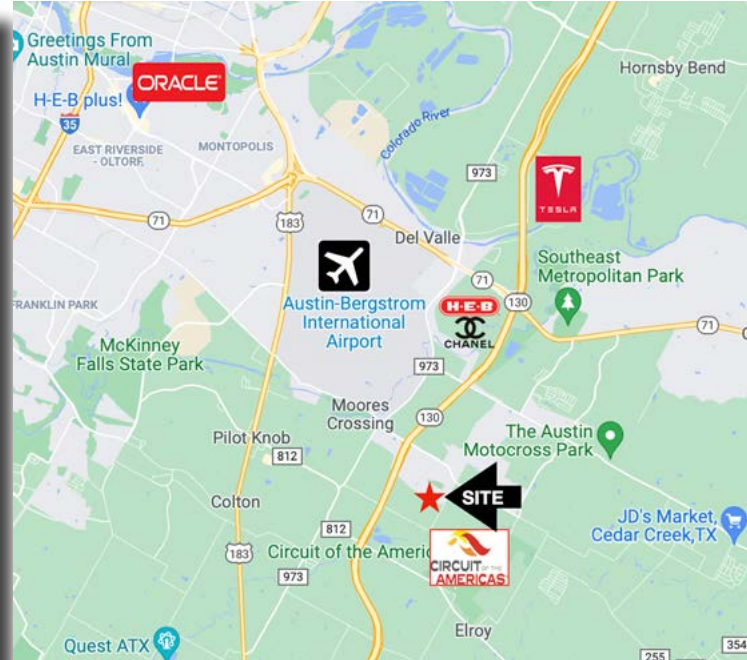


# ±49 ACRE VACANT LAND FOR SALE OPPORTUNITY ZONE LISTING

McAngus Road, Austin, Texas 78617



|                                       |   |                        |   |
|---------------------------------------|---|------------------------|---|
| <b>LOCATION</b>                       | Located on the west side of McAngus Road, 1.05 miles east of the intersection of TX 130 and McAngus Rd.   | <b>SCHOOL DISTRICT</b> | Del Valle ISD<br>Del Valle Elementary<br>Del Valle Middle School<br>Del Valle High School |
| <b>SIZE</b>                           | + 49.508 Acres (Survey)   | <b>FRONTAGE</b>        | ±1,231 feet on McAngus  |
| <b>UTILITIES</b><br>See enclosed maps | Water – City of Austin (8" line)<br>Electricity – City of Austin<br>Wastewater – There is a 12" line on the east side of McAngus Road, and a 21" City of Austin wastewater line just north of property line at McAngus and Ross Road. | <b>ZONING</b>          | None. Austin ETJ  |
|                                       |   | <b>FLOOD HAZARD</b>    | No portion of the Property lies in the 100-year floodplain.                               |
|                                       |   | <b>DRONE VIDEO</b>     | <a href="https://youtu.be/Uj4xTd5bI3A">https://youtu.be/Uj4xTd5bI3A</a>                   |
| <b>JURISDICTION</b>                   | City of Austin and Travis County  | <b>PRICE</b>           | \$6.50 psf  |

**COMMENTS**  
Position your business or investment in one of the most dynamic industrial markets in Texas. This prime tract lies within a federally designated Texas Opportunity Zone, offering potential tax incentives for long-term investors. Strategically located just minutes from major economic drivers—including the Tesla Gigafactory, Austin-Bergstrom International Airport (ABIA), Circuit of the Americas (F1), and Chanel's new state-of-the-art manufacturing facility.

