerline
- Parcel Property Line
- ▨ 10.0' Right of Way encroachment into private property

WAIT CREEDMOOR

10912 FM 1625
Austin, TX 78747

GRADING - PAVING PLAN



1:100
C.I. = 5.0'

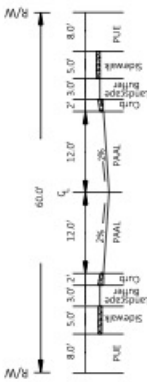
EARTHWORK CALCULATIONS:
 - Grading Limits: 134,477 sf = 3.09 Acres
 - Total Cut: 699.24 CY
 - Total Fill: 4,083.35 CY
 - Balance: Fill - 3,384.15 CY

LEGEND SYMBOLS

LEGEND	DESCRIPTION
	Existing Contour
	Proposed Contour
	Street Centerline
	TC - Top of curb elevation
	TP - Top of pavement elevation
	TS - Top of sidewalk elevation
	Drainage flow arrow and slope
	Floodplain Limits
	Private Street Paving Limits
	Public Street Paving Limits
	Property Line
	Public Right of Way Limit
	100-year Floodplain Limits

GRADING - PAVING NOTES

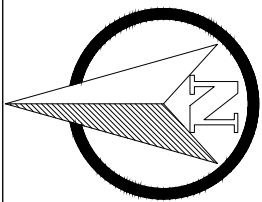
- Soil must be scarified to a minimum depth of 6" or as per soils report recommendations.
- Maintain earthwork operations within the 60.0' Right of Way limit along the private street.
- Once beginning earthwork operations and while performing rough grading, on fills 12" fills recommended compacted to 90% maximum dry density.
- On topsoil to be placed on minimum bedrock of 12" + 24" must be scarified and filled with approved soil compacted to 90% maximum dry density or as recommended per soils report.
- Pavement section to consist of 4" asphalt layer on 4" of ABC compacted to 95% maximum dry density.
- Sta. 5+00 to Sta. 6+40: 10" concrete slab reinforced with #4 rebar @ 24" o/c both ways or as per soils report. Concrete FC = 3,000 psi.
- Roadway including cut de sac must be cleared and grubbed to minimum depth of 8" .



Subject Property



2.5 Acre Lot Configuration



1:100

LOT CONFIGURATION (Geometry - Horizontal Control)

ALIGNMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	END STATION
L1	779.51'	S27° 08' 14.09"W	0+00.00
L2	1951.69'	N62° 29' 18.77"W	0+00.00
			19+51.69

