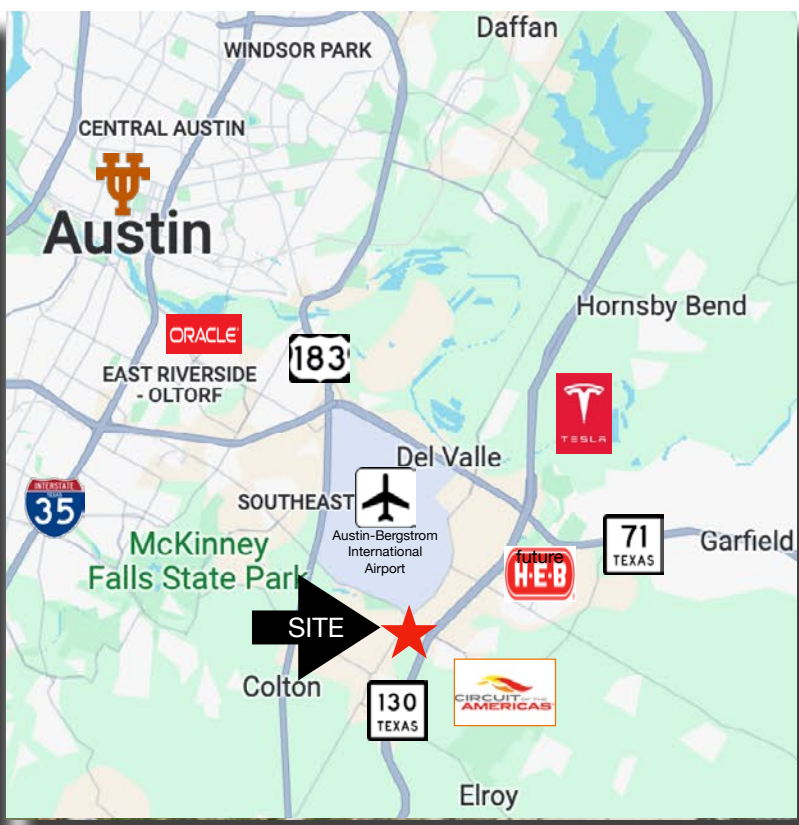


FOR SALE - 105 ACRE INDUSTRIAL/BUSINESS PARK

SWC of TX130 And Elroy Rd. Austin, Texas 78617



LOCATION At the SWC of TX130 and Elroy Rd.

SIZE Approximately 105.45 Acres

FRONTAGE/ ACCESS ±1739 feet of frontage on TX130, ±2,228 feet of frontage on FM973, and ±1,907 feet of frontage on Elroy Rd.

UTILITIES All available - City of Austin

ZONING LI, IP and RR

TOPOGRAPHY Some areas of the Property have topography that is not ideally suited for development.

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

JURISDICTION Travis County, City of Austin Limited Purpose

TRAFFIC COUNTS 33,616 VPD on TX130 (TXDOT 2022) and 9,204 VPD on Elroy at FM973 (TXDOT 2022)

PRICE \$6.50 psf

COMMENTS Located across the street from Austin-Bergstrom International Airport, 1 mile from Circuit of the Americas and 5 miles from Tesla Gigafactory. This tract is primed for an Industrial/Business park development due to its LI and IP zoning, all utilities available to the property, and a great road network.

