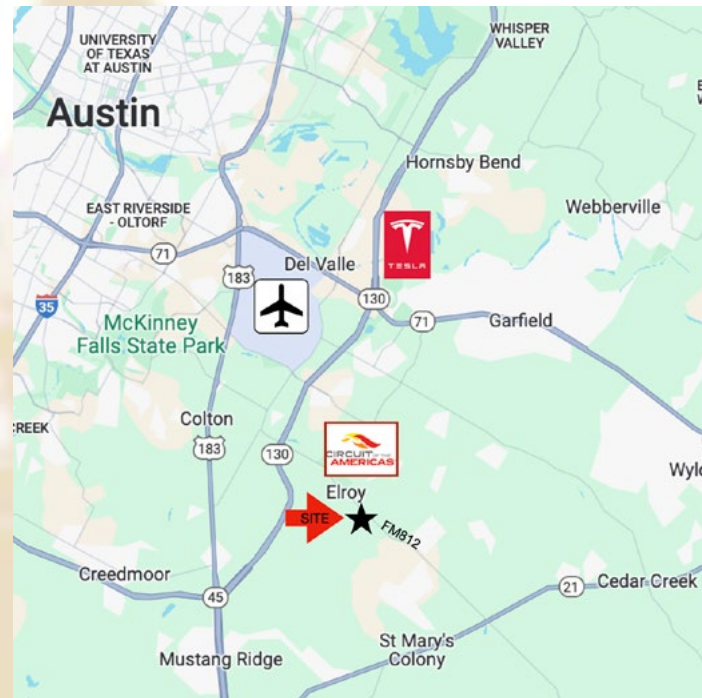


# FOR SALE ±121 ACRES ON FM 812

14601 FM-812, Del Valle, TX 78617



**LOCATION** Located on the south side of FM812; approx. 2.61 miles east of the TX130 and FM812 intersection.

**SIZE** ± 121.28 (survey)

**FRONTAGE/ ACCESS** ± 1,480 feet on FM812 and ± 327 feet on Hokanson Rd.

**UTILITIES** Water: City of Austin (8" existing and 12" approved line), Wastewater - TCEQ approved treatment plant, Electric - Austin Energy services the + 99.4 Acre tract and Bluebonnet Electric services the + 21.88 Acre tract.

**ZONING** None. Austin 2-mile ETJ

[To view drone video click here.](#)

**FLOOD HAZARD** An estimated 45.36 acres of the Property lies within the FEMA 100-year floodplain.

**SCHOOL DISTRICT** Del Valle ISD

**IMPROVEMENTS** The existing improvements have no contributory value

**TRAFFIC COUNTS** 17,633 VPD on FM812 (TXDOT 2023)

**PRICE** \$5,294,800.00

**COMMENTS** Ideal Single-Family, Multi-Family or Industrial Development tract with frontage on FM812 and Hokanson Road and just ½ mile southeast of Circuit of the Americas. Property is located in a HUD 2025 Qualified Census Tract (QCT).

