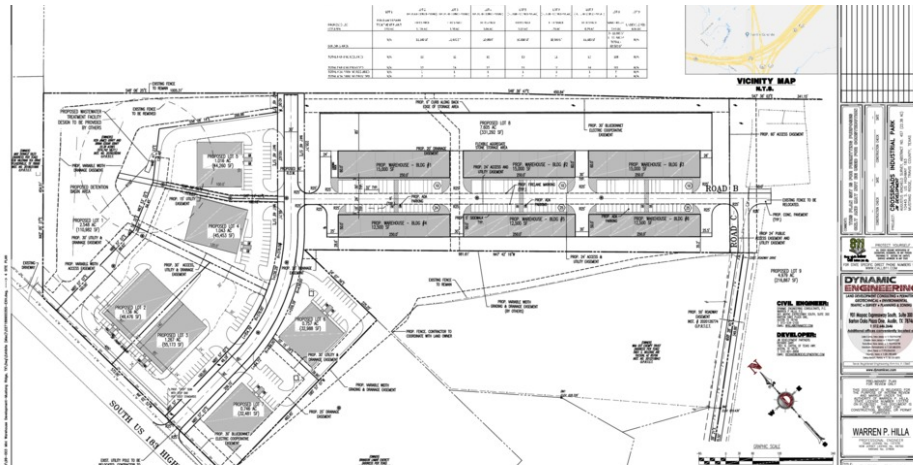


CROSSROADS INDUSTRIAL PARK (OPPORTUNITY ZONE)

10223 S. SH 183, Austin, TX 78747



OFFERING SUMMARY

SALE PRICE:	Contact broker for lot prices or entire papered development
LOT SIZE:	6 lots, .75 to 5 acres
ZONING:	Commercial
MARKET:	Austin MSA
SUBMARKET:	Far South
PRICE / SF:	4.5 - 8 PSF
TRAFFIC COUNT:	30,000

PROPERTY OVERVIEW

Mixed use industrial and Commercial Center is a 22 acre development within an Opportunity Zone for the City of Mustang Ridge.

This property will have a fully permitted waste water treatment plant, 3 phase power, dry hydrant fire protection. Any lot can be sold as is or developed as a build to suit. All lots will face a PUBLIC street on both north and south side of the tract.

PROPERTY HIGHLIGHTS

- Multi-Use Industrial/Commercial Center Lots for sale
- Optionally Build to suit 7500 to 50,000 SF Buildings
- LOT 8 LEASE SPACE Office/Warehouse to be owned/operated by the developer
- 3- 12,000 SF office/Warehouse Buildings with Storage yards
- Divisible 1000 - 10,000 Insulated, 14 ft. doors
- Storage Yards available with some units
- 3-12,000 SF Mini-warehouse Flexspace Divisible 750 - 2500
- Lot 11 Planned 1 or 2- 30-50,000 SF Buildings (Planned Phase 2)
- Cold Storage 1 Building

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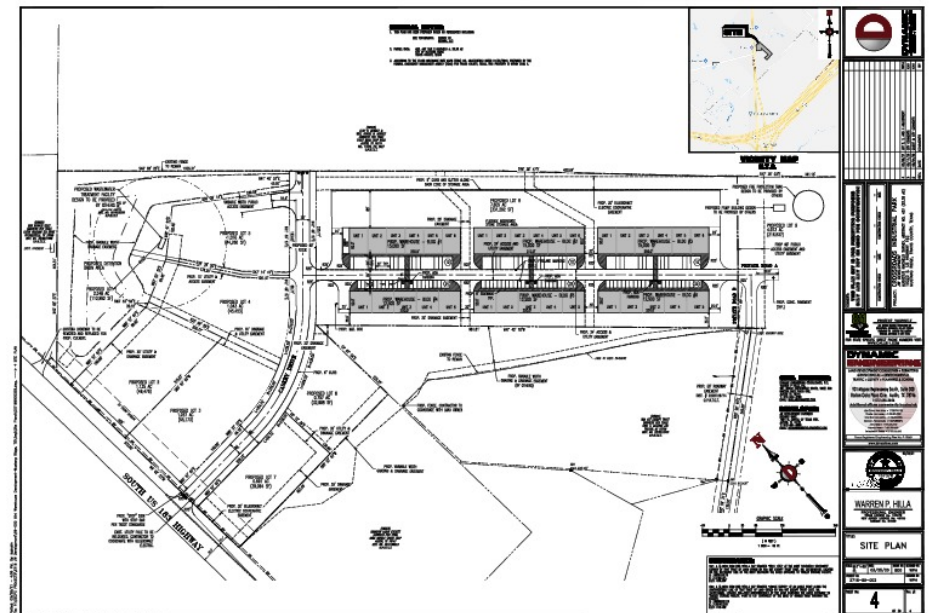
CROSSROADS INDUSTRIAL PARK

