

FOR SALE - STONEY RIDGE MASTER-PLANNED RETAIL SITES

TX-130, FM 973, Ross Road, and Elroy Roads, Austin, TX 78617



LOCATION: There are five (5) retail sites located within the Stoney Ridge development.

APPROXIMATE SIZE:
Site #1: 4.2 acres.
Site #2: 11.039 acres.
Site #3: 1.8 acres.
Site #4: 1.236 acres.
Site #5: 2.678 acres.

FRONTAGE/ ACCESS: See attached plats.

UTILITIES: All Available – City of Austin

ZONING: Community Commercial - GR

TOPOGRAPHY: The sites are all relatively level.

FLOOD HAZARD: None of the Properties are in the FEMA floodplain.

PRICE:
Site #1 - \$12.00 psf. Site #4 - \$7.00 psf.
Site #2 - \$8.00 psf. Site #5 - \$6.00 psf.
Site #3 - \$7.00 psf.
Cash is preferred. Seller would entertain a JV scenario.

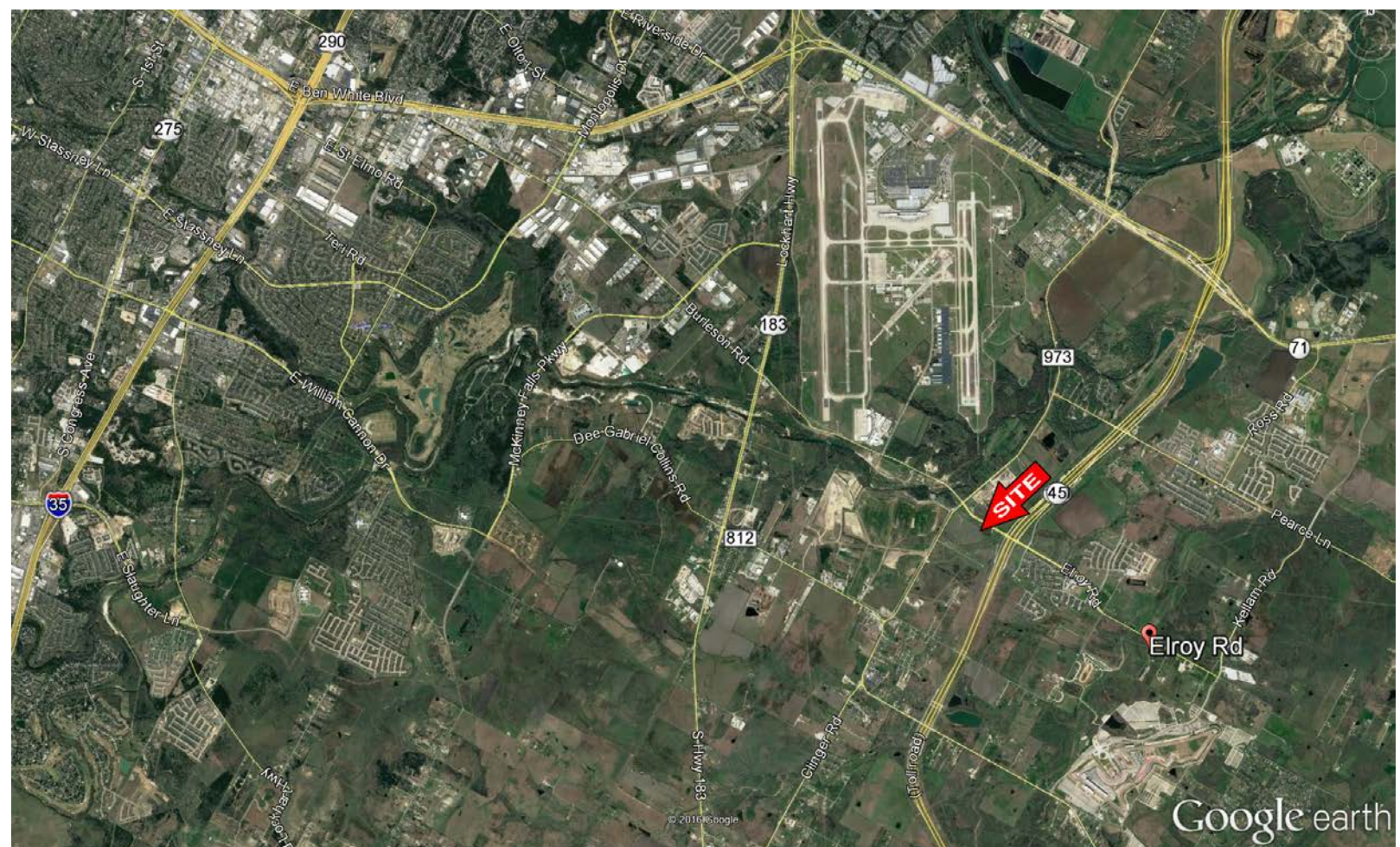
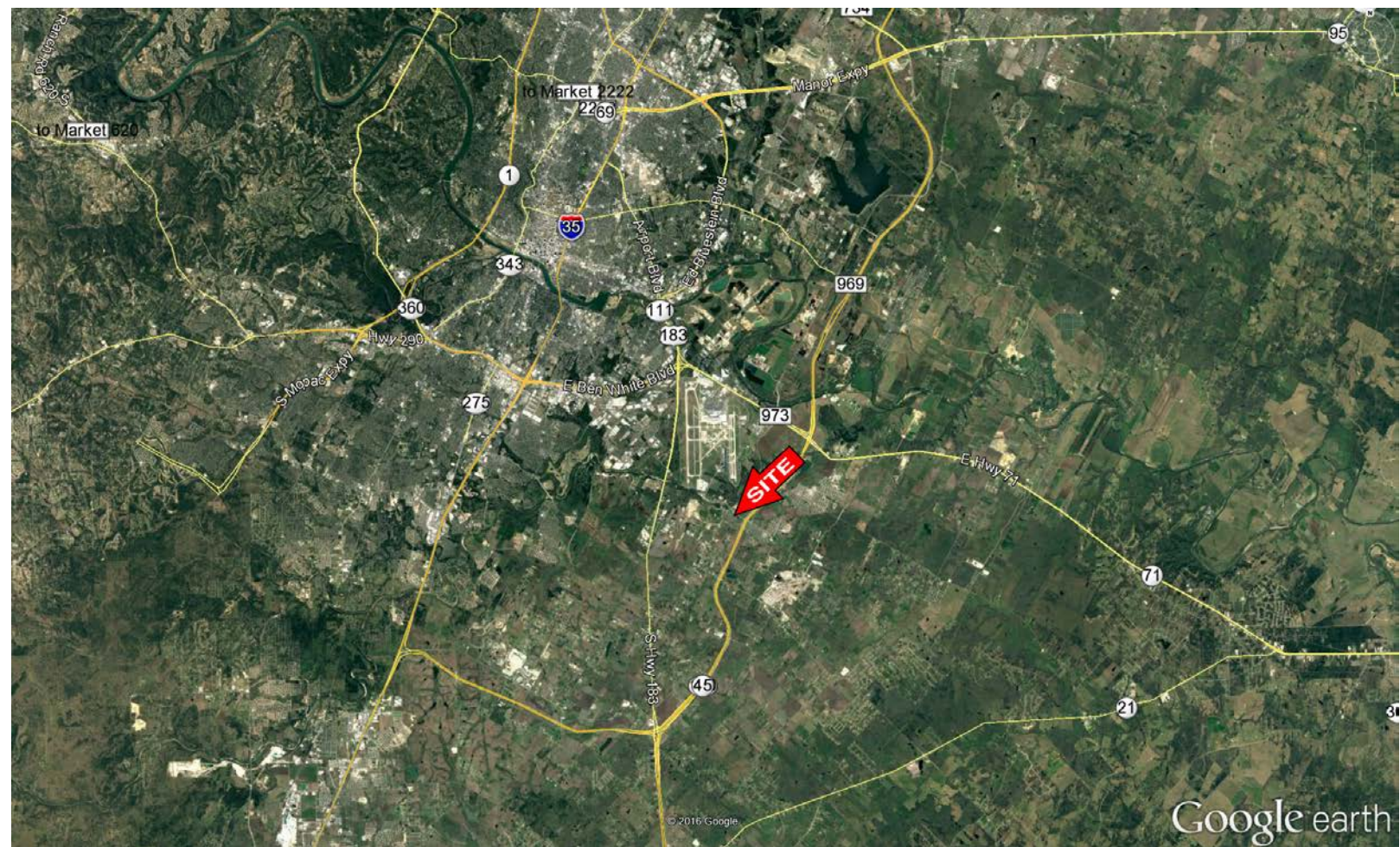
COMMENTS: Site #1 is a great large C-store/truck stop site. The other 4 sites are great neighborhood retail or commercial sites. All tracts will be conveyed with final plat, zoning and utilities in place. Sites 2-5 have off-site detention/sedimentation in place.

