

FOR SALE - RARE ± 10.45 ACRE CAMPUS-TYPE PROPERTY

4402 Hudson Bend Rd., Austin, TX 78734



| | | | |
|-----------------------------|--|-------------------------|--|
| LOCATION | Located on the west side of Hudson Bend Dr; 0.4 miles north of the intersection of 620 and Hudson Bend Dr. | ZONING | None. Austin ETJ |
| SIZE | ± 10.45 Acres in 3 tracts | TOPOGRAPHY | Generally level to downward slope to the west toward Lake Travis |
| FRONTAGE/ ACCESS | ± 148 feet on Eck Ln, ± 240 feet on Hudson Bend, and ± 160 feet on James Lane | FLOOD HAZARD | No portion of the Property lies within the 100-year FEMA floodplain. |
| UTILITIES | Electricity - Pedernales Electric Coop Water - WCID17 W/W- On site sewage facility (OSSF) | LINKS | Click here for virtual tour. Click here to view drone video Click here to view slide show |
| IMPROVEMENTS | ± 18,352 sf total in 2 buildings. A ± 7,512 sf one-story building with basement and a ± 10,840 sf two-story building (Floorplan). There are a number of temporary buildings that are not part of the offering. | PRICE | \$7,500,000.00 |
| SCHOOL DISTRICT | Lake Travis ISD | COMMENTS | Rare opportunity in south Lake Travis sub-market. Sitting on ± 10.45 unrestricted acres is an immaculately maintained property that is perfect for a growing fellowship, school, distillery/ brewery/winery, corporate campus or wedding venue with frontage on Eck Ln., James Ln. and Hudson Bend Dr. |