**McALLISTER & ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

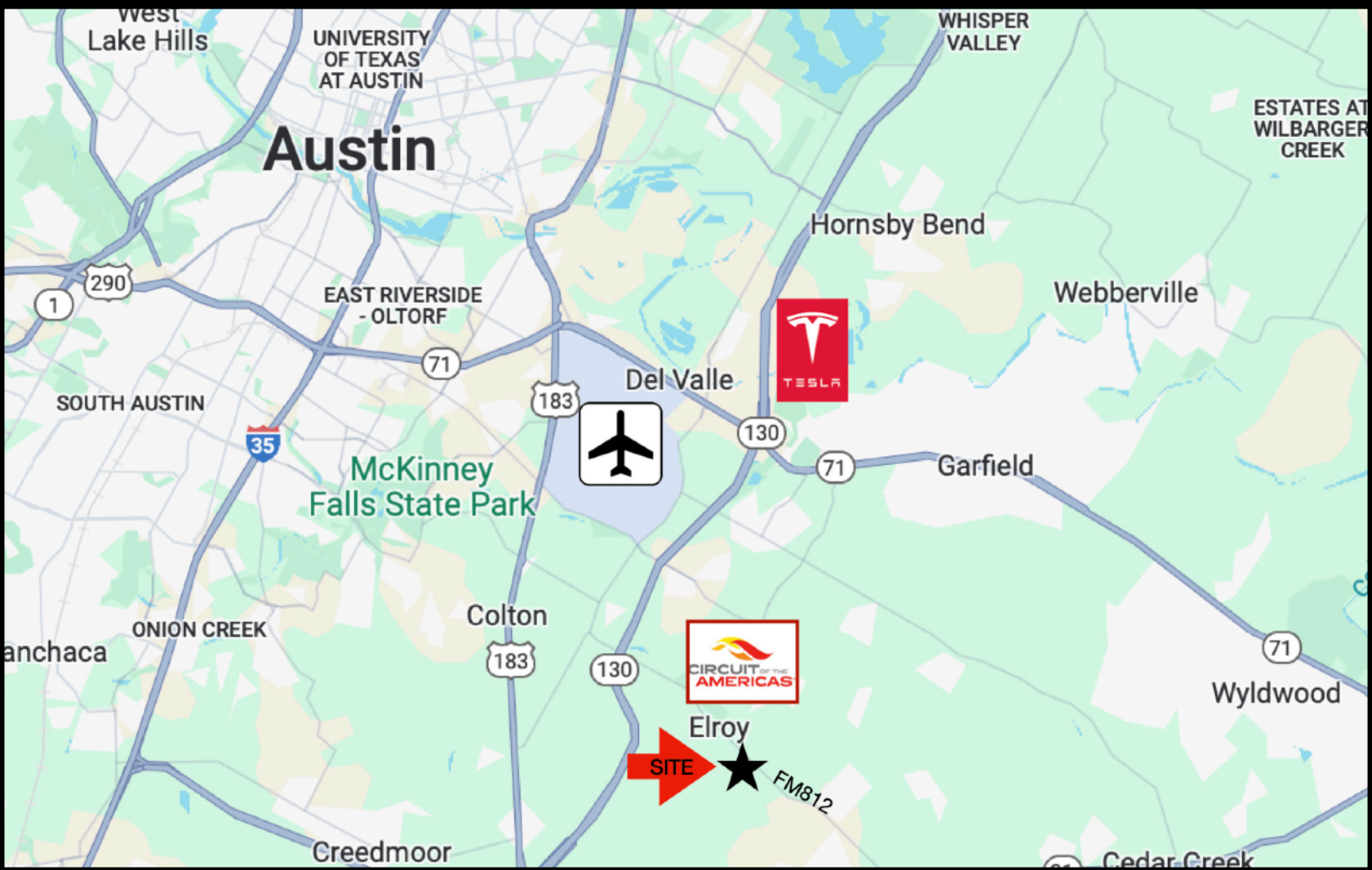
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**

