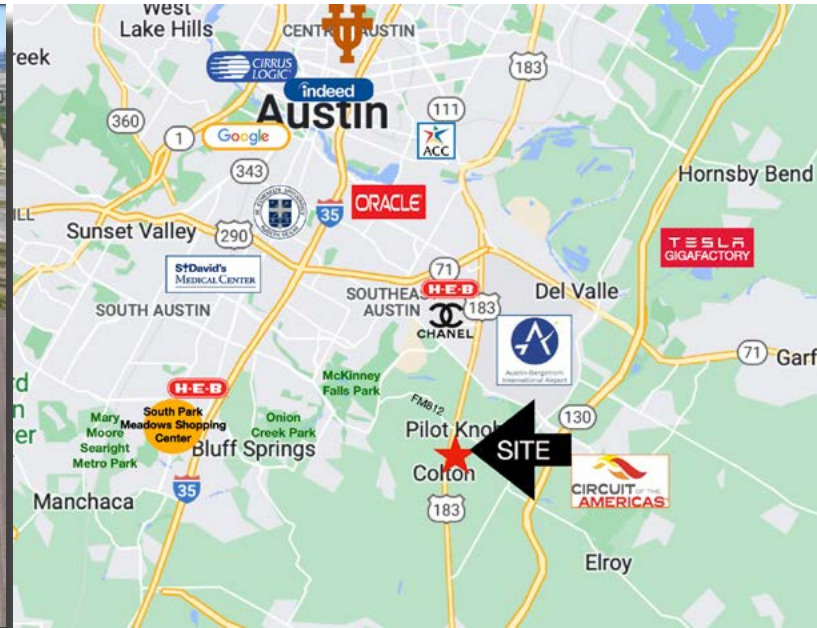


# COMMERCIAL LAND LISTING FOR SALE

7007 HWY 183, Austin, Texas, 78744



<b>LOCATION</b>	The property is located along the eastern frontage of HWY 183, 0.4 miles south of the HWY 183 and FM 812 intersection. It has good visibility with 28,878 vehicles per day (TXDOT 2023) along HWY 183.	<b>FLOOD HAZARD</b>	No portion of the property lies within the 100-year FEMA floodplain.
<b>SIZE</b>	The lot size is approximately 11.2 acres.	<b>SCHOOL DISTRICT</b>	The property is located within the Del Valle Independent School District (ISD), which includes Collins Elementary, Ojeda Middle School, and Del Valle High School.
<b>FRONTAGE</b>	±840 feet of frontage on HWY 183 ±475 feet of frontage on Creedmoor Dr ±102 feet of frontage on Viewing Place	<b>TOPOGRAPHY</b>	The Property gently slopes from the northwest (±562') to the southeast (±552'). See enclosed topographic map.
<b>UTILITIES</b>	Water is provided by the City of Austin through an 8" waterline. Wastewater is managed by an on-site septic facility, with a 12" City of Austin wastewater line approximately 1,500 feet south of the property, and on the west side of US Hwy 183 Electricity is supplied by Bluebonnet Electric.	<b>PRICE</b>	\$4,146,912.00 (\$8.50 per square foot)
<b>ZONING</b>	The property has no zoning (Austin ETJ)	<b>COMMENTS</b>	This property is ideal for industrial or multi-family development with significant frontage along HWY 183. Its location near FM 812 and inclusion in a Texas Opportunity Zone and a 2025 Qualified Census Tract (QCT) add to its potential. A double-wide/mobile home currently on-site will be removed prior to closing.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