McALLISTER & ASSOCIATES

R E A L E S T A T E S E R V I C E S

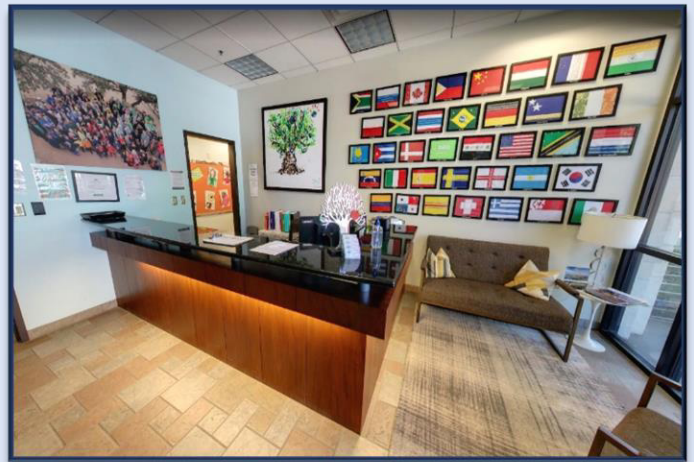
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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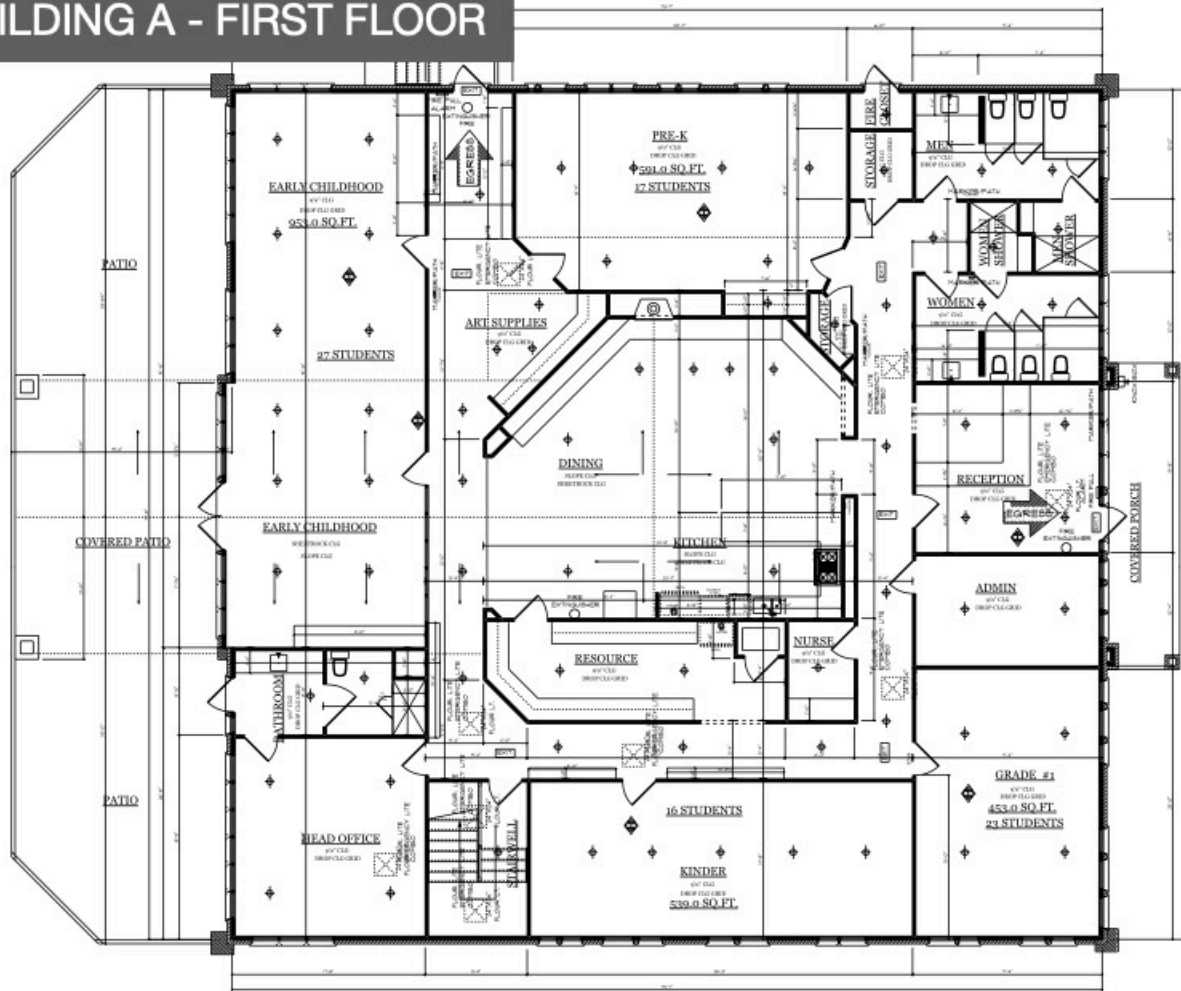


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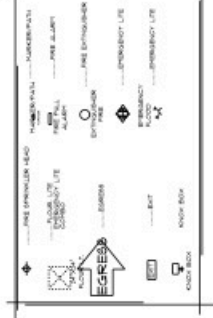


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BUILDING A - FIRST FLOOR



LEGEND



PROJECT ADDRESS:
4402 HUDSON BEND ROAD
LOT: BLK:
NCB:

INTERNATIONAL
SCHOOL OF TEXAS
"AS-BUILTS"