**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.

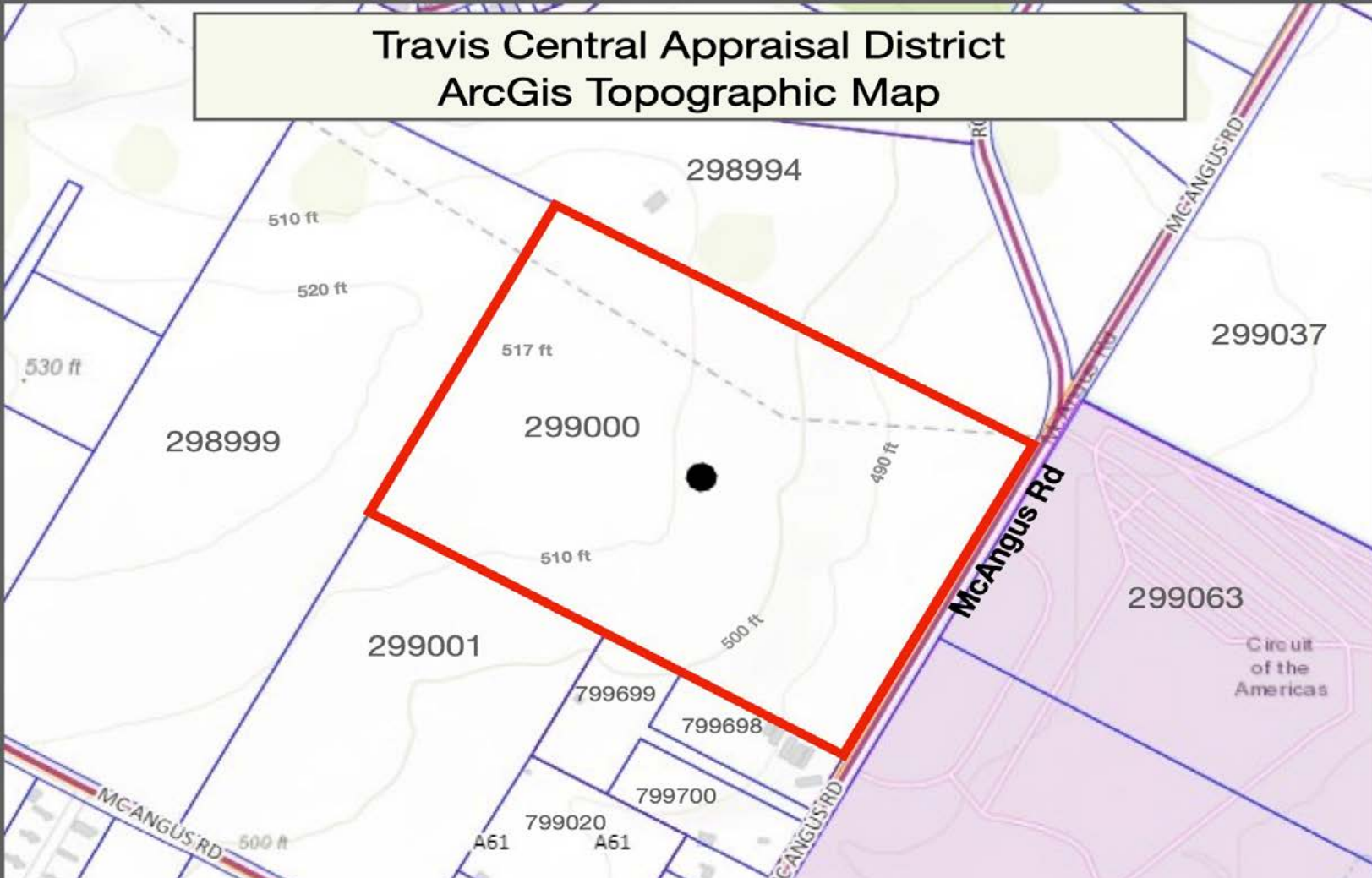






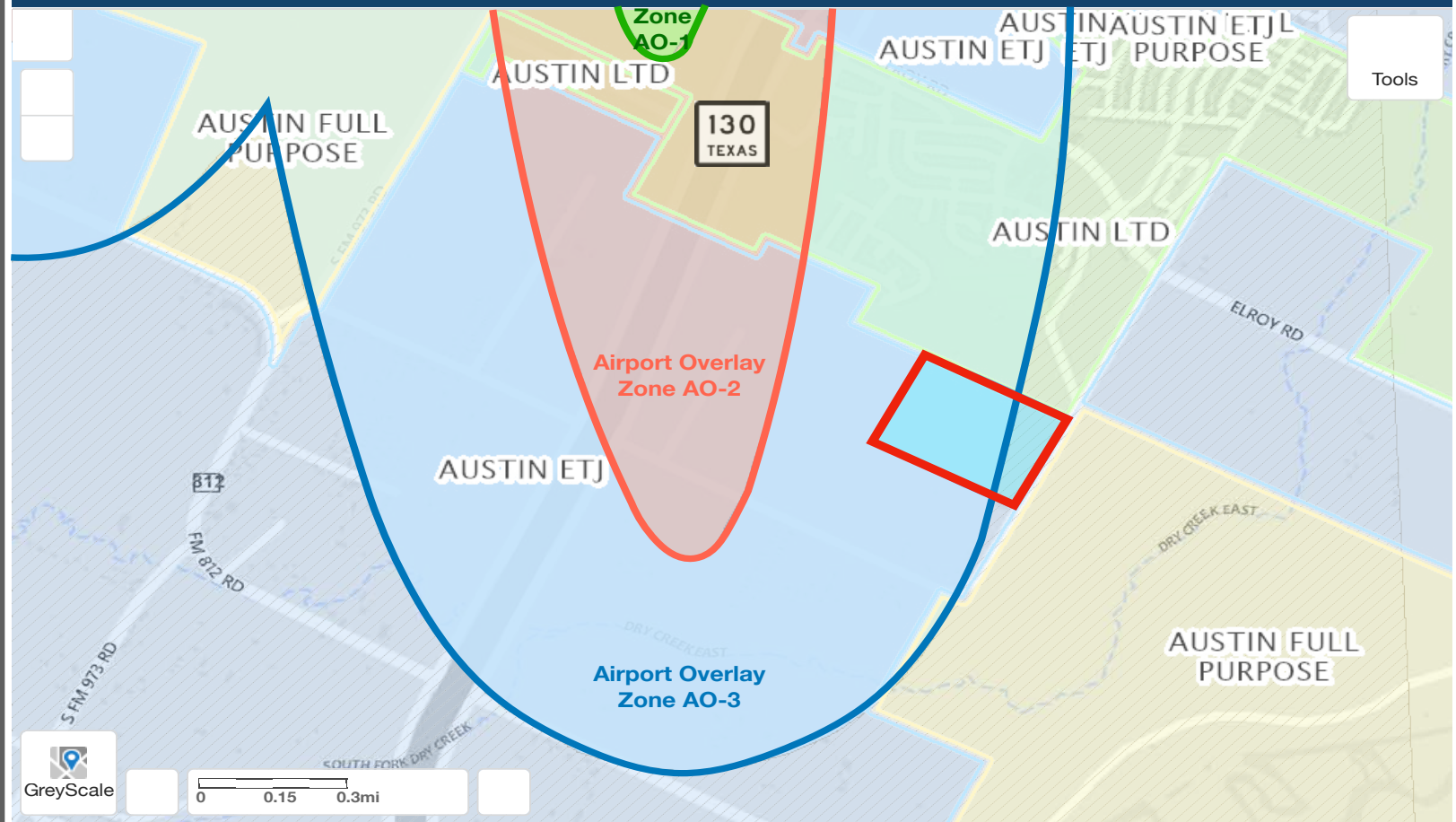


# Travis Central Appraisal District ArcGis Topographic Map

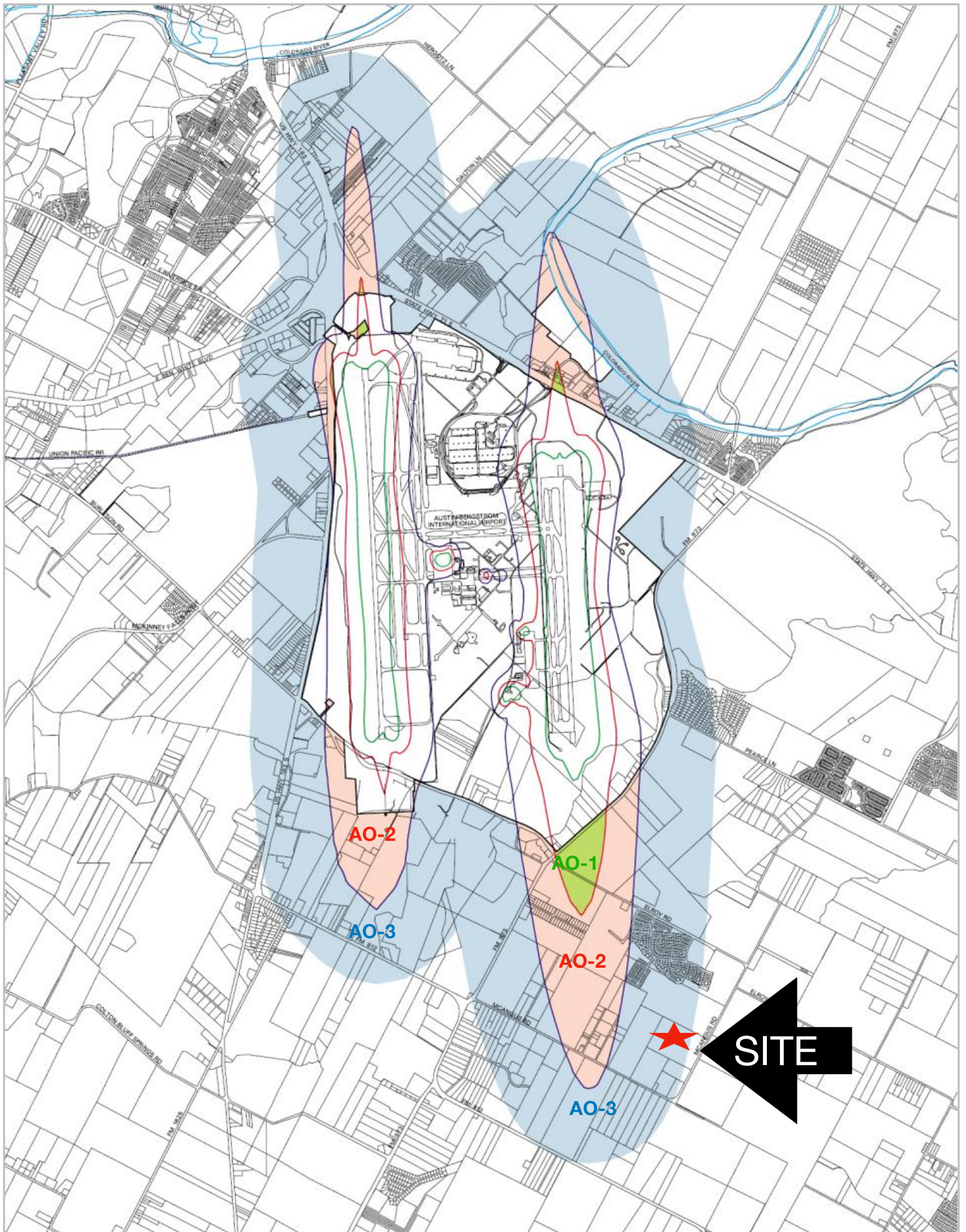


## Property Profile

A DEVELOPMENT SERVICES TOOL







# **Austin-Bergstrom International Airport**

**Airport