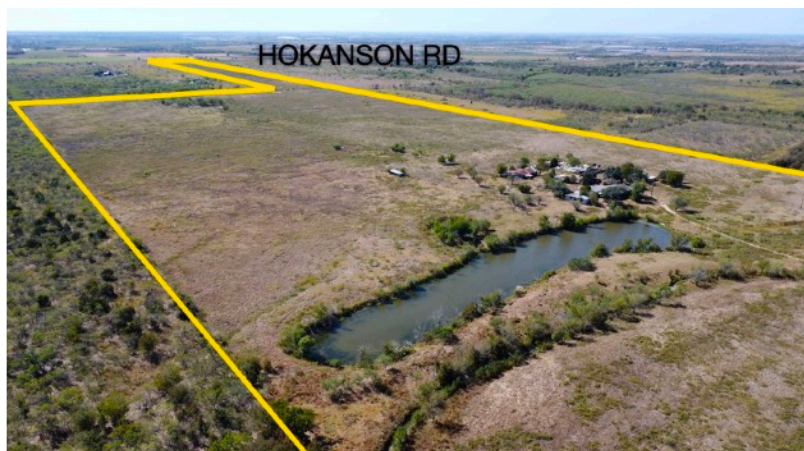
**Office: (512) 472-2100**

**Spence@matexas.com**

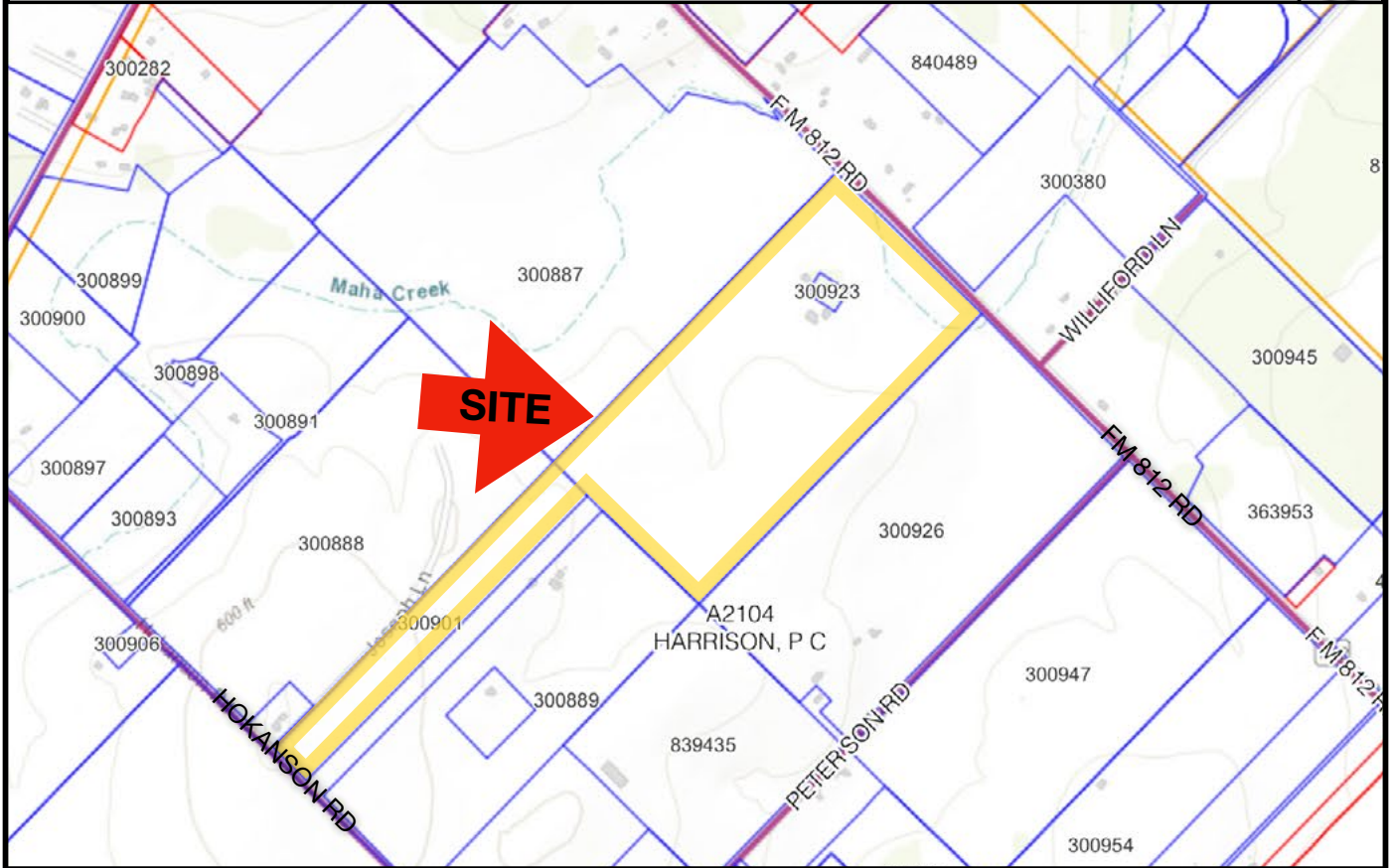
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# 14601 FM812, DEL VALLE, TX 78617



# TRAVIS COUNTY APPRAISAL DISTRICT



## Property Profile

### FM812 Jurisdiction Map

A detailed jurisdiction map showing the 'SITE' (indicated by a red arrow) within the Austin ETJ. The map is color-coded by jurisdiction: yellow for Austin Full Purpose, light blue for Austin ETJ, and grey for Bastrop ETJ. Roads shown include FM 812 RD and HOKANSON RD.

An inset map showing the location of the site relative to major highways 183 and 130. A blue box indicates the area shown in the main map.