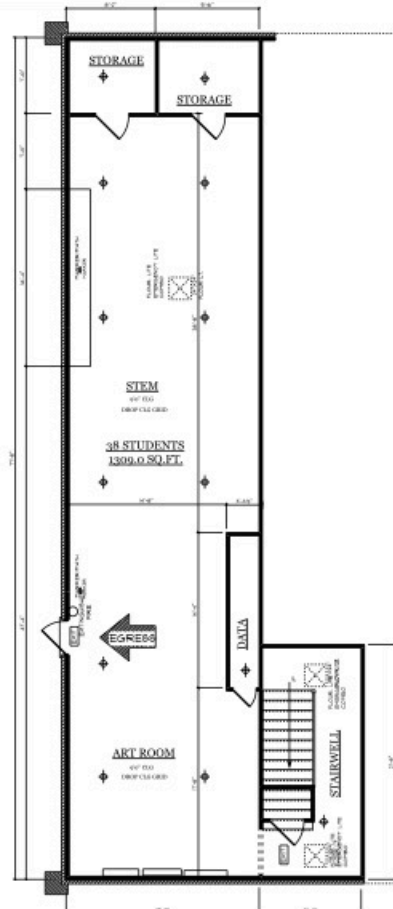
AUSTIN TEXAS 78734

DESIGNS & ARCHITECTURE
BY JALLISON

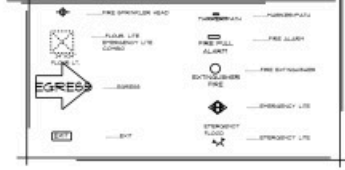
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3
OF 4

BUILDING A - BASEMENT



LEGEND



LOWER LEVEL
FLOOR PLAN

SCALE: 1/8" = 1'-0"

OCCUPANT LOAD LOWER SCHOOL

121

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4402 HUDSON BEND ROAD
LOT: BLK:
NCB:

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SCHOOL OF TEXAS
"AS-BUILTS"

AUSTIN TEXAS 78734

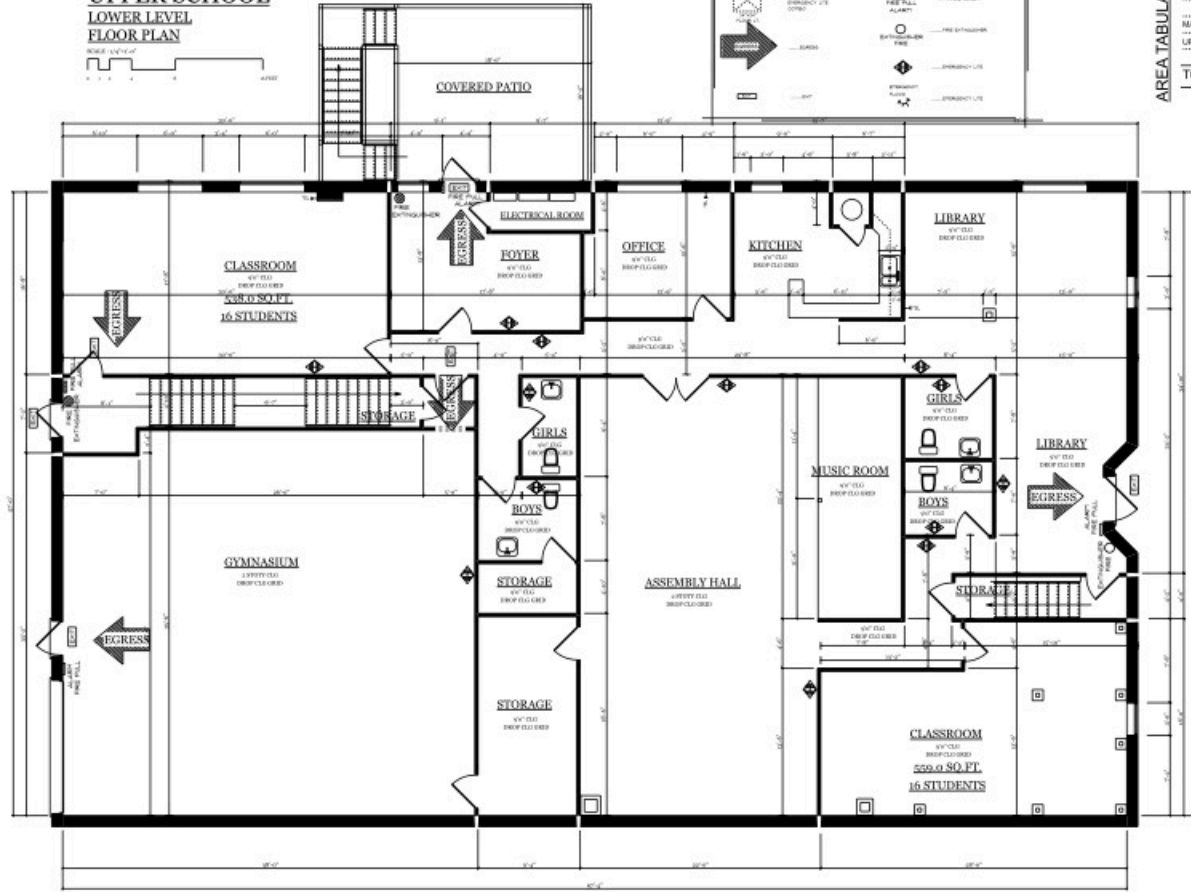
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4
OF 4