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.



Moore's Crossing MUD Subdivisions

Legend

Subdivisions

- █ Future
- █ Complete
- █ Present
- Moore's Crossing MUD Boundary
- Lot Lines
- Future Sewer Line
- Proposed Road



SR Development

4425 So Mopac Expy, Bldg 2, Suite 205
 Austin, Texas 78735
 For Information Please call:
 Tim Chambers: 512.970.9701 or
 Bill Gurausch: 512.658.3446

All land within Moore's Crossing MUD is Limited Purposed Annexed.
 The information shown is based upon information provided by the City of Austin. The information is not intended to be used for any other purpose. All information shown is based upon information provided from sources deemed to be reliable. The information depicted herein has been assembled by SR Development.
 Last updated on 09-22-2018

Completed Homes:

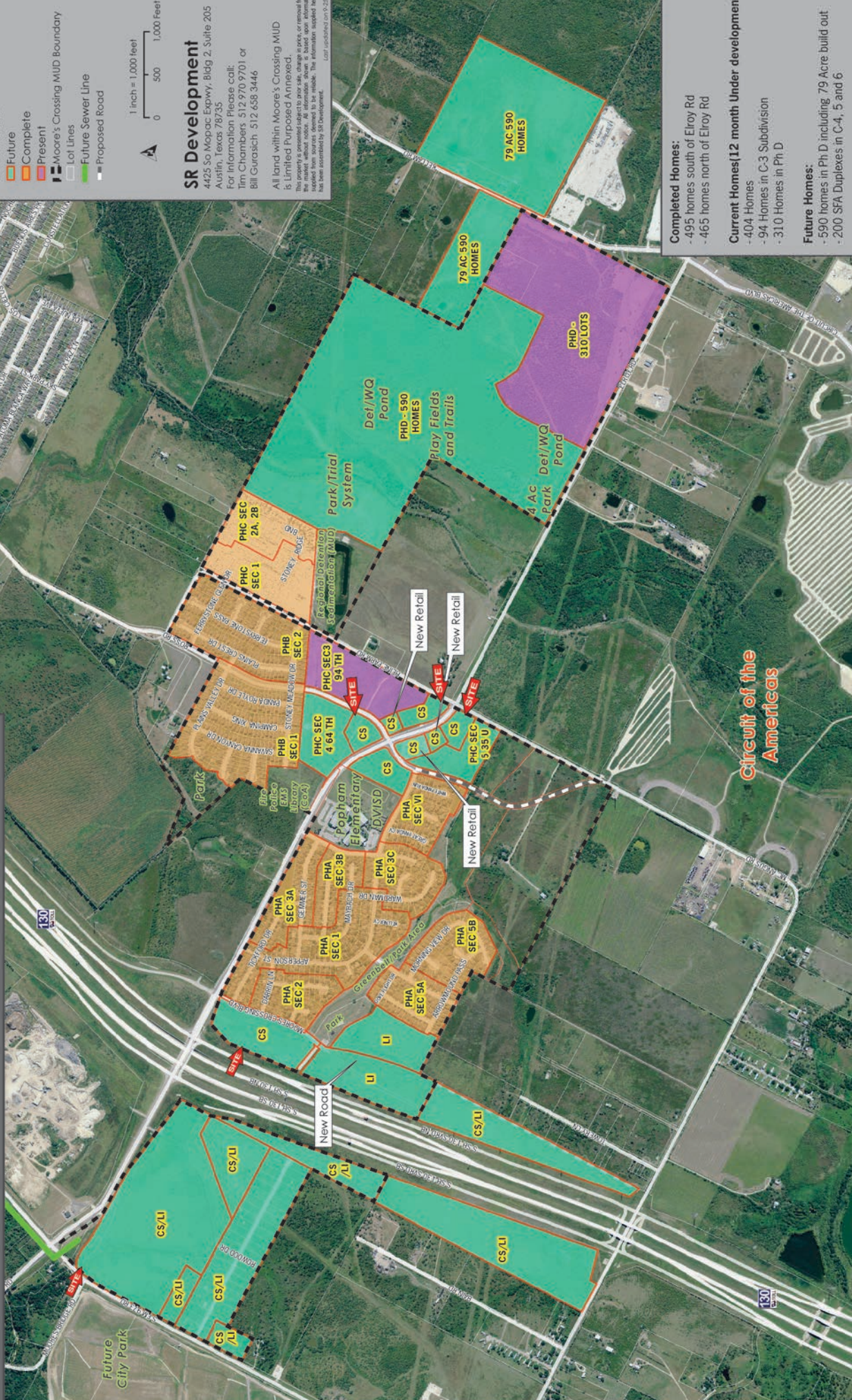
- 495 homes south of Elroy Rd
- 465 homes north of Elroy Rd

