

FOR SALE - STONEY RIDGE MASTER-PLANNED RETAIL SITES

TX-130, FM 973, Ross Road, and Elroy Roads, Austin, TX 78617



LOCATION: There are five (5) retail sites located within the Stoney Ridge development.

TOPOGRAPHY: The sites are all relatively level.

APPROXIMATE SIZE:
Site #1: 4.2 acres.
Site #2: 11.039 acres.
Site #3: 1.8 acres. Under Contract
Site #4: 1.236 acres.
Site #5: 2.678 acres. Under Contract

FLOOD HAZARD: None of the Properties are in the FEMA floodplain.

FRONTAGE/ ACCESS: See attached plats.

PRICE:
Site #1 - \$12.00 psf. Site #4 - \$7.00 psf.
Site #2 - \$8.00 psf. Site #5 - \$6.00 psf.
Site #3 - \$7.00 psf. Under Contract Under Contract
Cash is preferred. Seller would entertain a JV scenario.

UTILITIES: All Available – City of Austin

COMMENTS: Site #1 is a great large C-store/truck stop site. The other 4 sites are great neighborhood retail or commercial sites. All tracts will be conveyed with final plat, zoning and utilities in place. Sites 2-5 have off-site detention/sedimentation in place.

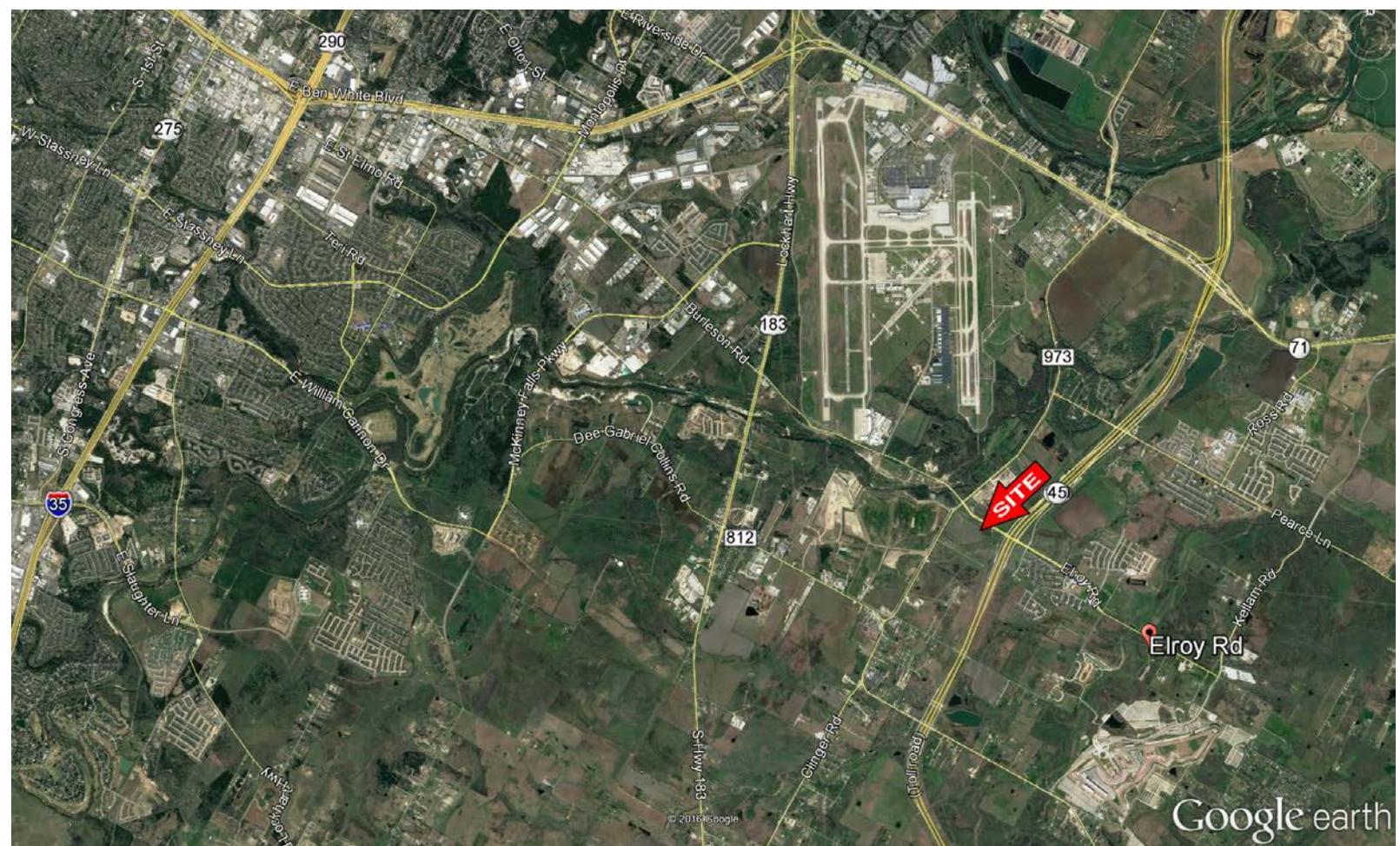
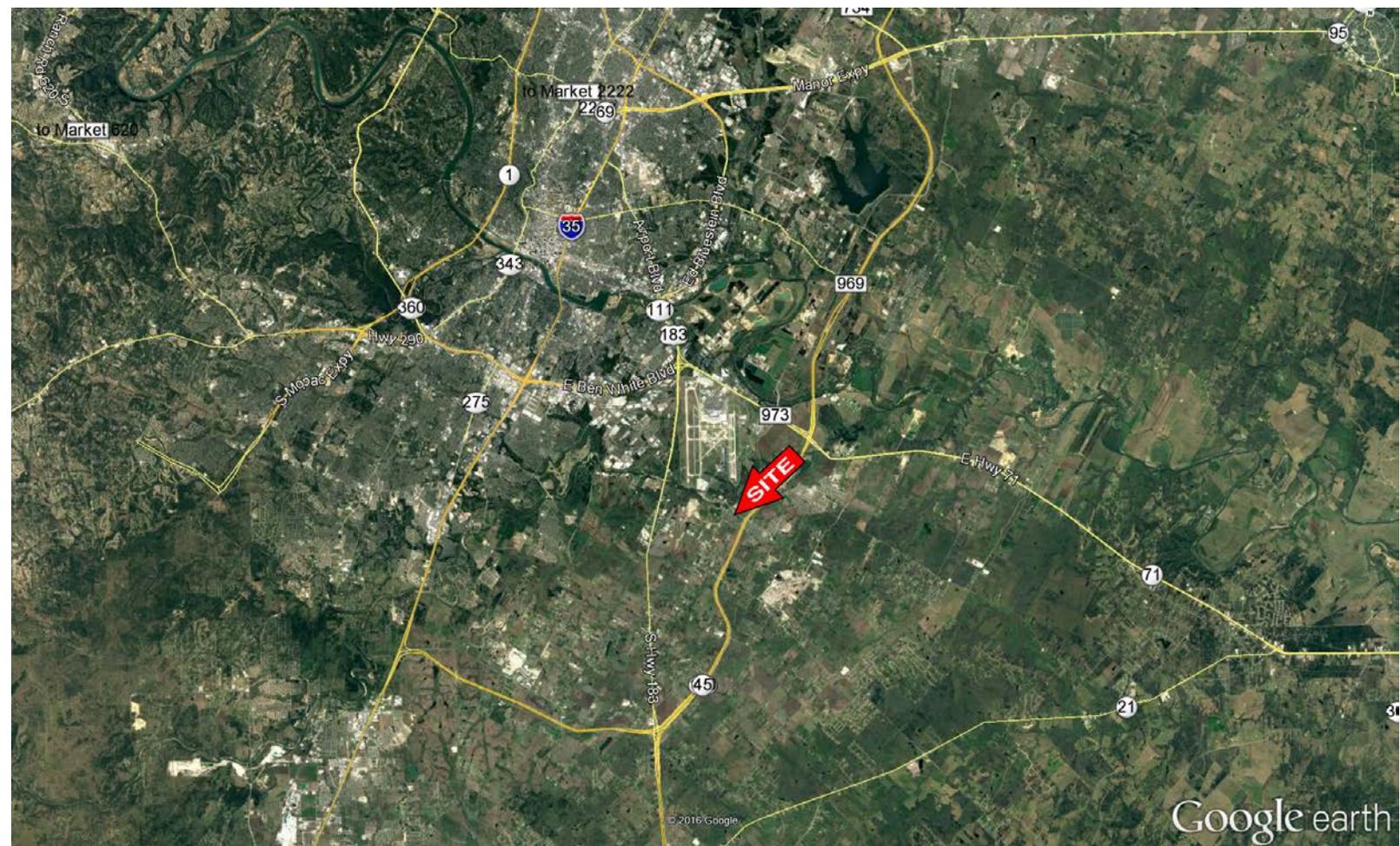
ZONING: Community Commercial - GR

