

# FOR SALE ± 24.98 Acres of Vacant Land TEXAS OPPORTUNITY ZONE LISTING

10912 Fm 1625, Austin, TX 78747



**LOCATION** Property is on the west side of FM 1625 at 10912 FM1625; just 1.9 miles north of the intersection of FM1625 and SH45 (Tollway)

**SIZE** Approximately 24.98 Acres (TCAD)

**FRONTAGE/ ACCESS** Approximately 447.64 feet of frontage on FM 1625

**UTILITIES** Water - Creedmoor Maha Water Supply Corporation (CMWSC).  
Electricity - Pedernales Electric Coop  
Wastewater - septic needed.

**ZONING** Light Industrial Commercial (click [here](#) for zoning ordinance)

**FLOOD HAZARD** An estimated 4.23 Acres are in the 100-year FEMA floodplain. See map

**SCHOOL DISTRICT** Del Valle ISD

**JURISDICTION** City of Creedmoor

**PRICE** \$1,475,000.00

**COMMENTS** Located in the South Austin suburb of Creedmoor and in a Texas Opportunity Zone, this approximately 25 acres is an ideal single-family or warehouse development tract minutes to downtown Austin, Tesla Gigafactory and Austin-Bergstrom International Airport.

## McALLISTER & ASSOCIATES

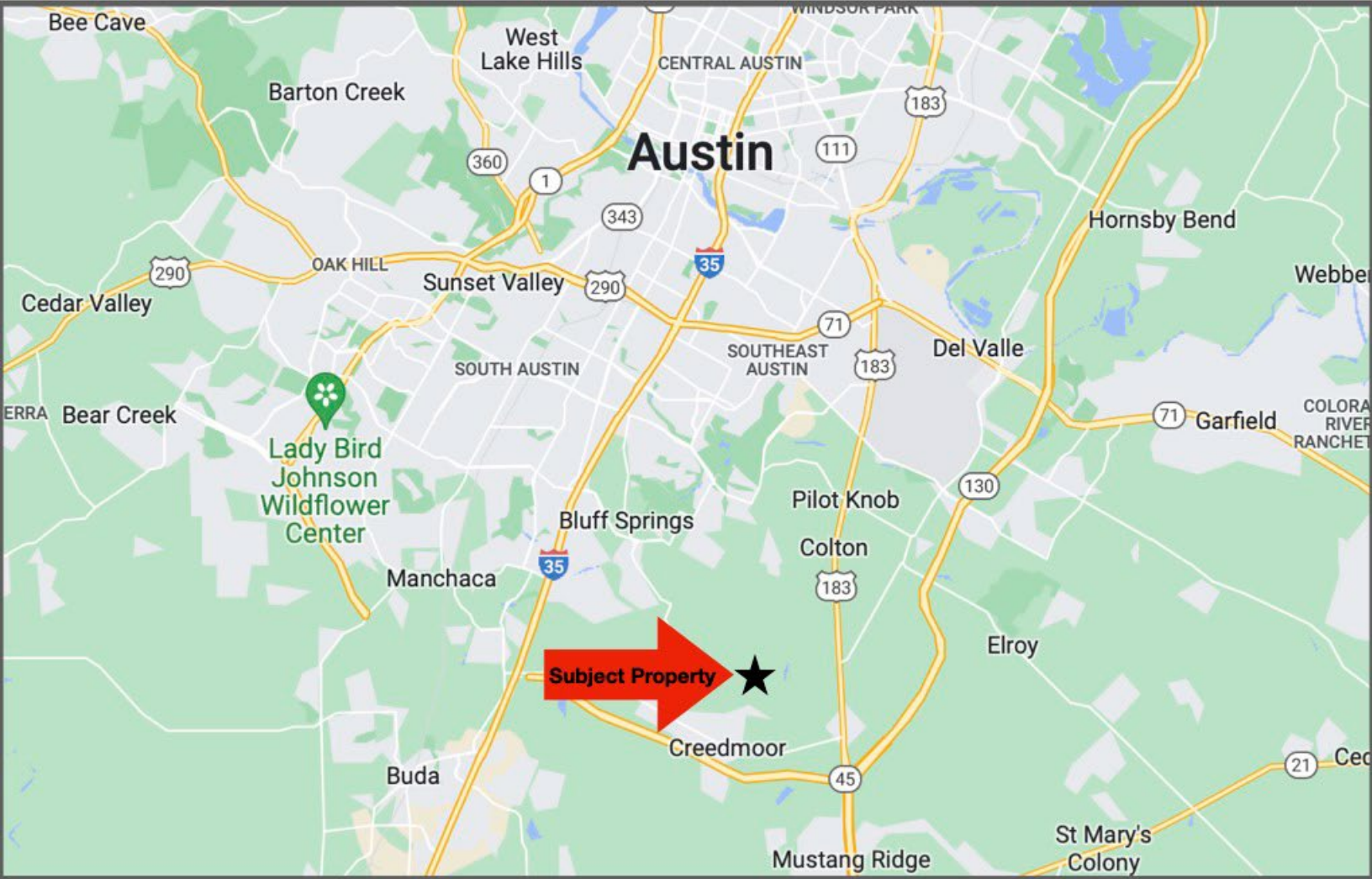
REAL ESTATE SERVICES

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

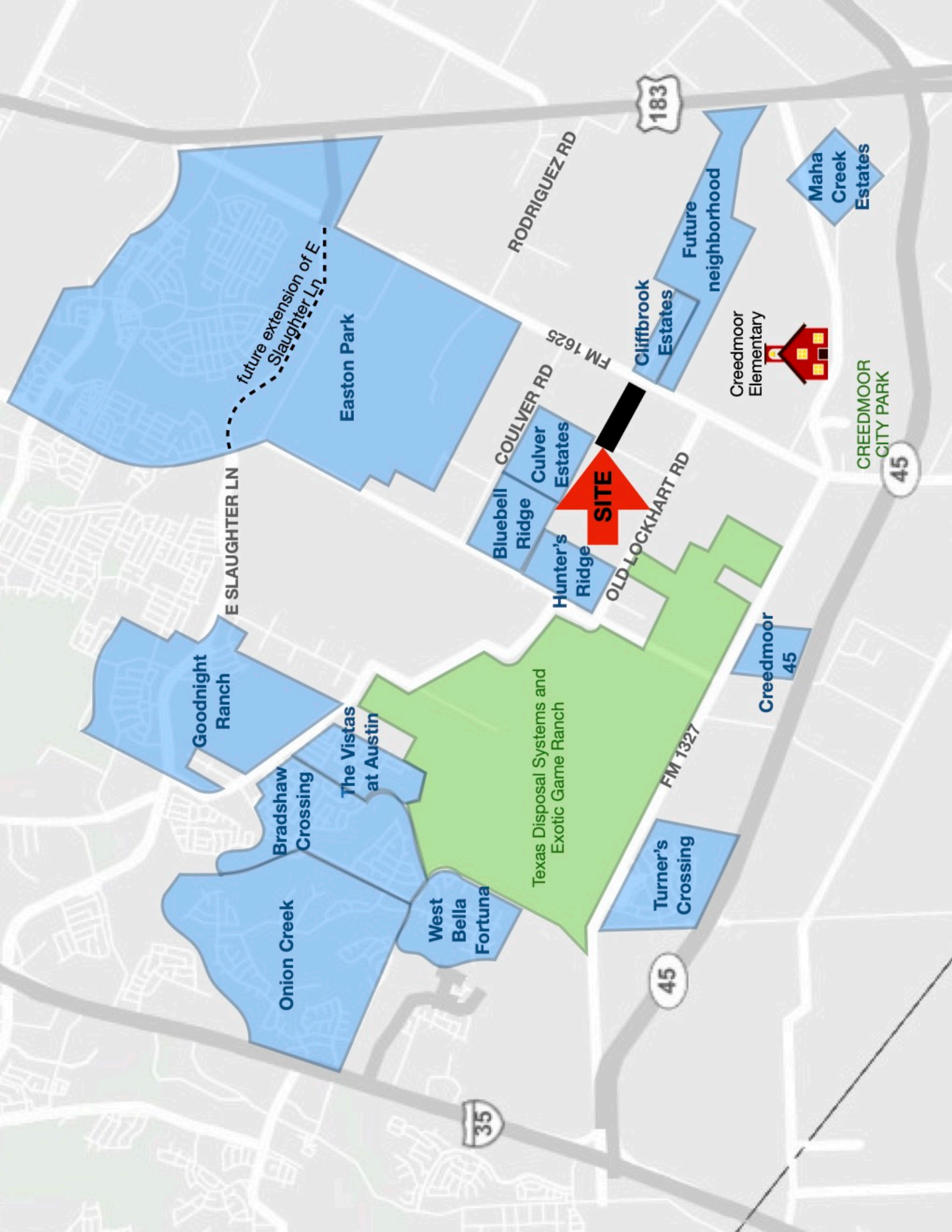
**CONTACT Spence Collins**  
**Office: (512) 472-2100**  
**Spence@matexas.com**