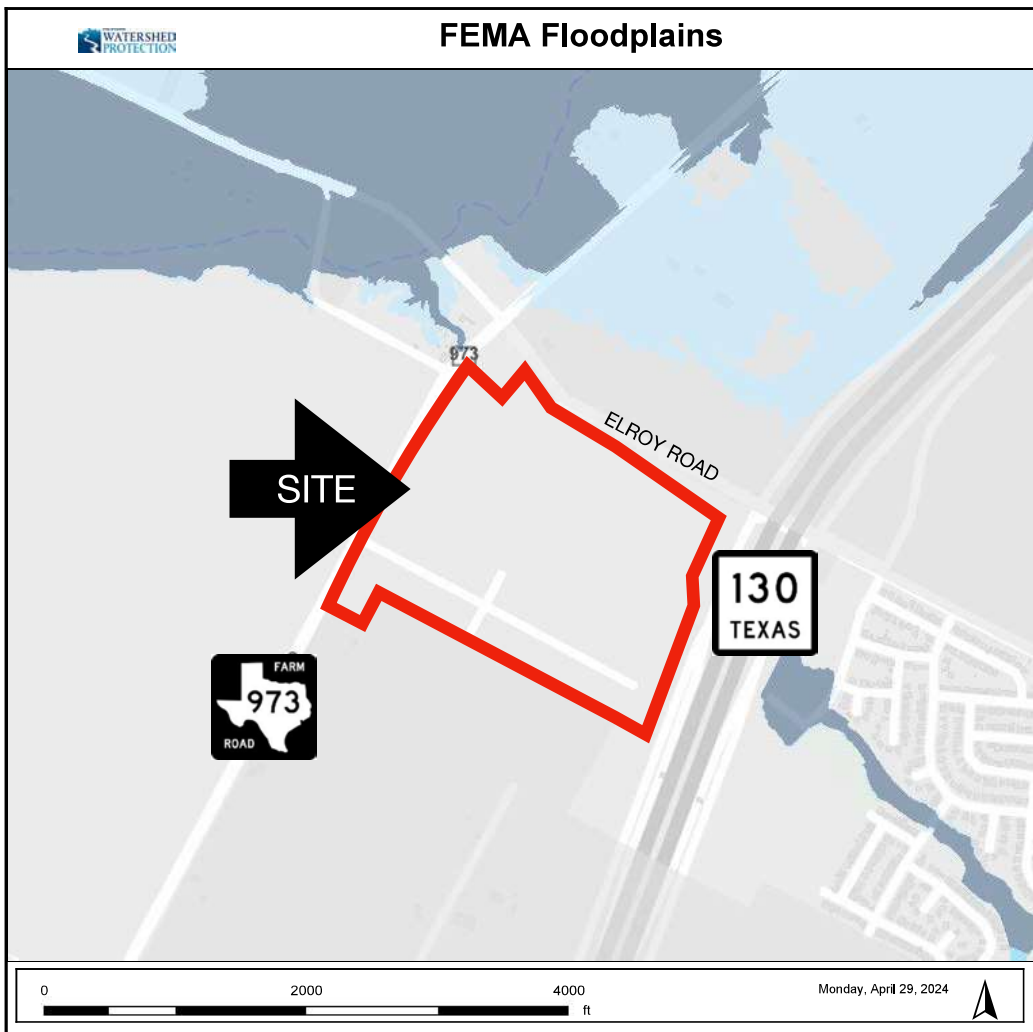
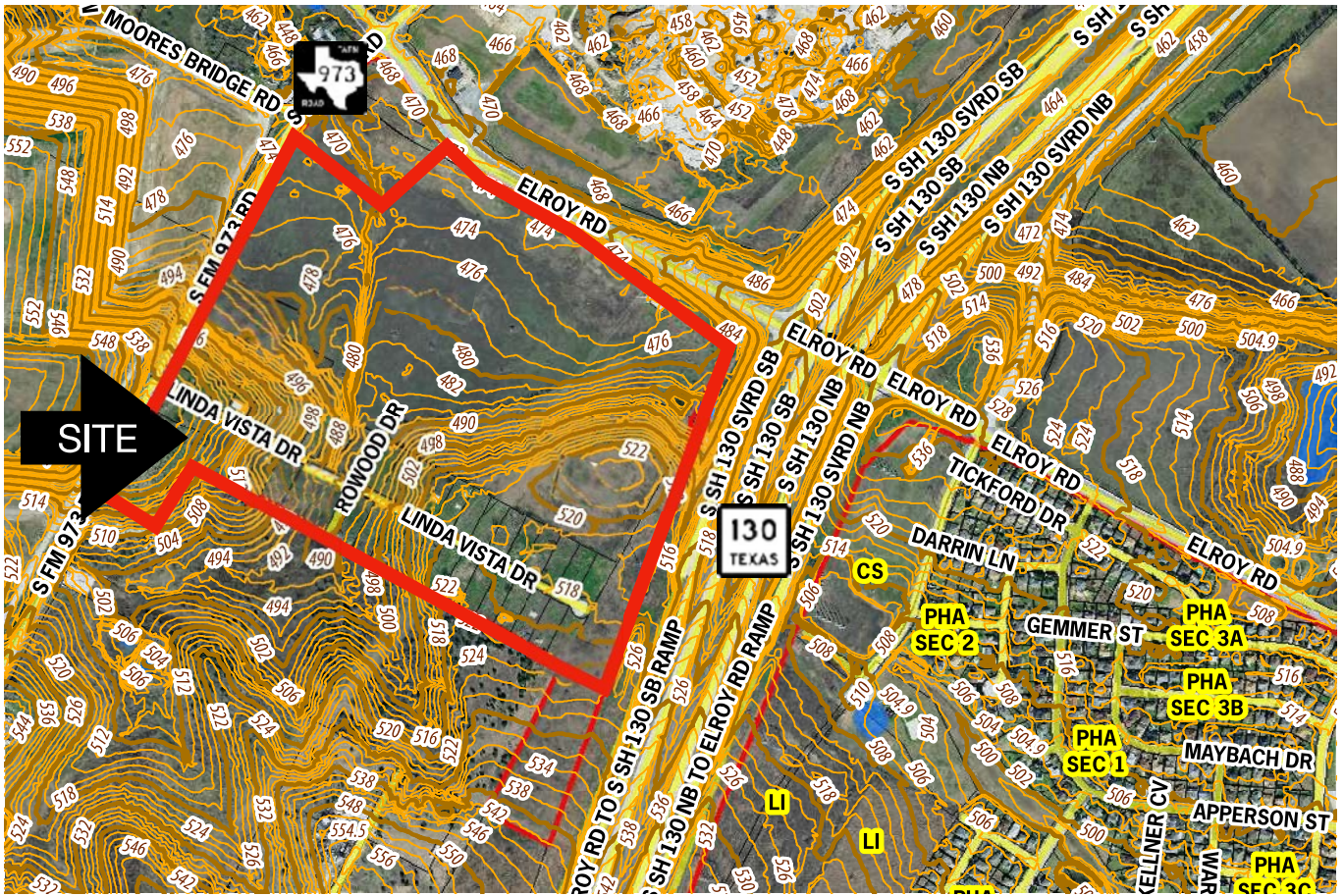
McAllister & Associates