Current Homes (12 month Under development):

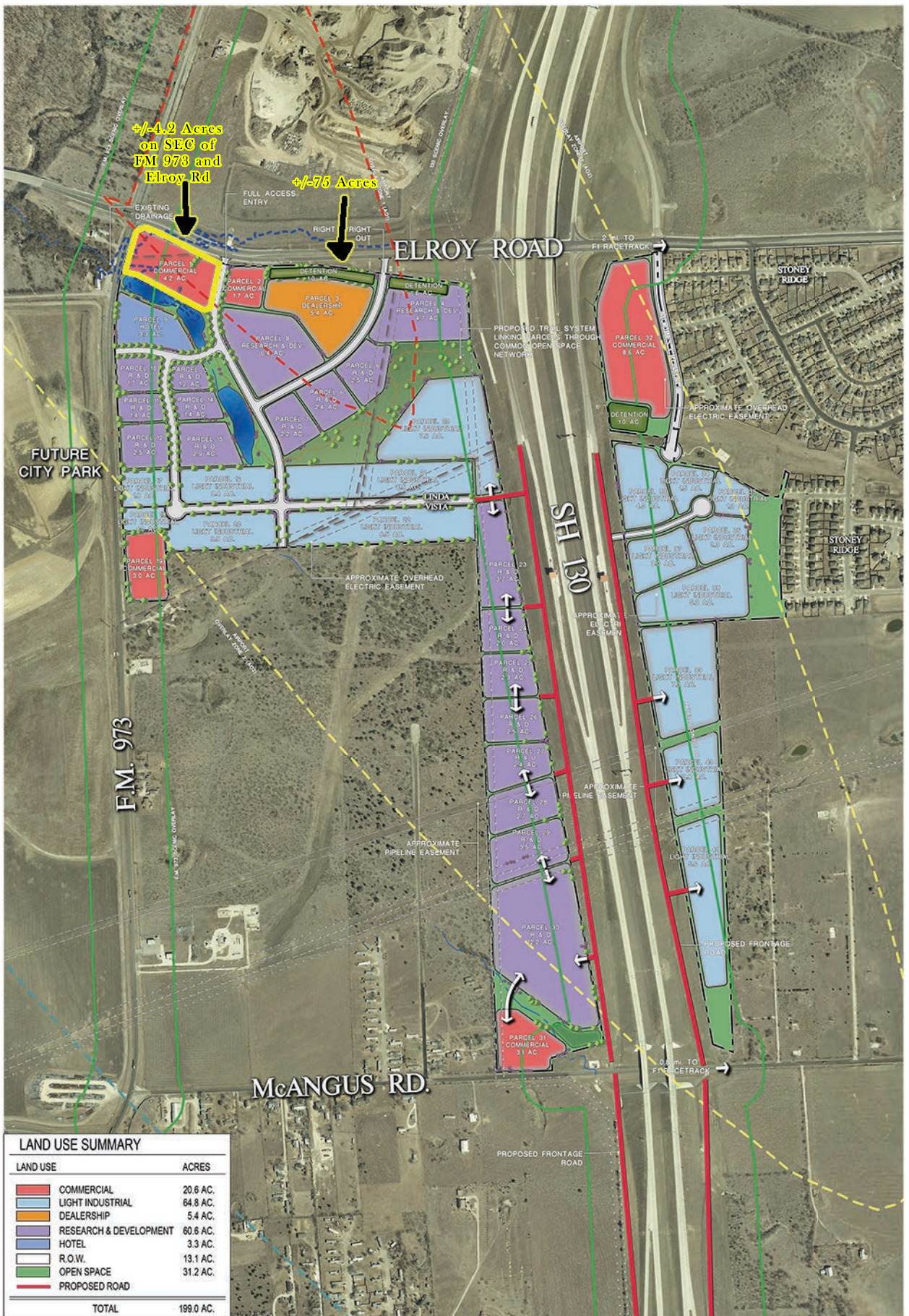
- 404 Homes
- 94 Homes in C-3 Subdivision
- 310 Homes in Ph D