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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

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Moore's Crossing MUD Subdivisions

Legend

Subdivisions

- █ Future
- █ Complete
- █ Present
- Moore's Crossing MUD Boundary
- Lot Lines
- Future Sewer Line
- Proposed Road



SR Development

4425 So Mopac Expy, Bldg 2, Suite 205
 Austin, Texas 78735
 For Information Please call:
 Tim Chambers: 512.970.9701 or
 Bill Gurausch: 512.658.3446

All land within Moore's Crossing MUD is Limited Purposed Annexed.
 The information shown on this map is for informational purposes only and does not constitute an offer of any financial product without notice. All information shown is based upon information provided to the developer. The information depicted herein has been assembled by SR Development.
 Last updated on 09-22-2018

Completed Homes:

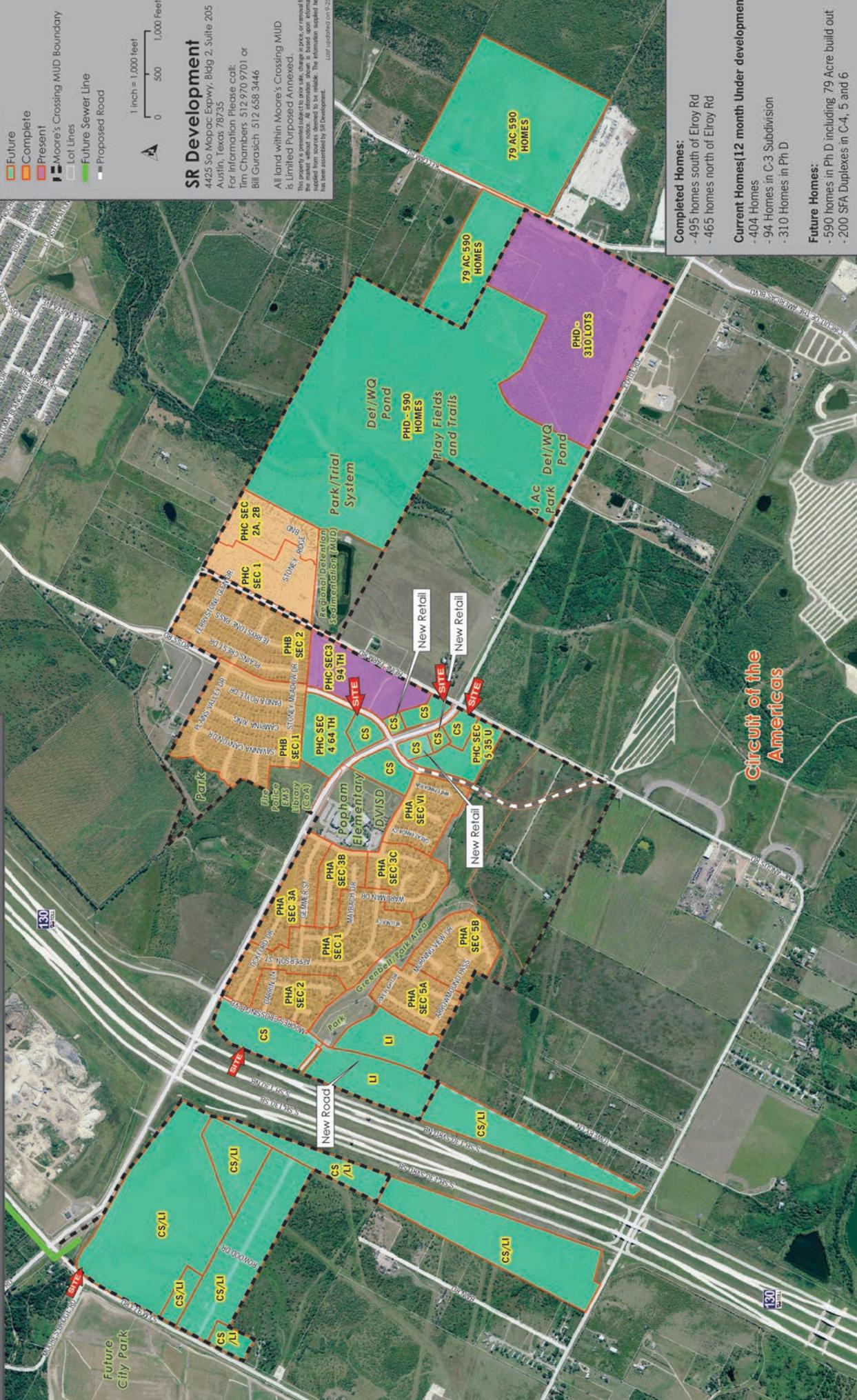
- 495 homes south of Elroy Rd
- 465 homes north of Elroy Rd