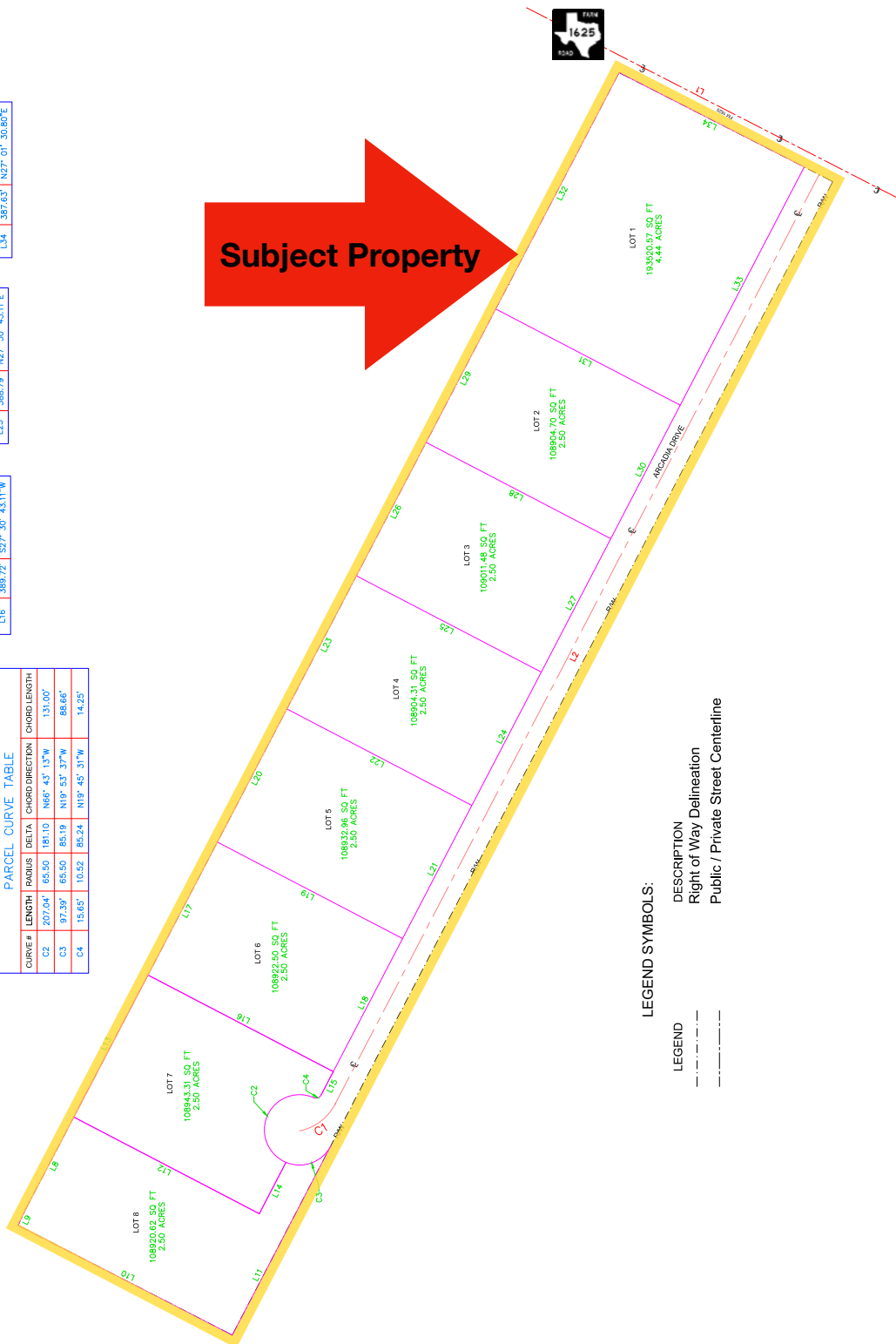
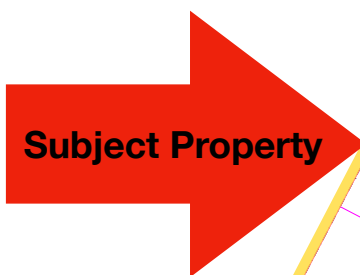
ALIGNMENT CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD DIRECTION
C1	96.42'	85.52'	N37° 04' 42.18"W
			82.75'

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	207.04'	65.50'	181.10'
			N66° 43' 13"W
			131.00'
C3	97.39'	65.50'	55.19'
			N19° 53' 37"W
			88.66'
C4	15.65'	10.52'	85.24'
			N19° 45' 31"W
			14.23'

PARCEL LINE TABLE			
LINE #	LENGTH	BEARING	DIRECTION
L8	195.21'	N62° 25' 27.84"W	
L9	31.88'	N62° 59' 37.49"W	
L10	446.69'	S27° 08' 14.09"W	
L11	397.37'	S62° 29' 16.89"E	
L12	390.05'	N27° 30' 43.11"E	
L13	296.60'	S62° 25' 27.84"E	
L14	107.98'	N62° 29' 16.89"W	
L15	49.52'	N62° 29' 16.89"W	
L16	389.72'	S27° 30' 43.11"W	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	DIRECTION
L17	279.60'	N62° 25' 27.84"W	
L18	279.60'	S62° 29' 16.89"E	
L19	389.41'	N27° 30' 43.11"E	
L20	279.85'	N62° 25' 27.84"E	
L21	279.85'	S62° 29' 16.89"E	
L22	389.10'	N27° 30' 43.11"E	
L23	280.00'	N62° 25' 27.84"W	
L24	280.00'	S62° 29' 16.89"E	
L25	388.79'	N27° 30' 43.11"E	

