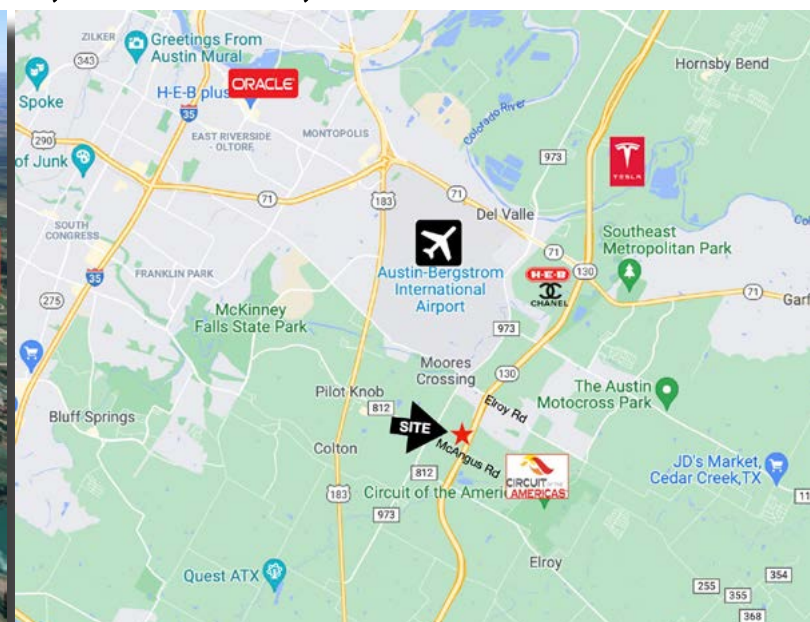


FOR SALE ±110.86 ACRES - INDUSTRIAL / BUSINESS PARK

TEXAS OPPORTUNITY ZONE LISTING

McAngus Rd @ TX-130, Del Valle, TX 78617



LOCATION	Located at the NWC of TX130 and McAngus up to the SWC of TX130 and Elroy with frontage also on FM973.	FLOOD HAZARD	No portion of the Property lies within the FEMA 100-year floodplain.
SIZE	± 110.861 Acres (Divisible in 54.56 Acre and 56.301 Acre Parcels)	JURISDICTION	Travis County
FRONTAGE	±370 feet on McAngus ±511 feet on Elroy ±1,101 feet on FM973 ±5,075 feet on TX130	TAX INCENTIVES	Texas Opportunity Zone
ACCESS	See enclosed map for Access Points to TX130.	PRICE	\$6.00 psf for all 110.861 Acres South 54 Acre - Phase 3 - \$6.50 psf North 56 Acre - Phase 2 - \$6.50 psf
UTILITIES	Water - City of Austin (12" waterline) Wastewater - City of Austin (12" wastewater line), Electric - Bluebonnet Electric & Austin Energy	COMMENTS	Situated in a designated Texas Opportunity Zone along the rapidly growing TX130 Industrial Corridor, this tract offers exceptional connectivity between Austin-Bergstrom International Airport, Circuit of the Americas and Tesla Gigafactory.. Its prime positioning within one of Austin's most sought-after industrial growth areas makes it ideal for an Industrial or Business Park development. With all utilities in place and direct access to a robust road network, this property is perfectly equipped to support large-scale industrial operations and logistics.
ZONING	LI, IP, and a portion is outside the city limits and therefore not zoned. (See jurisdiction map)		

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

CONTACT Spence Collins

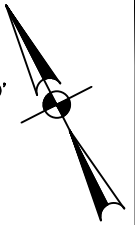
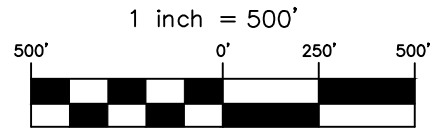
Office: (512) 789-0909

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.

EXHIBIT OF

A 54.56 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 SR DEVELOPMENT INC, RECORDED IN DOCUMENT NO. 2004106868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS BEING DESCRIBED IN VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 33.315 ACRE TRACT, CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING OUT OF A CALLED 16.00 ACRE TRACT, CONVEYED TO KELLAM ROAD INVESTMENTS, LTD., RECORDED IN DOCUMENT NO. 2020018595 OF SAID OFFICIAL PUBLIC RECORDS.



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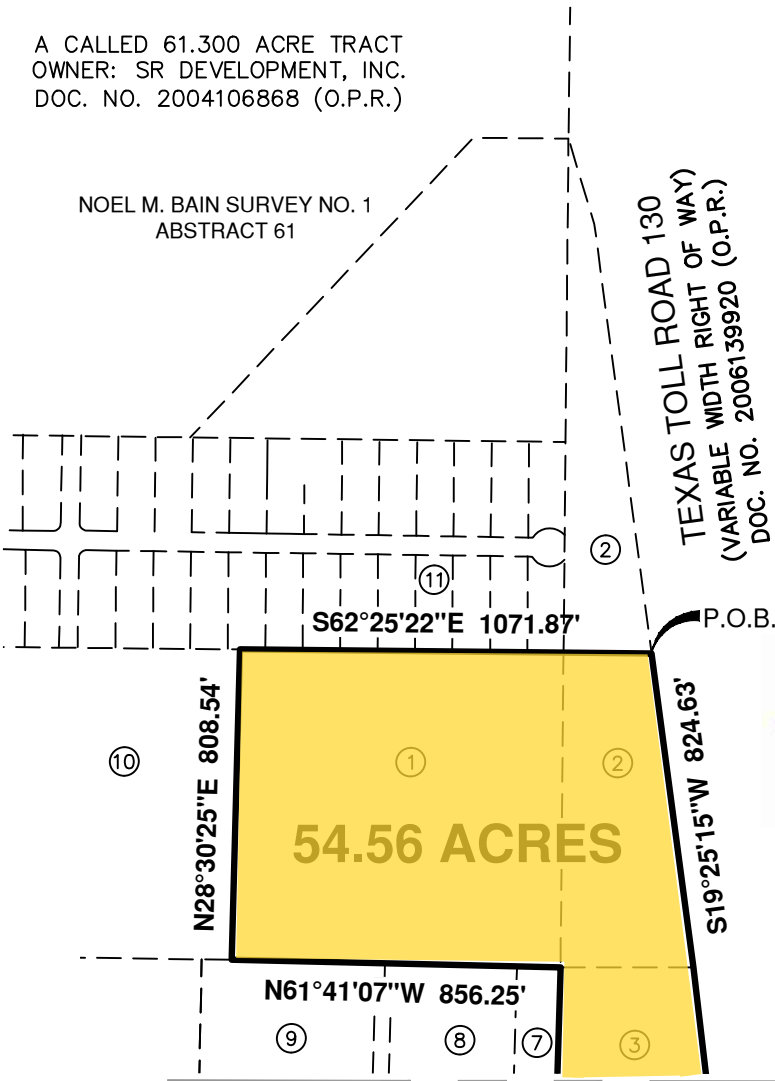
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
#	ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE ON SHEET 3 OF 3)