BUILDING B - FIRST FLOOR

UPPER SCHOOL LOWER LEVEL FLOOR PLAN



AREA TABULATION

| | |
|--------------------------|-----------------|
| MAN LEVEL LOWER SCHOOL | 596.0 |
| LOWER LEVEL LOWER SCHOOL | 592.0 |
| MAN LEVEL UPPER SCHOOL | 6378.0 |
| UPPER LEVEL UPPER SCHOOL | 4462.0 |
| TOTAL AREA | 16,352.0 |

PROJECT ADDRESS:
4402
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LOT:
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TEXAS
78734

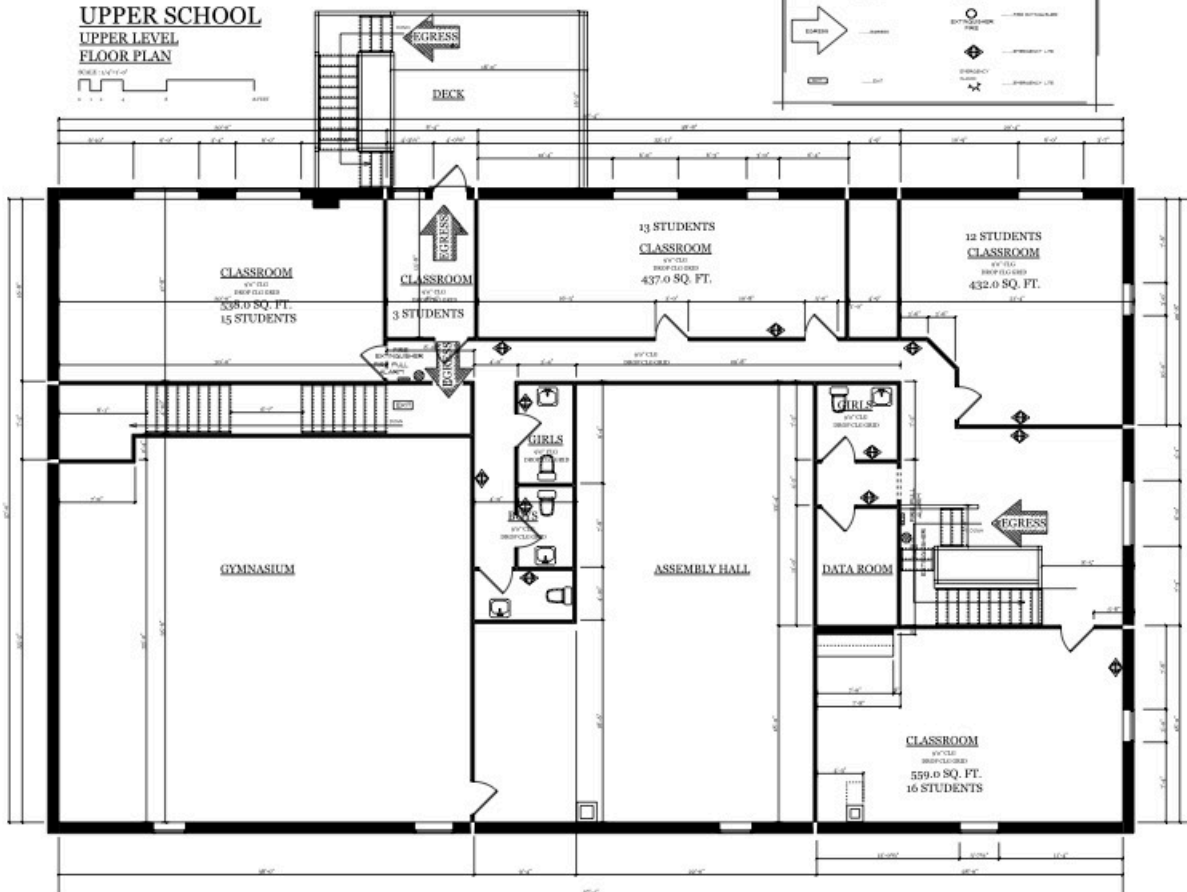
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FOUR