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OF LOTS 11 | TOTAL LOT SIZE 0.75 - 7.361 ACRES | TOTAL LOT PRICE N/A | BEST USE LIGHT INDUSTRIAL WAREHOUSE, S

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Unavailable	1			Industrial	2.548 Acres	N/A	Commercial
Unavailable	1			Industrial	2.548 Acres	N/A	Commercial
Available	2	TBD		Retail-Pad	54,080 SF	N/A	Commercial
Available	3	TBD		Industrial	1.198 Acres	N/A	Commercial
Available	4	TBD		Industrial	43,823 SF	N/A	Commercial
Available	5	TBD		Industrial	1.016 Acres	N/A	Commercial
Available	6	TBD		Industrial	32,988 SF	N/A	Commercial
Available	7			Retail-Pad	32,481 SF	N/A	Commercial
Available	8	TBD		Industrial	7.361 Acres	N/A	Commercial
Unavailable	9			Other	0.479 Acres	N/A	Commercial
Unavailable	10			Industrial	1.823 Acres	N/A	Commercial
Unavailable	11			Industrial	2.914 Acres	N/A	Commercial



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LAND FOR SALE

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10223 S. SH 183, Austin, TX 78747



SALE PRICE **CONTACT BROKER FOR LOT PRICES OR ENTIRE PAPERED DEVELOPMENT**

LOCATION INFORMATION

Building Name	Crossroads Industrial Park
Street Address	10223 S. SH 183
City, State, Zip	Austin, TX 78747
County/Township	Travis
Market	Austin MSA
Submarket	Far South
Cross Streets	1/2 mile north of US 183 and Toll 45 (South Travis County)
Side Of Street	East
Road Type	Highway
Market Type	Small
Nearest Highway	US 183 frontage
Nearest Airport	Austin Bergstrom International, 9 miles

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Zoning	Commercial
Lot Size	22.347 Acres
Lot Frontage	570
Traffic Count	30,000
Traffic Count Street	SH183
Traffic Count Frontage	570

UTILITIES & AMENITIES

Amenities	No need for septic planned on this multi-use site as the developer is installing a Package Plant to service
-----------	---

LAND

Number Of Lots	11
Best Use	Light Industrial Warehouse, Storage and Storefront
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Environmental Issues	There will be a TCEQ permitted WWTP (package plant)
Topography	Mostly flat

