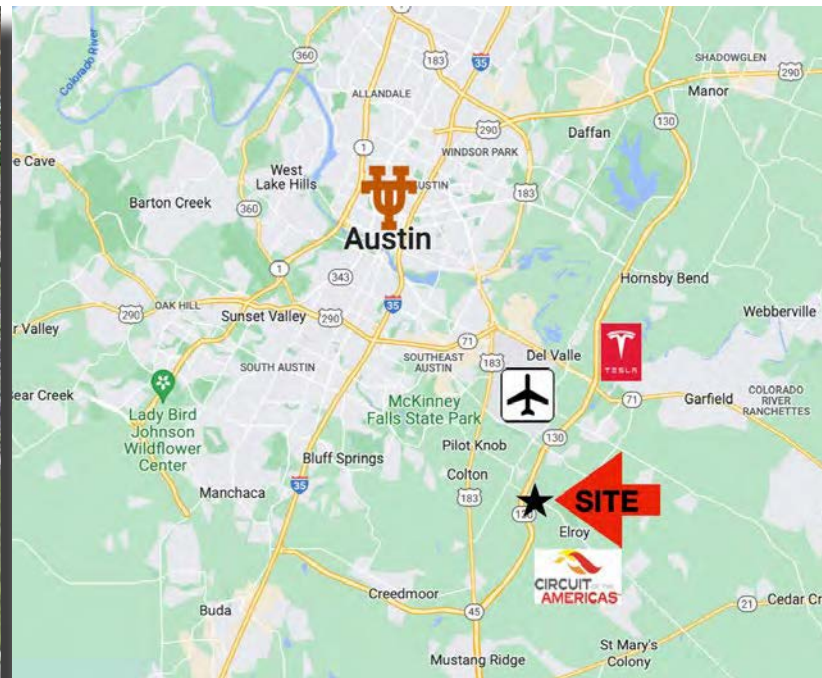


FOR SALE ±49 ACRE INDUSTRIAL PARK DEVELOPMENT SITE

7008 Moores Crossing Blvd, Austin, Texas 78617



LOCATION	Located at the northeast corner of TX130 and Elroy Rd.	FLOOD HAZARD	A small portion of the Property may lie within the FEMA 100-year floodplain. (See Travis County FEMA Flood Pro Map)
SIZE	± 45.38 Acres	JURISDICTION	Austin LTD and ETJ
FRONTAGE/ ACCESS	±4,079 feet of frontage on TX130 and ±48 feet of frontage on future Engler Park Street.	PRICE	7.00 psf for land not encumbered by the overhead electrical line \$3.50 psf for land encumbered (see encumbrance map)
UTILITIES	All available - City of Austin	COMMENTS	This tract is primed for an Industrial/Business Park development due to its IP zoning, all utilities available to the property, and a great road network. Located in a Texas Opportunity Zone.
ZONING	IP: Industrial Park		

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.



