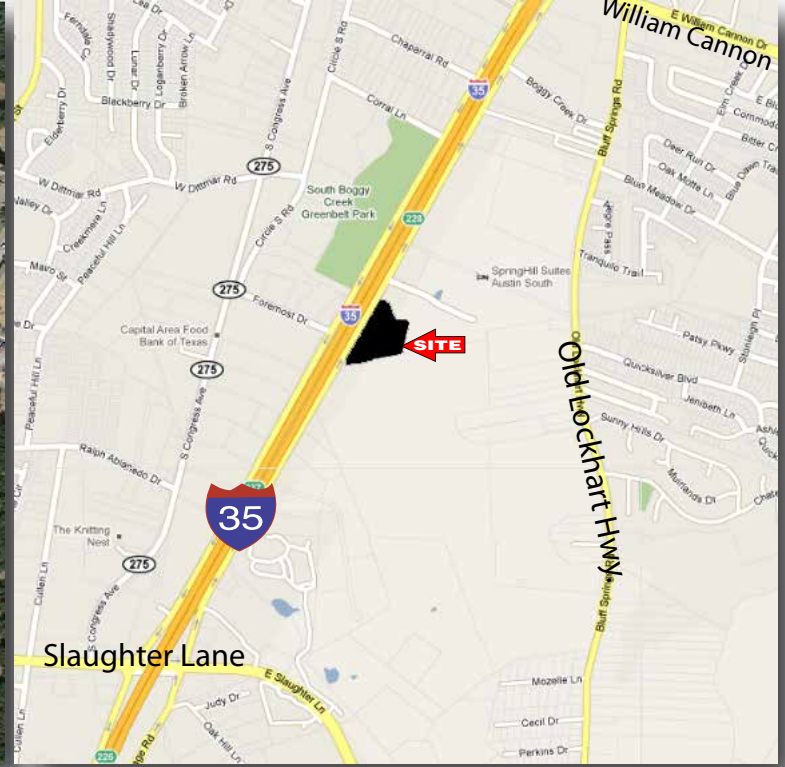


DEVELOPMENT PROPERTY FOR SALE -7.5 ACRES

7907 South IH-35 Austin, Texas 78744



LOCATION: On east side of South IH 35, approximately three-quarters of a mile north of Slaughter Lane (Exit No. 225). This property is very visible as it sits on a small hill.

SIZE: Approximately 3,346 square feet of HVAC on approximately 7.518 Acres

FRONTAGE/ACCESS: Approximately 930.7 feet along the east frontage road of South IH 35.

UTILITIES: Water - a 12 inch City of Austin water line is available.
Wastewater - Some off-site work would be needed to serve this property with City of Austin wastewater. The existing improvements are currently being serviced by a septic system. All other public utilities are available.

ZONING: The frontage has been strip-annexed into the City of Austin as SF-2. The remainder of the tract lies outside the city limits and thus is not zoned.

TOPOGRAPHY: Somewhat steep near natural drainage area, but is flat on the top along south boundaries. See enclosed topography map.

PRICE: \$3,500,000

COMMENTS: This sexually oriented business (New XXX Video) has been located there over 25 years and has a month to month lease with the Landlord. There is an agreement in place between Landlord and Tenant for Landlord to buy the existing business for \$200,000.00 so that the vesting rights as a sexually oriented business remain in tact.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