BUILDING B - SECOND FLOOR

UPPER SCHOOL UPPER LEVEL FLOOR PLAN



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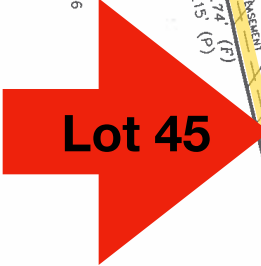
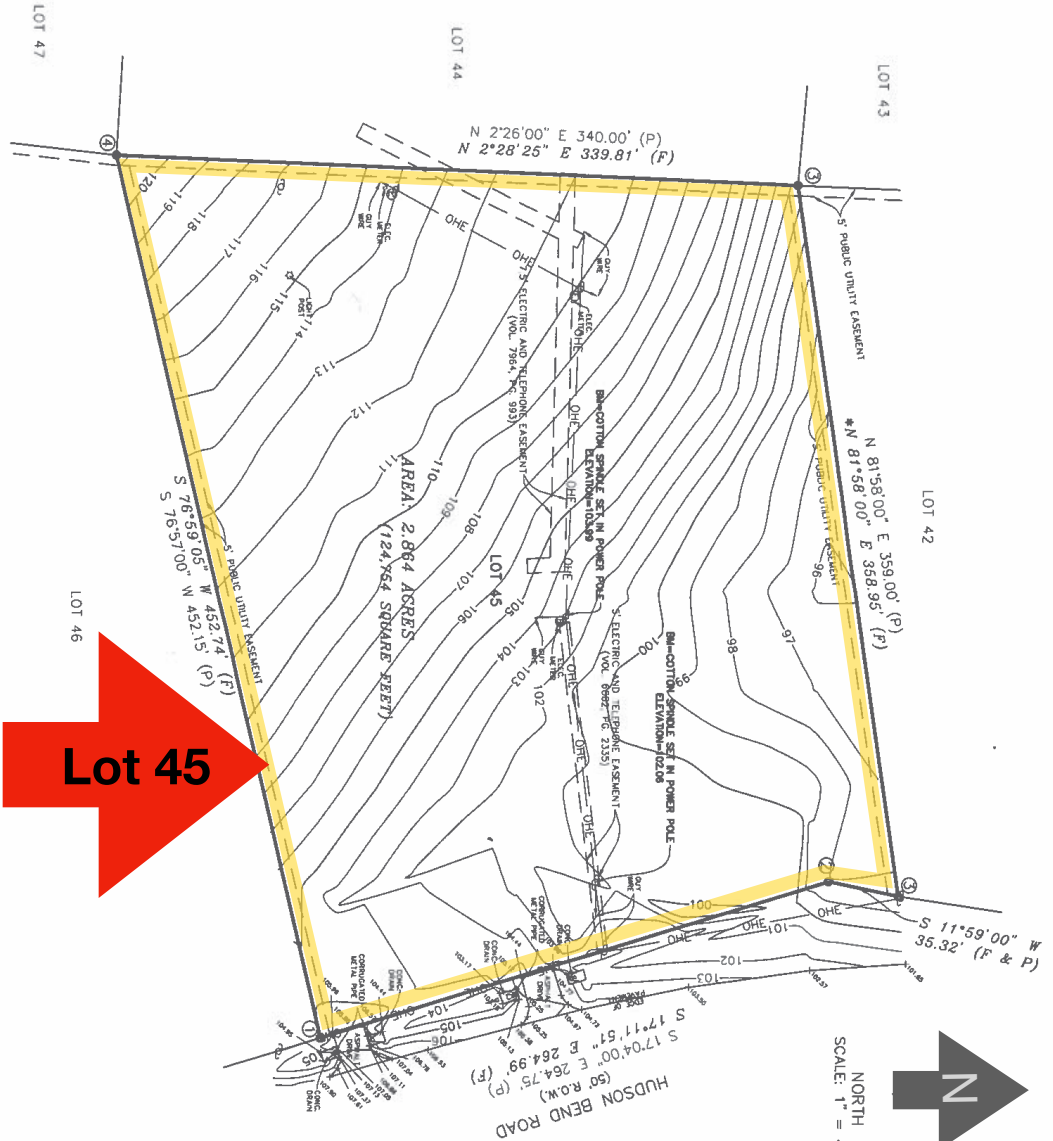
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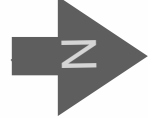
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2
OF
FOUR