Current Homes (12 month Under development):

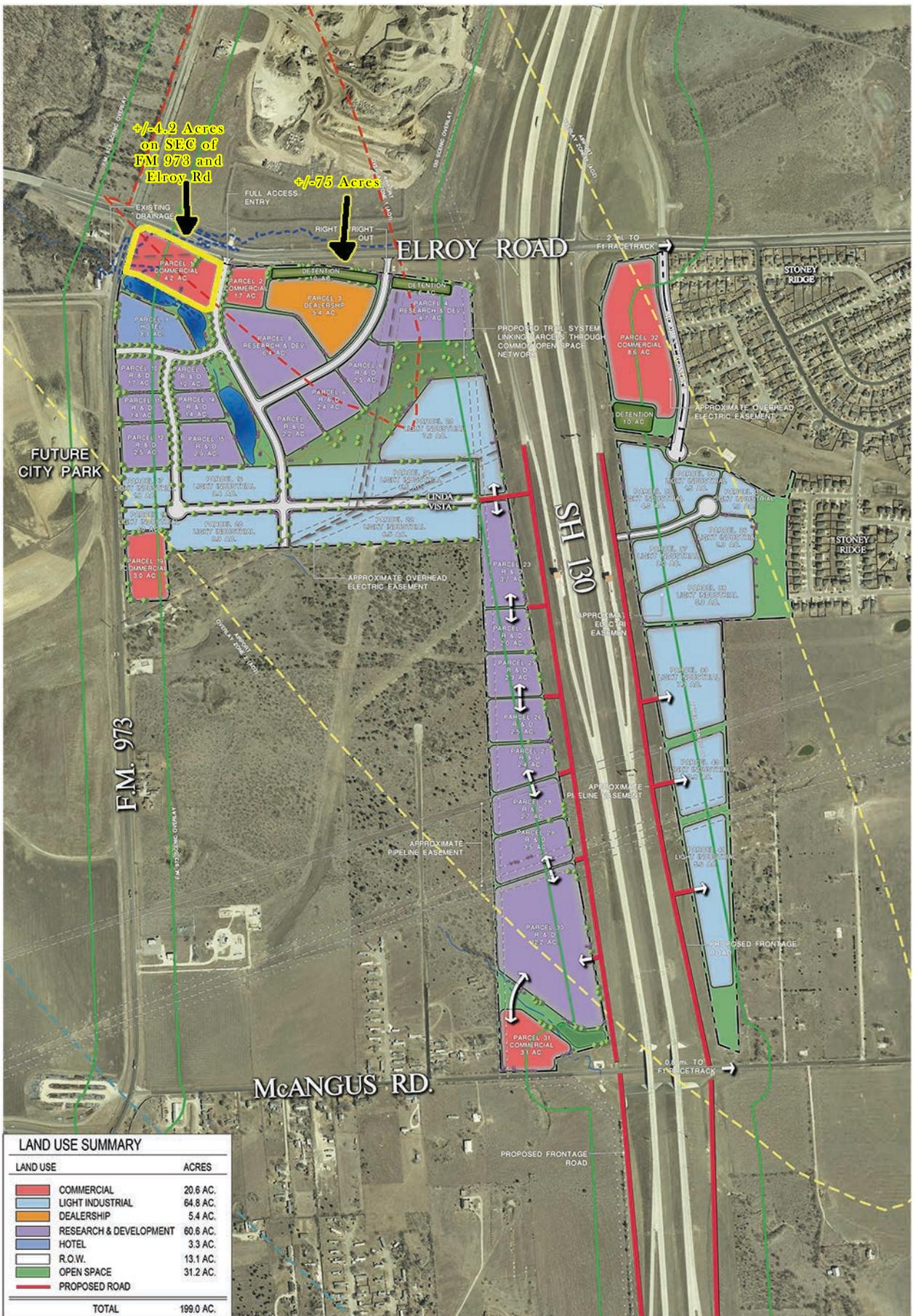
- 404 Homes
- 94 Homes in C-3 Subdivision
- 310 Homes in Ph D

