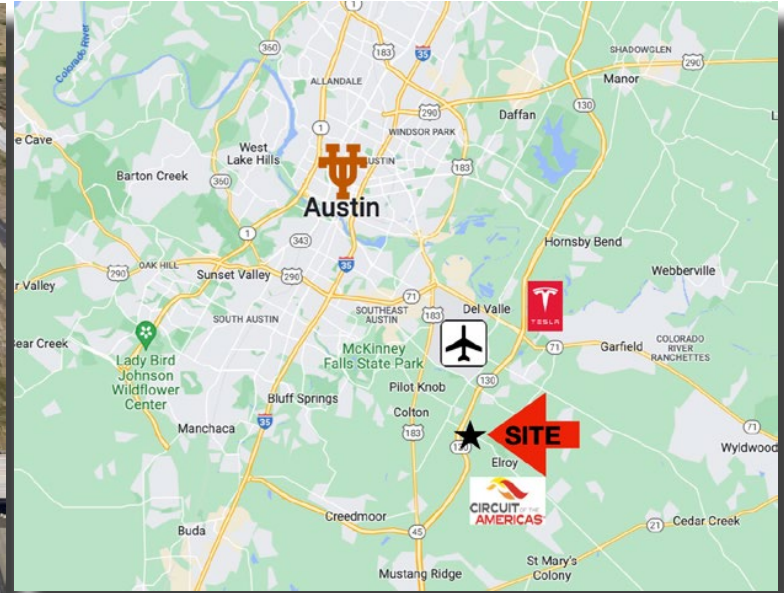


C-STORE / HOTEL DEVELOPMENT SITE ±10.39 ACRES IN OPPORTUNITY ZONE

706 Moores Crossing Blvd. Austin Texas 78617



LOCATION At the southeast corner of TX130 and Elroy with frontage also on Moores Crossing Blvd.

SCHOOL DISTRICT Del Valle ISD

SIZE Approximately 10.39 Acres

JURISDICTION Austin Limited Purpose Annexation

FRONTAGE/ ACCESS 301' on Elroy Road also fronts Moores Crossing, TX130 and future Engler Park St.

PRICE \$10.00 per square foot

UTILITIES All Available - City of Austin

COMMENTS A great Hotel, and/or Corner Store Site on TX 130 minutes from Tesla Gigafactory, COTA and Austin-Bergstrom International Airport. Located in a Texas Opportunity Zone. Along the western half of the site there is an overhead electric line (easement) which would allow for parking underneath it. There is a Right of First Refusal on this Property.

ZONING GR (Community Commercial)