#### Legend

**Property**

- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGREEMENT
- OTHER CITY LIMITS
- OTHER CITIES ETJ

**Jurisdictions Fill**

- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGREEMENT
- OTHER CITY LIMITS
- OTHER CITIES ETJ

0 1 2 mi

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.

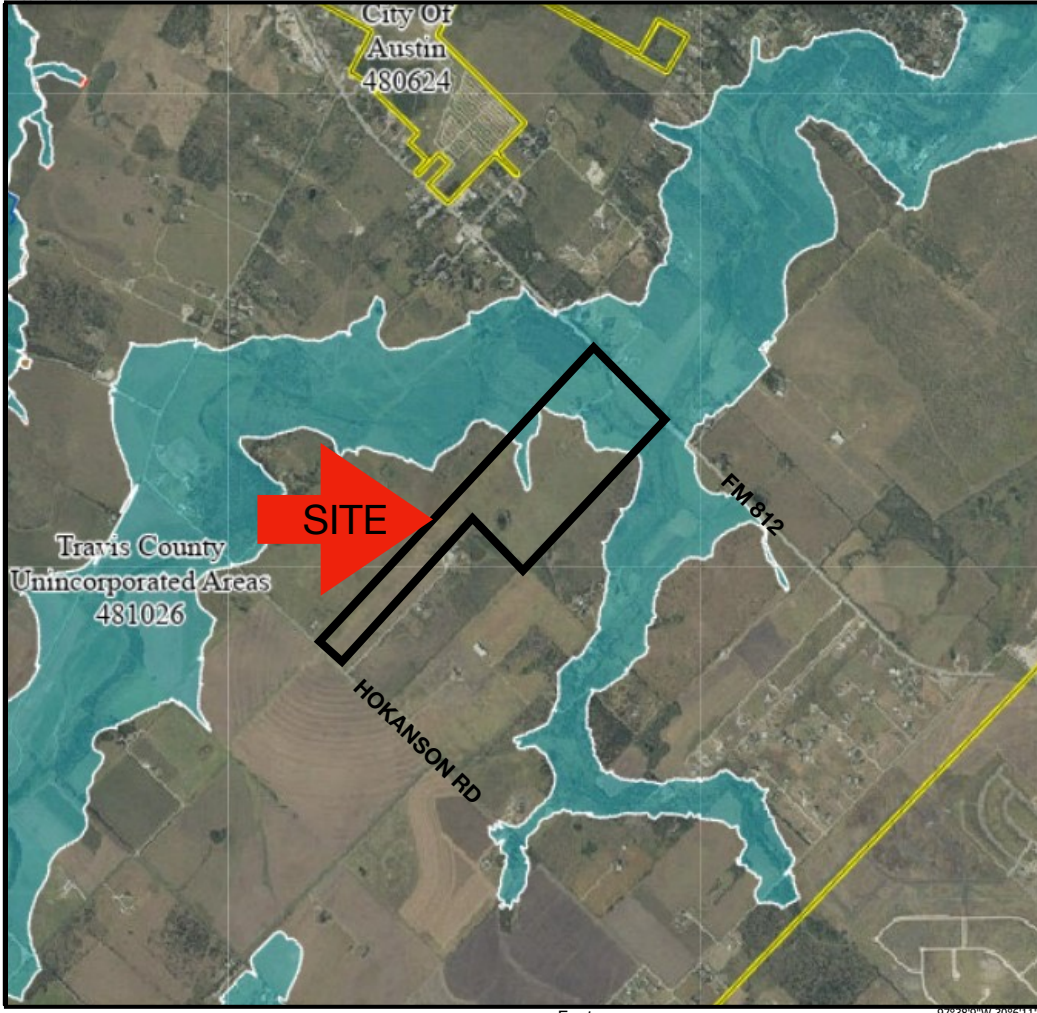
#### Notes

10/10/2024

# National Flood Hazard Layer FIRMette



97°38'46"W 30°6'42"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation
			Coastal Transect
			Base Flood Elevation Line (BFE)
			Limit of Study
			Jurisdiction Boundary
			Coastal Transect Baseline
			Profile Baseline
			Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