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.



Legend

FloodPro

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year
- 100 Year (Approx-A)

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



Property Profile

SR Ind West



SITE



Legend

Property

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

Jurisdictions Fill

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

Zoning 1

Zoning

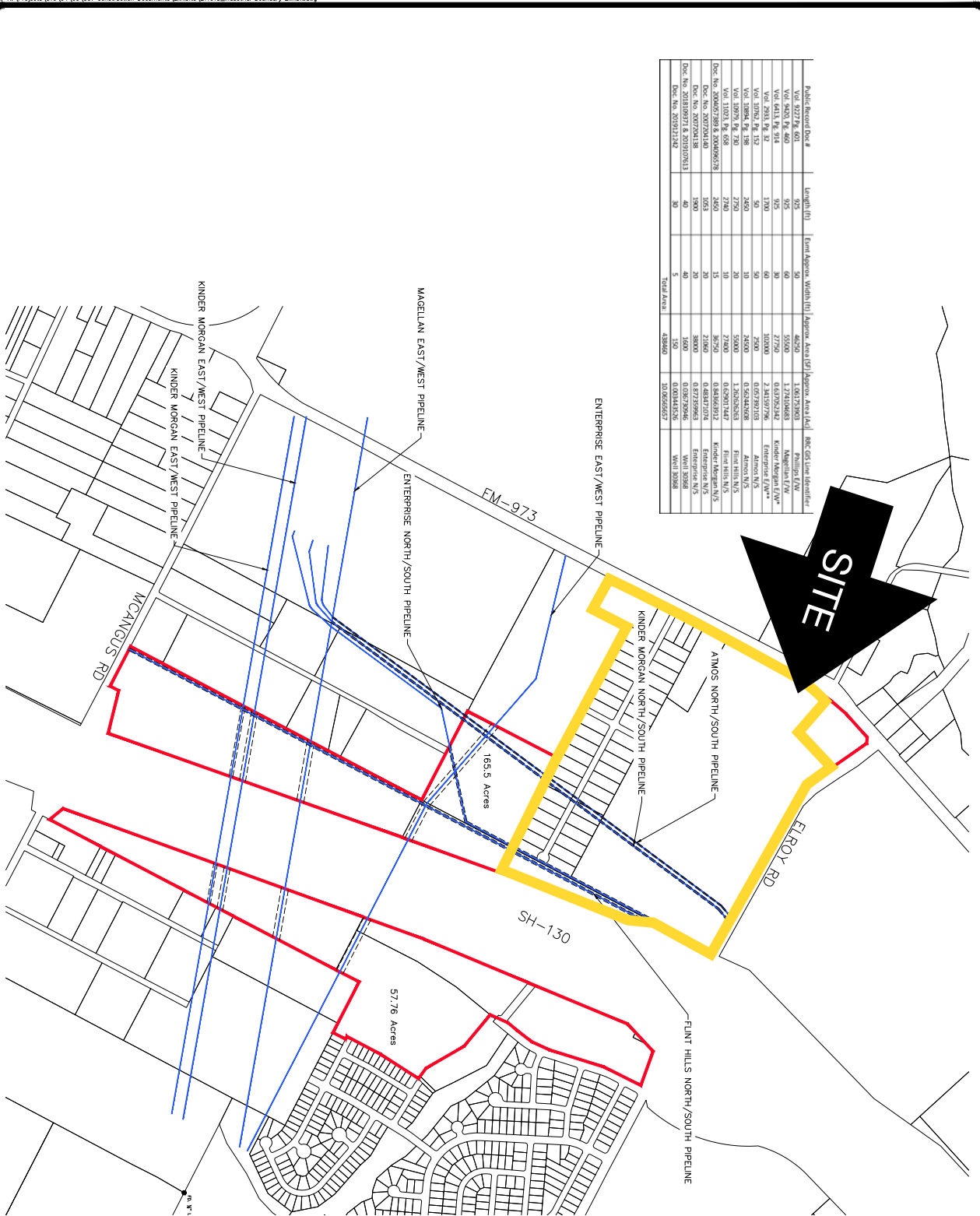
- AV
- GR
- IP
- LI
- P
- RR
- SF
- Zoning Text