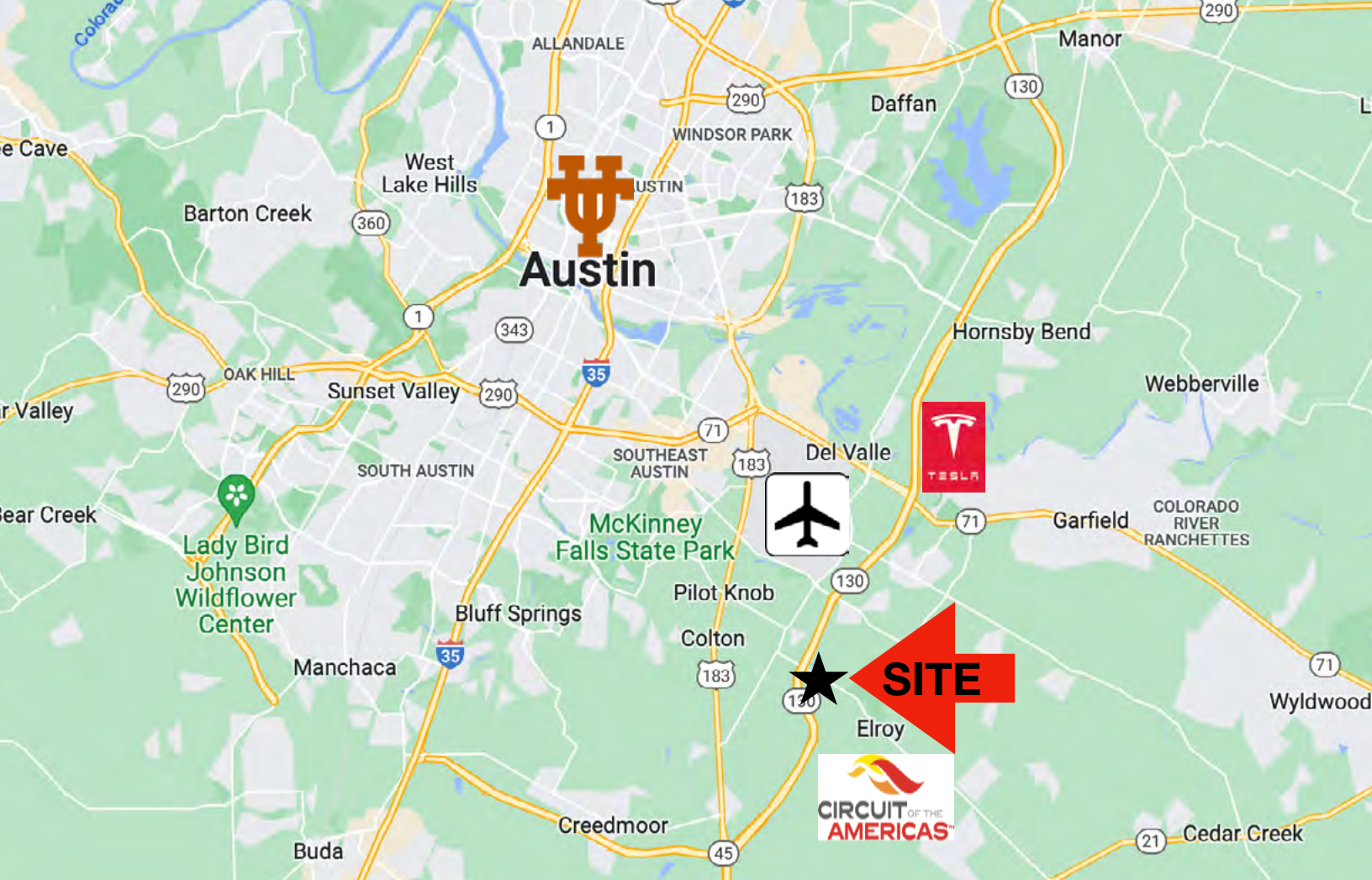
McALLISTER & ASSOCIATES

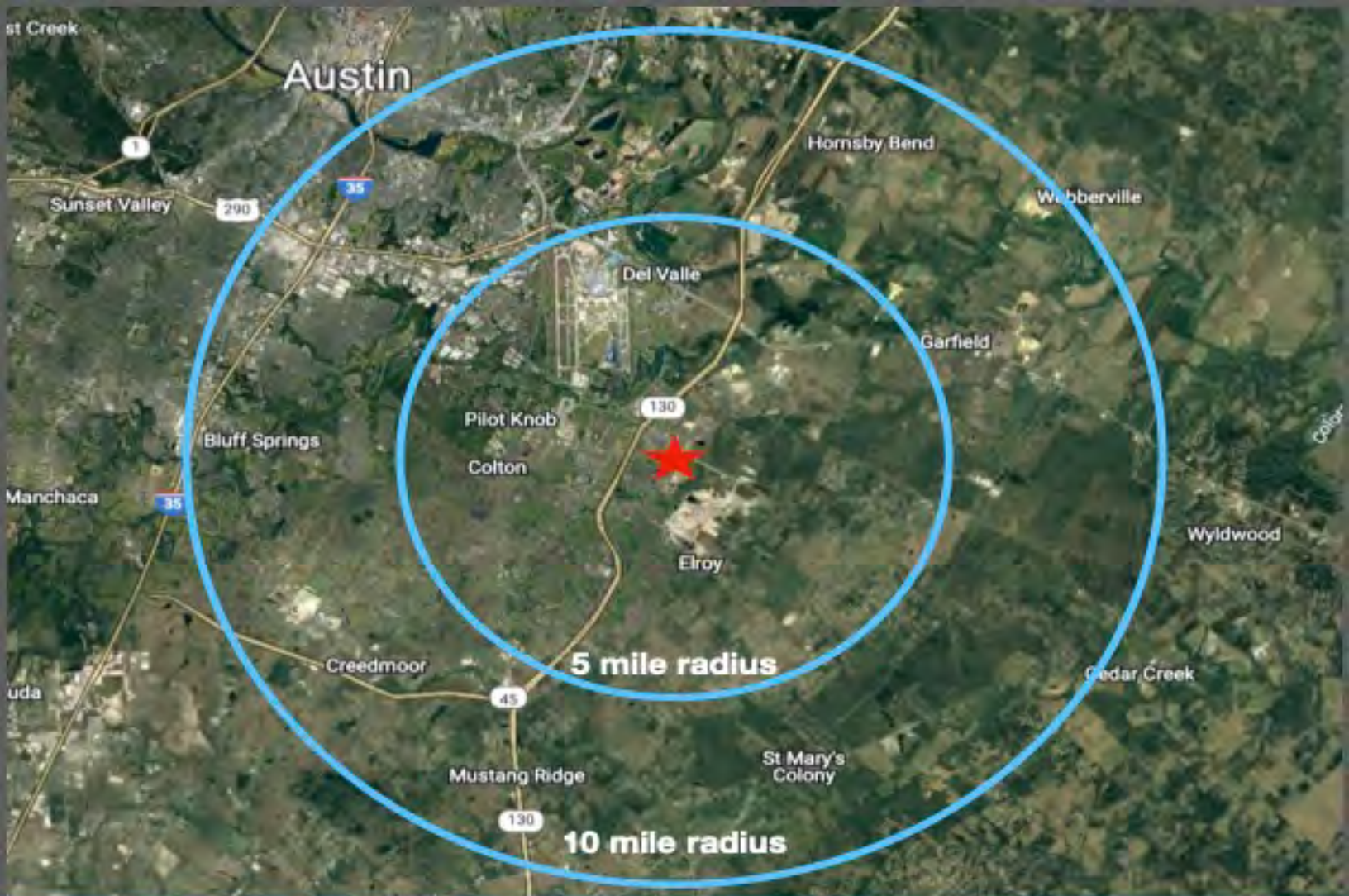
CONTACT Spence Collins
Office: (512) 472-2100
spence@matexas.com

REAL ESTATE SERVICES

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

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Greater Austin Major Employees

within 5 miles

- Agilent Technologies
- Arrive Logistics
- Austin-Bergstrom Intl Airport
- Biotech
- Capsum Inc
- Chanel Perfume
- Circuit of the Americas
- Infineon Technologies
- Progressive
- PPD - Austin Research Uni
- realtor.com
- Superior Healthcare
- Tesla Gigafactory
- Texas Disposal Systems

within 10 miles

- Accenture
- Atlassian
- AT&T Wi-Fi Services
- BAE Systems

- Box
- Cirrus Logic
- Cloudflare
- Cypress Semi
- Deloitte
- Dropbox
- DXC
- Everly Well
- Facebook
- FloSports
- Google
- HEB Innovation Hub
- Hippo
- Indeed
- Insurance Zebra
- Khoros
- Netspend
- NXP Semi
- Oracle
- PIMCO
- ProCore

- RetailMeNot
- Silicon Labs
- St. David's Healthcare
- St Edwards
- Stock Building Supply of Texas
- Tableau
- Teacher Retirement System of Texas
- Thermo Fisher Scientific
- Tokyo Electron
- Under Armor
- US Army Futures Command
- US VA Data Center
- US IRS
- Wells Fargo Bank of TX
- Whole Foods
- Worries
- WPEngine