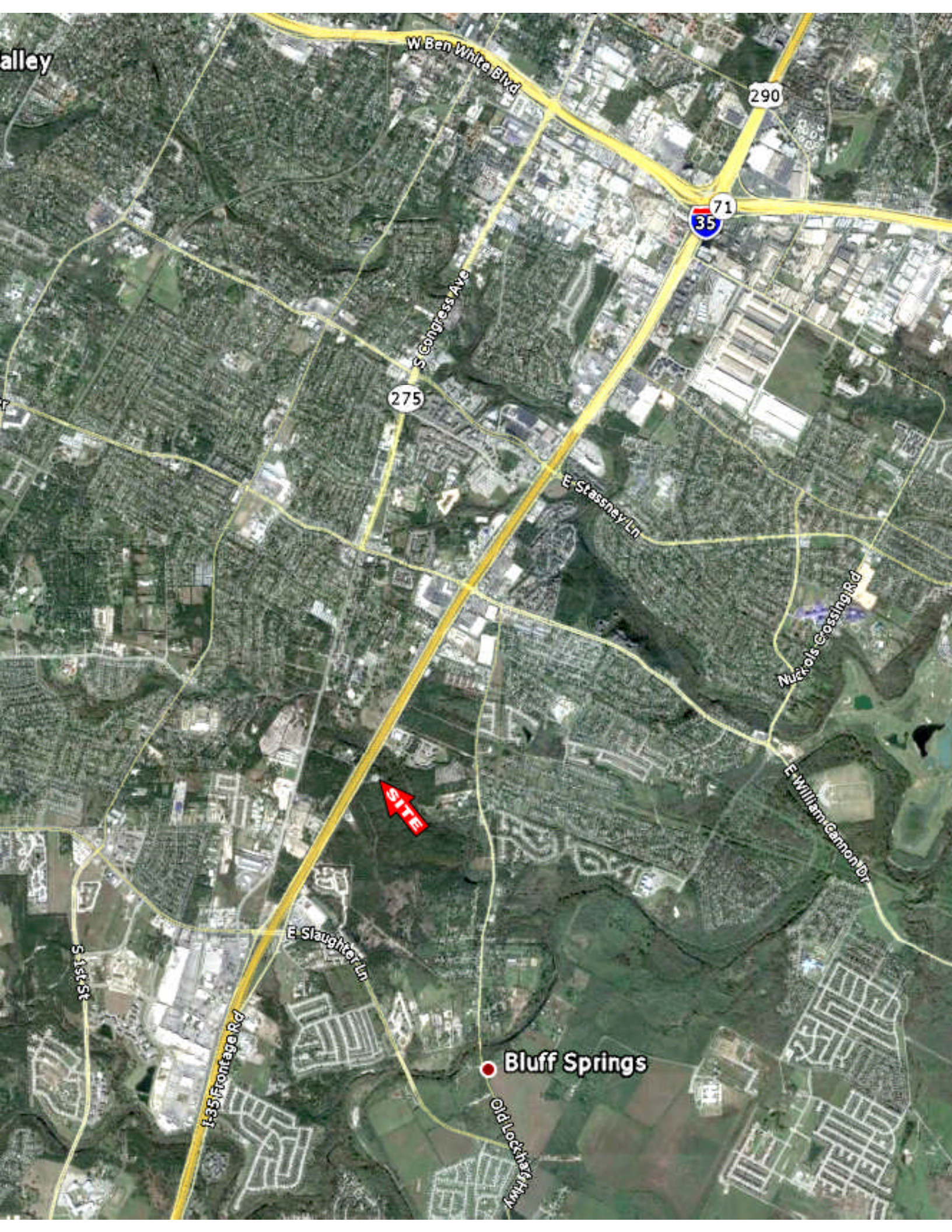
(512)472-2100 FAX: (512)472-2905

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.



