

# FOR SALE - RETAIL/OFFICE/WAREHOUSE SITES

## US Hwy 290 West, Austin, Texas



<b>LOCATION</b>	The property is located on the southwest corner of Hwy 290 West at Rimrock Trl. in the community of Cedar Valley in Western Travis County, TX.	<b>TRAFFIC COUNTS</b>	36,025 vehicles per day on Hwy 290 West at Fitzhugh Rd. (avg, 2017, TXDOT) 33,564 vehicles per day on Hwy 290 West at the Travis/Hays County line. (avg, 2017, TXDOT)
<b>SIZE</b>	Approximately 1.71 Acres plus 69.1% interest in common area.	<b>PRICE</b>	\$800,000
<b>FRONTAGE/ ACCESS</b>	Approximately 105' ft on US Hwy 290 West and approximately 496' on Rimrock Trail.	<b>COMMENTS</b>	A site plan is approved for a 6,000 sq ft retail/showroom building, and two 5,000 sq ft buildings. The Property is located in the Slaughter Creek watershed, the City of Austin's 5 mile Extra-Territorial Jurisdiction (ETJ), and the Barton Springs Contributing Zone. The City of Austin has recognized this Property as being exempt from the SOS Ordinance. Seller will deliver a site within a condominium regime with common area improvements, such as: paving, and detention, in place.
<b>UTILITIES</b>	Water: Available from LCRA Wastewater: On-site septic system required. Each building site will be part of a community septic system. Electricity: Pedernales Electric Coop. Telephone: AT&T Gas: Texas Gas Service has a line along Hwy 290 West		
<b>TOPOGRAPHY</b>	The site is relatively level.		
<b>FLOOD HAZARD</b>	No portion of the Property resides in the FEMA floodplain.		

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

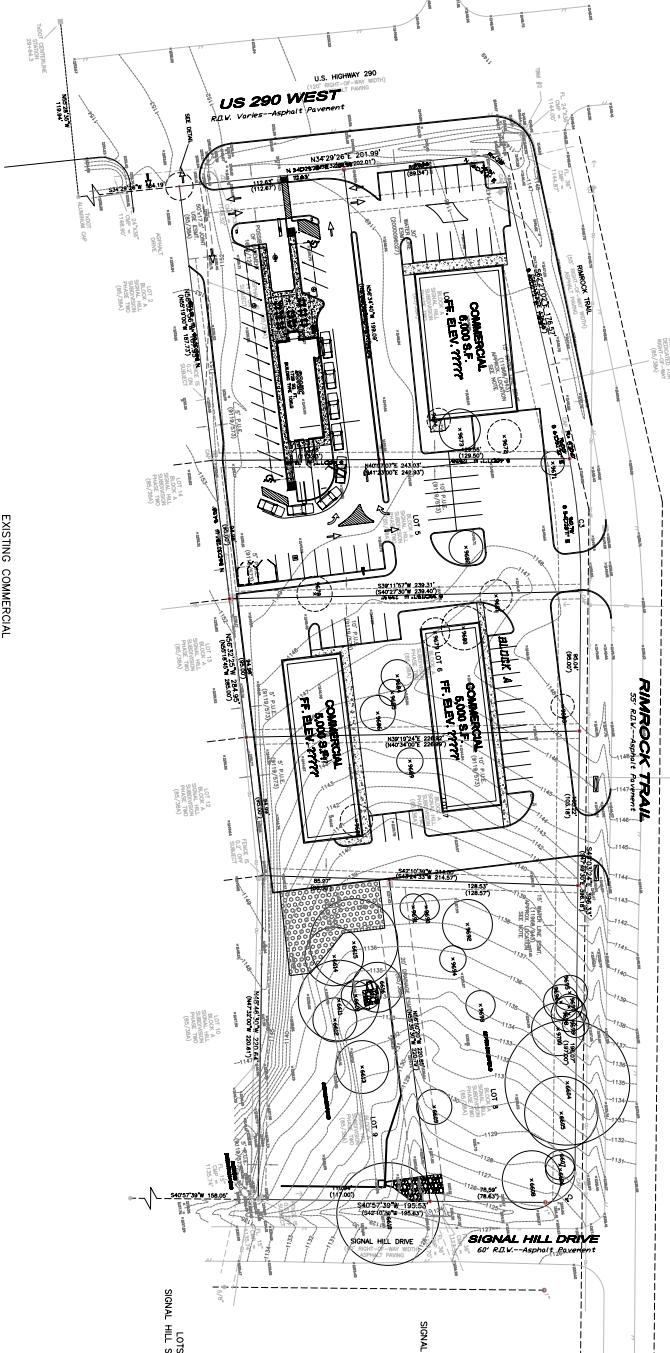
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**

Office: (512) 472-2100

[spence@matexas.com](mailto: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.