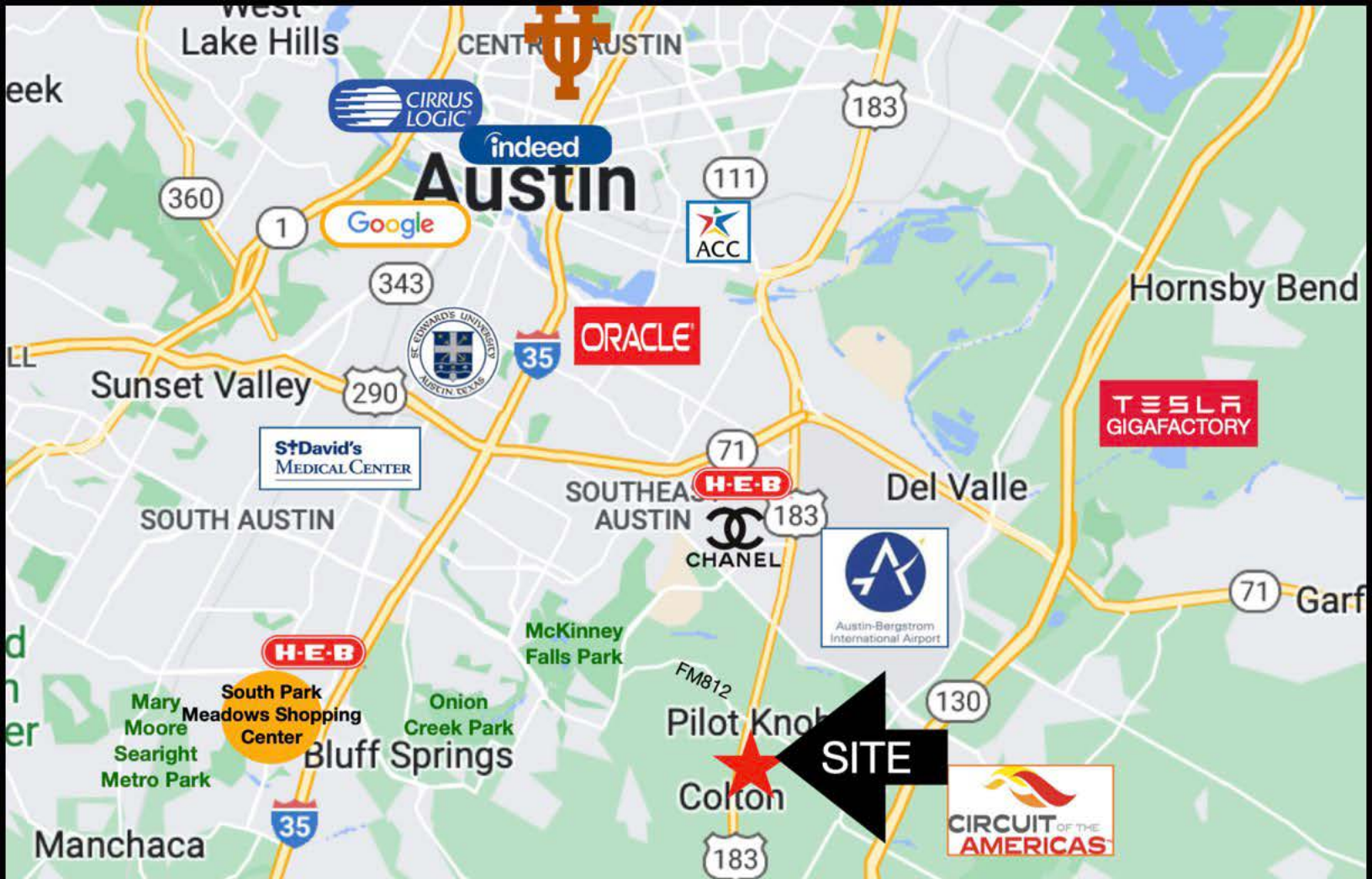
**CONTACT Spence Collins**

**Office: (512) 789-0909**

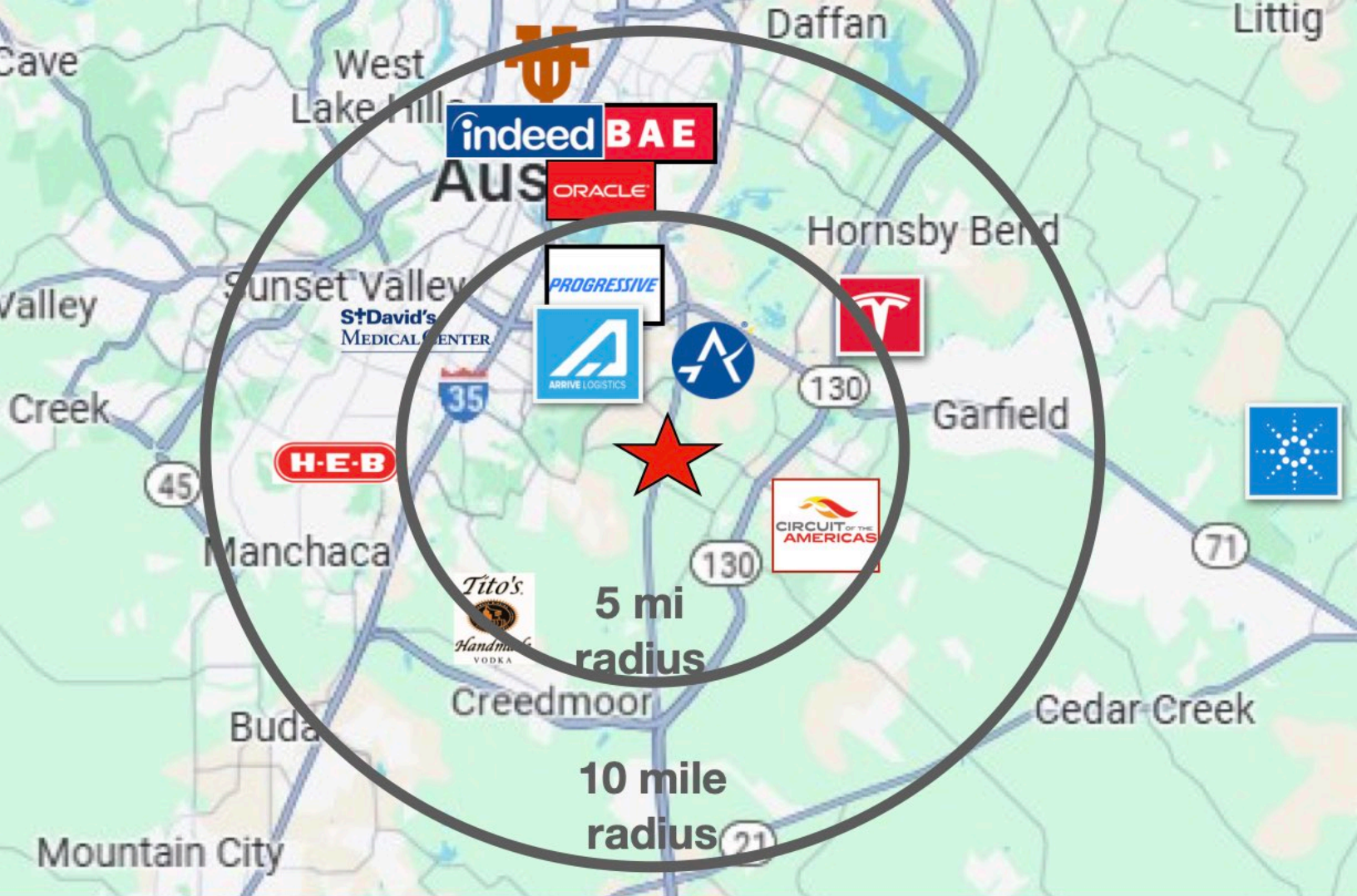
**Spence@matexas.com**

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.









## Greater Austin Major Employees

### within 5 miles

- Agilent Technologies
- Arrive Logistics
- Austin-Bergstrom Intl Airport
- Biotech
- Capsum Inc
- Chanel Perfume
- Circuit of the Americas
- Infineon Technologies
- Progressive
- PPD - Austin Research Uni
- [realtor.com](http://realtor.com)
- Superior Healthcare
- Tesla Gigafactory
- Texas Disposal Systems
- Tito's Vodka

### within 10 miles

- Accenture
- Atlassian
- AT&T Wi-Fi Services
- BAE Systems

- Box
- Cirrus Logic
- Cloudflare
- Cypress Semi
- Deloitte
- Dropbox
- DXC
- Everly Well
- Facebook
- FloSports
- Google
- HEB Innovation Hub
- Hippo
- Indeed
- Insurance Zebra
- Khoros
- Netspend
- NXP Semi
- Oracle
- PIMCO
- ProCore