alley

W Ben White Blvd

290

71
35

275

S Congress Ave

E Stassney Ln

Nichols Crossing Rd

E William Cannon Dr

SITE

S 1st St

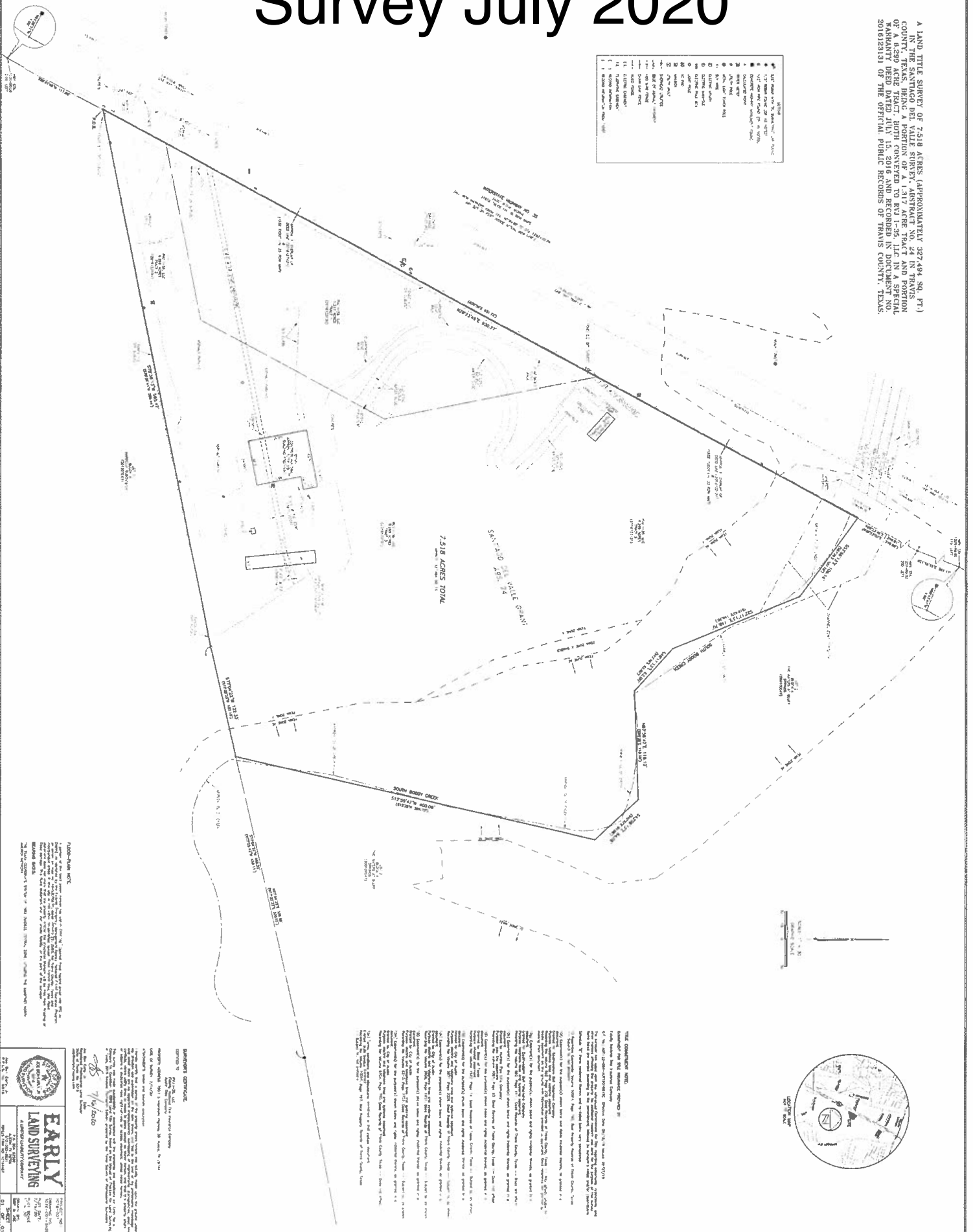
I-35 Frontage Rd

E Slaughter Ln

Bluff Springs

Old Lochaparty Hwy

A LAND TITLE SURVEY OF 7.518 ACRES (APPROXIMATELY 327,494 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.317 ACRE TRACT AND PORTION OF A 0.299 ACRE TRACT, BOTH CONVEYED TO EVI-15, LLC IN A SPECIAL WARRANTY DEED DATED JULY 15, 2016 AND RECORDED IN DOCUMENT NO. 2010213131 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

[illegible][illegible]

SUMMARY AND CONCLUSION

Valley National Life Insurance Company
Appl. On Company

DATE OF BIRTH: 1/14/20

[illegible]