A CALLED 61.300 ACRE TRACT
OWNER: SR DEVELOPMENT, INC.
DOC. NO. 2004106868 (O.P.R.)

NOEL M. BAIN SURVEY NO. 1
ABSTRACT 61

TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)
DOC. NO. 2006139920 (O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°16'47"W	362.93'
L2	S28°09'48"W	85.27'
L3	N61°55'51"W	370.76'



Parker Graham



MATCHLINE - SEE SHEET 2 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.

**PAPE-DAWSON
ENGINEERS**

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 #10028801

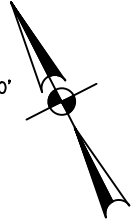
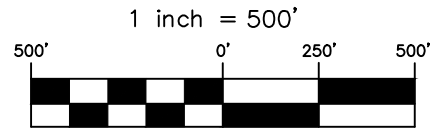
JULY 29, 2025

SHEET 1 OF 3

JOB No.: 51094-00

EXHIBIT OF

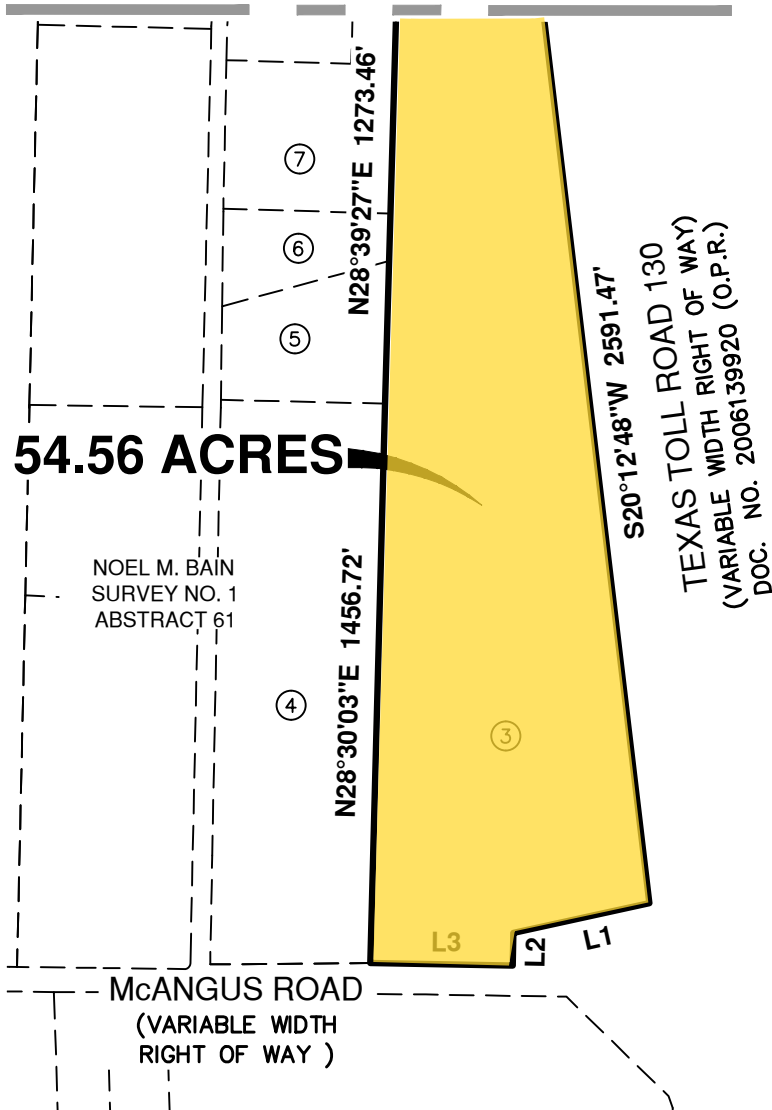
A 54.56 ACRE TRACT OF LAND, SITUATED IN THE NOEL M. BAIN SURVEY, SECTION NO. 1, ABSTRACT NO. 61, BEING OUT OF THE REMNANT PORTION OF A CALLED A CALLED 406.804 ACRE TRACT CONVEYED TO SR DEVELOPMENT INC, RECORDED IN DOCUMENT NO. 2004106868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS BEING DESCRIBED IN VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 33.315 ACRE TRACT, CONVEYED TO TSWG 130, LLC, RECORDED IN DOCUMENT NO. 2008010971 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING OUT OF A CALLED 16.00 ACRE TRACT, CONVEYED TO KELLAM ROAD INVESTMENTS, LTD., RECORDED IN DOCUMENT NO. 2020018595 OF SAID OFFICIAL PUBLIC RECORDS.