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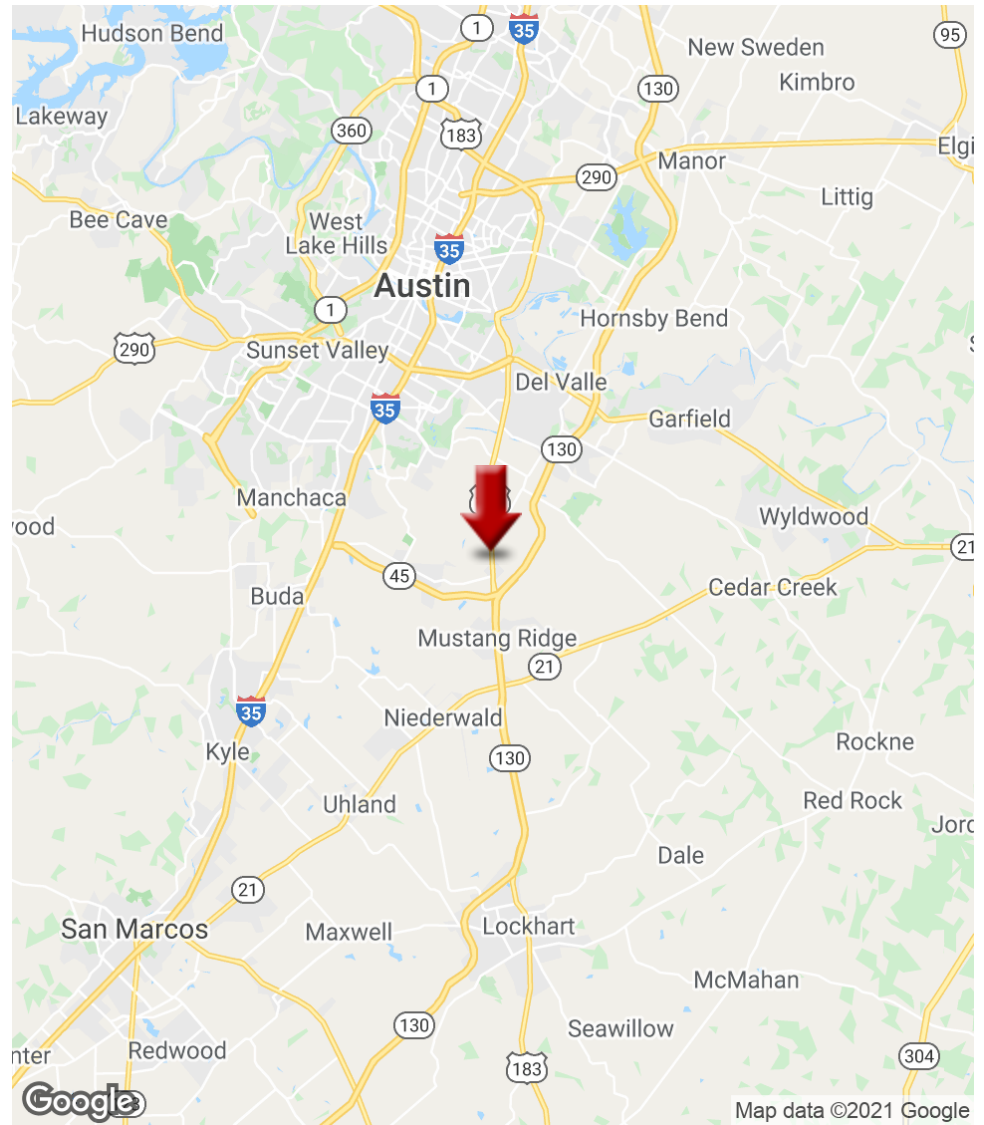
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