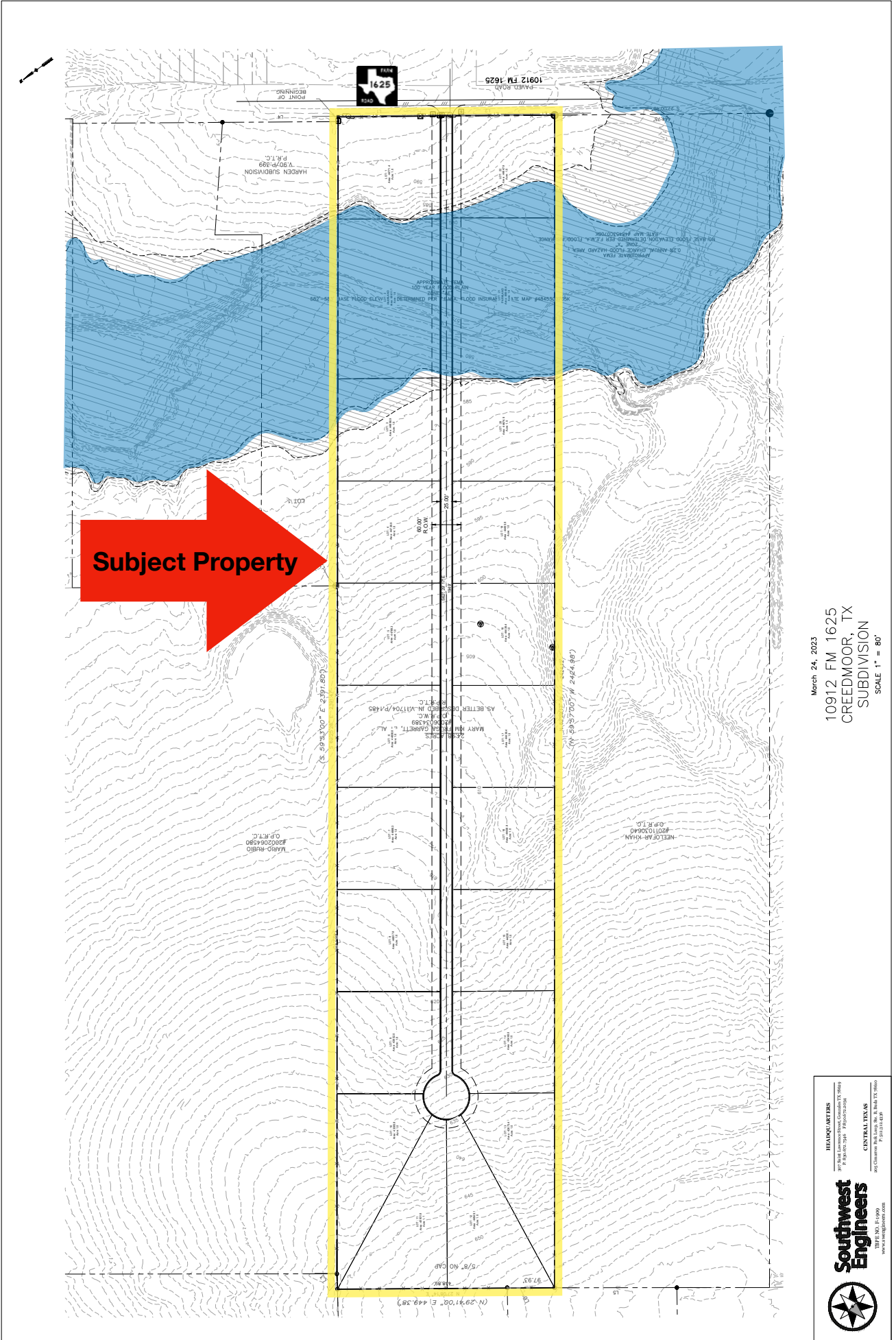
PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	DIRECTION
L26	280.50'	N62° 25' 27.84"W	
L27	280.50'	S62° 29' 16.89"E	
L28	388.48'	N27° 30' 43.11"E	
L29	280.45'	N62° 25' 27.84"E	
L30	280.45'	S62° 29' 16.89"E	
L31	388.17'	N27° 30' 43.11"E	
L32	497.26'	N62° 25' 27.84"W	
L33	500.55'	S62° 29' 16.89"E	
L34	387.63'	N27° 01' 30.80"E	



LEGEND SYMBOLS:

- Right of Way Delineation
- - - - - Public / Private Street Centerline

1.0 Acre Lot Configuration

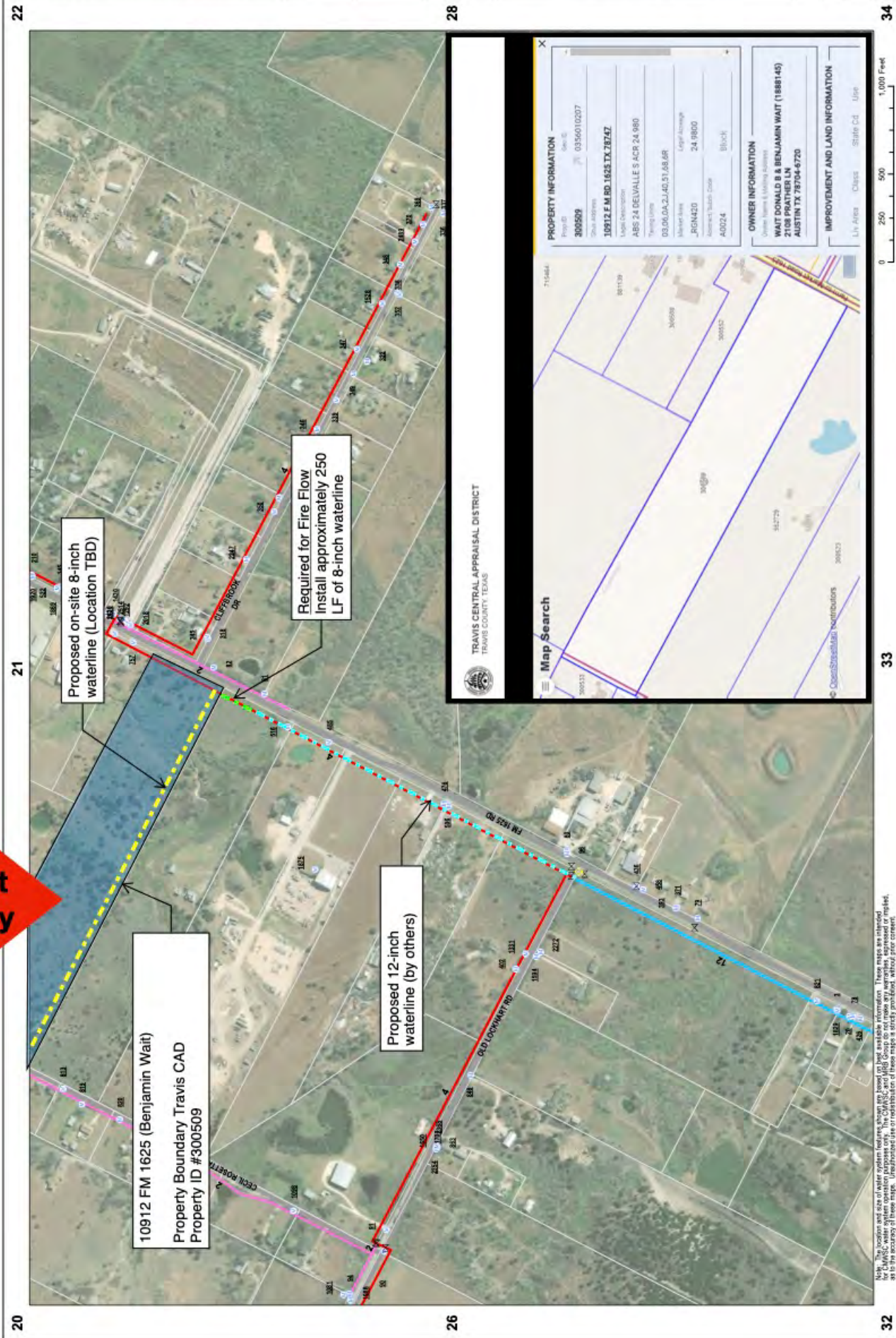


Subject Property

March 24, 2023
 10912 FM 1625
 CREEDMOOR, TX
 SUBDIVISION
 SCALE 1" = 80'

Southwest Engineers
 3000 Chambers in the Heights, Suite 200, Houston, TX 77058
 (713) 867-1000
 www.southwestengineers.com





Proposed on-site 8-inch waterline (Location TBD)

Required for Fire Flow
 Install approximately 250 LF of 8-inch waterline

Subject Property

10912 FM 1625 (Benjamin Wait)
 Property Boundary Travis CAD
 Property ID #300509

Proposed 12-inch waterline (by others)

TRAVIS CENTRAL APPRAISAL DISTRICT
 TRAVIS COUNTY, TEXAS

Map Search

PROPERTY INFORMATION	
Parcel ID	0356010207
Parcel Address	10912 F.M. RD. 1625 TX. 78742
Legal Description	ABS 24 DELVALLE S. AC. 24 980
Tracting Utility	03.06.0A.2.1.40.51.68.6R
Interest Dates	Legal Acquire 24-9800
Assessments/Utility Code	Block

OWNER INFORMATION	
Owner Name & Mailing Address	WAIT DONALD B & BENJAMIN WAIT (1888145) 2108 PRATHER LN AUSTIN TX 78704-4720

IMPROVEMENT AND LAND INFORMATION
 Liv Area Class State Cd Use

Scale: 0 250 500 1,000 Feet

Note: The location and size of water system features shown are based on best available information. These maps are intended for CMWSIC, water system operation purposes only. The CMWSIC and MRB Group do not make any warranties, expressed or implied, as to the accuracy of these maps. Unauthorized use or redistribution of these maps is strictly prohibited, without prior consent.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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