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
ACREAGE AND OWNERSHIP (SEE OWNERSHIP TABLE ON SHEET 3 OF 3)

MATCHLINE - SEE SHEET 1 OF 3



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NOTES:

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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 #10028801

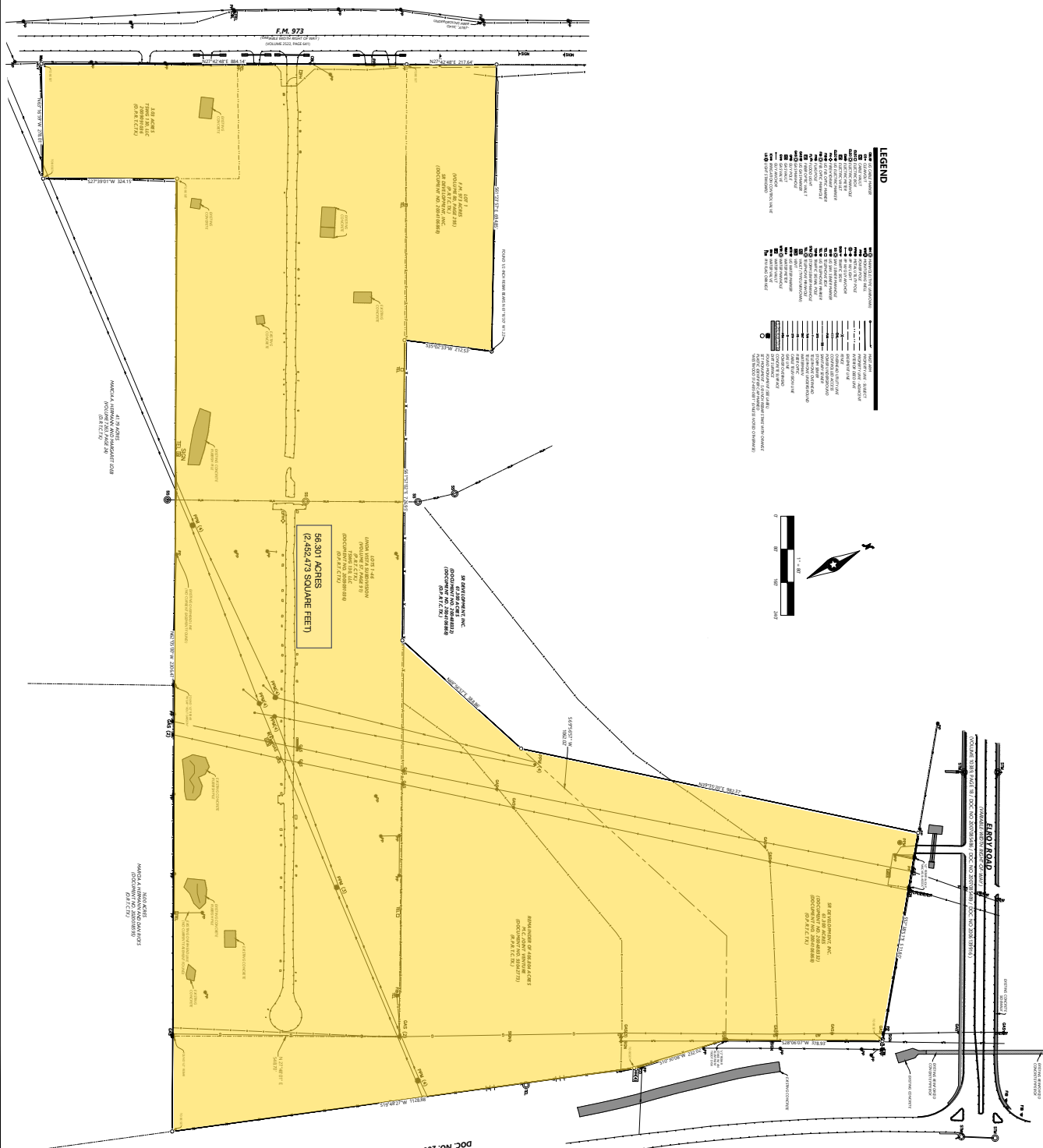
JULY 29, 2025

SHEET 2 OF 3

JOB No.: 51094-00

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PRELIMINARY
THIS DOCUMENT IS A NOTER RECORD OF AN
INFORMAL MEETING. IT HAS NOT BEEN REVIEWED OR
APPROVED BY THE FBI. IT IS NOT TO BE USED FOR
OFFICIAL PURPOSES. IT IS NOT TO BE USED FOR
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LEGAL PROCEEDINGS.



TEXAS TOLL ROAD 130
(VARIABLE WIDTH RIGHT OF WAY)
DOC. NO. 2006139920 (O.P.R.)

PREPARED FOR:

STREAM REALTY PARTNERS - AUSTIN, L.P.