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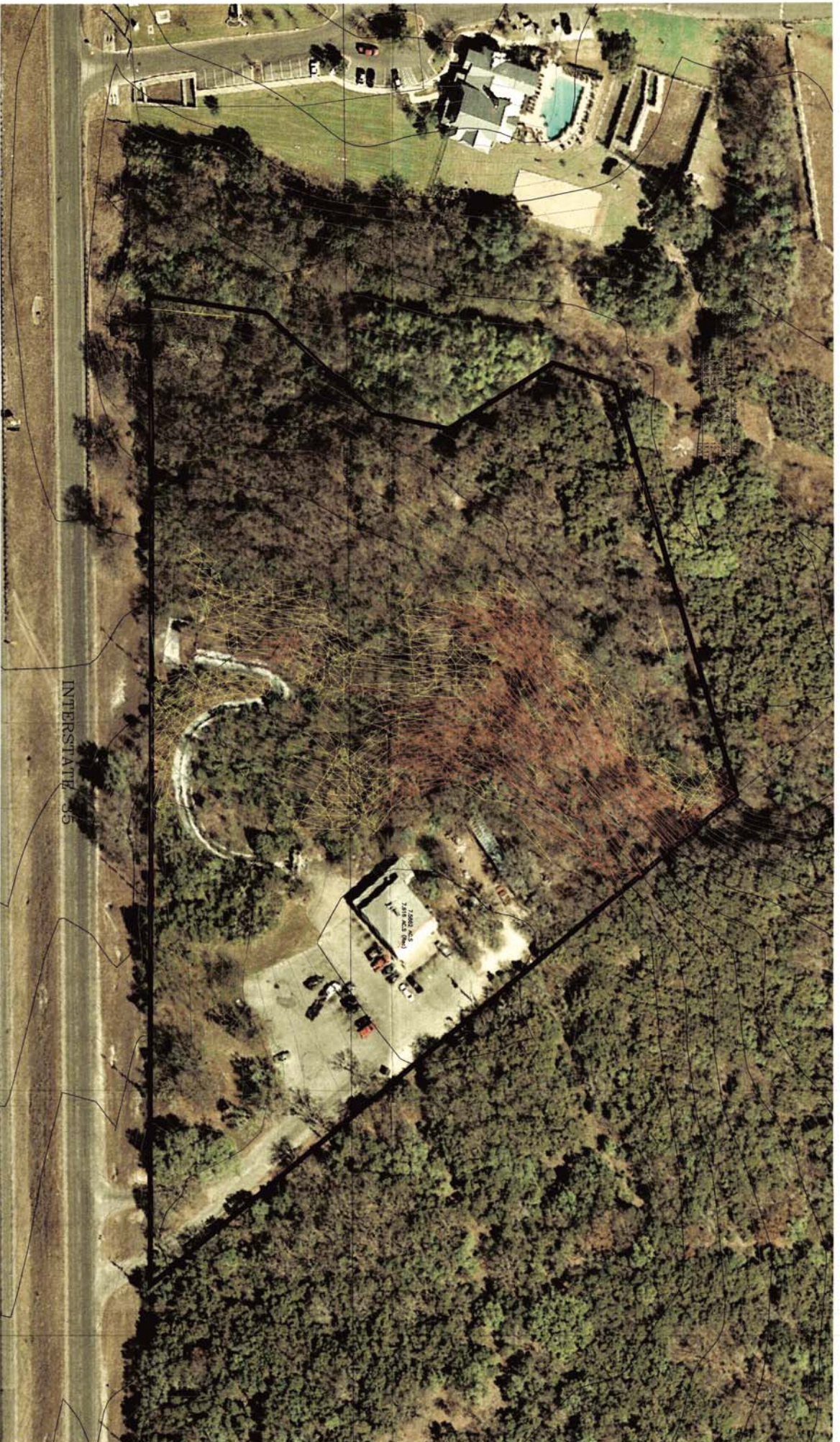
4449 Shadybrook Avenue

