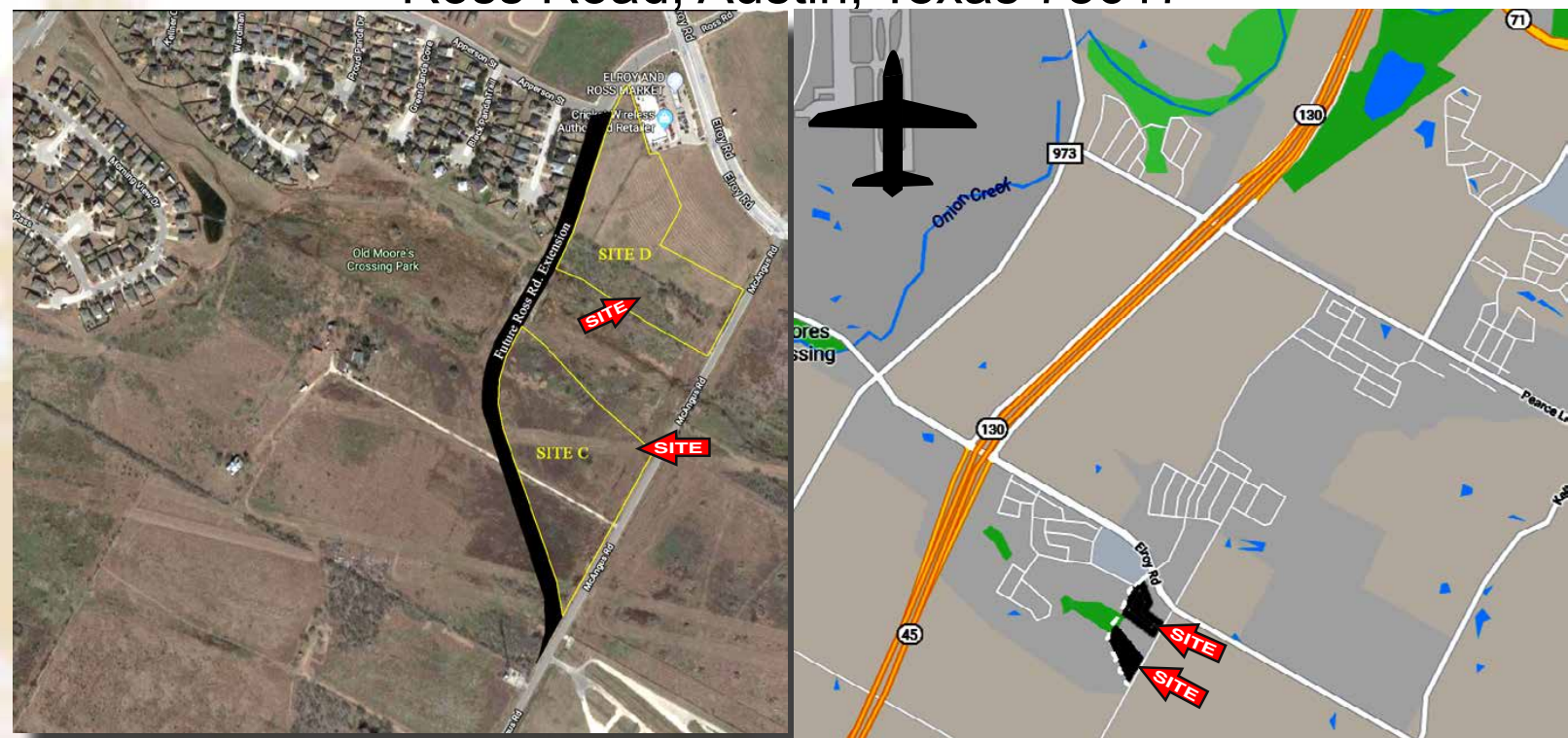


FOR SALE - ROSS ROAD MULTI-FAMILY SITES "OPPORTUNITY ZONE" IN MASTER -PLANNED COMMUNITY OF STONEY RIDGE

Ross Road, Austin, Texas 78617



LOCATION	Located on future extension of Ross Road Just south of Elroy Road	FLOOD HAZARD	No portion is in the FEMA 100 year floodplain.
SIZE	Site A – 11.91 Acres -UNDER CONTRACT Site C – 8.27 Acres Site D – 7.73 Acres	SCHOOL DISTRICT	Del Valle ISD
FRONTAGE/ ACCESS	Frontage on Ross Road and McAngus Road	JURISDICTION	City of Austin / Travis County