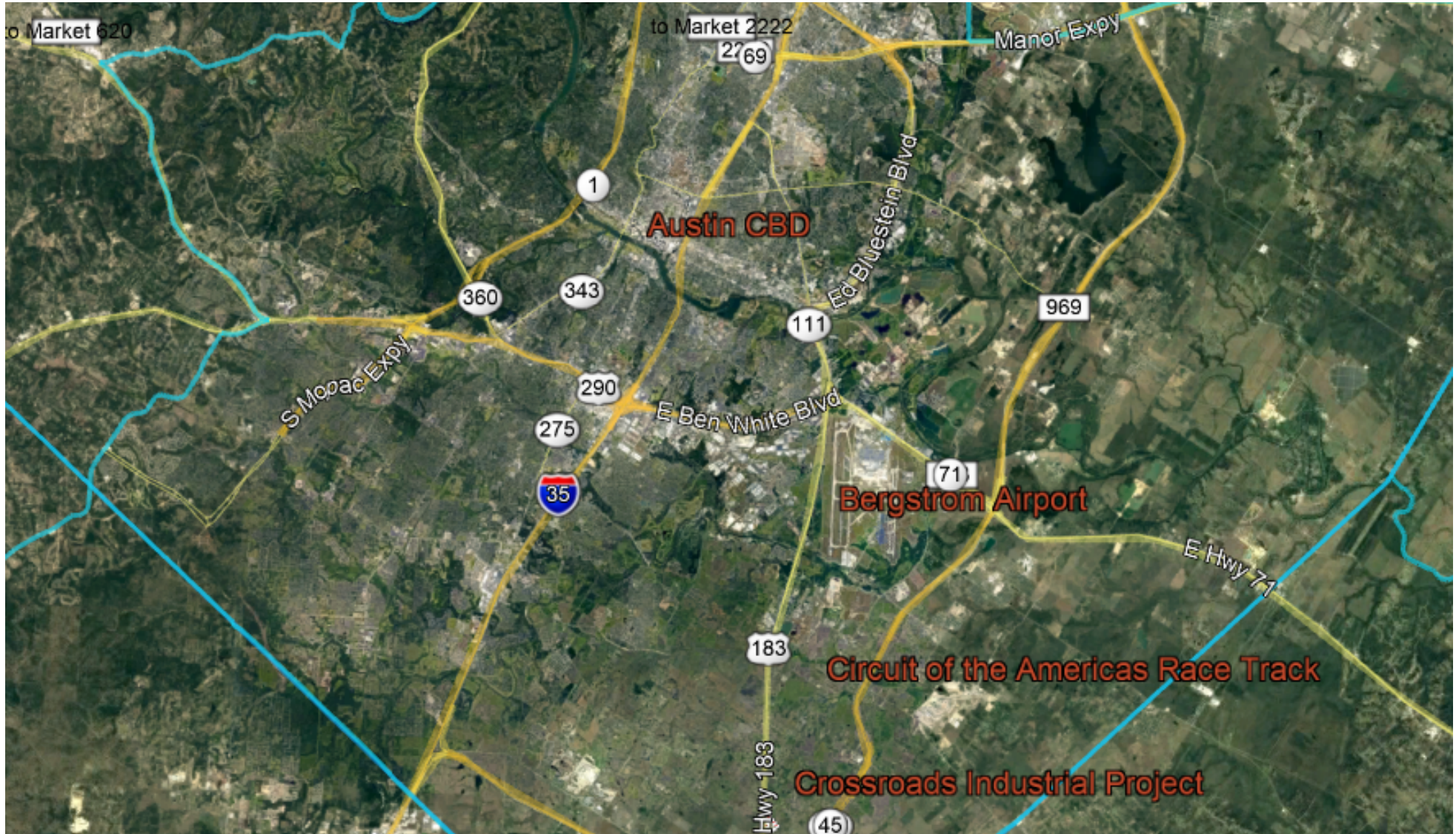
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CROSSROADS INDUSTRIAL PARK AREA WIDE-VIEW