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.









future extension of E Slaughter Ln

E SLAUGHTER LN

Easton Park

RODRIGUEZ RD

183

Future neighborhood

Maha Creek Estates

Creedmoor Elementary

CREEDMOOR CITY PARK

45

COULVER RD

FM 1625

Cliffbrook Estates

Bluebell Ridge

Culver Estates

Hunter's Ridge

OLD LOCKHART RD

SITE

Goodnight Ranch

Bradshaw Crossing

The Vistas at Austin

Onion Creek

West Bella Fortuna

Texas Disposal Systems and Exotic Game Ranch

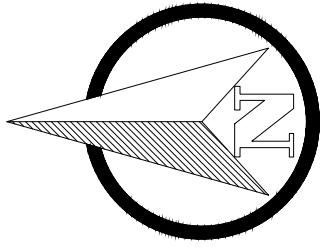
FM 1327

Creedmoor 45

45

Turner's Crossing

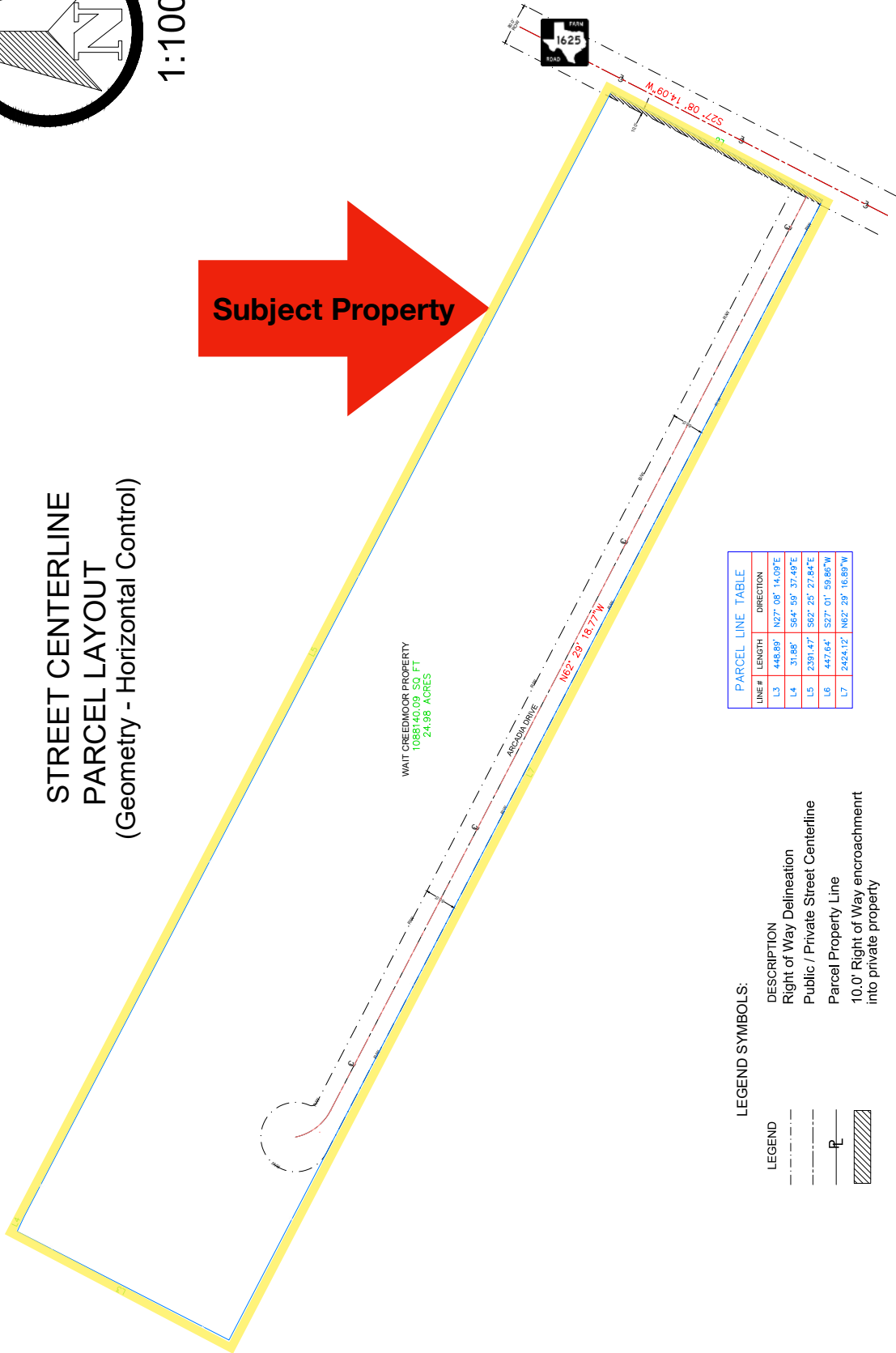
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1:100

**STREET CENTERLINE  
PARCEL LAYOUT**  
(Geometry - Horizontal Control)

**Subject Property**



WATT CREEDMOOR PROPERTY  
1088140.09 SQ. FT.  
24.98 ACRES



LINE #	LENGTH	DIRECTION
L3	448.89'	N27° 08' 14.09"E
L4	31.88'	S64° 59' 37.49"E