Notes

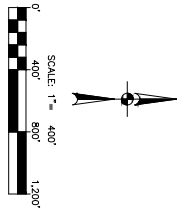
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



4/30/2024



Public Record Doc #	Length (ft)	Front Approx Width (ft)	Approx Area (sq)	Approx Area (ac)	MCOS Line Identifier
VOL 2027 PG 601	925	50	46250	1.06173983	Enterprise E/W
VOL 2424 PG 460	925	60	55500	1.27104683	Enterprise E/W
VOL 2818 PG 32	1700	60	102000	2.34107296	Enterprise E/W**
VOL 3170 PG 152	50	50	2500	0.05730103	Atmos N/S
VOL 3188 PG 188	2450	10	24500	0.56244908	Atmos N/S
VOL 3197 PG 730	2720	20	54400	1.25028263	Flint Hills N/S
VOL 3197 PG 608	2450	10	24500	0.56244908	Flint Hills N/S
VOL 3197 PG 608	2450	10	24500	0.56244908	Flint Hills N/S
Doc No. 200704140	5053	20	101060	0.484812014	Enterprise N/S
Doc No. 200704140	1900	20	38000	0.873299663	Enterprise N/S
Doc No. 200704140	40	40	1600	0.367320946	WVI 3008
Doc No. 200704140	80	5	400	0.009142526	WVI 3008
Doc No. 200704140	5	5	25	0.000569571	WVI 3008



CITY NO. 51094-00
 JOB NO. 51094-00
 DATE OCTOBER 2021
 MEMBER PDM INC.
 CHECKED SPAIN, TX
 SHEET EXHIBIT

MOORE'S CROSSING
 CITY OF AUSTIN, TEXAS
 INDUSTRIAL BOUNDARY EXHIBIT WITH PIPELINES

Pape-Dawson Engineers
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10811 N. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10228001

NO.	REVISION	DATE

LINE	BEARING	LENGTH
L1	N 4°45'24"E	128.07'
L2	S 6°55'15"E	74.88'
L3	S 2°55'04"E	175.68'
L4	S 27°30'56"E	178.30'

LINE	BEARING	LENGTH
L5	S 6°42'25"E	93.80'
L6	S 6°42'25"E	165.70'
L7	S 6°01'52"E	286.27'