401 SOUTH 157 STREET, SUITE 700
AUSTIN, TEXAS 78704
ATTENTION: CLAY GOLDEN

**ELROY & 130
PHASE 2
AUSTIN, TEXAS**

Westwood

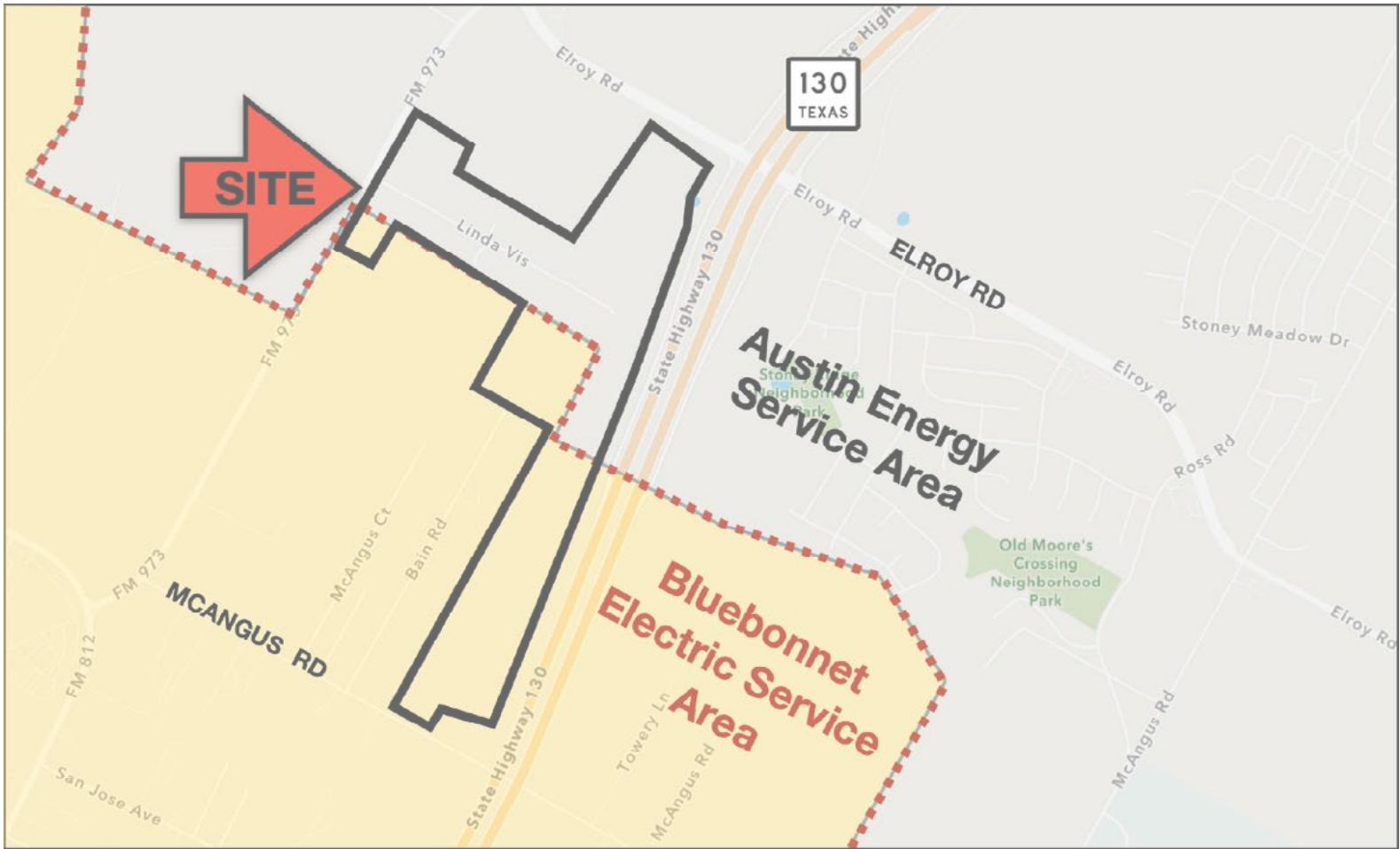
Phone (52) 485-08 31 8 20 N. Mexican Hwy - Suite 200
Toll Free (800) 937-51 50 Austin, TX 78708
www.westwood.com

Westwood Production Services, Inc.
10000 130th Avenue, Suite 100
Bridlewood, CO 80120