L5	2391.47'	S62° 25' 27.84"E
L6	447.64'	S27° 01' 59.86"W
L7	2424.12'	N62° 29' 16.89"W

**LEGEND SYMBOLS:**

- LEGEND
- Right of Way Delineation
- Public / Private Street Centerline
- Parcel Property Line
- ▨ 10.0' Right of Way encroachment into private property

# WAIT CREEDMOOR

10912 FM 1625  
Austin, TX 78747

## GRADING - PAVING PLAN



1:100  
C.I. = 5.0'

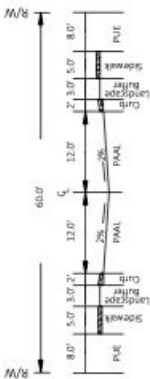
**EARTHWORK CALCULATIONS:**  
 - Grading Limits: 134,477 sf = 3,09 Acres  
 - Total Cut: 699.24 CY  
 - Total Fill: 4,083.35 CY  
 - Balance: Fill - 3,384.15 CY

### LEGEND SYMBOLS

LEGEND	DESCRIPTION
	Existing Contour
	Proposed Contour
	Street Centerline
	TC - Top of curb elevation
	TP - Top of pavement elevation
	TS - Top of sidewalk elevation
	Drainage flow arrow and slope
	Floodplain Limits
	Private Street Paving Limits
	Public Street Paving Limits
	Property line
	Public Right of Way Limit
	100-year Floodplain Limits