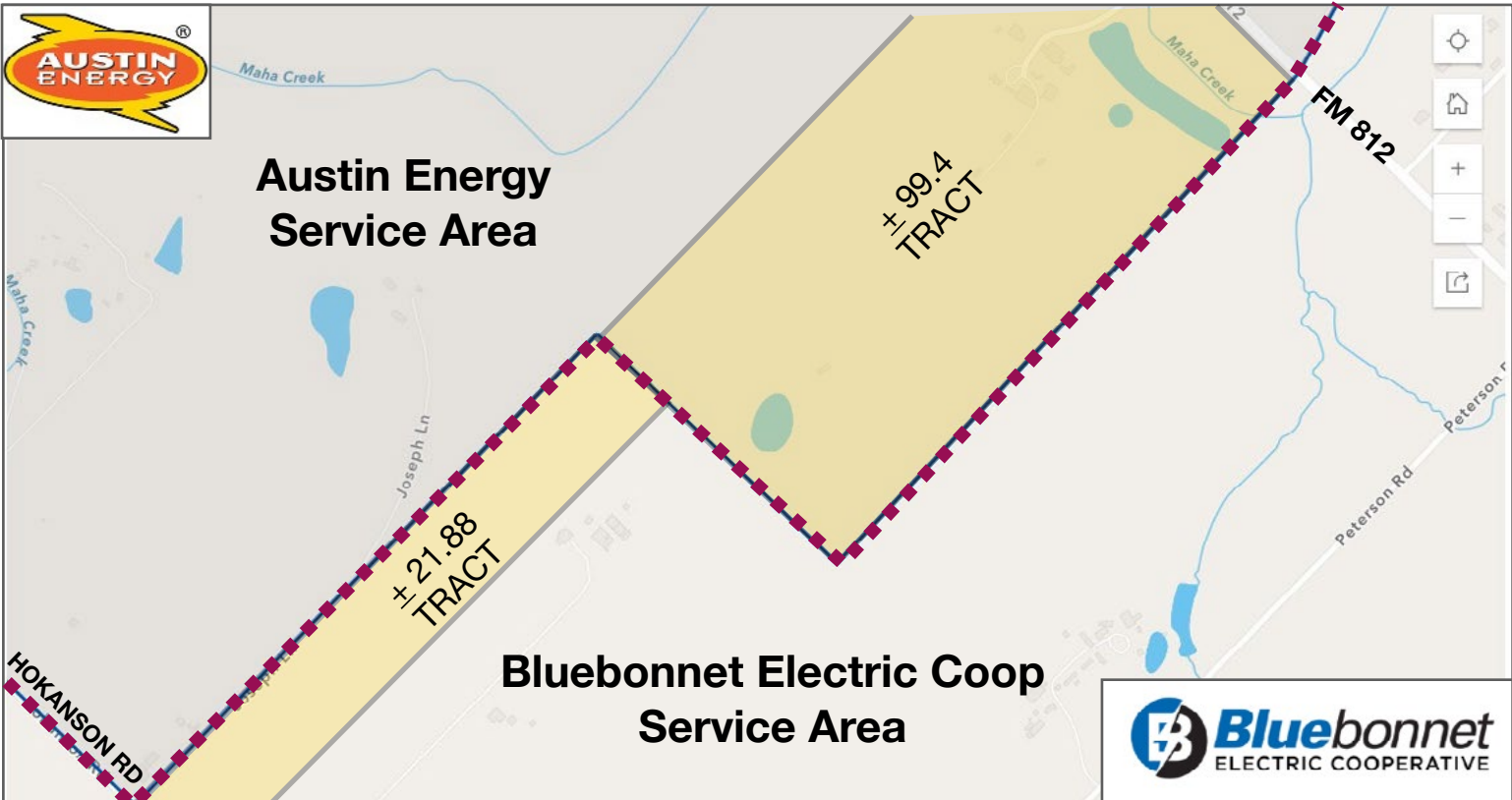
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/10/2024 at 3:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