EXISTING COMMERCIAL  
LOTS 1 & 2, 10-14, BLOCK A,  
SIGNAL HILL SUBDIVISION, PHASE TWO

**TABULATION**  
LIMITS OF CONSTRUCTION =

PHASE 1	PHASE 2	PHASE 3
ALLOWABLE IMPERVIOUS COVER APPLICANT TO CHAPTER 234 & 341 OF LOCAL GOVT CODE	24% ACRES = 163,241 S.F.	24% ACRES = 163,241 S.F.
EXISTING IMPERVIOUS COVER	1,388 S.F.	1,388 S.F.
PROPOSED IMPERVIOUS COVER	52,673 S.F.	52,673 S.F.
PARKING, DRIVES & WALKS	78,270 S.F.	78,270 S.F.
TOTAL IMPERVIOUS COVER	54,061 S.F.	54,061 S.F.
BUILDINGS	52,673 S.F.	52,673 S.F.
PARKING, DRIVES & WALKS	1,388 S.F.	1,388 S.F.
TOTAL	54,061 S.F.	54,061 S.F.
PERCENT COVER	92.02%	92.02%



SCALE: 1"=40'  
SCALE IN FEET  
40 20 0 20 40

**NOTES**

1. PARKING SPACES: 100
2. PARKING SPACES: 100
3. PARKING SPACES: 100
4. PARKING SPACES: 100
5. PARKING SPACES: 100
6. PARKING SPACES: 100
7. PARKING SPACES: 100
8. PARKING SPACES: 100
9. PARKING SPACES: 100
10. PARKING SPACES: 100
11. PARKING SPACES: 100
12. PARKING SPACES: 100
13. PARKING SPACES: 100
14. PARKING SPACES: 100
15. PARKING SPACES: 100
16. PARKING SPACES: 100
17. PARKING SPACES: 100
18. PARKING SPACES: 100
19. PARKING SPACES: 100
20. PARKING SPACES: 100
21. PARKING SPACES: 100
22. PARKING SPACES: 100
23. PARKING SPACES: 100
24. PARKING SPACES: 100
25. PARKING SPACES: 100
26. PARKING SPACES: 100
27. PARKING SPACES: 100
28. PARKING SPACES: 100
29. PARKING SPACES: 100
30. PARKING SPACES: 100
31. PARKING SPACES: 100
32. PARKING SPACES: 100
33. PARKING SPACES: 100
34. PARKING SPACES: 100
35. PARKING SPACES: 100
36. PARKING SPACES: 100
37. PARKING SPACES: 100
38. PARKING SPACES: 100
39. PARKING SPACES: 100
40. PARKING SPACES: 100
41. PARKING SPACES: 100
42. PARKING SPACES: 100
43. PARKING SPACES: 100
44. PARKING SPACES: 100
45. PARKING SPACES: 100
46. PARKING SPACES: 100
47. PARKING SPACES: 100
48. PARKING SPACES: 100
49. PARKING SPACES: 100
50. PARKING SPACES: 100
51. PARKING SPACES: 100
52. PARKING SPACES: 100
53. PARKING SPACES: 100
54. PARKING SPACES: 100
55. PARKING SPACES: 100
56. PARKING SPACES: 100
57. PARKING SPACES: 100
58. PARKING SPACES: 100
59. PARKING SPACES: 100
60. PARKING SPACES: 100
61. PARKING SPACES: 100
62. PARKING SPACES: 100
63. PARKING SPACES: 100
64. PARKING SPACES: 100
65. PARKING SPACES: 100
66. PARKING SPACES: 100
67. PARKING SPACES: 100
68. PARKING SPACES: 100
69. PARKING SPACES: 100
70. PARKING SPACES: 100
71. PARKING SPACES: 100
72. PARKING SPACES: 100
73. PARKING SPACES: 100
74. PARKING SPACES: 100
75. PARKING SPACES: 100
76. PARKING SPACES: 100
77. PARKING SPACES: 100
78. PARKING SPACES: 100
79. PARKING SPACES: 100
80. PARKING SPACES: 100
81. PARKING SPACES: 100
82. PARKING SPACES: 100
83. PARKING SPACES: 100
84. PARKING SPACES: 100
85. PARKING SPACES: 100
86. PARKING SPACES: 100
87. PARKING SPACES: 100
88. PARKING SPACES: 100
89. PARKING SPACES: 100
90. PARKING SPACES: 100
91. PARKING SPACES: 100
92. PARKING SPACES: 100
93. PARKING SPACES: 100
94. PARKING SPACES: 100
95. PARKING SPACES: 100
96. PARKING SPACES: 100
97. PARKING SPACES: 100
98. PARKING SPACES: 100
99. PARKING SPACES: 100
100. PARKING SPACES: 100