### GRADING - PAVING NOTES

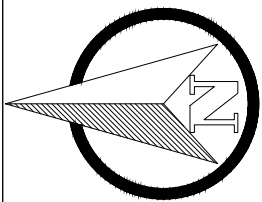
- Soil must be scarified to a minimum depth of 6" or as per soils report recommendations.
- Maintain earthwork operations within the 60.0' Right of Way limit along the private street.
- Once beginning earthwork operations and while performing rough grading, on fills 12" lifts recommended compacted to 90% maximum dry density.
- On lots to be retained, minimum beddown of 24" x 24" must be installed and filled with approved soil compacted to 90% maximum dry density or as recommended per soils report.
- Pavement section to consist of 4" asphalt layer on 4" of ABC compacted to 95% maximum dry density.
- Sta. 5+00 to Sta. 6+40: 10' concrete slab reinforced with #4 rebar @ 24" o/c both ways or as per soils report. Concrete FC = 3,000 psi.
- Roadway including cut de sac must be cleared and grubbed to minimum depth of 8" .



ARCADIA DRIVE  
(Private Street)  
Cross Section  
NTS



# 2.5 Acre Lot Configuration



1:100

## LOT CONFIGURATION (Geometry - Horizontal Control)

ALIGNMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	START STATION
L1	779.51'	S27° 08' 14.09"W	0+00.00
L2	1951.69'	N62° 29' 18.77"W	0+00.00
			19+451.69

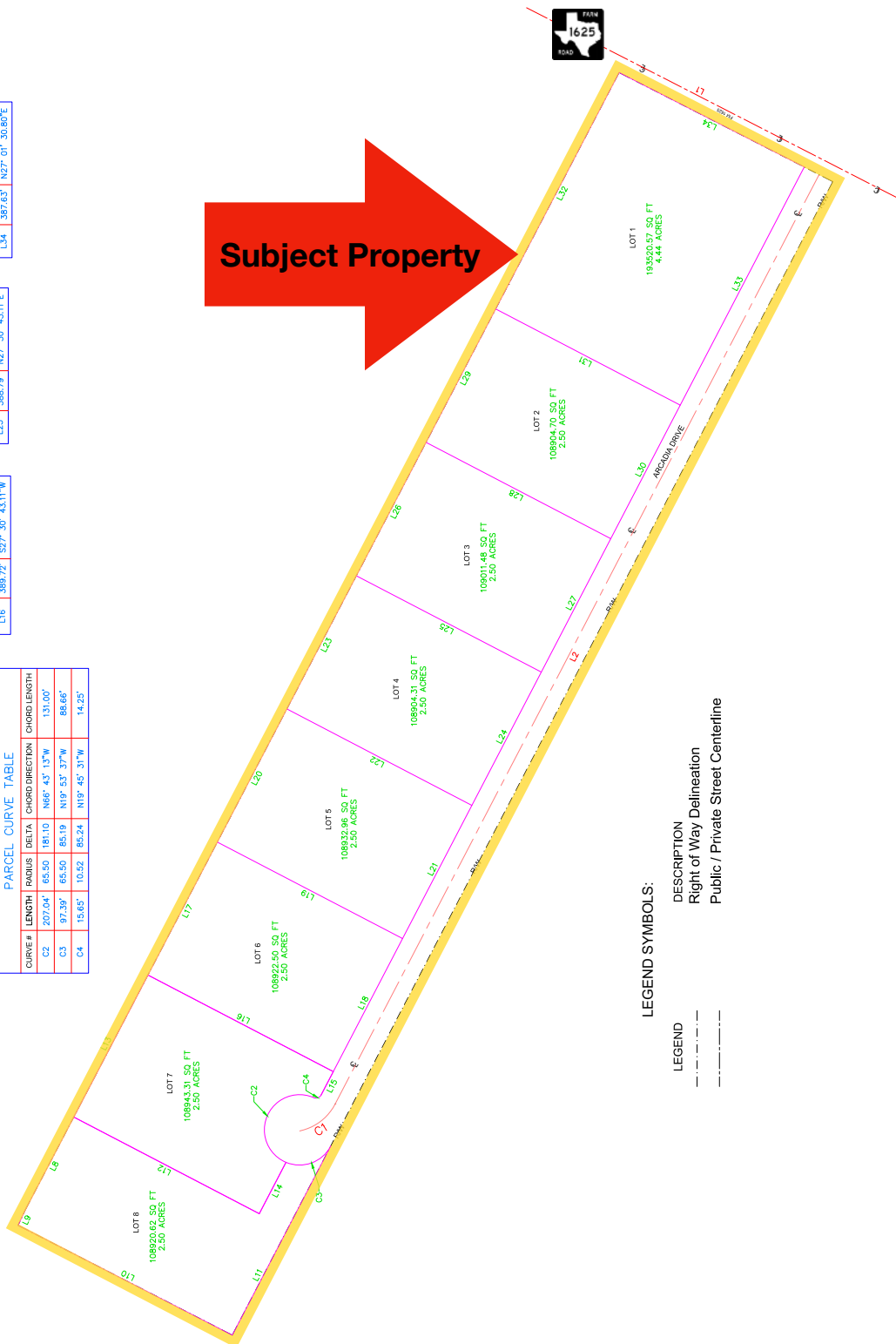
ALIGNMENT CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD DIRECTION
C1	96.42'	86.52'	N37° 04' 42.18"W
			82.75'

