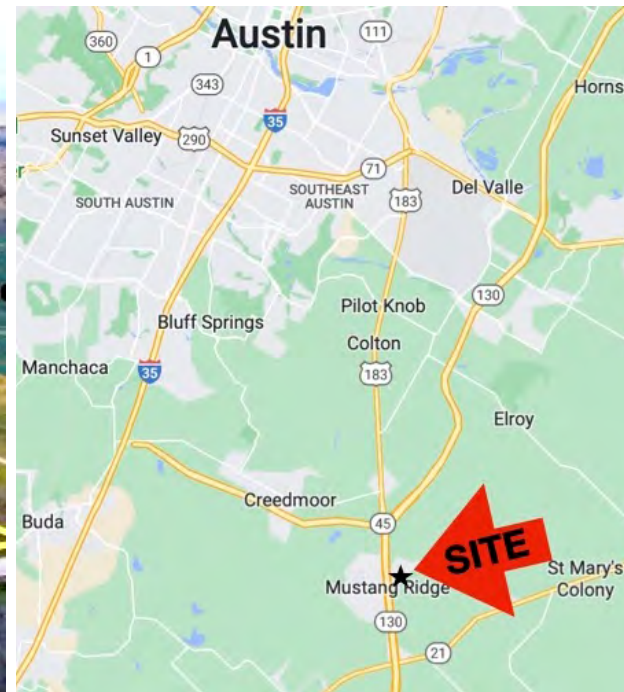


FOR SALE ± 5.27 ACRE COMMERCIAL SITE

TEXAS OPPORTUNITY ZONE

12418 Laws Road, Buda, Texas 78610



LOCATION On the north side of Laws Rd.; just 0.2 miles from the intersection of TX130 and Laws Rd.

SIZE ±5.27 Acres

FRONTAGE/ACCESS ±533 feet of frontage on Laws Rd

UTILITIES Electricity - Pedernales Electric Cooperative
Water - Creedmoor Maha Co-op
Wastewater - available

VIDEO https://youtu.be/1Jlp0r_XQ6E

FLOOD HAZARD No portion of the Property lies within the FEMA 100-year floodplain.

JURISDICTION City of Mustang Ridge (Travis County)

PRICE ~~\$6.50 psf~~ Reduced to \$5.45 psf

COMMENTS Located in a Texas Opportunity Zone between Austin and Lockhart with easy access to TX130, Hwy 183 and TX21. This tract is located in the South Austin suburb of Mustang Ridge and is ideally suited for a warehouse or commercial development. There is a water meter in place and the seller has previously negotiated a wastewater (sewer) tap.