UTILITIES	Utilities stubbed to site by seller	PRICE	Site A – under contract Site C - \$7.00 psf Site D - \$7.25 psf
ZONING	Seller to deliver MF-4 zoning	COMMENTS	Seller currently designing for the extension of Ross Rd. Lots will have final platting with utilities stubbed to the site. Each site will require on-site detention / filtration.
TOPOGRAPHY	Relatively flat		

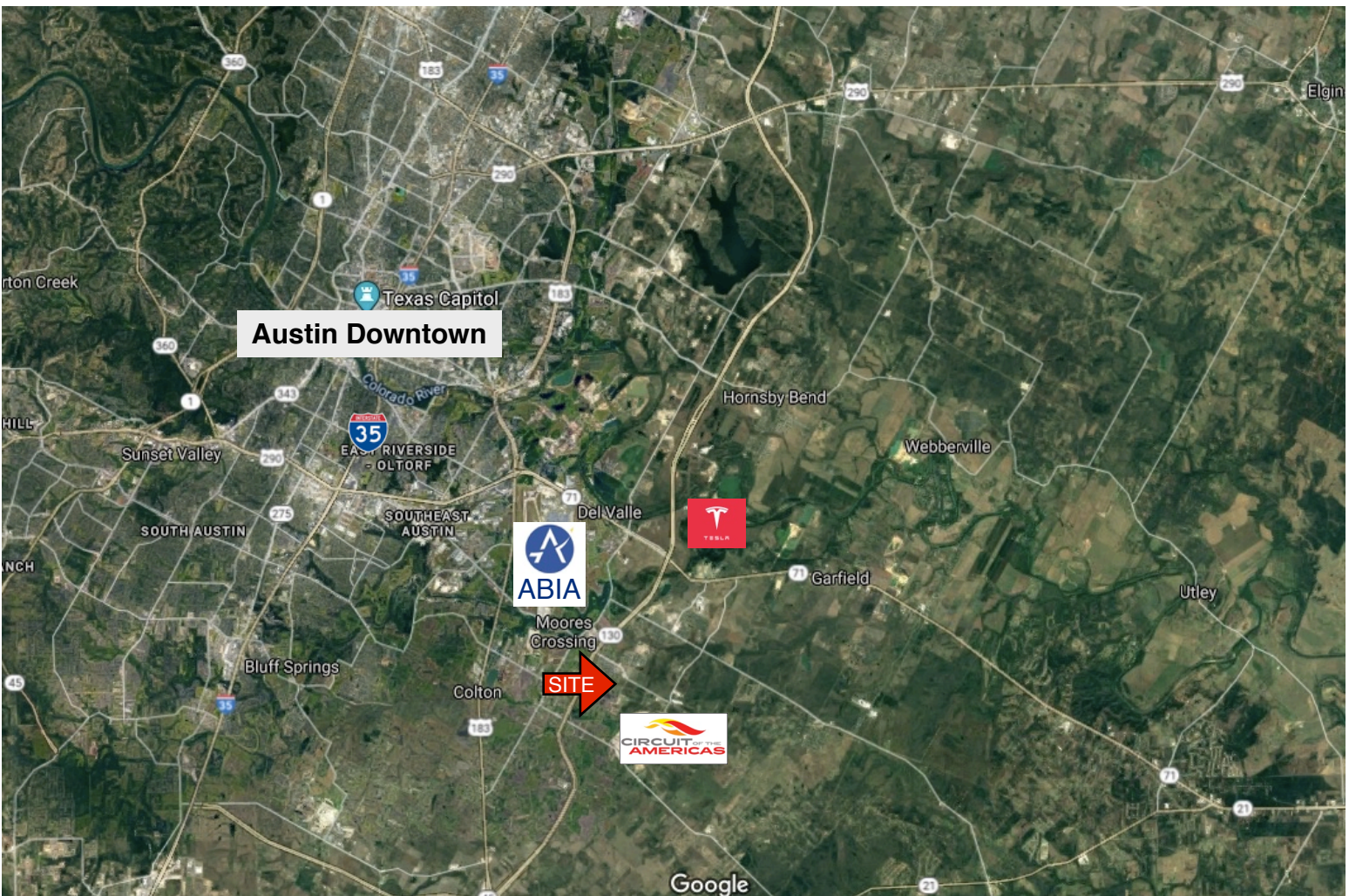
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