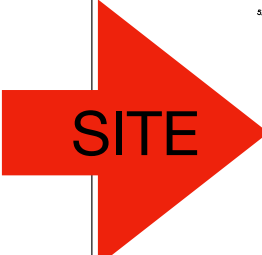
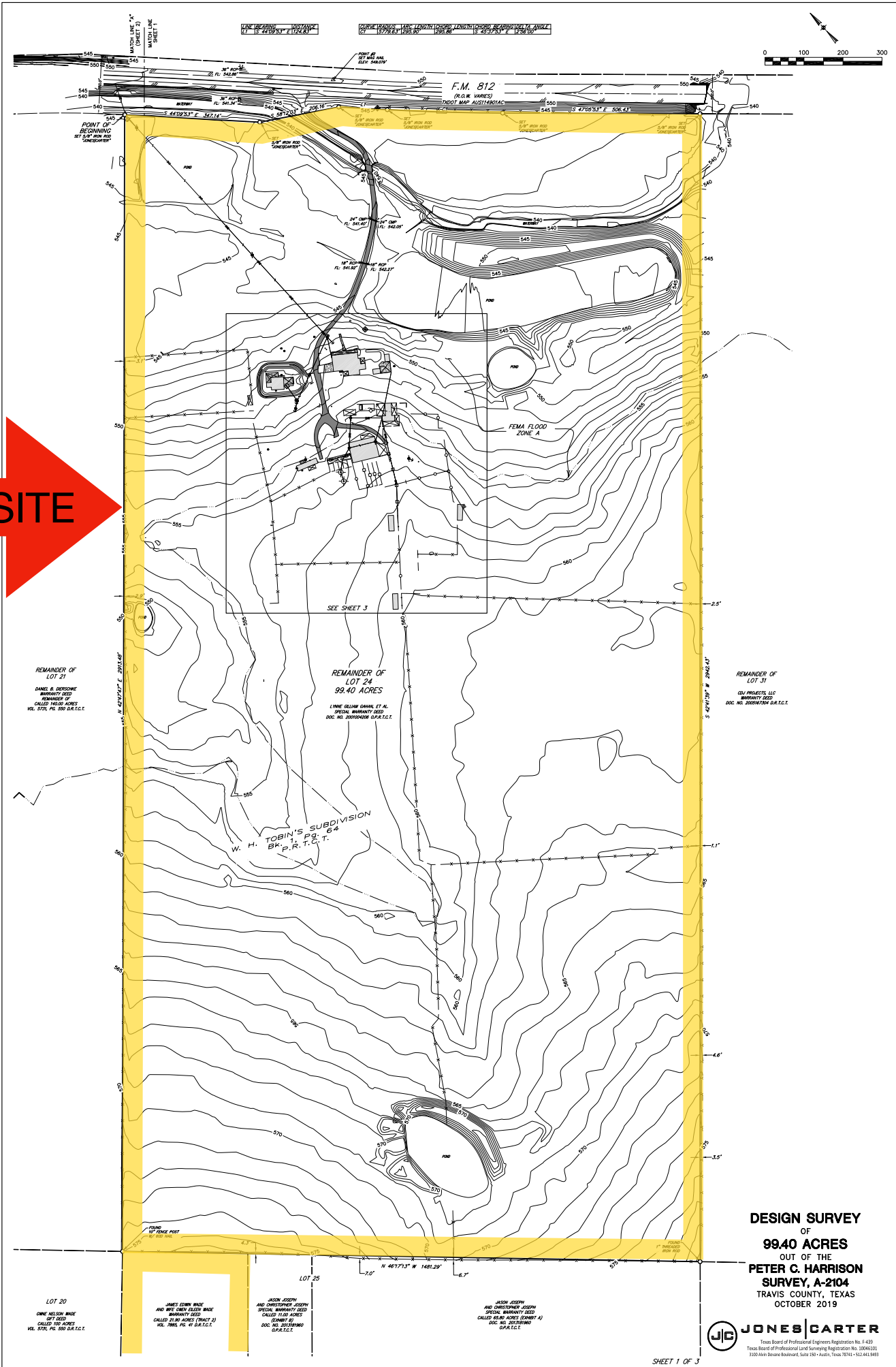


**Austin Energy Service Area**



**Bluebonnet Electric Coop Service Area**





REMAINDER OF LOT 21  
DANIEL B. DEBOERNE  
SURVEY WARRANT DEED  
REMAINDER OF  
CALLED 18.00 ACRES  
VOL. 573L, PG. 550 D.R.T.C.C.