Future Homes:

- 590 homes in Ph D including 79 Acre build out
- 200 SFA Duplexes in C-4, 5 and 6



Circuit of the Americas



LAND USE SUMMARY

LAND USE	ACRES
COMMERCIAL	20.6 AC.
LIGHT INDUSTRIAL	64.8 AC.
DEALERSHIP	5.4 AC.
RESEARCH & DEVELOPMENT	60.6 AC.
HOTEL	3.3 AC.
R.O.W.	13.1 AC.
OPEN SPACE	31.2 AC.
PROPOSED ROAD	
TOTAL	199.0 AC.

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 AUSTIN, TEXAS
 512.249.7888 • 512.249.1288
www.secplanning.com

North
 Scale: 1" = 600'
 Date: September 22, 2016

MOORES CROSSING
 AUSTIN, TEXAS

Site 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



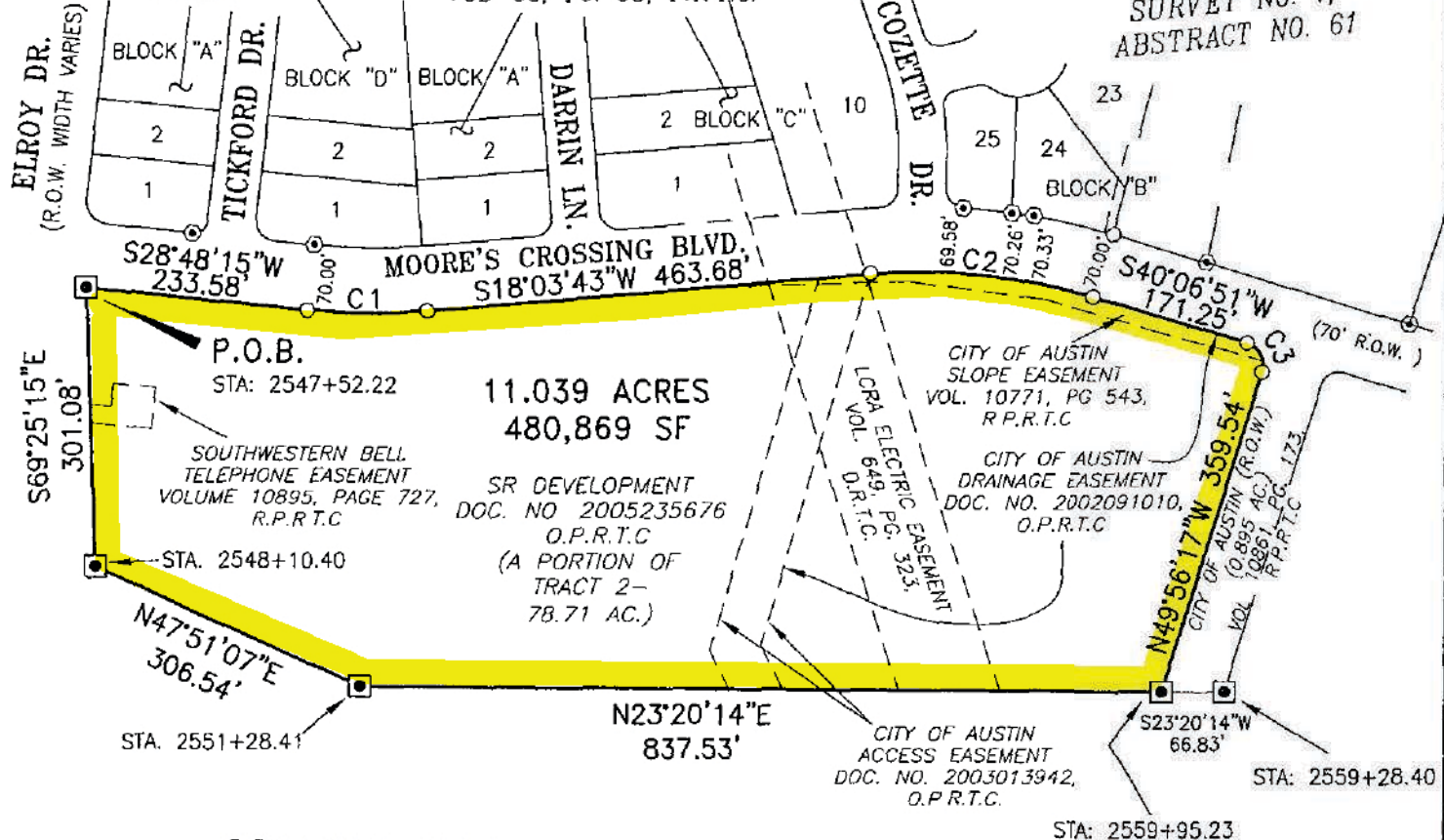
GRAPHIC SCALE

1" = 200'

MOORE'S CROSSING
PHASE A, SECTION I
VOL. 87, PG. 155C & 155D
P.R.T.C.

MOORE'S CROSSING
PHASE A, SECTION II
VOL. 88, PG. 68, P.R.T.C.

NOEL M. BAIN
SURVEY NO. 1,
ABSTRACT NO. 61