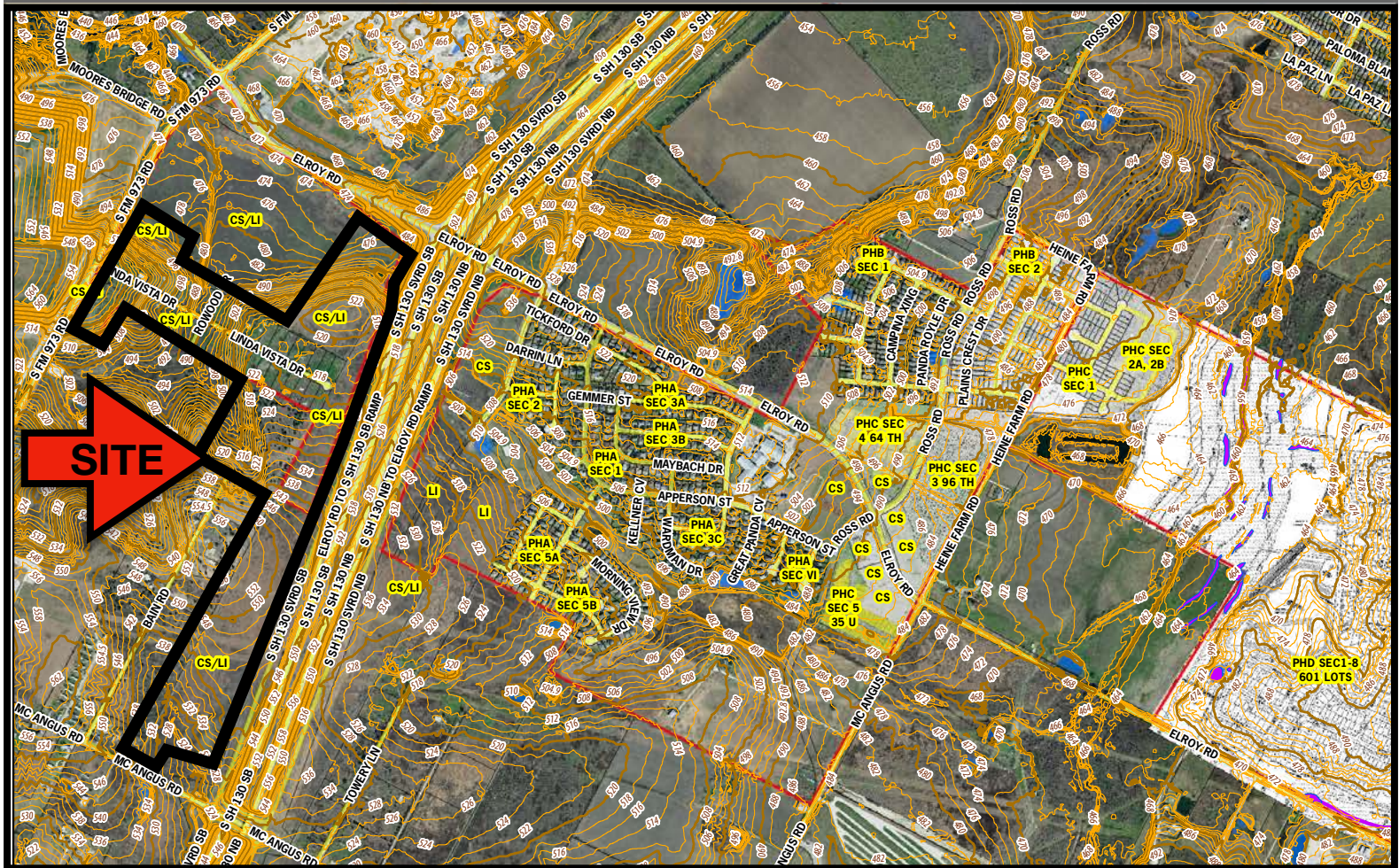
ALTA/NSPS
Land Title Survey
PROJECT

1 OF 2

DATE: 12/02/2024



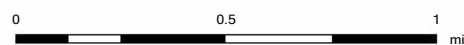
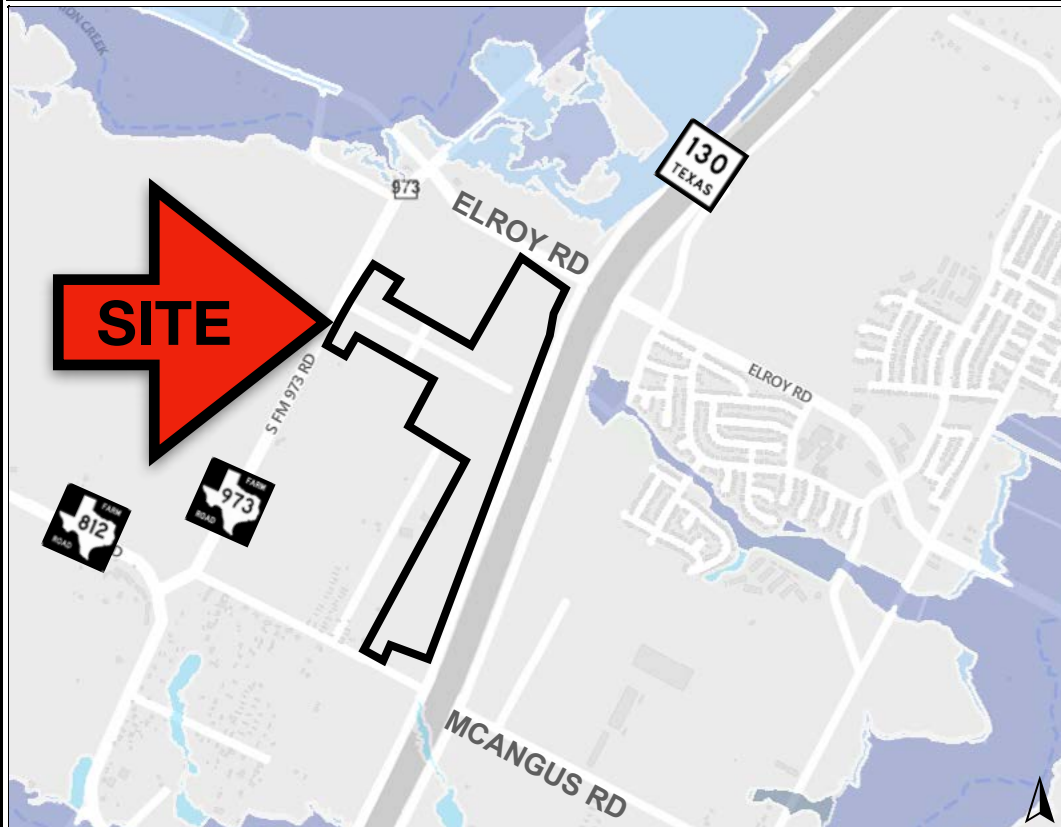
Bluebonnet Electric Cooperative Service Map





Property Profile

FEMA Floodplain Map



10/28/2025

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Legend

Environmental 2

Fully Developed Floodplain

- City of Austin Fully Developed
- 25-Year Floodplain
- City of Austin Fully Developed
- 100-Year Floodplain
- City of Austin 25-year (FEMA)
- 100-Year Detailed-AE
- City of Austin 25-year (FEMA)
- 100-Year Approx-A)

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year; 0.2 PCT ANNUAL
- CHANCE FLOOD HAZARD
- 100 Year (Approx-A)

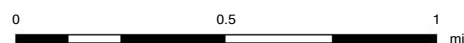
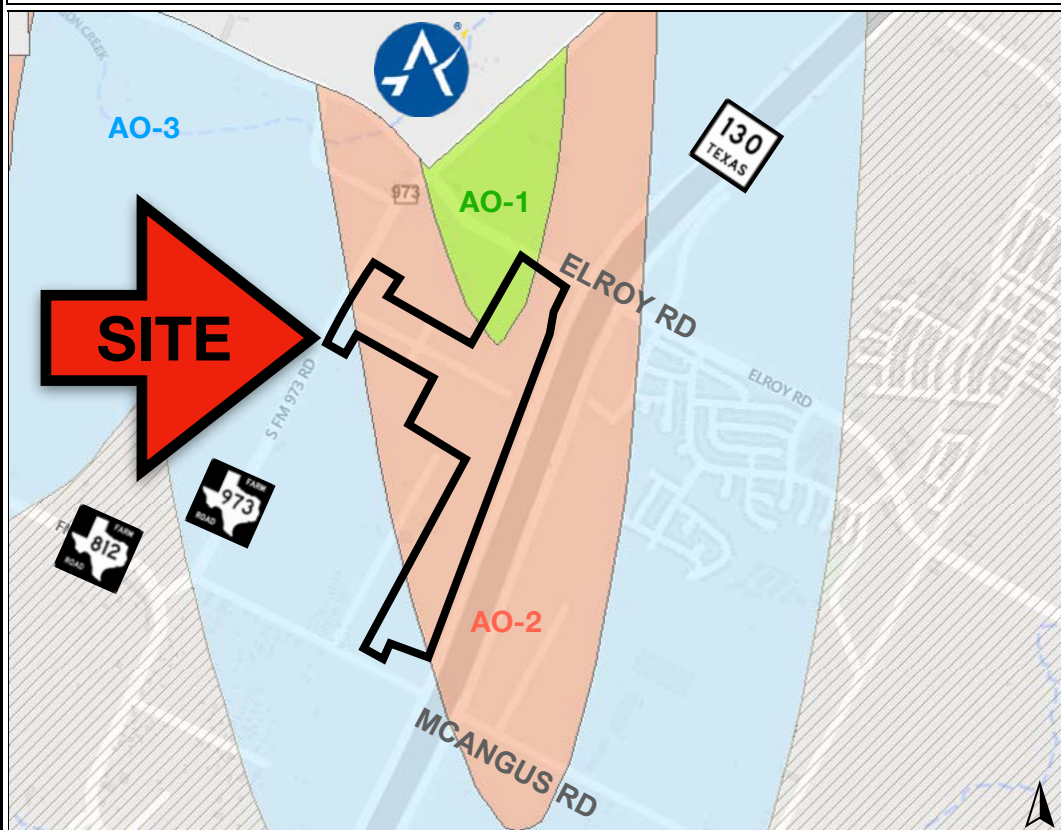
Notes