Future Homes:

- 590 homes in Ph D including 79 Acre build out
- 200 SFA Duplexes in C-4, 5 and 6



Circuit of the Americas



LAND USE SUMMARY

LAND USE	ACRES
COMMERCIAL	20.6 AC.
LIGHT INDUSTRIAL	64.8 AC.
DEALERSHIP	5.4 AC.
RESEARCH & DEVELOPMENT	60.6 AC.
HOTEL	3.3 AC.
R.O.W.	13.1 AC.
OPEN SPACE	31.2 AC.
PROPOSED TOTAL	199.0 AC.

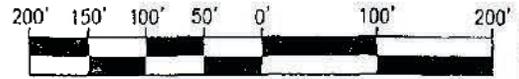
SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 AUSTIN, TEXAS
 512.249.7888 • 512.249.1088
www.secplanning.com

North
 Scale: 1" = 600'
 Date: September 22, 2016

MOORES CROSSING
 AUSTIN, TEXAS

Site 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



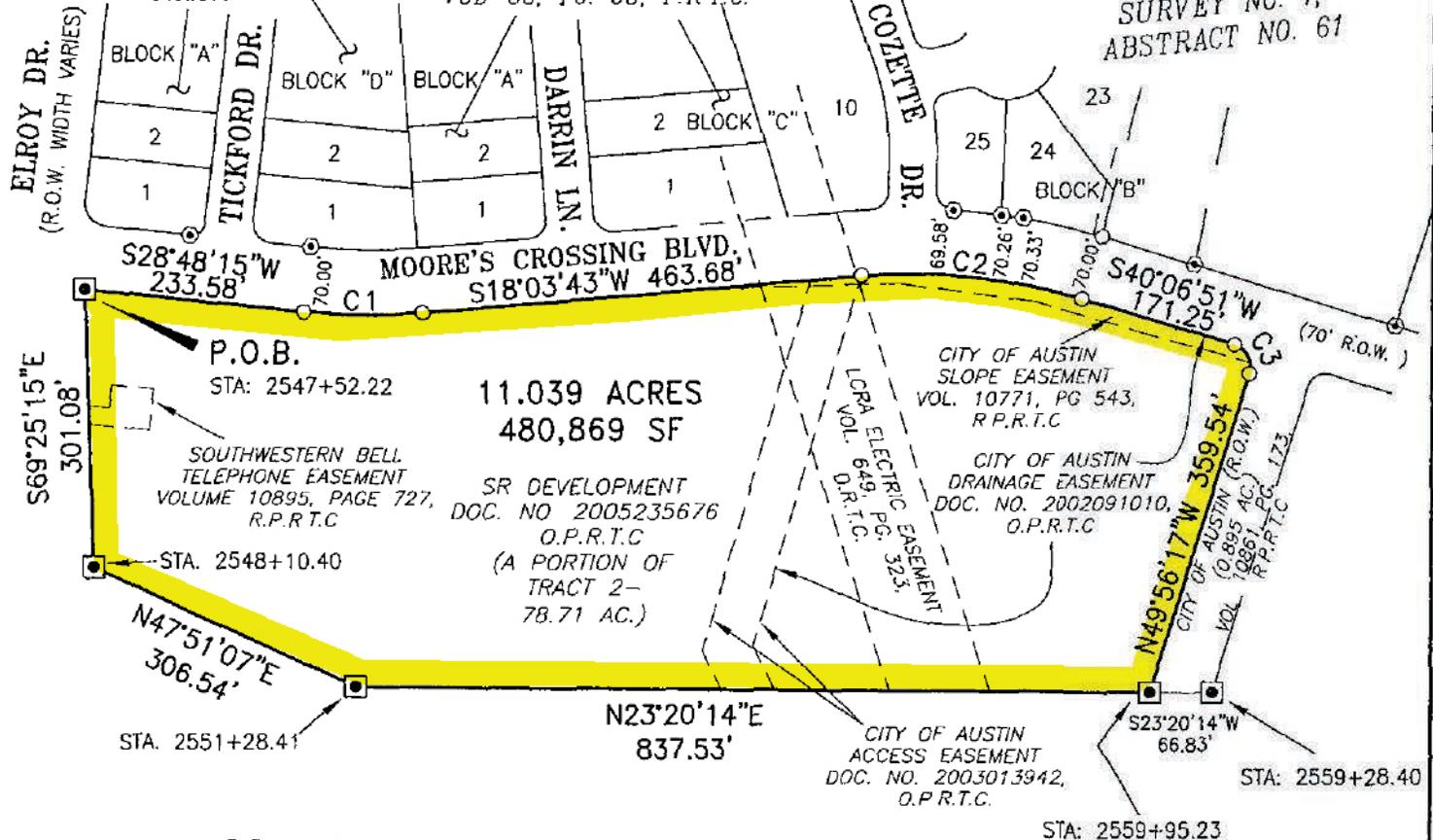
GRAPHIC SCALE

1" = 200'

MOORE'S CROSSING
PHASE A, SECTION I
VOL. 87, PG. 155C & 155D
P.R.T.C.

MOORE'S CROSSING
PHASE A, SECTION II
VOL. 88, PG. 68, P.R.T.C.

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



STATE HIGHWAY 130

(R.O.W. WIDTH VARIES)

STATE OF TEXAS }

COUNTY OF TRAVIS }

TO: MC Joint Venture, SR Development, American Bank, N.A.