STATE HIGHWAY 130

(R.O.W. WIDTH VARIES)

STATE OF TEXAS }

COUNTY OF TRAVIS }

TO: MC Joint Venture, SR Development, American Bank, N.A.
and Lawyers Title Insurance Corporation

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

MACIAS & ASSOCIATES, L.P.

Carmelo L. Macias Dec 14, 2009

CARMELO L. MACIAS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333



THE INFORMATION SHOWN
ON THIS SURVEY IS BASED
ON A SURVEY DONE BY MAI
DATED DECEMBER 26, 2007.

PAGE 4 OF 5

Job No.: 420-02-07 Scale: 1" = 200' Date: 12-16-2009
Field Book: 492, Page 3 Drawn by: D.L.M. Checked by: C.L.M.



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



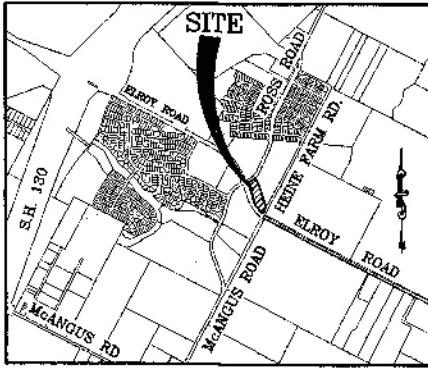
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876

WWW.MACIASLANDSURVEYORS.COM

SCANNED

MOORE'S CROSSING C-3 COMMERCIAL



LOCATION MAP
SCALE: 1" = 200'