Elroy Rd to McAngus along TX130



Property Profile

ABIA Airport Overlay Map



10/28/2025

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Legend

Zoning 2

Airport Overlay

- AO-1
- AO-2
- AO-3
- CONTROLLED COMPATIBLE
- LAND USE AREA

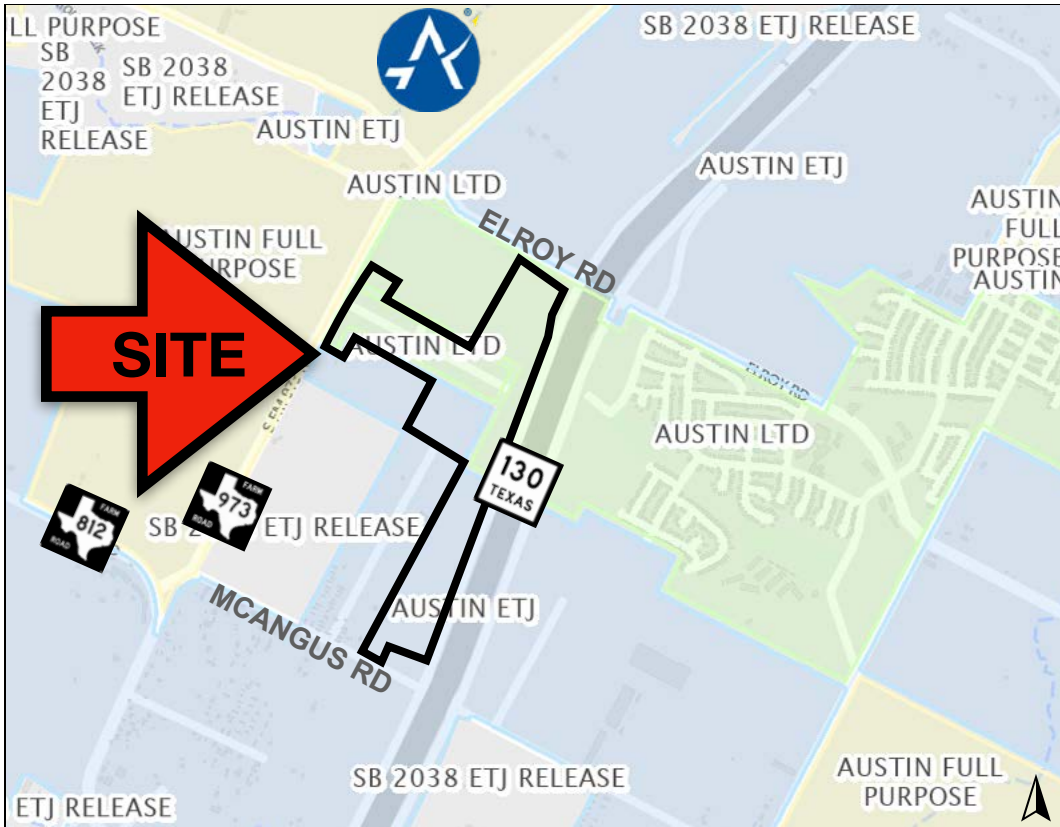
Notes

Elroy Rd to McAngus along TX130



Property Profile

City of Austin Jurisdiction Map



10/28/2025

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Legend

- Property
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - Jurisdictions Fill
 - Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION

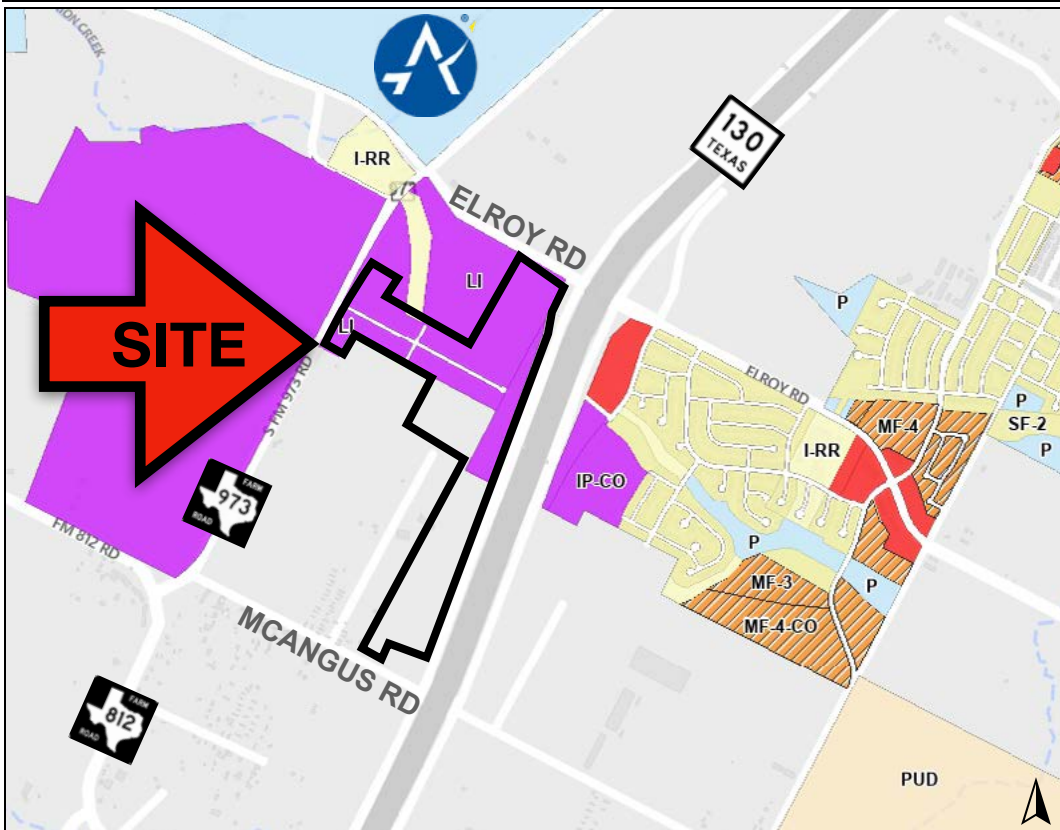
Notes

Elroy Rd to McAngus along TX130



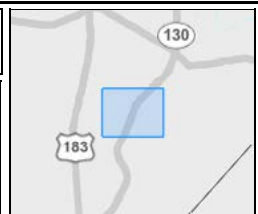
Property Profile

City of Austin Zoning Map



10/28/2025

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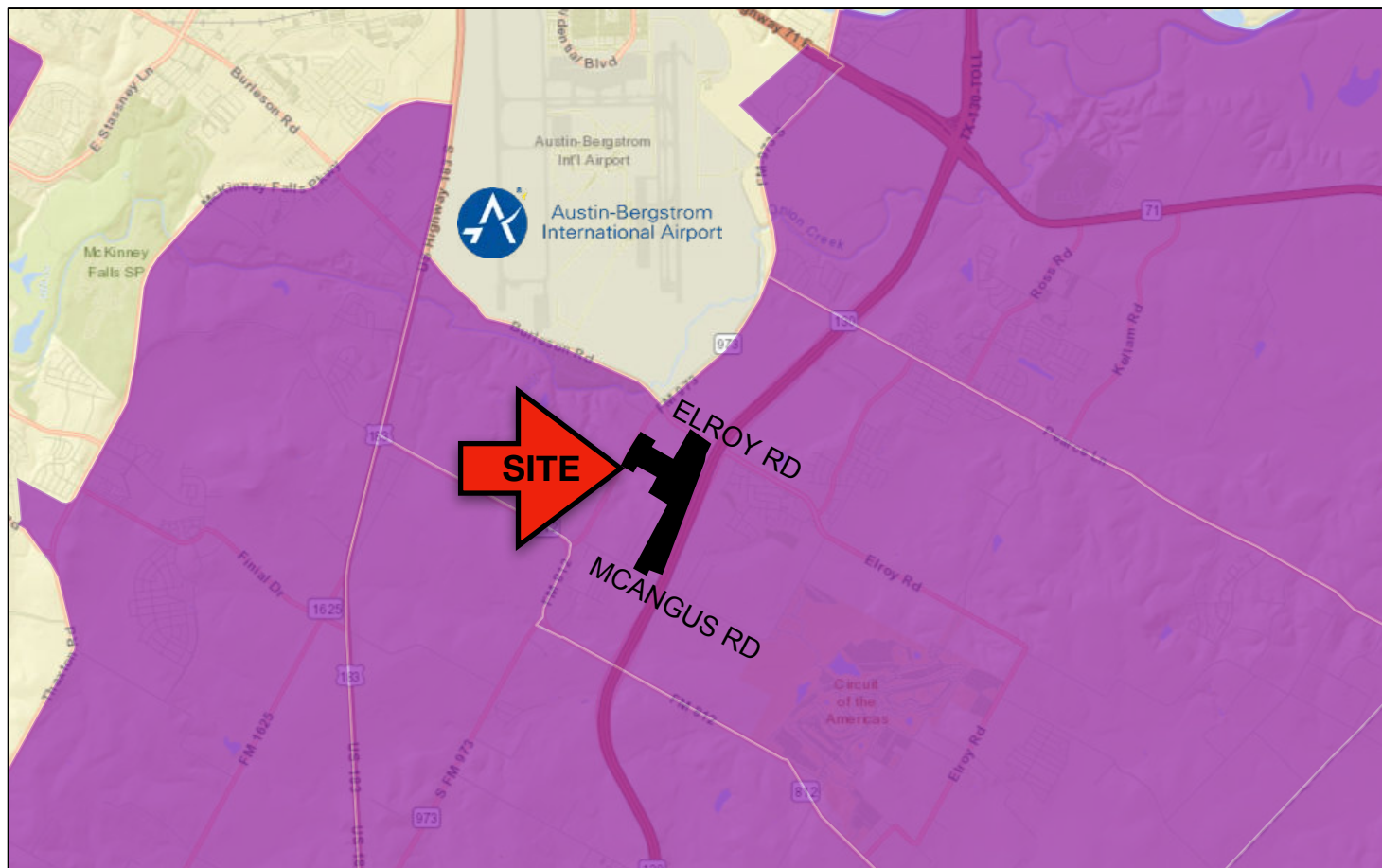
Legend

- Zoning 1
- Zoning
 - AV
 - GR
 - IP
 - LI
 - LR
 - MF
 - P
 - PUD
 - RR
 - SF
 - Zoning Text
 -