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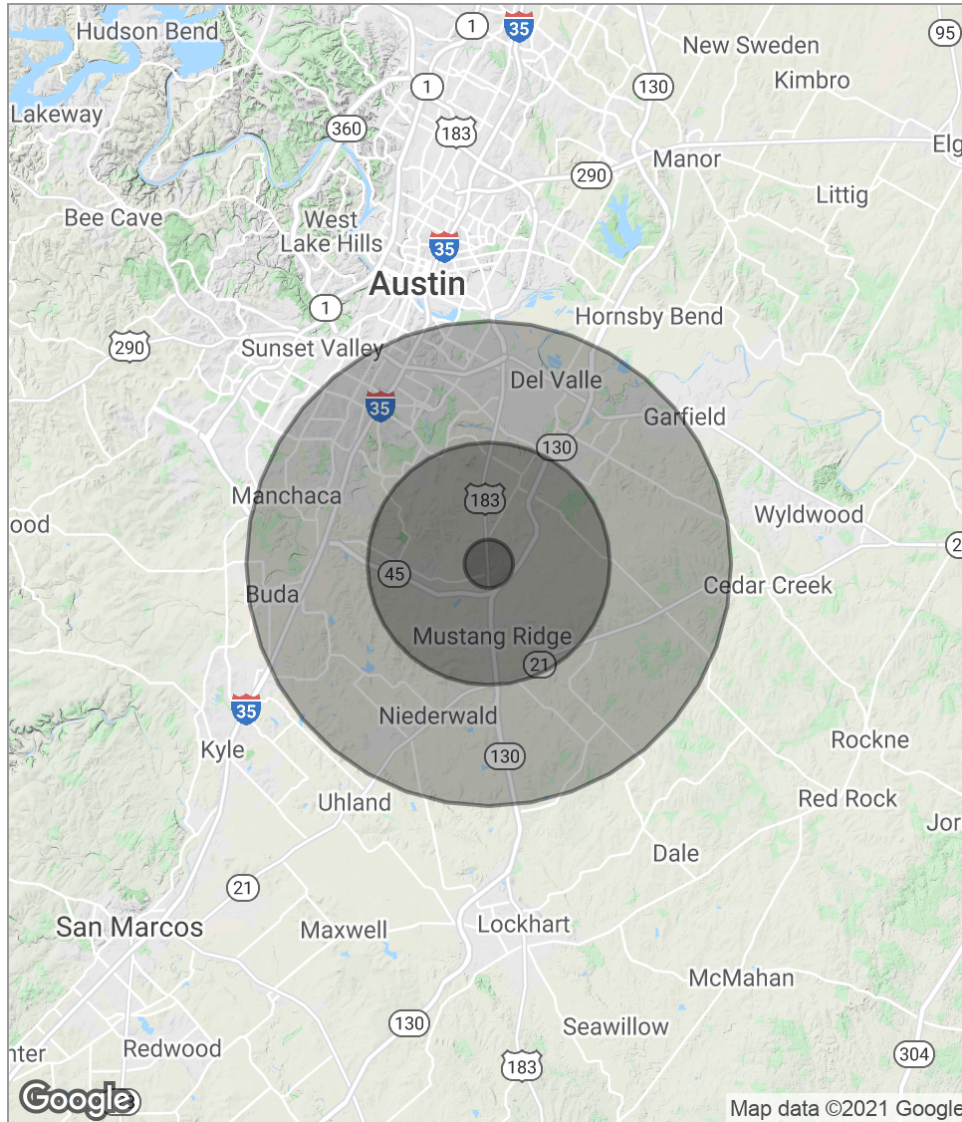
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	356	18,162	255,836
Median Age	34.2	30.8	29.5
Median Age (Male)	31.3	29.8	29.3
Median Age (Female)	36.7	32.2	29.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	112	5,779	96,093
# Of Persons Per HH	3.2	3.1	2.7
Average HH Income	\$55,864	\$60,739	\$51,932
Average House Value	\$128,029	\$153,056	\$167,171