- RetailMeNot
- Silicon Labs
- St. David's Healthcare
- St Edwards
- Stock Building Supply of Texas
- Tableau
- Teacher Retirement System of Texas
- Thermo Fisher Scientific
- Tokyo Electron
- Under Armor
- US Army Futures Command
- US VA Data Center
- US IRS
- Wells Fargo Bank of TX
- Whole Foods
- Worries
- WPEngine

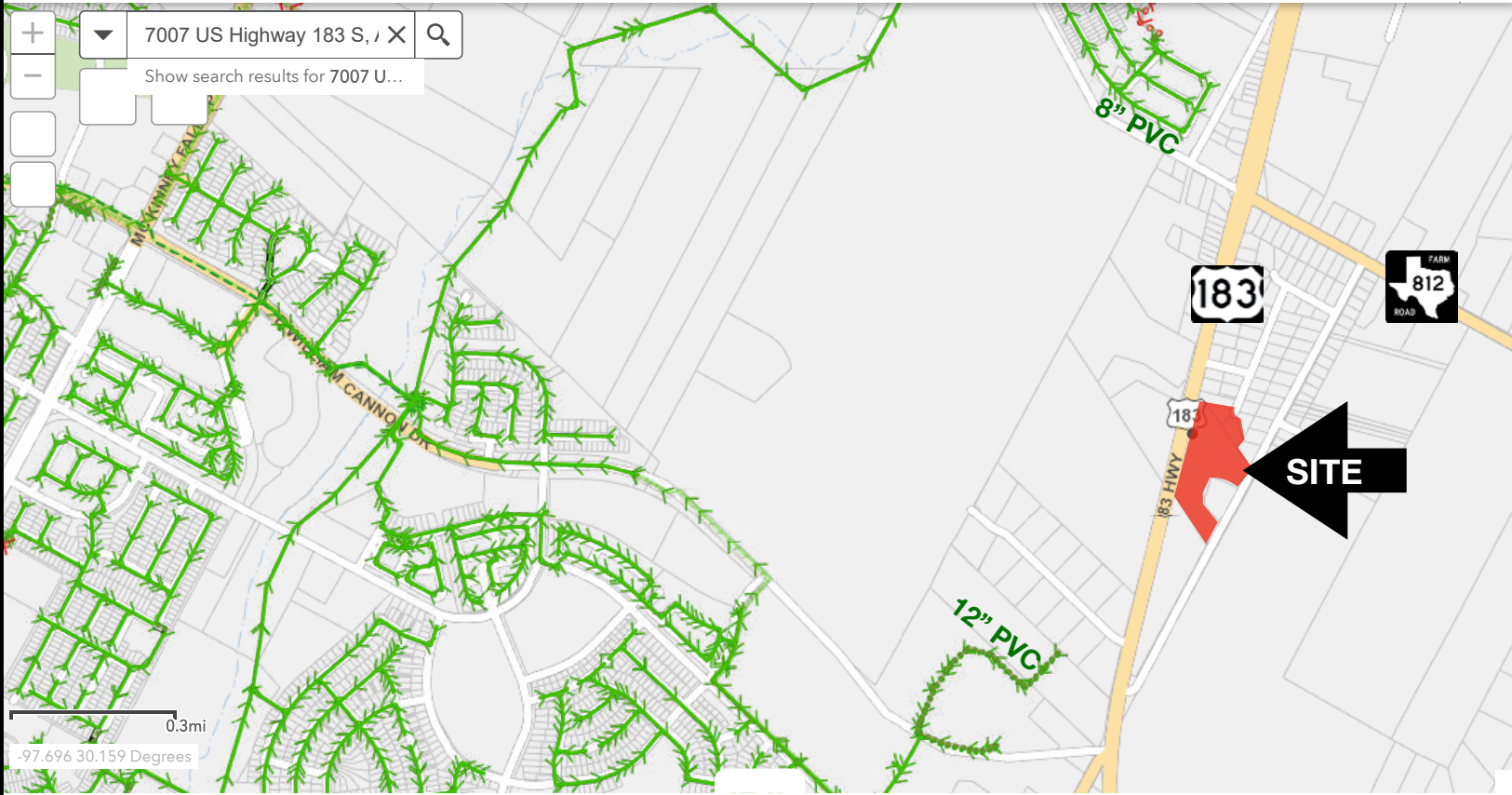


Austin Water Records Access Application



Home Tab   Water Intersections   Reuse Intersections   Wastewater Profiles   Water Asbuilts   Wastewater Asbuilts   Reuse Asbuilts