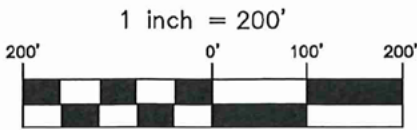


EXHIBIT OF

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:

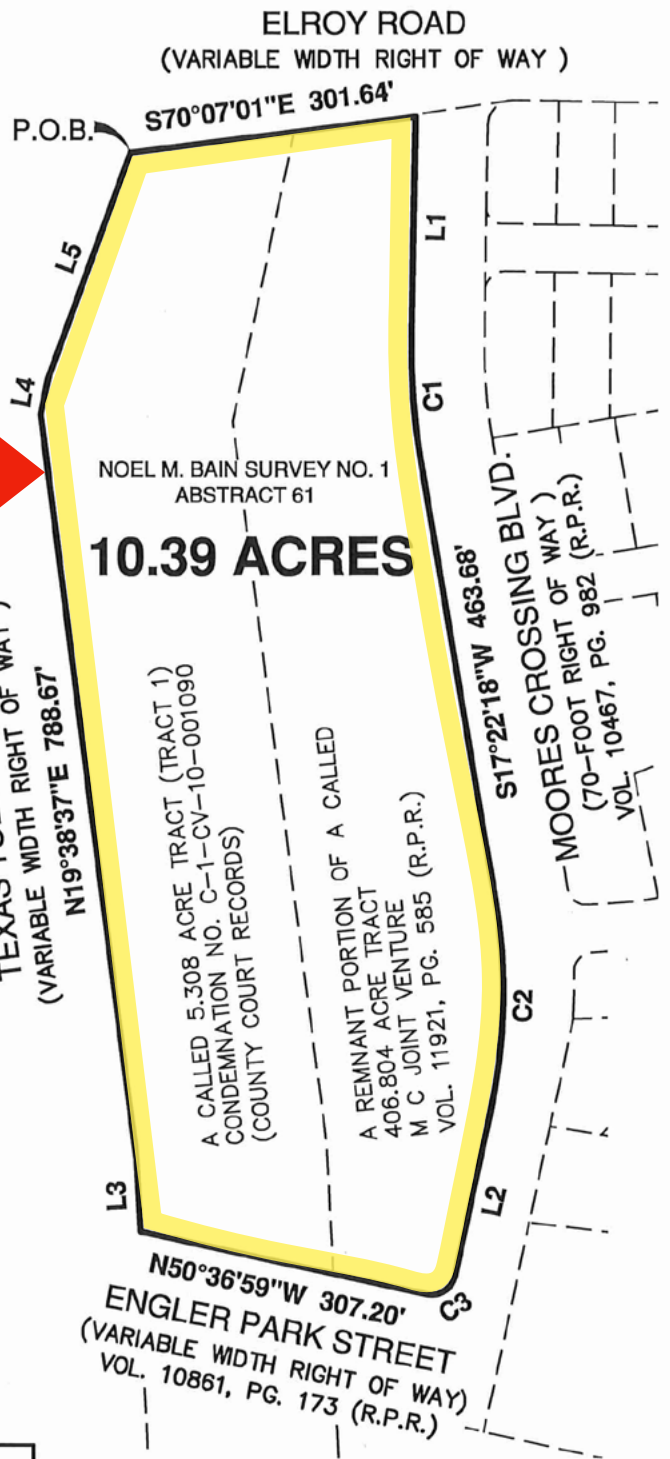
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING

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'



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 #10028001



Date: Mar 26, 2021, 9:10am User ID: VZurcher File: H:\Survey\Civil\51094-00\Exhibits\EX51094-00_10.39Ac_LegalTract3.dwg