Greater Austin Major Employees

within 5 miles

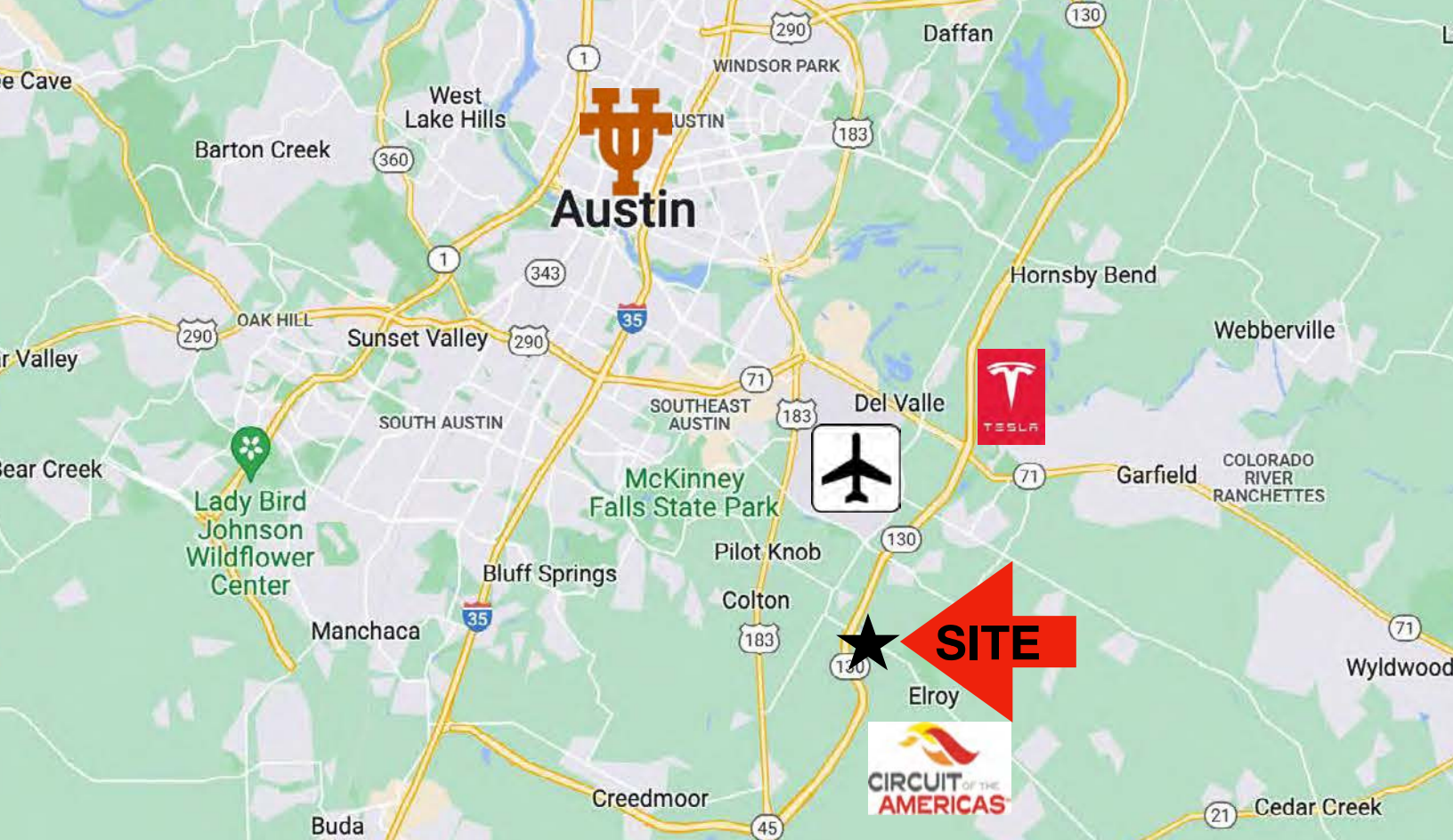
- Agilent Technologies
- Arrive Logistics
- Austin-Bergstrom Intl Airport
- Biotech
- Capsum Inc
- Chanel Perfume
- Circuit of the Americas
- Infineon Technologies
- Progressive
- PPD - Austin Research Uni
- realtor.com
- Superior Healthcare
- Tesla Gigafactory
- Texas Disposal Systems

within 10 miles

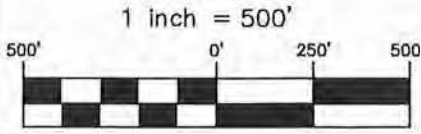
- Accenture
- Atlassian
- AT&T Wi-Fi Services
- BAE Systems

- 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



Encumbrance Map



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

Approximate width
of overhead
electrical power
line easement.

EXHIBIT OF

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
- 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.



Electrical Highline Easement



Unencumbered land (except LCRA easement)



P.O.B.

TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)

N24°10'34"E 1220.30'

N19°53'28"E 2859.33'

S28°09'58"W 952.60'

McANGUS ROAD
(VARIABLE WIDTH RIGHT OF WAY)

Approx. location of
Enterprise East/
West Pipeline

Approx. location
of Magellan East/
West Pipeline

Approx. location of
Kinder Morgan
East/West Pipeline

Approx. location of
Kinder Morgan
East/West Pipeline



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 8, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #100228001

MARCH 26, 2021

JOB No.:

51094-00

SHEET 1 OF 2

Date: Mar 26, 2021, 9:14am User ID: VZurcher File: H:\Survey\CIVIL\51094-00\Exhibits\EX51094-00_49.22Ac_LegalTract2.dwg



AUSTIN FUL

AUSTIN FUL
PURPOSE

AUSTIN ETJ

ELROY RD

MF-4

AUSTIN LTD

MF-3

MF-4-CO

I-RR

SF-2

GR

IP

IP-CO

SITE

MC ANGUS RD

AUSTIN FULL PURPOSE

NI FUL
POSE

AUSTIN LTD

AUSTIN ETJ

LI

IP



SITE

CS/LI

CS/LI

CS/LI

IP

PHA SEC 2

PHA SEC 3A

PHA SEC 3B

PHA SEC 1

PHA SEC 5A

PHA SEC 5B

PHA SEC 3C

CS/LI

CS/LI

CS/LI

CS/LI

CS/LI

CS/LI



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

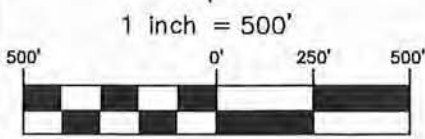


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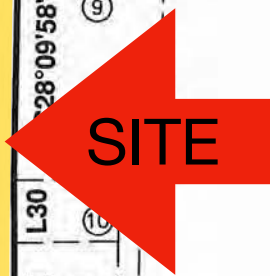
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TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)