** Demographic data derived from 2010 US Census*

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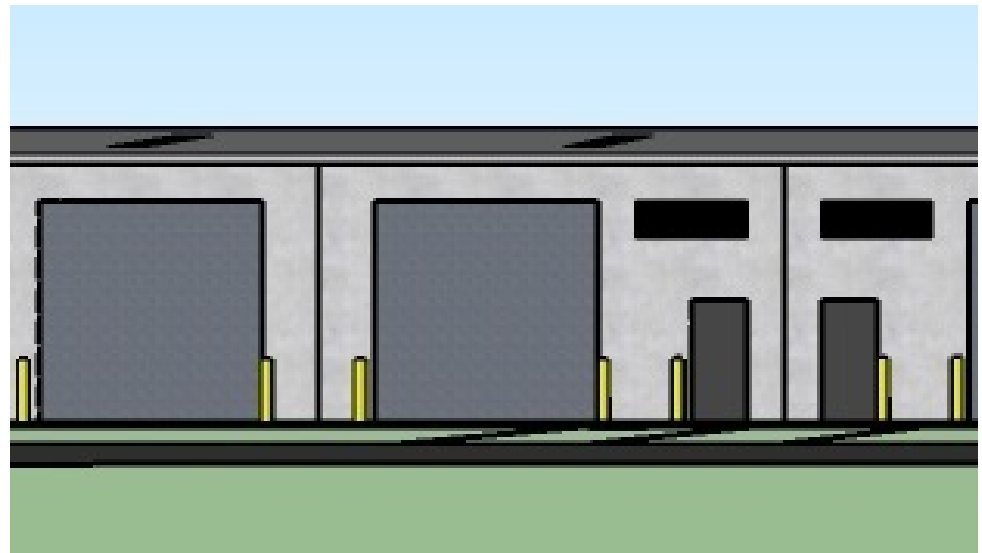
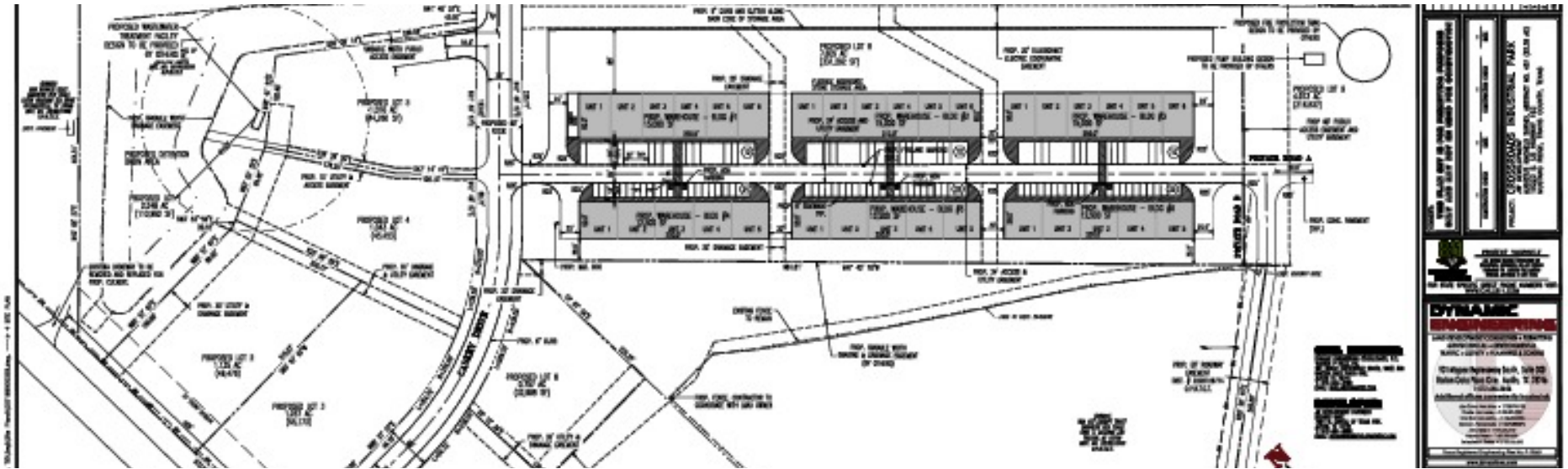
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OpportunityDb
The Opportunity Zones Database

THE OPPORTUNITY ZONE INVESTING CHEAT SHEET



QUALIFIED OPPORTUNITY FUND INVESTMENT

The Investor re-invests some or all of the capital gain into a **Qualified Opportunity Fund (QOF)** within 180 days of recognition. In 2020, the IRS extended the 180-day window for many investors.




CAPITAL GAIN EVENT

The Investor has a **capital gain event**. The capital gain can be from the sale of any type of asset, including private business, stocks, mutual funds, ETFs, real estate, collectibles, and crypto assets.




TAX BENEFITS ON ORIGINAL GAIN

Meanwhile, the Investor is able to **defer** recognition of his initial capital gain until December 31, 2026. The amount of gain recognized can be **reduced** by up to 10% if invested in a QOF for at least 5 years.




CAPITAL DEPLOYMENT TO OPPORTUNITY ZONES

The Qualified Opportunity Fund invests in Qualified Opportunity Zone Property (QOZP), which can be real estate or operating business, injecting capital into one or more of 8,764 census tracts designated as **Opportunity Zones** throughout the country.



OPPORTUNITY ZONE INVESTMENT CAPITAL GAINS TAX ELIMINATION

After holding the Qualified Opportunity Fund investment for a minimum of 10 years, investors pay **no tax** on any capital appreciation of the investment at disposition.



CAPITAL GAIN EVENT

The Investor has a **capital gain event**. The capital gain can be from the sale of any type of asset, including private business, stocks, mutual funds, ETFs, real estate, collectibles, and crypto assets.

Learn More: OpportunityDb.com

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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.

KW MANAGEMENT LLC	0492214	alicecaron@kw.com	512-637-8311
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
ALICE CARON	0336633	alicecaron@kw.com	512-637-8311
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richardgary@kw.com	512 415-9367
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date