REMAINDER OF LOT 24  
99.40 ACRES  
TYNNE GILLIAM SMITH ET AL.  
SPECIAL WARRANTY DEED  
DOC. NO. 200900080 D.P.A.R.T.C.C.

REMAINDER OF LOT 31  
CGL PROJECTS, LLC  
WARRANTY DEED  
DOC. NO. 200900080 D.P.A.R.T.C.C.

W. H. TOBIN'S SUBDIVISION  
B.M. 1 P.P.C. 64  
P.R.T.C.C.

LOT 20  
DINE NELSON WADE  
18.00 ACRES  
CALLED 18.00 ACRES  
VOL. 573L, PG. 550 D.R.T.C.C.

JAMES CUNY WADE  
AND WIFE OWEN ELEAN WADE  
SPECIAL WARRANTY DEED  
CALLED 21.30 ACRES (TRACT 2)  
VOL. 706L, PG. 47 D.R.T.C.C.

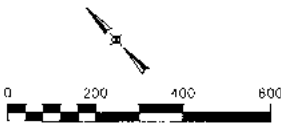
JASON JOSEPH  
AND CHRISTOPHER JOSEPH  
SPECIAL WARRANTY DEED  
CALLED 14.00 ACRES  
(TRACT 1)  
(TRACT 2)  
VOL. 600, PG. 10 D.R.T.C.C.

JASON JOSEPH  
AND CHRISTOPHER JOSEPH  
SPECIAL WARRANTY DEED  
CALLED 21.30 ACRES (TRACT 1)  
VOL. 600, PG. 10 D.R.T.C.C.

**DESIGN SURVEY**  
OF  
**99.40 ACRES**  
OUT OF THE  
**PETER C. HARRISON**  
**SURVEY, A-2104**  
TRAVIS COUNTY, TEXAS  
OCTOBER 2013



Texas Board of Professional Engineers Registration No. 1-4-89  
Texas Board of Professional Land Surveying Registration No. 10046101  
3100 Ann Deane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.8483



LOT 21  
DANNI R. DEFRICHT  
WARRANTY DEED  
REMARKER OF  
CALLED 140.00 ACRES  
VOL. 5731, PG. 350 P.R.T.C.T.

LOT 24  
LINDA GELMAN GAYLEN ET AL  
SPECIAL WARRANTY DEED  
REMARKER OF CALLED 100 ACRES  
DOC. NO. 2001004208 O.P.R.T.C.T.

LEGAL DESCRIPTION

BEING a 21.880 acre tract of land situated in the Peter C. Harrison Survey No. 3, Abstract No. 2104, Travis County, Texas being a portion of Lot 25 of the W.H. Tobin's Subdivision as shown on a plat recorded in Book 1, Page 64 of the Plat Records of Travis County, Texas and being all of the certain tract of land called to contain 21.90 acres in a Warranty Deed to James Edwin Ward & Owen Nelson Wade as described in Volume 2825, Page 41 of the Deed Records of Travis County, Texas said 21.880 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 10 inch fence post with 60d nail found for the common corner of Lot 20, 21, 24 and 25 of the said W.H. Tobin's Subdivision, the same being the Northeastern corner of that certain tract of land called to contain 100 acres as described in a Gift Deed to Owen Nelson Wade in Volume 12016, Page 5204 of the Deed Priority Records of Travis County, Texas, the Southeastern corner of that certain tract of land called to contain 140.00 acres as described in a Warranty Deed to Danie B. Dierschke in Volume 5731, Page 550 of the Deed Records of Travis County, Texas, the Southeastern corner of that certain tract of land called to contain 100 acres in a Special Warranty Deed to Lynn Glenn Cohen, et al as described in Document No. 2003304206 of the Official Public Records of Travis County, Texas, for the Northwestern corner of this herein described tract;

THENCE: South 46°17'31" East a distance of 327.43 feet along the Southwestern line of the said Cohen et al 100 acre tract, the Northeastern line of the said 21.90 acre tract to a 5/8 inch iron rod with cap stamped "JonesCarter" set on the Northwestern corner of that certain tract of land called to contain 11.00 acres in a Special Warranty Deed to Jason Joseph and Christopher Joseph as described in Document No. 2013181960 of the Official Public Records of Travis County, Texas, for the Northeastern corner of this herein described tract;