Water/WW/Reuse Combined Services Map   Grid Maps

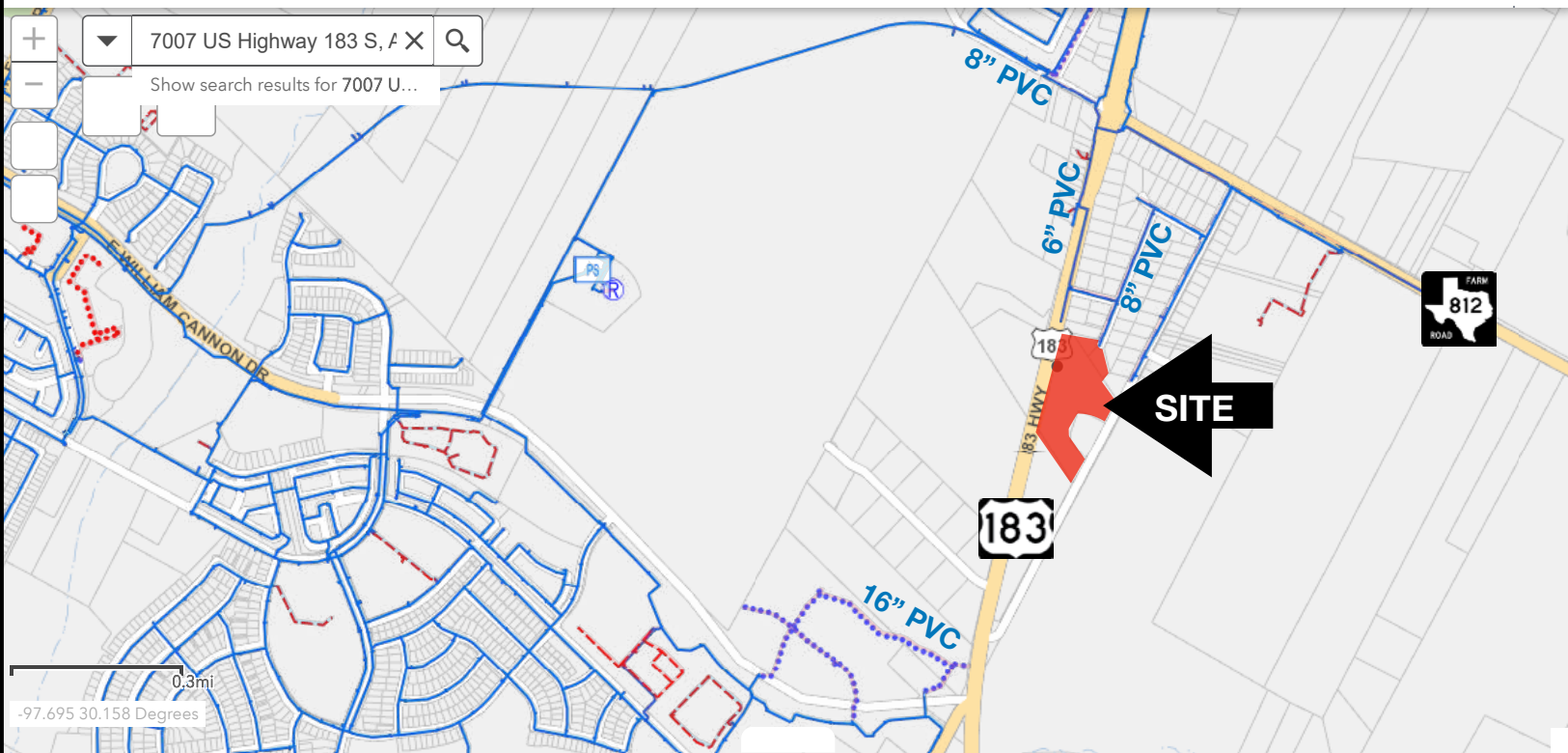


Austin Water Records Access Application



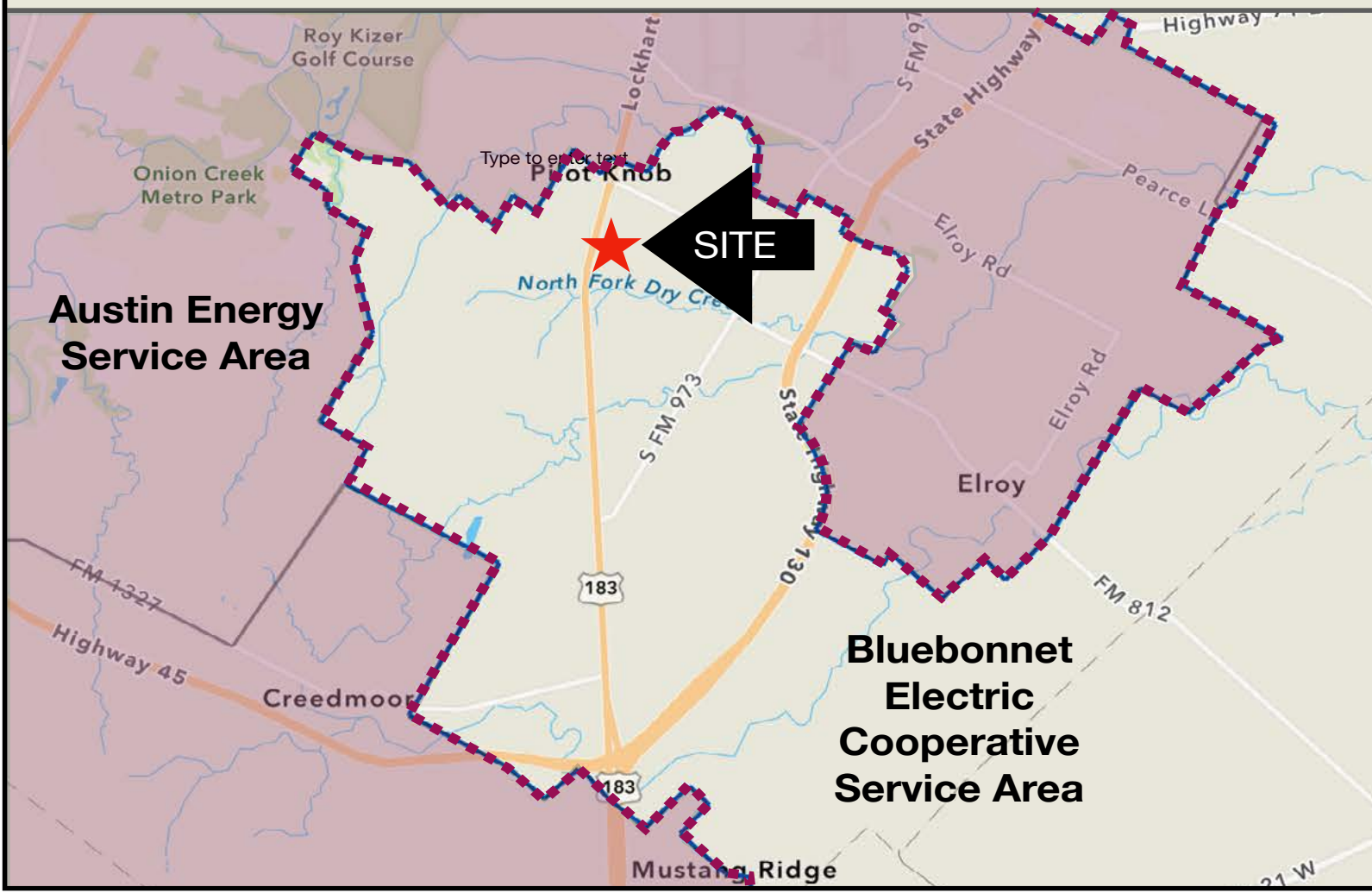
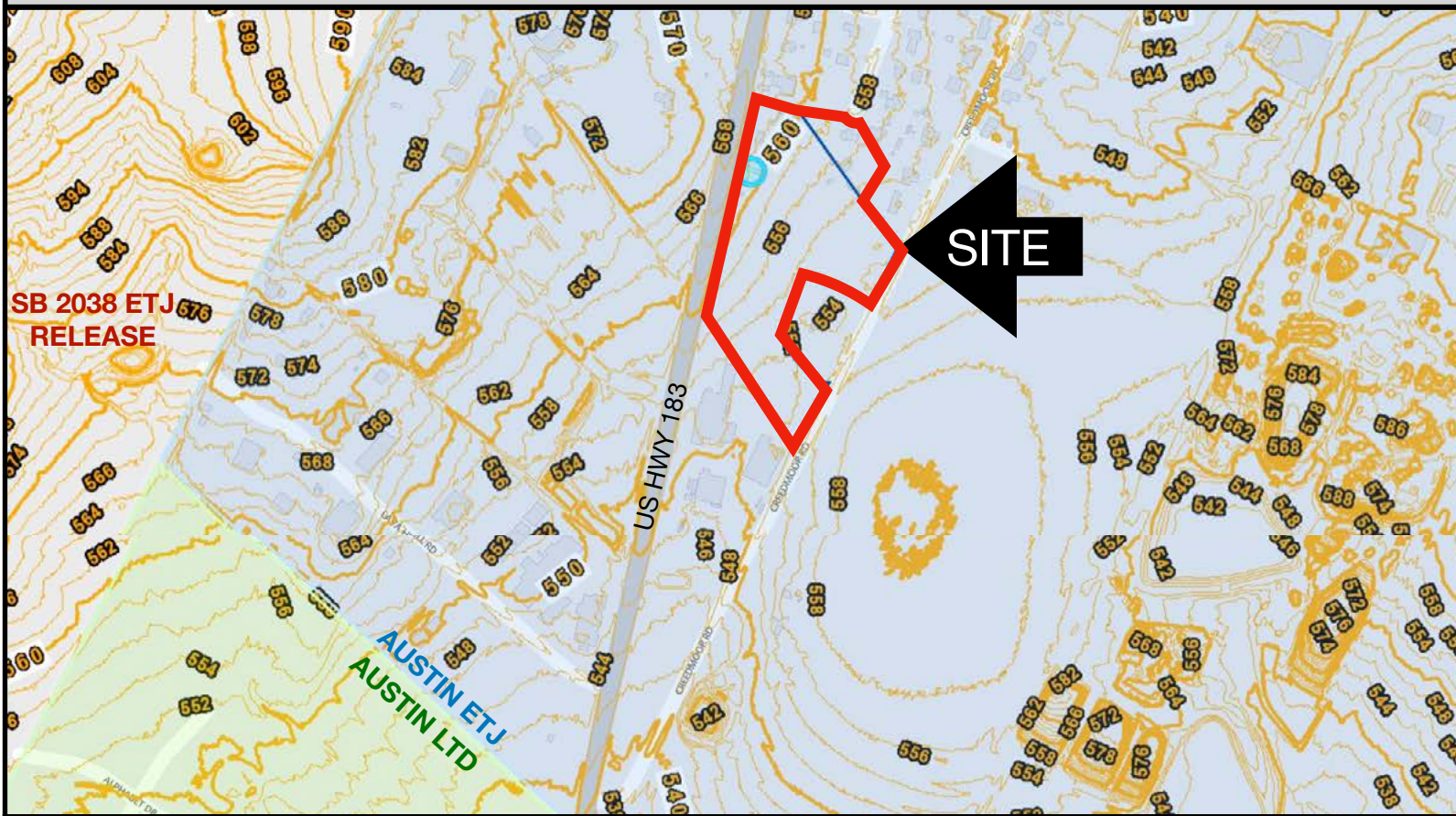
Home Tab   Water Intersections   Reuse Intersections   Wastewater Profiles   Water Asbuilts   Wastewater Asbuilts   Reuse Asbuilts

Water/WW/Reuse Combined Services Map





# Travis County Topographic Map - 7007 S US HWY 183









## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>512-784-1134</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Spence Collins</b>	<b>345335</b>	<b>spence@matexas.com</b>	<b>512-789-0909</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date