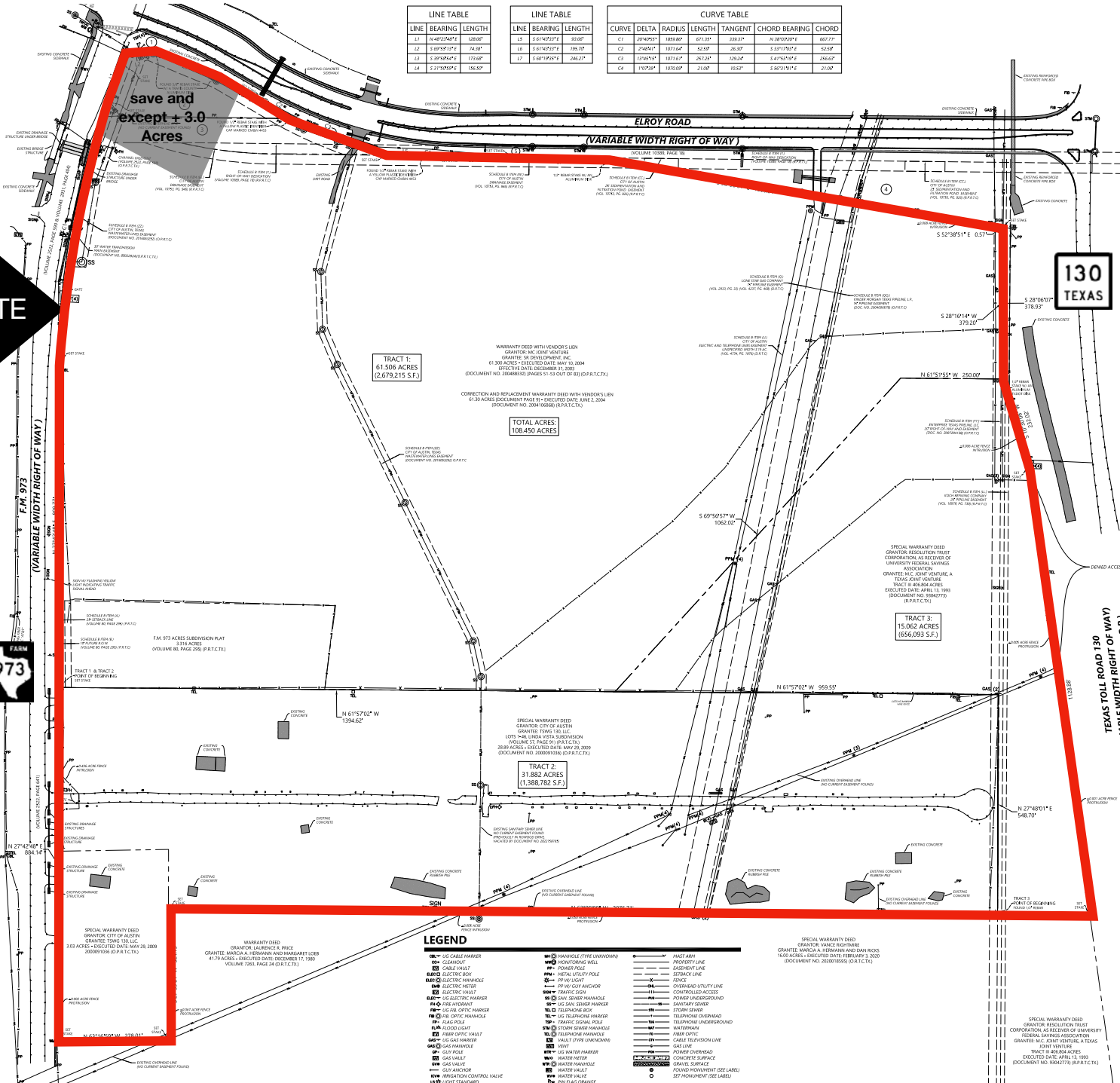
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	204.000°	1858.60'	671.35'	339.37'	N 38°00'00"E	607.71'
C2	274.661°	1071.64'	42.63'	26.34'	S 41°53'00"E	52.64'
C3	17.945°	1071.64'	23.25'	120.24'	S 41°53'00"E	26.62'
C4	170.000°	1010.00'	21.60'	10.53'	S 64°51'00"E	21.60'

SITE

save and
except + 3.0
Acres

ELROY ROAD
(VARIABLE WIDTH RIGHT OF WAY)