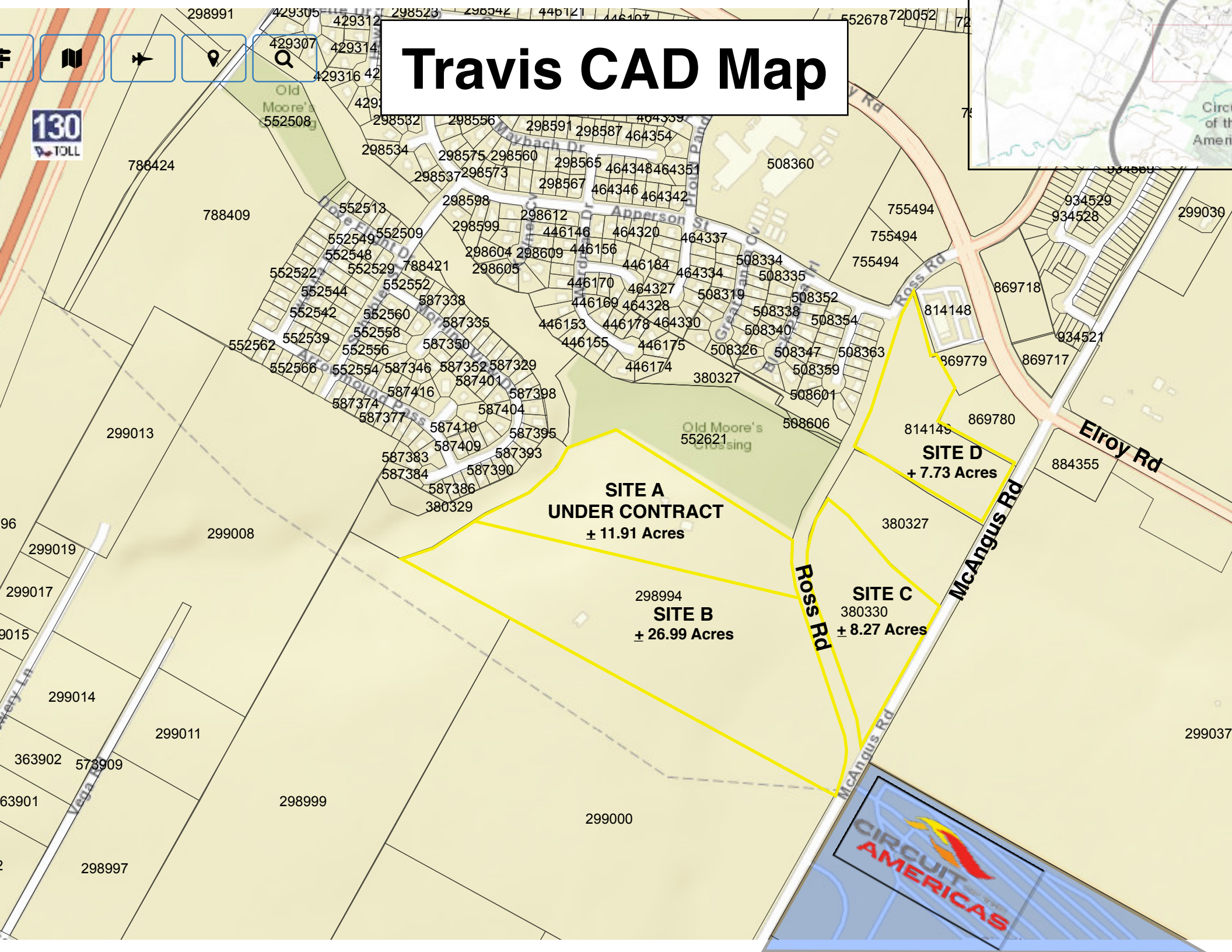
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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.