and Lawyers Title Insurance Corporation

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

MACIAS & ASSOCIATES, L.P.

Carmelo L. Macias Dec 16, 2009

CARMELO L. MACIAS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333



THE INFORMATION SHOWN ON THIS SURVEY IS BASED ON A SURVEY DONE BY MAI DATED DECEMBER 26, 2007.

PAGE 4 OF 5

Job No.: 420-02-07 Scale: 1" = 200' Date: 12-16-2009
Field Book: 492, Page 3 Drawn by: D.L.M. Checked by: C.L.M.



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS



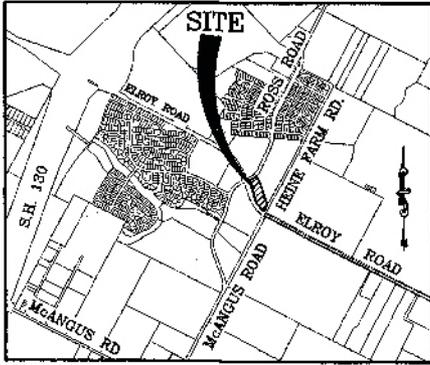
5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745

PH. (512)442-7875 FAX (512)442-7876

WWW.MACIASLANDSURVEYORS.COM

SCANNED

MOORE'S CROSSING C-3 COMMERCIAL



LOCATION MAP
SCALE: 1" = 200'

Site 4

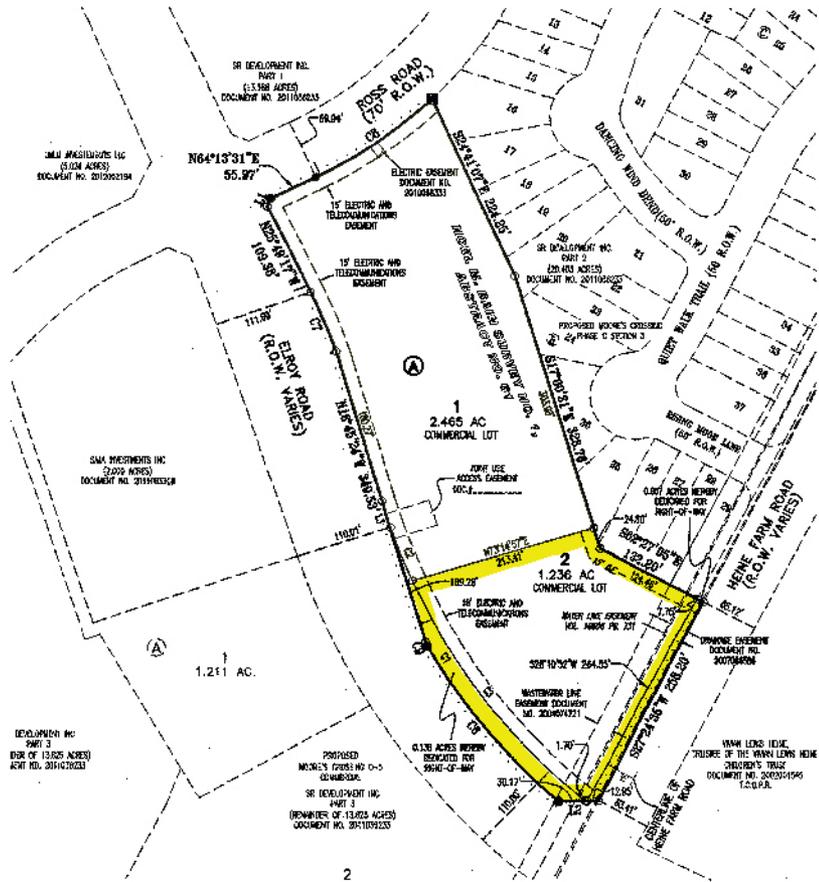
SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- BL. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT OF WAY
- 1 LOT NUMBER
- AC ACRES
- R.O.W. RIGHT OF WAY
- SIDEWALK