130
TEXAS



LEGEND

<ul style="list-style-type: none"> GAS EASEMENT CABLE EASEMENT CABLE BOX ELECTRIC HANDHOLE ELECTRIC METER ELECTRIC VAULT FIRE EASEMENT GAS OPTIC HANDHOLE GAS HANDHOLE GAS VALVE GAS METER GAS ANCHOR GAS CONTROL VALVE LIGHT STANDARD 	<ul style="list-style-type: none"> HANDHOLE (TYPE UNKNOWN) NONWORKING WELL POTTERY HOLE METAL UTILITY POLE PP W/ ANCHOR PP W/ GUY ANCHOR SAW SEVER HANDHOLE SAW SEVER HANDHOLE TELEPHONE BOX TELEPHONE HANDHOLE VAULT (TYPE UNKNOWN) WATER HANDHOLE WATER METER WATER HANDHOLE WATER VALVE PP W/ FLAG ORANGE 	<ul style="list-style-type: none"> MAST ARM PROPERTY LINE EASEMENT LINE EASEMENT LINE OVERHEAD UTILITY LINE CONTROL ACCESS POWER UNDERGROUND SANITARY SEWER STORM SEWER TELEPHONE HANDHOLE WATER METER CABLE TELEVISION LINE GAS LINE POWER OVERHEAD CONCRETE SURFACE DRAINS, SURFACES WATER VALVE FOUND MONUMENT (SEE LABEL) SET MONUMENT (SEE LABEL)
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TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)
DOC. NO. 2008139920 (O.P.R.)

SPECIAL WARRANTY DEED
GRANTOR: RESOLUTION TRUST
CORPORATION, AS SUCCESSOR OF
UNIVERSITY SAVING SAVINGS
ASSOCIATION
GRANTEE: JAMES HERRINGTON, JR.
TRACT 15.062 ACRES
EXECUTED DATE: APRIL 11, 1999
(DOCUMENT NO. 2008139920)
(R.P.A.T.C.K.)

WARRANTY DEED WITH VENDOR'S BEN
GRANTOR: CITY OF AUSTIN
GRANTEE: TRACT 1
61.506 ACRES + EXCLUDED DATE: MAY 10, 2004
EXECUTED DATE: DECEMBER 31, 2007
(DOCUMENT NO. 20048883) (PAGES 51-53 OUT OF 83)
(R.P.A.T.C.K.)

CONNECTION AND REPLACEMENT WARRANTY DEED WITH VENDOR'S BEN
GRANTOR: CITY OF AUSTIN
GRANTEE: TRACT 1
61.506 ACRES + EXCLUDED DATE: MAY 10, 2004
EXECUTED DATE: DECEMBER 31, 2007
(DOCUMENT NO. 20048883) (PAGES 51-53 OUT OF 83)
(R.P.A.T.C.K.)

TOTAL ACRES:
108.450 ACRES

SPECIAL WARRANTY DEED
GRANTOR: CITY OF AUSTIN
GRANTEE: LINDA VISTA SUBDIVISION
VOLUME: 7501, PAGE 61 (O.P.R.C.K.)
38.89 ACRES + EXCLUDED DATE: MAY 21, 2005
(DOCUMENT NO. 20050100) (R.P.A.T.C.K.)

WARRANTY DEED
GRANTOR: LAUNICE B. RINE
GRANTEE: MARCIA A. HERMAN AND MARGARET COBB
41.76 ACRES + EXCLUDED DATE: DECEMBER 17, 1989
VOLUME: 7261, PAGE 24 (O.P.R.C.K.)

SPECIAL WARRANTY DEED
GRANTOR: VANCE RICHME
GRANTEE: MARCIA A. HERMAN AND DAN ROCK
15.062 ACRES + EXCLUDED DATE: FEBRUARY 3, 2005
(DOCUMENT NO. 201018591) (O.P.R.C.K.)

SPECIAL WARRANTY DEED
GRANTOR: RESOLUTION TRUST
CORPORATION, AS SUCCESSOR OF
UNIVERSITY SAVING SAVINGS
ASSOCIATION
GRANTEE: JAMES HERRINGTON, JR.
TRACT 15.062 ACRES
EXECUTED DATE: APRIL 11, 1999
(DOCUMENT NO. 2008139920)
(R.P.A.T.C.K.)



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