N19°53'28"E 2859.33'

N28°09'58"W 952.60'

45.38
ACRES



NOEL M. BAIN SURVEY NO. 1
ABSTRACT 61



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TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

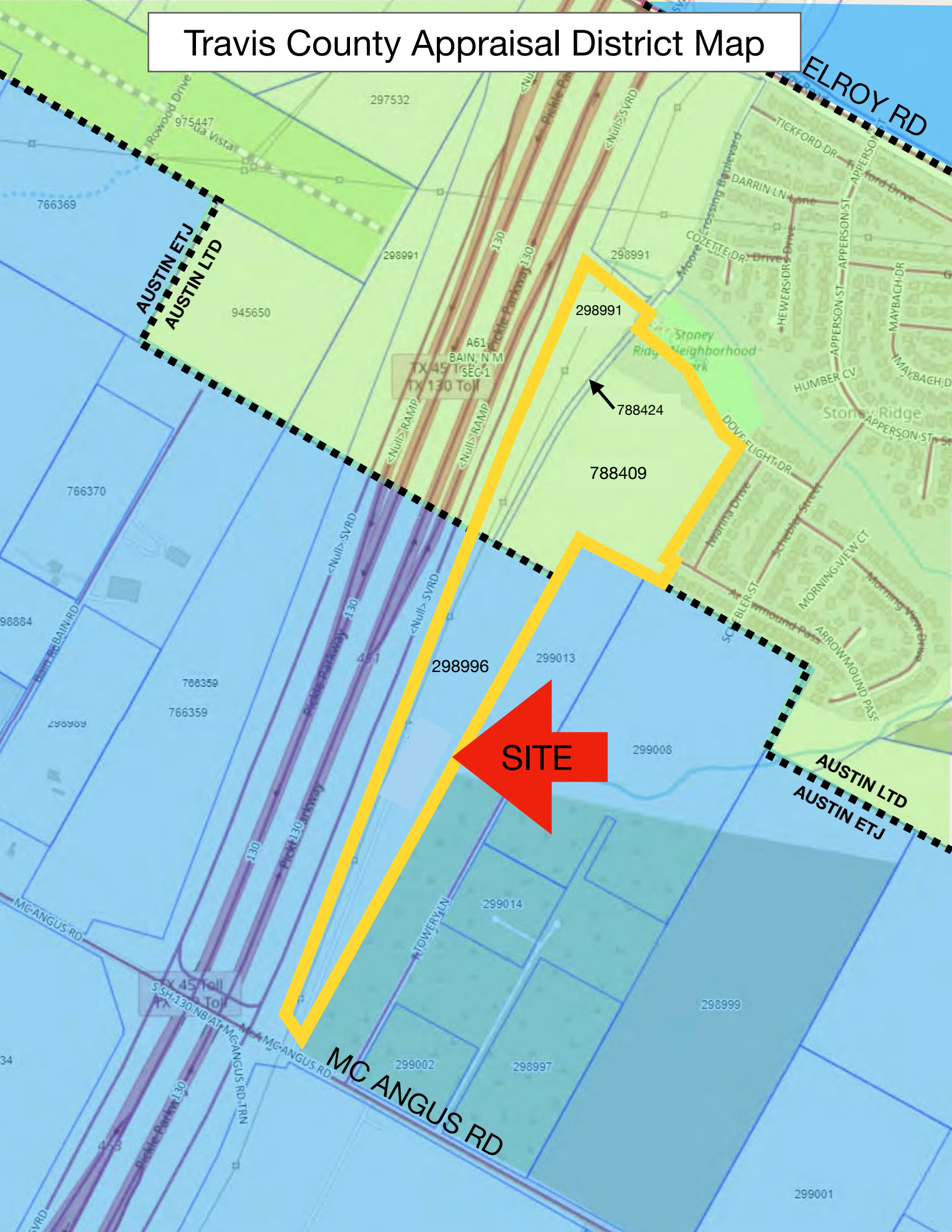
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SHEET 1 OF 2

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Travis County Appraisal District Map





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