Site 4

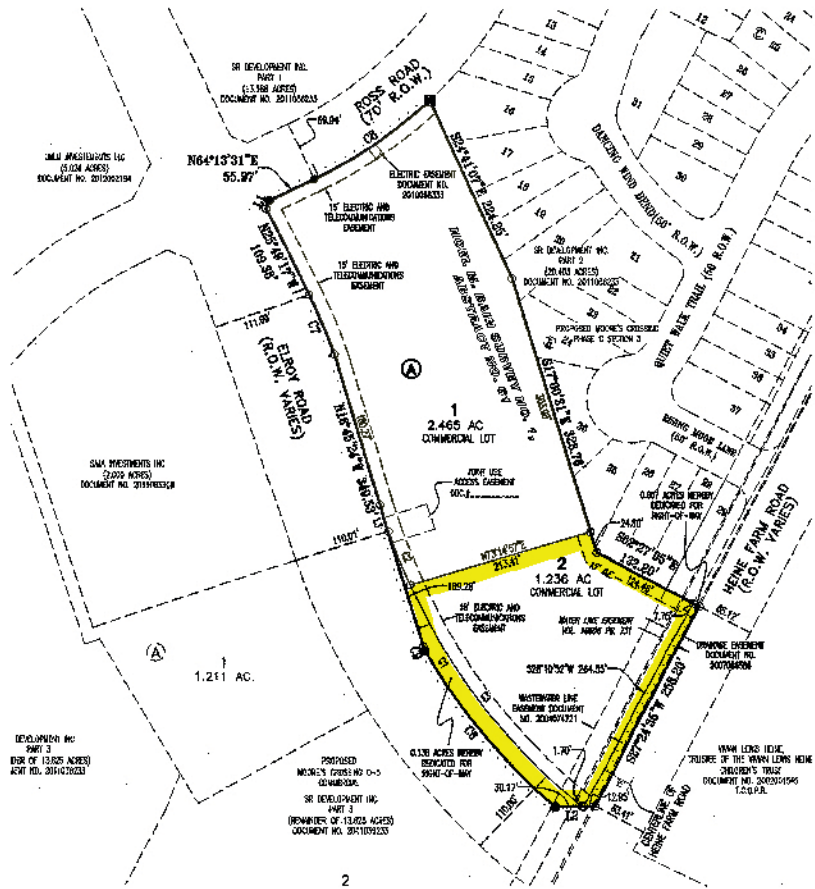
SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- BL. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT OF WAY
- 1 LOT NUMBER
- AC ACRES
- R.O.W. RIGHT OF WAY
- SIDEWALK

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Offset	DELTA
C1	385.82	694.83	S54°53'32"E	383.71	185.06	37°32'20"
C2	66.31	694.83	S27°23'46"E	66.28	33.18	9°32'02"
C3	322.61	894.83	S37°30'58"E	319.64	164.38	28°28'28"
C4	233.67	704.85	N39°48'44"W	232.60	117.82	18°59'40"
C7	74.44	694.00	N22°38'54"W	74.40	37.25	6°30'50"
C8	158.14	505.00	N85°11'46"E	158.48	80.24	16°03'21"
C9	5.29	490.00	W84°14'12"W	5.29	2.65	0°41'20"

Line Table		
Line #	Length	Direction
L1	10.31	N21°22'35"E
L2	44.82	S89°17'58"W
L3	31.73	S18°36'51"E



DATE: AUGUST 06, 2015

TOTAL ACRES: 3.896 ACRES
FEMA MAP NO: 48453C0620H, DATED SEPTEMBER 26, 2008
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61

TOTAL NO. OF LOTS: 2
NO. OF BLOCKS: 1
NO. OF COMMERCIAL LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 0.00 LF

OWNER:
WILLIAM G. GURASICH
SR DEVELOPMENT, INC.
4425 S. MOPAC EXPY
SUITE 205
AUSTIN, TEXAS 78735
PHONE: (512) 474-5300
FAX: (512) 385-8709

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

SHEET NO. 1 OF 3

Carlson, Brigrance & Doering, Inc.

PLAT ID #18791 REG. # 10024000

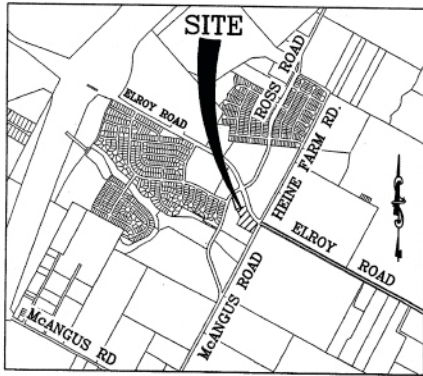
ChP Engineering Surveying

5501 West William Cannon Austin, Texas 78749

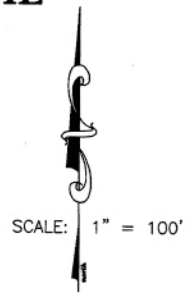
Phone No. (512) 280-5160 Fax No. (512) 280-5165