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Angle	DELTA
C1	385.82	694.83	S54°53'32"E	383.71	185.06	37°32'20"
C2	66.31	694.83	S27°23'46"E	66.28	33.18	9°32'02"
C3	322.61	894.83	S37°30'58"E	319.64	164.38	28°28'28"
C4	233.67	704.85	N39°48'44"W	232.60	117.82	18°59'40"
C7	74.44	694.00	N22°38'54"W	74.40	37.25	8°30'50"
C8	158.14	595.00	N85°11'46"E	155.45	80.24	16°03'21"
C9	5.29	440.00	W84°14'12"W	5.29	2.65	0°41'20"

Line Table		
Line #	Length	Direction
L1	10.31	N21°22'35"E
L2	44.82	S89°17'58"W
L3	31.73	S18°36'51"E



DATE: AUGUST 06, 2015

TOTAL ACREAGE: 3.896 ACRES
FEMA MAP NO: 48453C0620H, DATED SEPTEMBER 26, 2008
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61

TOTAL NO. OF LOTS: 2
NO. OF BLOCKS: 1
NO. OF COMMERCIAL LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 0.00 LF

OWNER:
WILLIAM G. GURASICH
SR DEVELOPMENT, INC.
4425 S. MOPAC EXPY
SUITE 205
AUSTIN, TEXAS 78735
PHONE: (512) 474-5300
FAX: (512) 385-8709

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

SHEET NO. 1 OF 3

Carlson, Brigrance & Doering, Inc.

PLM ID #18791 REG. # 10024000

ChE Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

TESLA PICKS AUSTIN

By Shonda Novak and Bob Sechler

snovak@statesman.com bsechler@statesman.com

In one of the largest economic development projects in Austin's history, electric automaker Tesla says it will build a \$1.1 billion assembly plant in Travis County that will employ 5,000 people.

Wages at the factory — to be located on 2,100 acres off Texas 130 and Harold Green Road — will start at \$35,000 annually, counting benefits, bringing job opportunities and investment to a southeastern portion of the county that officials say is sorely in need of them. It will produce the electric vehicle maker's upcoming Cybertruck electric pickup, as well as be a second site to build its Model Y SUV. Tesla officials previously have said they intend to break ground on the factory by the third quarter of this year, although CEO Elon Musk said Wednesday that initial work at the site actually began last weekend.

"The location is five minutes from (Austin-Bergstrom International Airport) and 15 minutes from downtown Austin," Musk said, speaking on a conference call with Wall Street analysts following the company's second-quarter earnings release.

"We are going to make it a factory that is going to be stunning," he said. "It is right on the Colorado River. So we are actually going to have a boardwalk where there will be a hike and biking trail. It is basically going to be an ecological paradise — birds in the trees, butterflies, fish in the stream. And it will be open to the public as well, so not closed and only open to Tesla."

Texas Gov. Greg Abbott heralded the announcement in a written statement Wednesday, calling Tesla "one of the most exciting and innovative companies in the world."

The planned factory "will keep the Texas economy the strongest in the nation and will create thousands of jobs for hard-working Texans," Abbott said. "I look forward to the tremendous benefits that Tesla's investment will bring to Central Texas and to the entire state."

A spokesman for Abbott said Tesla didn't receive any financial incentives from the state to build the factory here, although it has received local incentives.

Earlier this month, the Travis County Commissioners Court and the Del Valle Independent School District's board approved tax breaks for the project valued at a minimum of about \$60 million combined.

California-based Tesla recently became the most valuable automaker in the world, and its market capitalization is nearly \$300 billion.