Encumbrance Map

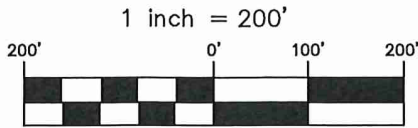


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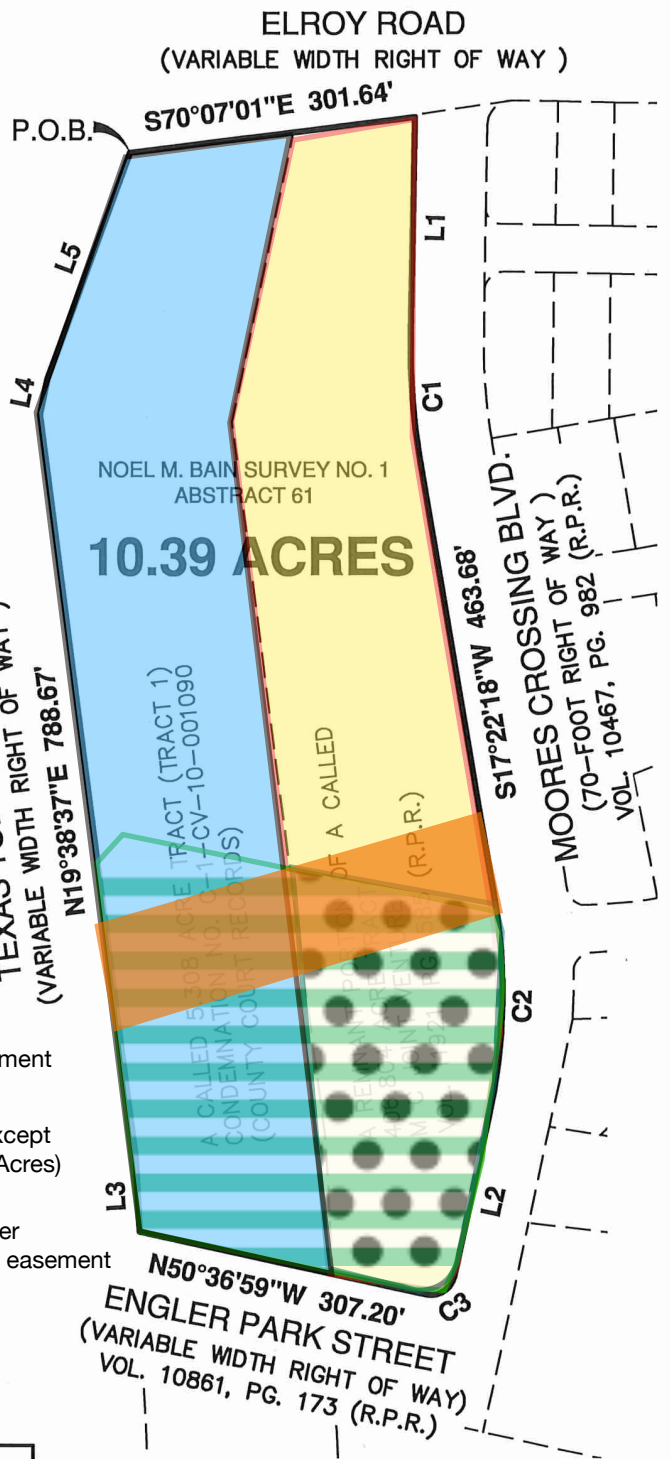
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L4	N38°57'16"E	38.23'
L5	N47°11'15"E	252.87'

- Electrical Highline Easement (5.308 Acres)
- Unencumbered land (except LCRA easement) (5.08 Acres)
- Available (± 2 Acres) after reclamation of drainage easement
- LCRA electric easement
- Drainage Easement (± 4-5 Acres)

CURVE TABLE					
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MARCH 26, 2021

JOB No.:

SHEET 1 OF 1

51094-00

Date: Mar 26, 2021, 9:10am User: ID: VZurcher File: H:\Survey\Civil\51094-00\Exhibits\EX51094-00_10.39Ac_LegalTract3.dwg



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