PARCEL CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	207.04'	65.50'	181.10'
			N66° 43' 13"W
			131.00'
C3	97.39'	65.50'	85.19'
			N19° 53' 37"W
			88.66'
C4	15.65'	10.52'	85.24'
			N19° 45' 31"W
			14.23'

PARCEL LINE TABLE			
LINE #	LENGTH	BEARING	DIRECTION
L8	195.21'	N62° 25' 27.84"W	
L9	31.88'	N62° 59' 37.49"W	
L10	446.69'	S27° 08' 14.09"W	
L11	397.37'	S62° 29' 16.89"E	
L12	390.05'	N27° 30' 43.11"E	
L13	296.60'	S62° 25' 27.84"E	
L14	107.98'	N62° 29' 16.89"W	
L15	49.52'	N62° 29' 16.89"W	
L16	389.72'	S27° 30' 43.11"W	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	DIRECTION
L17	279.60'	N62° 25' 27.84"W	
L18	279.60'	S62° 29' 16.89"E	
L19	389.41'	N27° 30' 43.11"E	
L20	279.85'	N62° 25' 27.84"E	
L21	279.85'	S62° 29' 16.89"E	
L22	389.10'	N27° 30' 43.11"E	
L23	280.00'	N62° 25' 27.84"W	
L24	280.00'	S62° 29' 16.89"E	
L25	388.79'	N27° 30' 43.11"E	

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	DIRECTION
L26	280.50'	N62° 25' 27.84"W	
L27	280.50'	S62° 29' 16.89"E	
L28	388.48'	N27° 30' 43.11"E	
L29	280.45'	N62° 25' 27.84"E	
L30	280.45'	S62° 29' 16.89"E	
L31	388.17'	N27° 30' 43.11"E	
L32	497.26'	N62° 25' 27.84"W	
L33	500.55'	S62° 29' 16.89"E	
L34	387.63'	N27° 01' 30.80"E	