Local advocates for the project are heralding the planned factory — dubbed a 'gigafactory' by Tesla — as a wellspring of new jobs and a huge boost for the local economy, particularly amid the financial gut punch being delivered by the coronavirus pandemic.

Tesla also had been considering Tulsa, Okla., as a location, although it previously indicated the site in Travis County was its front-runner.

“The company’s pioneering spirit and advanced manufacturing technologies will be instrumental in our region’s economic recovery and our sustainable growth for the longer term,” said Gary Farmer, chairman of Opportunity Austin, the Greater Austin Chamber of Commerce’s regional economic development initiative.

Austin economist Jon Hockenyos, whose firm, TXP Inc., was hired by Travis County to help structure its incentive agreement with Tesla, said the timing of the project is ideal, in terms of its potential to help buoy the region economically amid the coronavirus pandemic.

Hockenyos said so-called middle-skill jobs — meaning those requiring some post-high school training but not a four-year degree — have been eliminated from payrolls disproportionately during the pandemic but are precisely the type of positions Tesla will be looking to fill.

“We are in a recession, and the recession is hitting people the hardest who potentially could fill these jobs,” Hockenyos said. “A lot of jobs (lost because of the pandemic) aren’t coming back” for the foreseeable future.

Ray Perryman, president of the Perryman Group, a Waco-based economic research and analysis firm, said having a Tesla assembly plant in the Austin metro area is a major coup for the region.

“At an immediate level, it offers a large number of jobs at various skill and education levels that will directly benefit the economy and have spillover effects to other segments. It also has the potential to create a clustering effect of other firms in the area,” Perryman said. “Perhaps most important, it will further expand the technology footprint of the area.” Tesla executives and school district officials have said the factory will provide opportunities for education, job-training and career paths in areas that include robotics and science, technology, engineering and math.

Still, the project has plenty of skeptics locally. Some have criticized the notion of taxpayer-funded subsidies for a multibillion-dollar corporation, while others have criticized Tesla’s record on workplace safety and labor relations and urged local officials — albeit unsuccessfully — to delay approval of the incentive agreements so that more safeguards could be put in place.

Nathan Jensen, a University of Texas government professor, said the Tesla incentives are “a bad investment of taxpayer money as small businesses close in our community” because of the pandemic.

Jensen, who studies taxpayer- funded incentives to corporations and is a critic of them, previously has pointed to research indicating at least three-quarters of such incentive agreements are struck with companies that would have invested in a particular region without them.

In the case of the Tesla deal in particular, he also said the minimum wage of \$15 an hour the company has agreed to pay — which equates to \$31,200 annually for a fulltime worker, not counting benefits — is an extremely low bar for a manufacturer to clear.

“They are trying to rebrand this as ‘middle-skill’ jobs, but these are low wages,” Jensen said.

But Austin economist Angelos Angelou said the planned Tesla factory could help foster growth of entirely new industrial sectors in the region.

Tesla’s factory here “expands Austin’s opportunities to attract a strong supply chain in (auto manufacturing) and create much needed high paying manufacturing jobs,” Angelou said.

“Austin now combines its engineering hardware and software preeminence to attract many more manufacturing jobs,” he said. “Who knows what is next, perhaps the recruitment of an aerospace company?”

Manufacturing jobs in Texas most recently paid just over \$47,000 annually on average prior to the coronavirus pandemic, according to figures from the U.S. Bureau of Labor Statistics. Tesla has said it expects its average pay to be about that amount.

Last week, Travis County commissioners voted to approve tax breaks for Tesla valued at a minimum of about \$14 million over 10 years if the company invests \$1.1 billion in the factory. The amount of the tax breaks will grow substantially if Tesla invests more over the 20-year life of the agreement.

The Del Valle school district on July 9 approved just over \$46 million in property tax breaks for the company over 10 years. That figure won’t change much even if Tesla invests more.

Travis County Judge Sam Biscoe said Wednesday that he’s proud of the incentives agreement that the county reached with Tesla.

“In addition to the 5,000 new jobs and \$1 billion facility investment, Travis County has been able to take a tract of land that paid \$64,000 in tax revenue over 10 years and turn it into a tract that will pay \$8 million in tax revenue (to the county) during the same period” despite the tax breaks, Biscoe said.

The deal “strikes a balance between incentivizing Tesla, securing significant community benefits, and ensuring protection of workers and the environment.”



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.

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- 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.

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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.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date