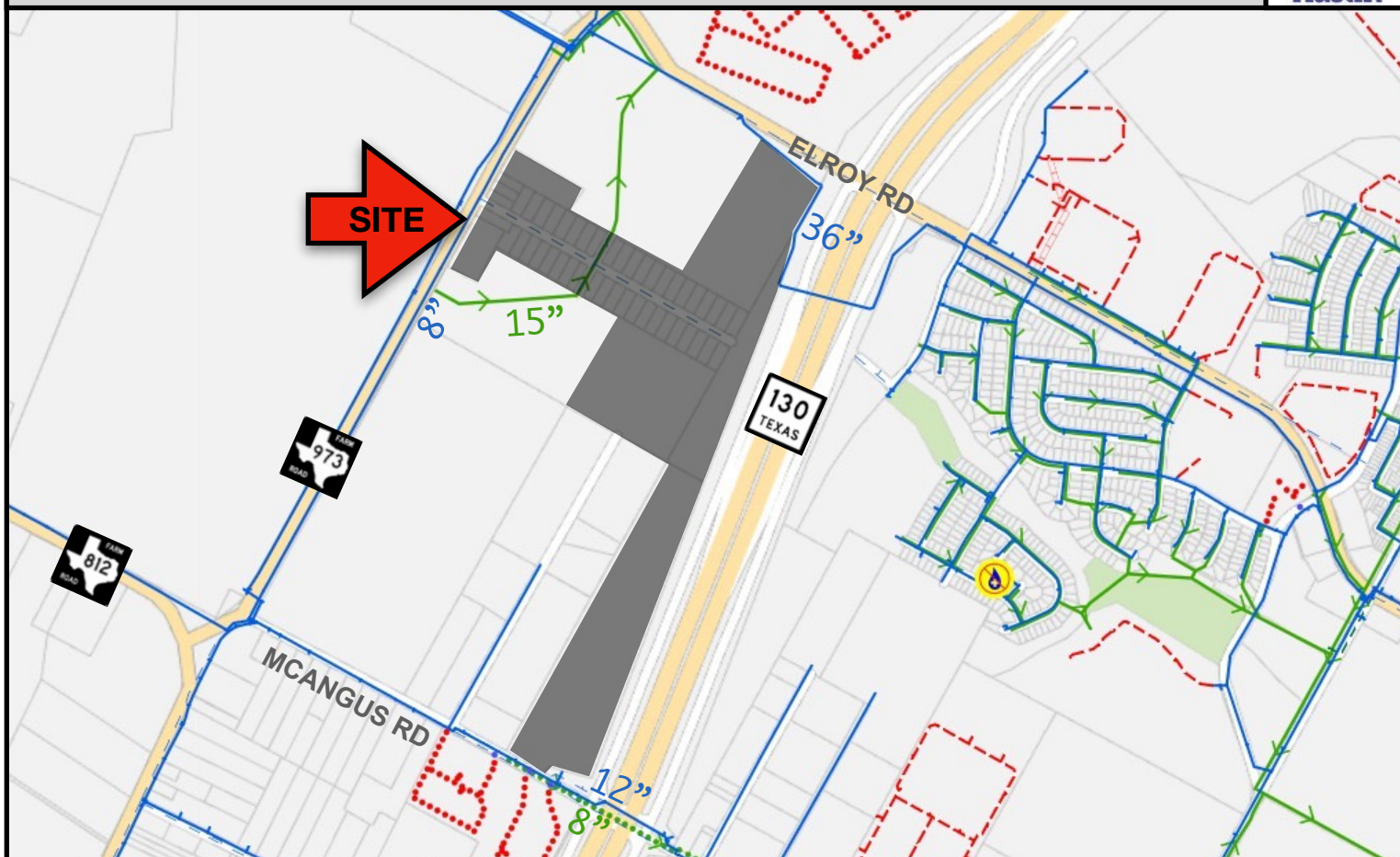
Notes

Elroy Rd to McAngus along TX130

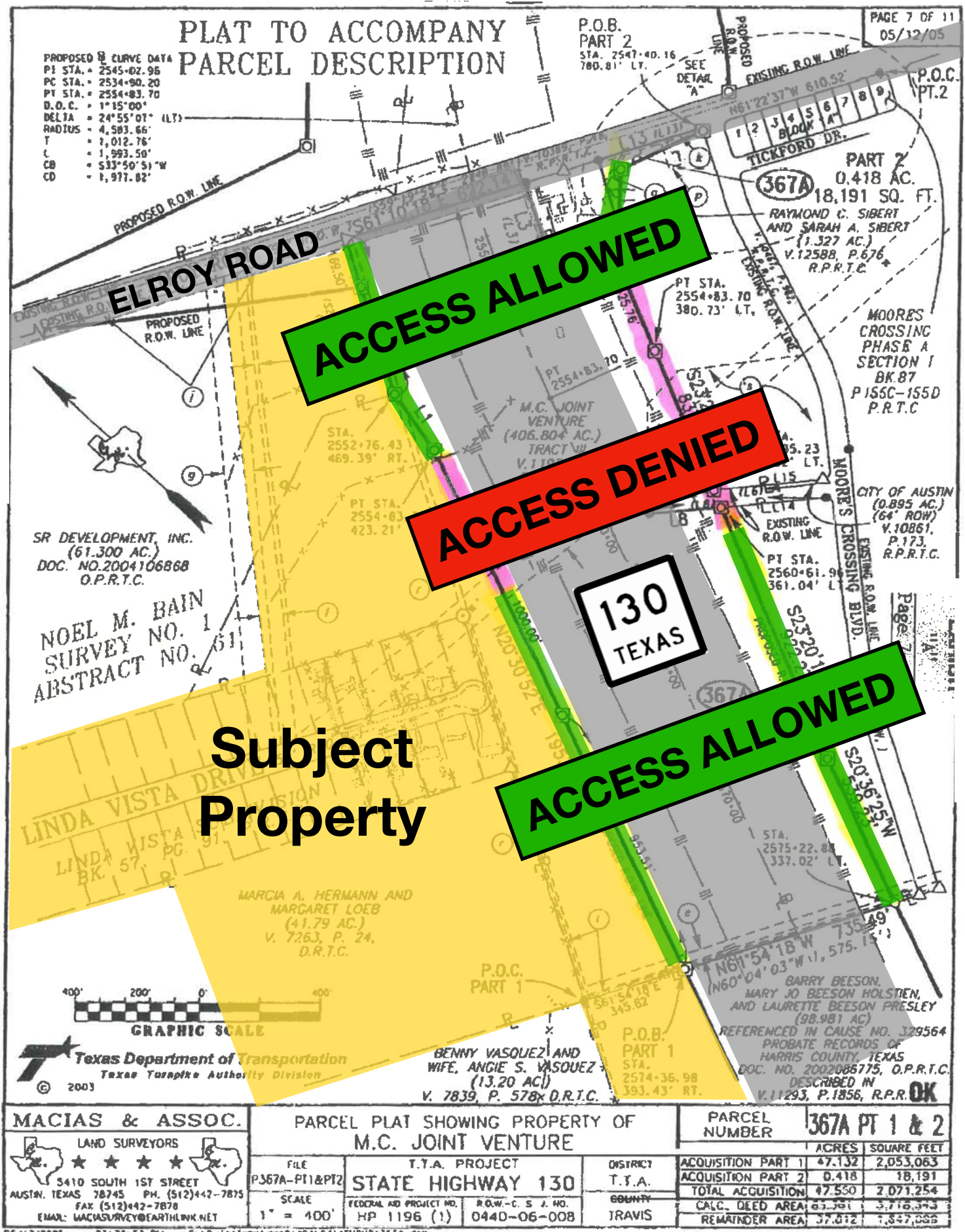
Texas Opportunity Zone along TX130



Austin Water and Wastewater Records ARGIS Map



TX130 ACCESS POINT 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date