2

4

100





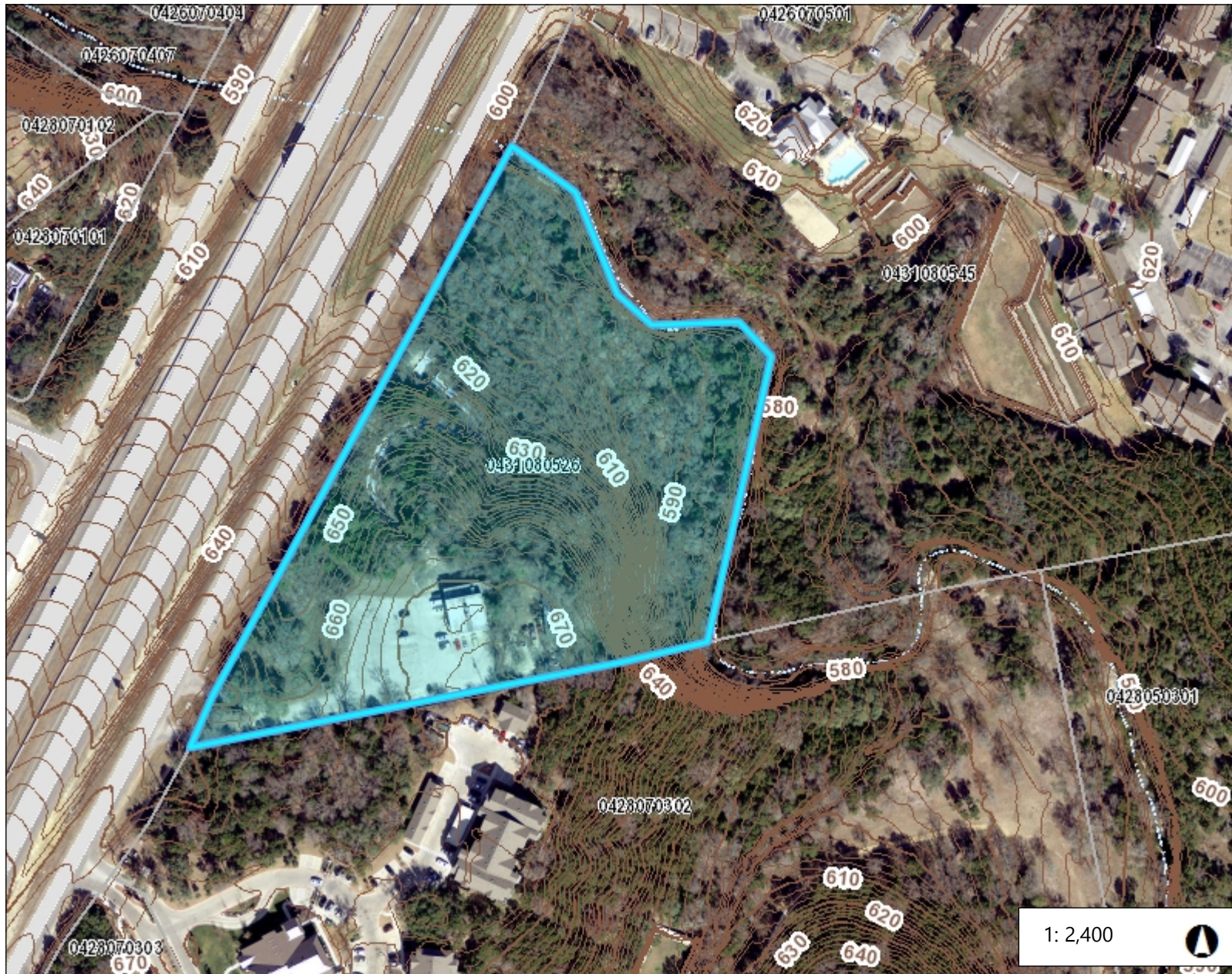
~ EXHIBIT SOUTH 1-35 ~
MAY, 2010

WINLEY ENGINEERING, INC.

CIVIL ENGINEERING & CONSULTING SERVICES
10000 N. Loop West, Suite 200
Austin, Texas 78748 Phone: (512) 259-2342
Fax: (512) 259-2343 Email: info@winley.com
TEKINS REGISTRATION NUMBER: 1-259



Property Profile



Legend

- ☐ TCAD Parcels
- TCAD Parcel IDs
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours

Notes

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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.



512872

711288

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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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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