MOORE'S CROSSING C-5 COMMERCIAL

Site 5



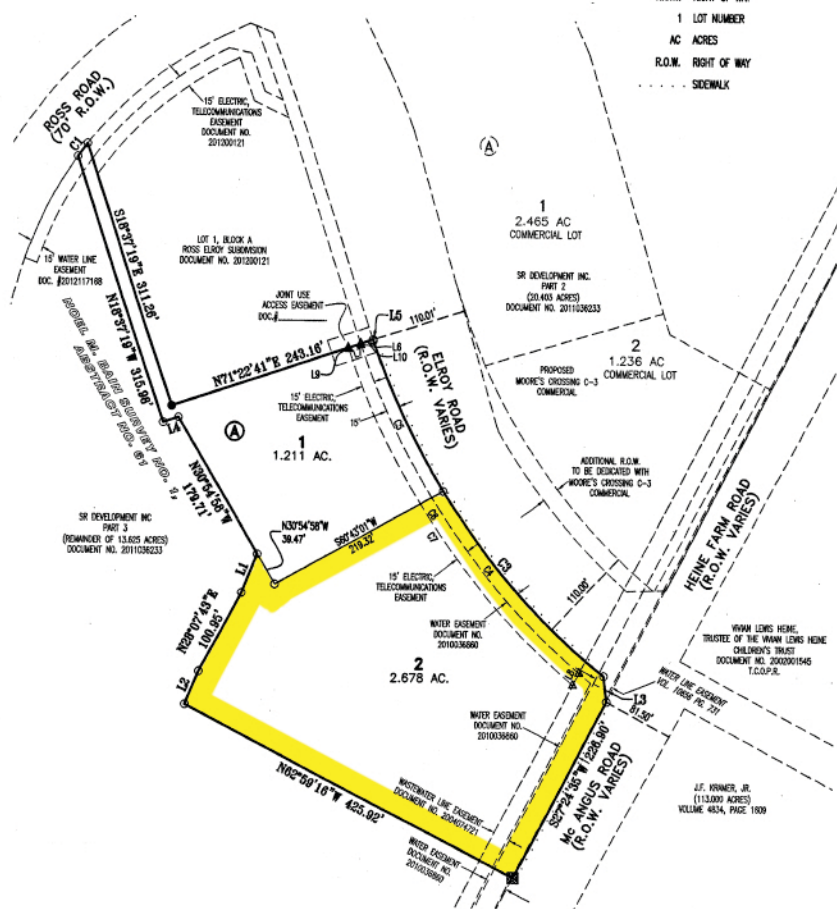
LOCATION MAP
SCALE: 1" = 200'



- LEGEND**
- CONCRETE MONUMENT
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT OF WAY
 - 1 LOT NUMBER
 - AC ACRES
 - R.O.W. RIGHT OF WAY
 - SIDEWALK

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	18.18	435.00	N36°57'39"E	18.18	9.09	223°42'
C3	468.73	794.85	S35°33'07"E	462.92	241.95	335°1'34"
C4	280.95	794.85	S42°21'21"E	279.46	141.95	201°15'06"
C5	188.78	794.85	S25°25'34"E	188.34	94.84	13°36'28"
C6	454.52	809.85	S34°42'02"E	448.58	233.42	32°09'24"
C7	466.03	824.85	S34°48'29"E	458.86	238.42	32°22'18"

Line Table		
Line #	Length	Direction
L1	46.97	N21°28'30"E
L2	40.30	N22°35'22"E
L3	29.09	S07°29'33"E
L4	18.27	S71°22'41"W
L5	1.58	S18°36'51"E
L6	15.00	N71°22'41"E
L7	15.00	N71°22'41"E
L8	15.31	N27°33'18"E
L9	1.58	S18°36'51"E
L10	1.58	S18°36'51"E



DATE: NOVEMBER 2, 2015
 TOTAL ACREAGE: 3.889 ACRES
 FEMA MAP NO: 48453C0620H, DATED SEPTEMBER 26, 2008
 SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61

OWNER:
 WILLIAM G. GURASICH
 SR DEVELOPMENT, INC.
 4425 S. MOPAC EXPY
 SUITE 205
 AUSTIN, TEXAS 78735
 PHONE: (512) 474-5300
 FAX: (512) 385-8709

TOTAL NO. OF LOTS: 2
 NO. OF BLOCKS: 1
 NO. OF COMMERCIAL LOTS: 2

ENGINEER AND SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DR.
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165

TOTAL LINEAR FOOTAGE OF STREETS: 0.00 LF

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
 FIRM ID #937991 REG. # 10024900
 Civil Engineering 5501 West William Cannon Austin, Texas 78749
 Surveying Phone No. (512) 280-5160 Fax No. (512) 280-5165



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	info@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Blood	169224	BBlood@matexas.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe McAllister	336887	Joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	Spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date