**Subject Property**

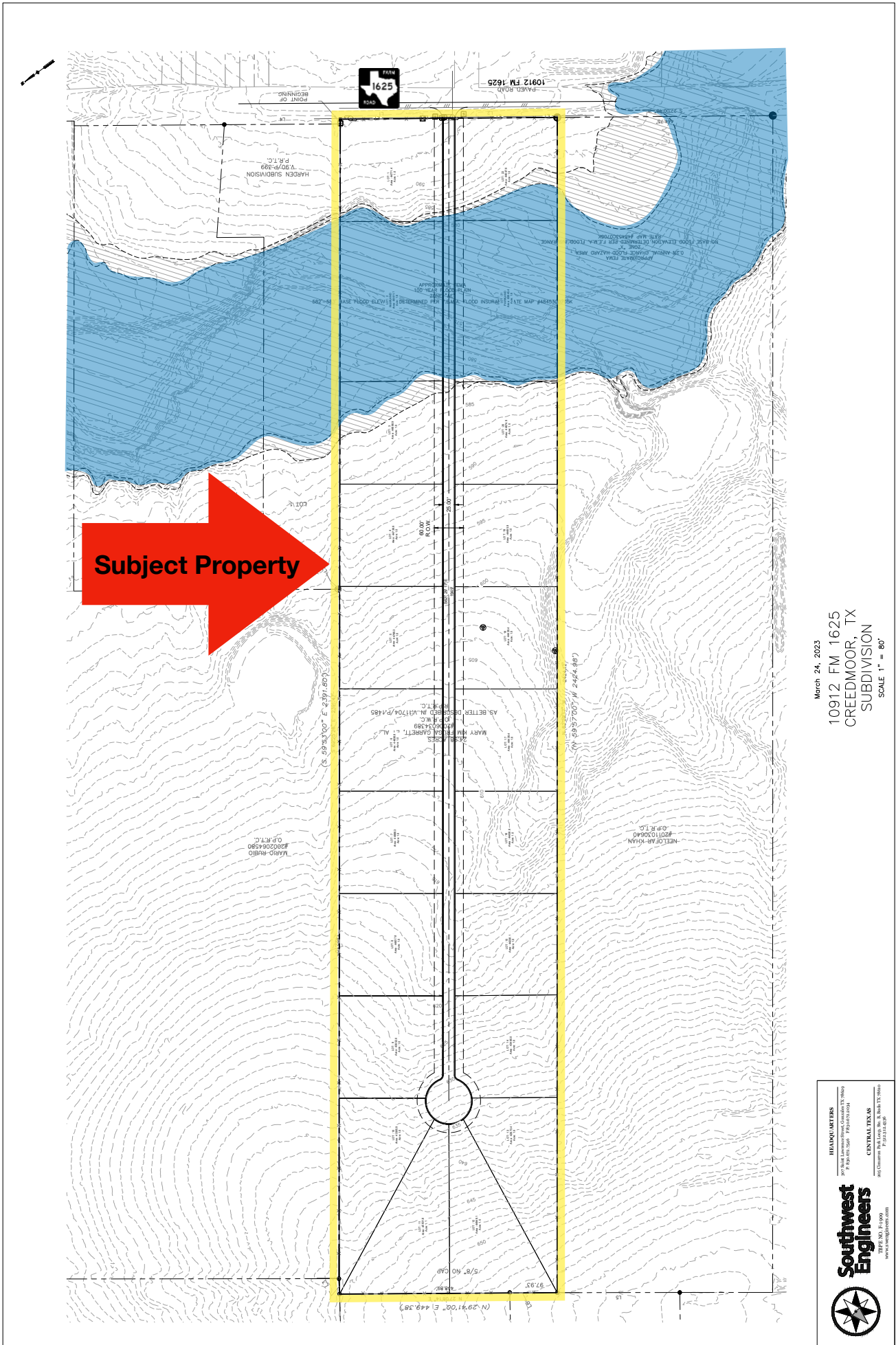
### LEGEND SYMBOLS:

- LEGEND
- Right of Way Delineation
- - - - - Public / Private Street Centerline





# 1.0 Acre Lot Configuration

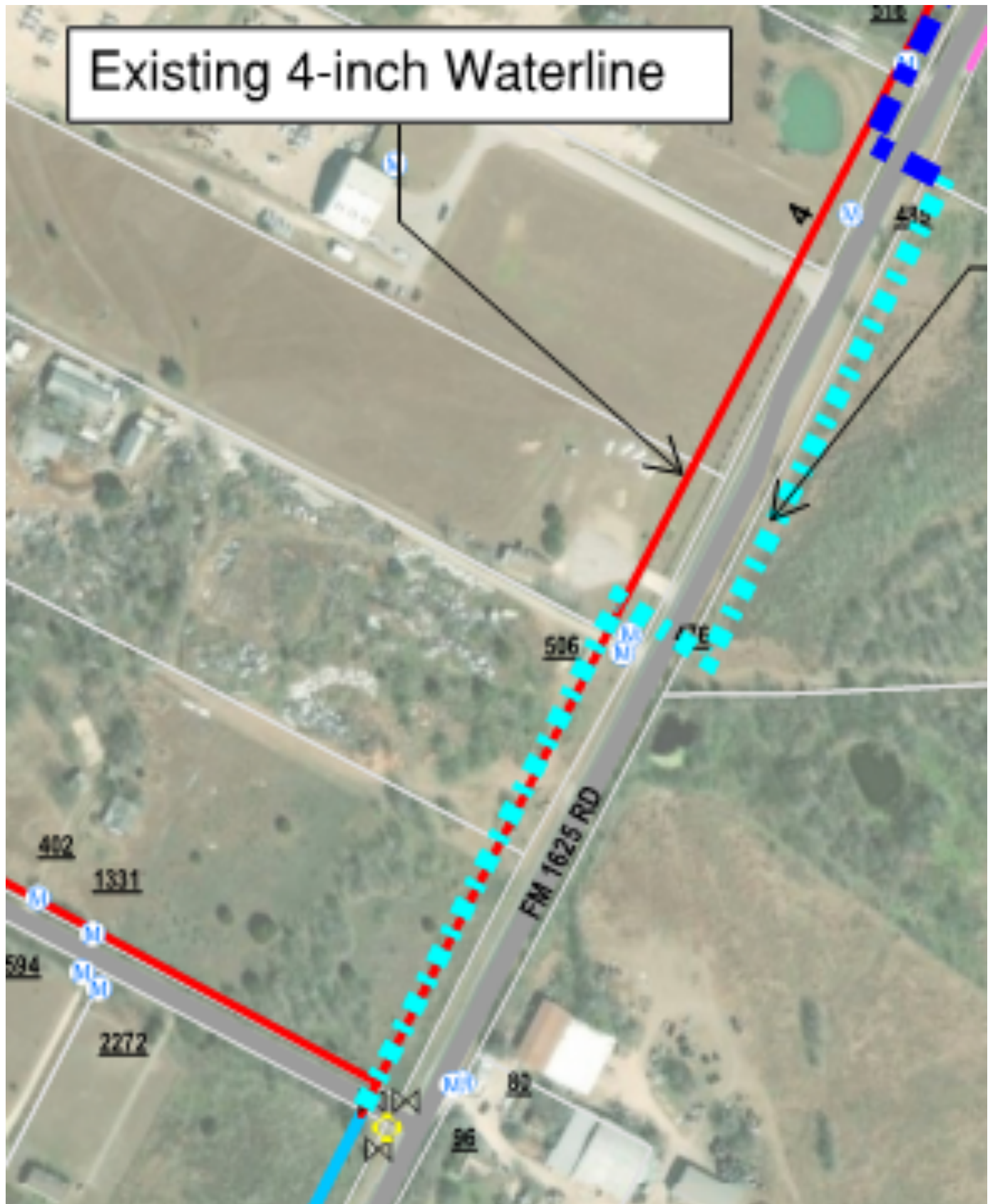


March 24, 2023  
10912 FM 1625  
CREEDMOOR, TX  
SUBDIVISION  
SCALE 1" = 80'

**Southwest Engineers**  
10000 West Loop South, Suite 1000  
Houston, Texas 77042  
Tel: 281.486.8800  
www.southwestengineers.com



Existing 4-inch Waterline







## 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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date