Travis CAD Map



Site C

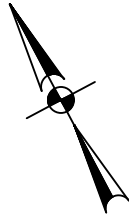
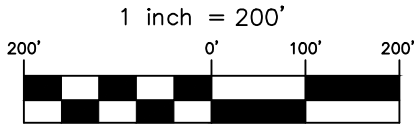


EXHIBIT OF

AN 8.26 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 9.456 ACRE TRACT (TRACT 12), CONVEYED TO SR DEVELOPMENT, INC., RECORDED IN VOLUME 12671, PAGE 69 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

- THE BEARINGS FOR THIS EXHIBIT 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.
- ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.R. OFFICIAL 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
- FD. FOUND
- I.R. IRON ROD
- FOUND IRON ROD (CAP AS NOTED)

THE REMNANT PORTION OF A CALLED 13.625 ACRE TRACT (PART 3)
SR DEVELOPMENT, INC.
DOC. NO. 2011036233 (O.P.R.)

P.O.C.
FD. I.R. (ILLEGIBLE)

THE REMNANT PORTION OF A CALLED 20.335 ACRE TRACT (TRACT 8)
OWNER: SR DEVELOPMENT, INC
VOL. 12671, PG. 69 (R.P.R..)

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

8.27 ACRES

THE REMNANT PORTION OF A CALLED 9.456 ACRE TRACT (TRACT 12)
OWNER: SR DEVELOPMENT, INC
VOL. 12671, PG. 69 (O.R.)

ROSS ROAD
70-FOOT RIGHT OF WAY
A CALLED 4.38 ACRE TRACT
VOL. 13346, PG. 202 (O.R.)
A REMNANT PORTION OF A CALLED 46.476 ACRE TRACT (TRACT 11)
OWNER: SR DEVELOPMENT, INC
VOL. 12983, PG. 702 (O.R.)

S27°42'42"W
459.70'

Mc ANGUS ROAD
(VARIABLE WIDTH RIGHT OF WAY)

S28°21'13"W 779.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	505.00'	19°30'01"	N08°36'10"W	171.05'	171.87'
C2	435.00'	49°14'05"	N04°17'15"E	362.40'	373.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°53'00"E	72.53'
L2	S51°50'07"E	82.98'
L3	S43°49'15"E	313.96'
L4	S50°01'19"E	354.48'
L5	S69°40'12"W	70.00'
L6	S69°40'12"W	70.00'

Date: Jan 14, 2021, 4:20pm User ID: psyvester File: H:\Survey\CIVIL\51094-00\Zoning\EX_51094-00_8.27Ac_MF.dwg



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

DECEMBER 31, 2020

JOB No.:

SHEET 1 OF 1

51094-00

NOTES:

- 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.
- ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

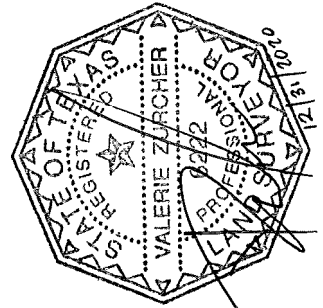
LEGEND:

- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.R. OFFICIAL 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
- FD. FOUND
- I.R. IRON ROD
- FOUND IRON ROD (CAP AS NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°42'58"W	307.14'
L2	N58°01'57"W	299.89'
L3	N66°47'09"W	109.49'
L4	S18°37'19"E	316.13'
L5	N71°22'41"E	18.27'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S30°54'58"E	179.71'
L7	S21°26'30"W	46.97'
L8	S28°07'43"W	100.95'
L9	S22°35'22"W	40.30'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD BEARING
C1	1035.00'	12°46'01"	N21°48'46"E
C2	435.00'	20°07'51"	N25°39'11"E



PAPE-DAWSON ENGINEERS

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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028901

DECEMBER 31, 2020

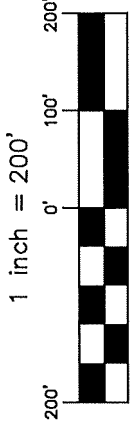
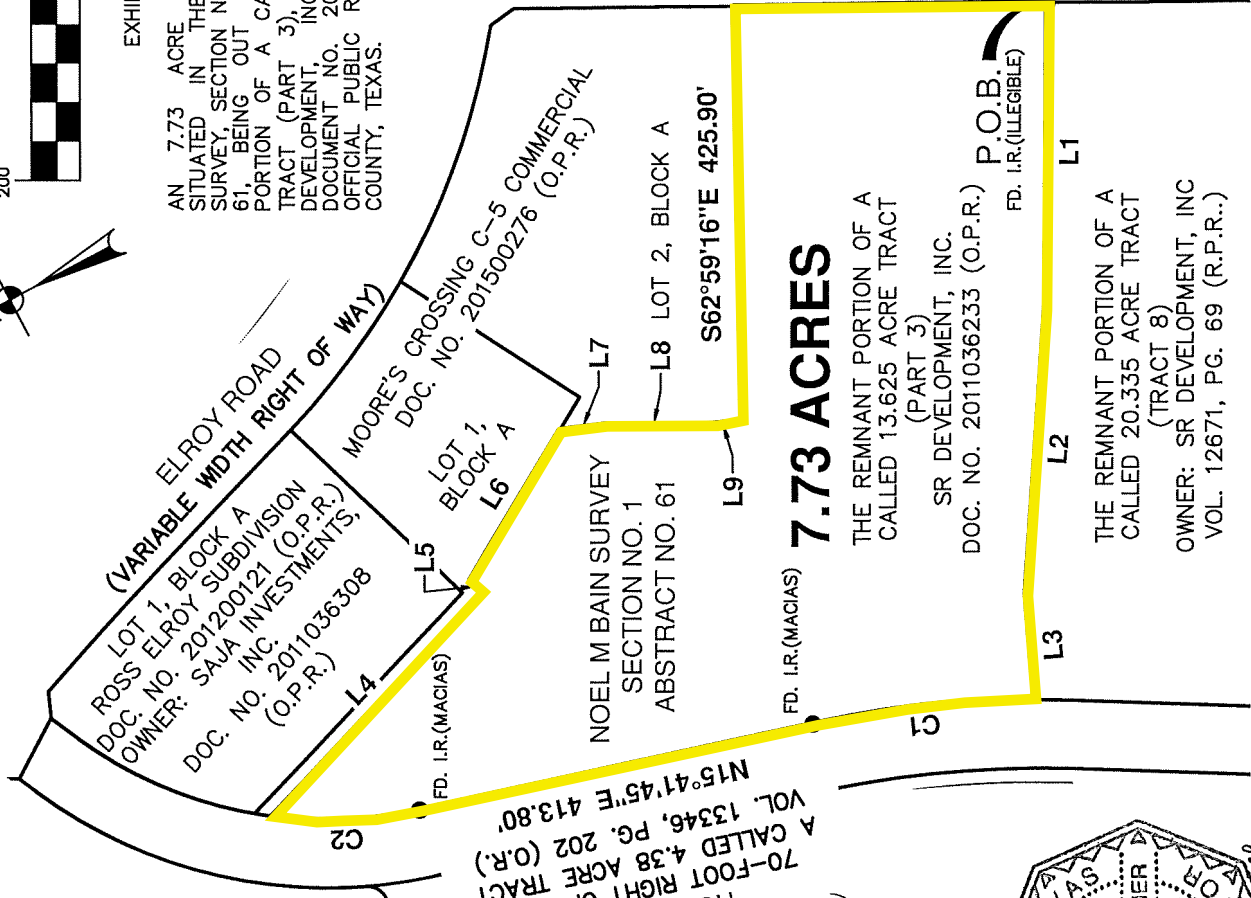