Lot 45



Lot 45



NORTH
SCALE: 1" = 40'

- LEGEND:
- ① = FOUND IRON BAR
 - ② = SET 1/2" IRON BAR WITH ORANGE CAP MARKED SLS PLS 5142
 - ③ = FOUND PIPE
 - ④ = FOUND NAIL WITH SHINER
 - (f) = FIELD BEARING
 - (P) = PLAT BEARING
 - ROW = RIGHT-OF-WAY
 - BW = BENCHMARK
 - ⊕ = POWER POLE
 - LEC = ELECTRIC
 - CONC = CONCRETE
 - ONE = OPENED ELECTRIC
 - TWO = OPENED TELEPHONE
 - ⊙ = ELECTRIC WHOLE
- * REFERENCE BEARING FROM SUBMISSION PLAT (SEE TITLE) RELATIVE TO THIS BEARING.

"CATEGORY & CONTINUED 11"
7070864816 SURVEY OP
LOT 45
LA HACIENDA ESTATES
TRAVIS COUNTY, TEXAS

NOTE: 1. ALL ELEVATIONS ASSUMED.

VOL. 38, PG. 38 PLAT RECORDS
VOL. 4882, PG. 2111 REAL PROPERTY RECORDS (ELECTRIC & TELEPHONE EASEMENT) APPLIES AND AFFECTS SUBJECT PROPERTY
VOL. 2887, PG. 488 REAL PROPERTY RECORDS (MULTI SERVICE CONTRACT) APPLIES AND AFFECTS SUBJECT PROPERTY
VOL. 2887, PG. 593 REAL PROPERTY RECORDS (ELECTRIC & TELEPHONE EASEMENT) APPLIES AND AFFECTS SUBJECT PROPERTY

BUYER: STILL DONG DEANS LLC
ADDRESS: HUDSON BEND ROAD
C.F. NO. 115211JM
DRAWN BY: M. CREW CHIEF, M

STATE OF TEXAS
COUNTY OF TRAVIS

BY: LINDSEY I. SINGULAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: NOVEMBER 1, 2011
UPDATE: JULY 26, 2012
REVISED: AUGUST 23, 2012

WE, SINGULAR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY & CONTINUED 11 PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2008 AND ENFORCEMENT, EXCEPT AS SHOWN.



SINGULAR LAND SURVEYING, INC.
3000 W. WINDY HOLLOW
SUITE 1000, DALLAS, TEXAS 75243
214-341-1218

JOB NUMBER: S-201123160



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 | 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