Overlay Zones**

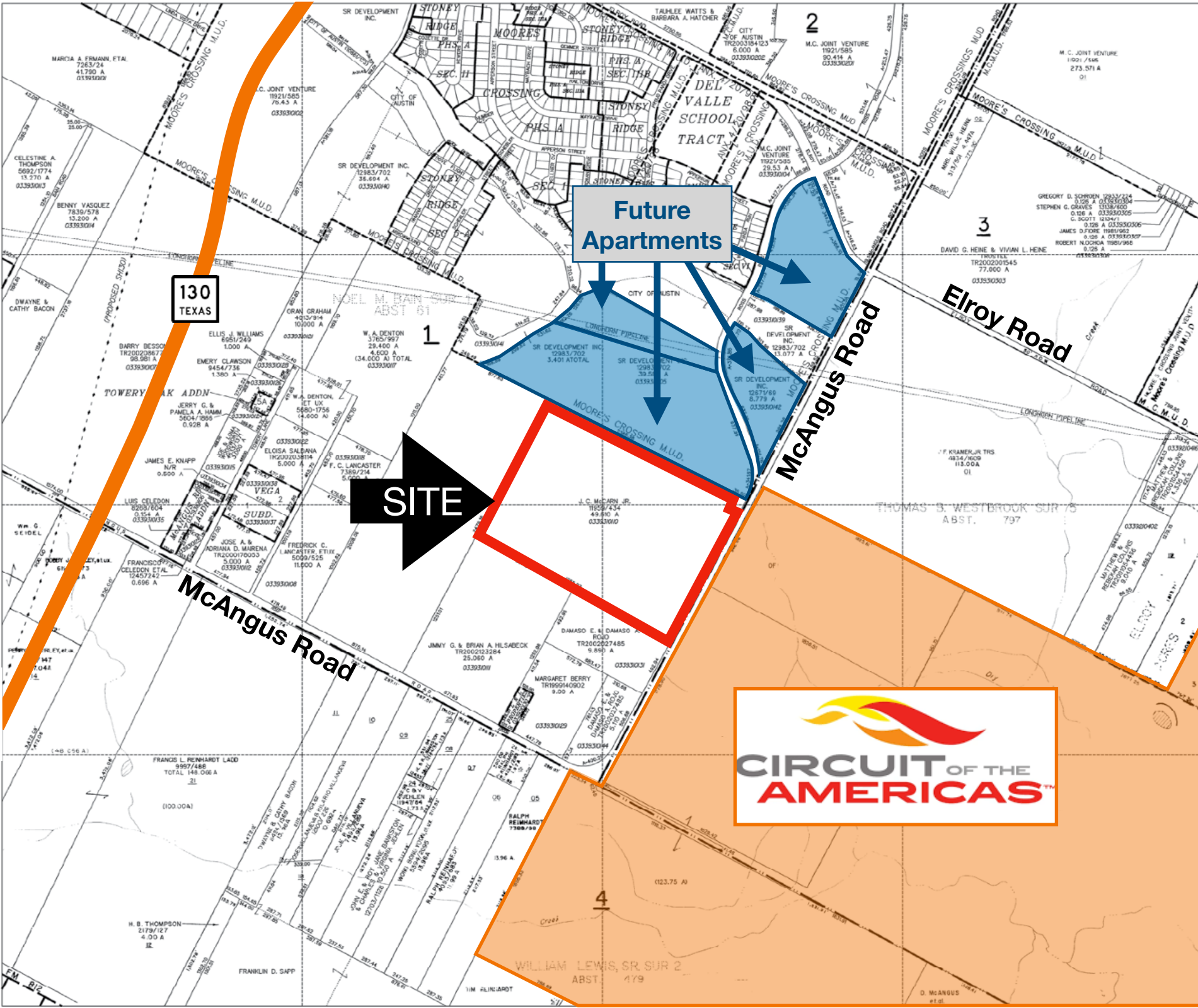


- Airport Overlay Zone AO-1
- Airport Overlay Zone AO-2
- Airport Overlay Zone AO-3

- 65 DNL Contour
- 70 DNL Contour
- 75 DNL Contour
- Airport Property Boundary







Future  
Apartments

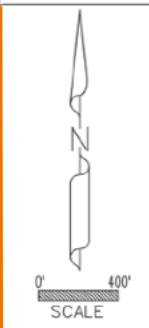
SITE



REVISIONS  
03/22/2004 ASV

JURISDICTIONS  
TCEC NO.11  
DEL VALLE ISO  
MOORE'S CROSSING MUD  
TRAVIS COUNTY

TRAVIS CENTRAL APPRAISAL DISTRICT  
P.O. Box 149012  
Austin, TX 78714  
Internet Address WWW.TRAVISCAD.ORG  
Main Telephone Number (512)834-9377  
Fax Number (512)835-5371



1"=100' MAP REFERENCES

|        |        |        |
|--------|--------|--------|
| 3 3430 | 3 3431 | 3 3436 |
| 3 3633 | 3 3636 |        |
|        |        |        |

MAP NO.

|        |               |
|--------|---------------|
| 3      | 3931          |
| 3 3121 | 3 3131 3 3141 |
| 3 3921 | 3 3941        |
| 3 4821 | 3 4831 3 4841 |



# 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<br>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/<br>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