THENCE: South 42°49'51" West a distance of 232.71 feet along the Northwestern line of the said 11.00 acres, the Eastern line of the said 21.90 acre tract to a 5/8 inch iron rod with cap stamped "JonesCarter" set on the Northeastern line of Hokanson Road (R.O.W. Varies) for the Southeastern corner of the said 11.00 acre tract, for the Southeastern corner of this herein described tract;

THENCE: North 46°20'31" West a distance of 327.39 feet along the Northeastern line of said Hokanson Road, the Southwestern line of the said 21.90 acre tract to a 5/8 inch iron rod found for the Southeastern corner of the said Owen Nelson Wade - 100 acre tract, for the Southwestern corner of this herein described tract;

THENCE: North 42°49'41" East a distance of 2913.07 feet along the Southeastern line of the said Owen Nelson Wade - 100 acre tract, the Northwestern line of the said 21.90 acre tract to the POINT OF BEGINNING and CONTAINING an area of 21.880 acres of land.

LOT 20  
OWEN NELSON WADE  
GIFT DEED  
CALLED 100 ACRES  
VOL. 12016, PG. 5204 P.R.T.C.T.

LOT 25  
JASON JOSEPH AND CHRISTOPHER JOSEPH  
SPECIAL WARRANTY DEED  
CALLED 11.00 ACRES  
DOC. NO. 2013181960 O.P.R.T.C.T.

JAMES EDWIN WARD AND OWEN NELSON WADE  
GIFT DEED  
CALLED 140.00 ACRES  
VOL. 2825, PG. 41 P.R.T.C.T.

LYNN GLENN COHEN, ET AL  
SPECIAL WARRANTY DEED  
CALLED 100 ACRES  
DOC. NO. 2003304206 O.P.R.T.C.T.



N 42°49'41" E 2913.07'  
(= 4446' E 2913.07')

21.880 ACRES

S 42°49'51" W 232.71'  
(= 4446' W 232.71')

W. H. TOBIN'S SUBDIVISION  
Bk. 1 Pg. 64  
P.R.T.C.T.

N 46°55'37" W 327.39'  
(= 4446' W 327.39')

HOKANSON ROAD  
(PUBLIC R.O.W. VARIES)

- LEGEND
- IRON ROD FOUND
  - ▲ NAIL FOUND
  - △ CALCULATED POINT
  - - - BARBED WIRE FENCE

NOTES

1. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
2. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance, issued by First American Title Insurance Company, O' No. 2447-17-AL20, effective date October 6, 2019, issue date October 15, 2019. The Surveyor has relied upon the accuracy and completeness of the information described above and has made an independent investigation or search for this information.
3. The following items are listed in the above referenced title commitment:
  - 10b. Rights of Parties in Possession. (OWNER POLICY ONLY) MAY AFFECT the subject tract.
  - 10c. Visible and apparent easements on or across property described in Schedule A. MAY AFFECT the subject tract.
  - 10d. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not. MAY AFFECT the subject tract.
  - 10e. Easement: Recorded in Volume 550, Page 26, of the Deed Records, Travis County, Texas. MAY AFFECT the subject tract inable to determine location of easement from recorded document.
  - 10f. Easement: Right of Way Easement (General Type Easement) Recorded: Key 06, 2004 in County Clerk's File No. 2004069631, at the Official Public Records, Travis County, Texas. MAY AFFECT the subject tract (blanket).
4. By zoning the subject property into the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4845C0270A, effective date January 6, 2015, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 1% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.
5. The utility appearances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
6. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
7. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor disclaims any and all responsibility related to claims or claims related thereto or resulting there from.

CERTIFICATION

To The Jenkins Organization, First American Title Insurance Company:  
This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. The field work was completed on November 12, 2019.  
Drawing Date: November 20, 2019

*Reel L. Hackett*  
Reel L. Hackett  
Registered Professional Land Surveyor No. 5573  
rhackett@jonescarter.com

LAND TITLE SURVEY  
OF  
21.880 ACRES  
OUT OF THE  
PETER C. HARRISON  
SURVEY, A-2104  
TRAVIS COUNTY, TEXAS  
NOVEMBER 2019



JONES CARTER  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveyors Registration No. 10046101  
7300 East Dewey Boulevard, Suite 150 • Austin, Texas 78742 • 512.441.9493



## 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