EXHIBIT OF

AN 7.73 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 13.625 ACRE TRACT (PART 3), CONVEYED TO SR DEVELOPMENT, INC., RECORDED IN DOCUMENT NO. 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Site D

(VARIABLE WIDTH RIGHT OF WAY)
 Mc ANGUS ROAD
 S27°21'13"W 321.17'



7.73 ACRES

THE REMNANT PORTION OF A CALLED 13.625 ACRE TRACT (PART 3)
 SR DEVELOPMENT, INC.
 DOC. NO. 2011036233 (O.P.R.) P.O.B. FD. I.R.(ILLEGIBLE)

THE REMNANT PORTION OF A CALLED 20.335 ACRE TRACT (TRACT 8)
 OWNER: SR DEVELOPMENT, INC
 VOL. 12671, PG. 69 (R.P.R..)

Elon Musk issues 'urgent' plea for more housing in Austin, Texas, as Tesla and SpaceX look to fill hundreds of jobs



Tesla CEO Elon Musk. Pascal Le Segretain/Getty Images

Grace Kay Apr 5, 2021, 10:07 AM

SpaceX and Tesla CEO Elon Musk on Sunday issued an urgent plea for much-needed housing in the Austin, Texas, area. "Urgent need to build more housing in greater Austin area," Musk tweeted.

The tweet was part of a thread in which Musk simply tweeted "Austin++." The initial tweet led several of his followers to question whether the CEO was planning additional projects in Austin.

Since the pandemic started, Austin real estate has boomed, causing a housing crisis as several West and East Coast companies look to build up or move their headquarters to Texas to avoid the high costs of living and taxes associated with California and New York.

Companies from Oracle to Hewlett Packard announced plans last year to move their headquarters to Texas. Musk has also been driving the move to Texas.

Just last week, he called for people to consider moving to Texas to work for SpaceX.

In March, Musk announced that he is trying to form a new city called Starbase at SpaceX's launch facilities in Texas, about a five-hour drive from Austin.

Several of Musk's portfolio companies, including SpaceX, Tesla, The Boring Company, and Neuralink, all have job openings in Texas. Tesla is also working to complete a massive factory near Austin.

The move to Texas is fueling a housing crisis in Austin

In response to the rising interest in Texas — particularly Austin — the city saw record housing sales in 2020, according to Norda Real Estate, a property investment company.

In February, housing prices in the Austin area hit an all-time record, leaping over 24% from the previous year, according to a report from the Austin Board of Realtors.

The Austin area, including Travis County, has an average housing price over \$800,000 and a median price over \$500,000, according to March data from the National Association of Realtors. The median housing price in all of Texas for March was nearly half of Austin's price at \$277,900, while comparable cities like Dallas, clocked in at \$336,200.

Musk is not the first to call for more housing opportunities in Austin. Redfin real estate agent April Miller told a local NBC news channel in March that East and West Coast transplants are driving out locals by continuing to raise housing prices in the Austin area.

"Nearly every offer my clients make faces competition, and most homes are going for more than 20% over asking price," Miller told NBC news.

Redfin said that nearly three times as many people from outside Austin looked to move to town versus the previous year. Of the people moving to Austin from out of state, Redfin found they had significantly more buying power.

The average person looking to move to Austin has a \$852,500 home-buying budget, according to Redfin's report — 32% more than current Austin residents looking to buy a home.

Click [here](#) to read article online at *businessinsider.com*



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