McALLISTER & ASSOCIATES

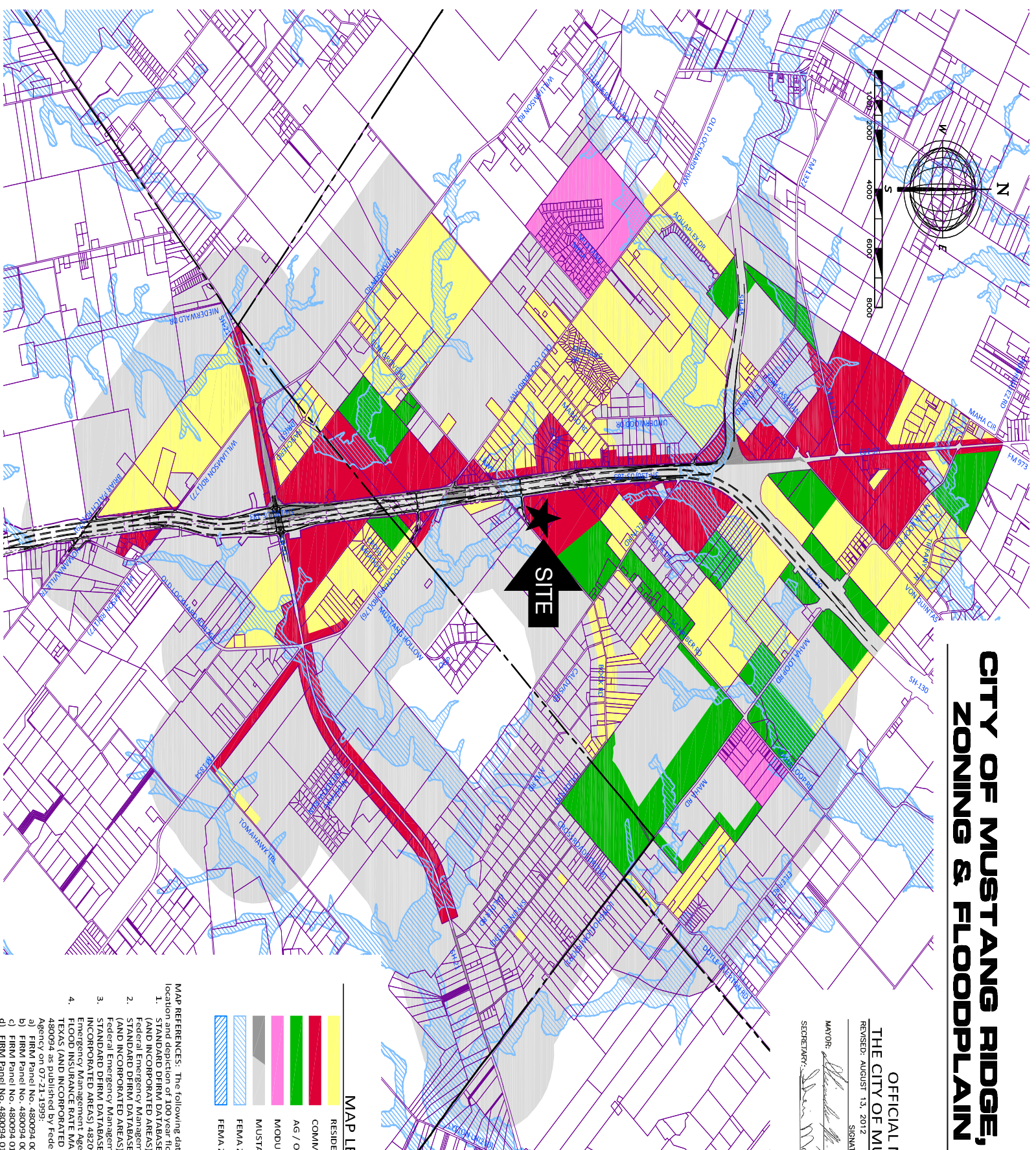
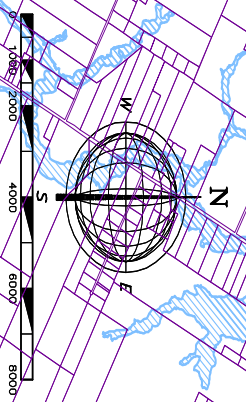
REAL ESTATE SERVICES

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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CITY OF MUSTANG RIDGE, TEXAS ZONING & FLOODPLAIN MAP



OFFICIAL MAP FOR
THE CITY OF MUSTANG RIDGE
REVISED: AUGUST 13, 2012

SIGNATURES:
MAYOR: *[Signature]* DATE: 8-15-12
SECRETARY: *[Signature]* DATE: 8-15-12



MAP LEGEND

	RESIDENTIAL ZONING
	COMMERCIAL ZONING
	AG / OPEN SPACE ZONING
	MID/OLAR HOUSING ZONING
	MUSTANG RIDGE CITY LIMITS/ETJ
	FEMA ZONE A
	FEMA ZONE AE

MAP REFERENCES: The following data sources were utilized in the location and depiction of 100 year floodplain indicated herein:

1. STANDARD DFIRM DATABASE, TRAVIS COUNTY, TEXAS (AND INCORPORATED AREAS) 48453C as published by Federal Emergency Management Agency on 09-26-2008
2. STANDARD DFIRM DATABASE, BASTROP COUNTY, TEXAS (AND INCORPORATED AREAS) 48021C as published by Federal Emergency Management Agency on 01-19-2006
3. STANDARD DFIRM DATABASE, HAYS COUNTY, TEXAS (AND INCORPORATED AREAS) 48209C as published by Federal Emergency Management Agency on 09-02-2005
4. FLOOD INSURANCE RATE MAPS, CALDWELL COUNTY, TEXAS (AND INCORPORATED AREAS) Community Number 480094 as published by Federal Emergency Management Agency on 09-02-2005

Other FRIM Panel No. 480094.0025 C
 a) FRIM Panel No. 480094.0050 C
 b) FRIM Panel No. 480094.0100 C
 c) FRIM Panel No. 480094.0125 C
 d) FRIM Panel No. 480094.0125 C



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date