**RIMROCK COMMERCIAL CENTER**  
11801 US HWY 290 WEST  
37

**Thruway Design**  
2007 MANACHOCA RD., BLDG. 2 ALBUQUERQUE, TEXAS 77004 • (936) 476-4988

**LAND PLANNERS**

AMERICAN  
DESIGN  
GROUP

ENGINEERING AND  
CONSULTANTS

PO BOX 10008  
ALBUQUERQUE, TEXAS 87108  
505.253.5400 FAX  
505.253.5401 FAX  
www.thruwaydesign.com

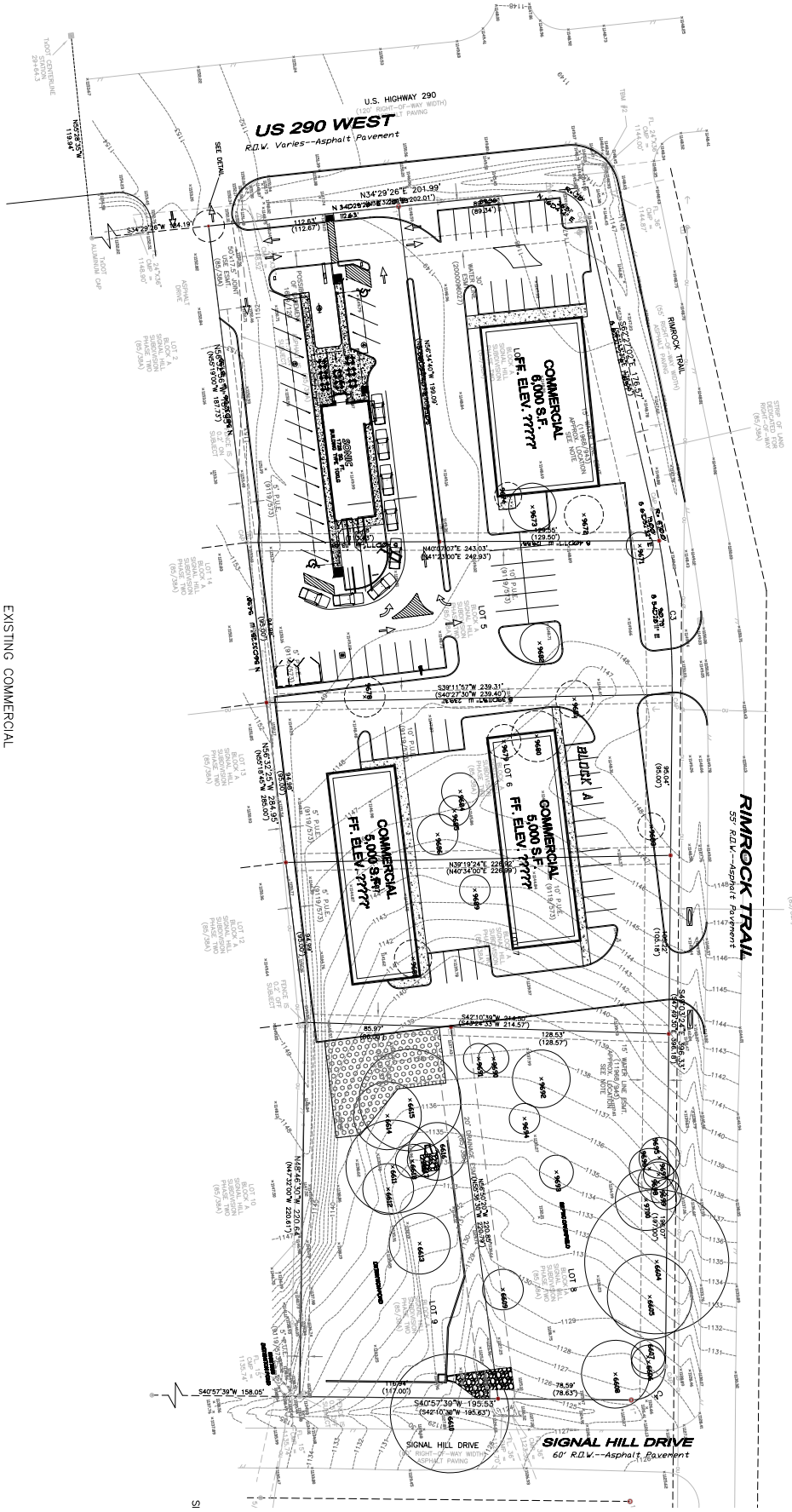
DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

NO: \_\_\_\_\_

SP-08-0277D

SHEET NO. 5 OF 13

SITE PLAN



EXISTING COMMERCIAL  
 LOTS 1 & 2, 10-14, BLOCK A,  
 SIGNAL HILL SUBDIVISION, PHASE TWO



# 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spencer Everett Collins</b>	<b>345335</b>	<b>spence@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date