LAND | FOR SALE

TRACT 1 3.28 Acres Zoning: LR



TRACT 7 • 9.42 Acres Zoning: GR

TRACT 9 23.7 Acres Zoning: GR/CS



TRACT 38 3.3 Acres

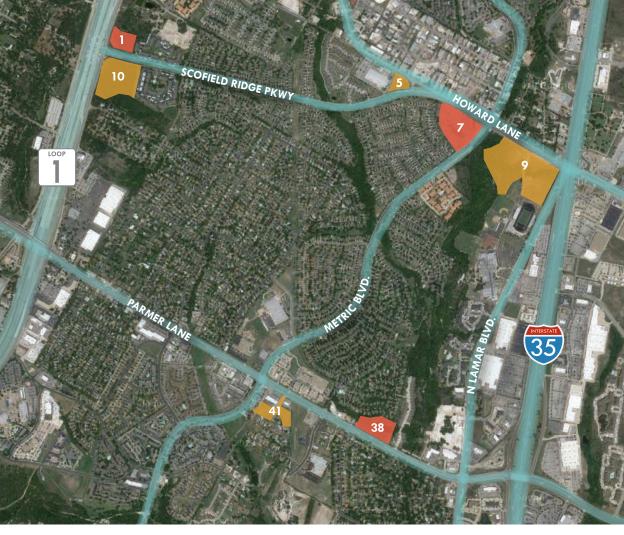
Zoning: LO

TRACT 41a 1.78 Acres Zoning: LR

TRACT 41b 2.27 Acres Zoning: LR

FOR MORE **INFORMATION PLEASE CONTACT** RYAN WILSON 512.505.0006 rwilson@ecrtx.com LEE ELLISON 512.505.0015 lellison@ecrtx.com



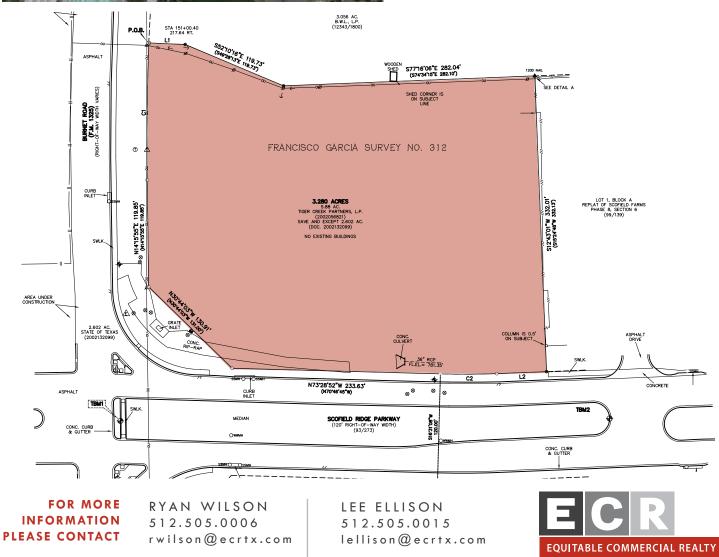


AERIALS & SITE PLAN TRACT 1



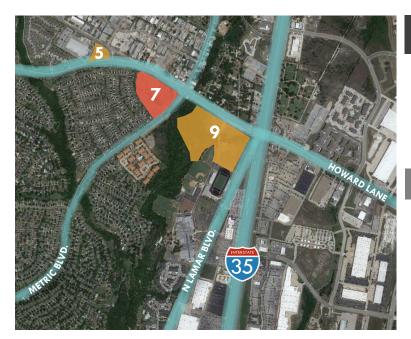
TRACT 1	3.28 Acres
Zoning: LR 142,790 SF	

DEMOGRAPHICS	5-MI	10-MI	15-MI	
POPULATION	203,026	597,826	870,123	
HOUSEHOLDS	81,725	233,381	339,302	
AVG. HOUSEHOLD INCOME	\$67,484	\$75,791	\$76,132	



PLEASE CONTACT

AERIALS & SITE PLAN TRACT 7



TRACT 7	9.42 Acres
Zoning: GR 410,509 SF	

DEMOGRAPHICS	5-MI	10-MI	15-MI	
POPULATION	203,026	597,826	870,123	
HOUSEHOLDS	81,725	233,381	339,302	
AVG. HOUSEHOLD INCOME	\$67,484	\$75,791	\$76,132	

EQUITABLE COMMERCIAL REALTY



LAND | FOR SALE

812 SAN ANTONIO | SUITE 105 | AUSTIN, TEXAS 78701 | 512.505.0000 | WWW.ECRTX.COM

lellison@ecrtx.com

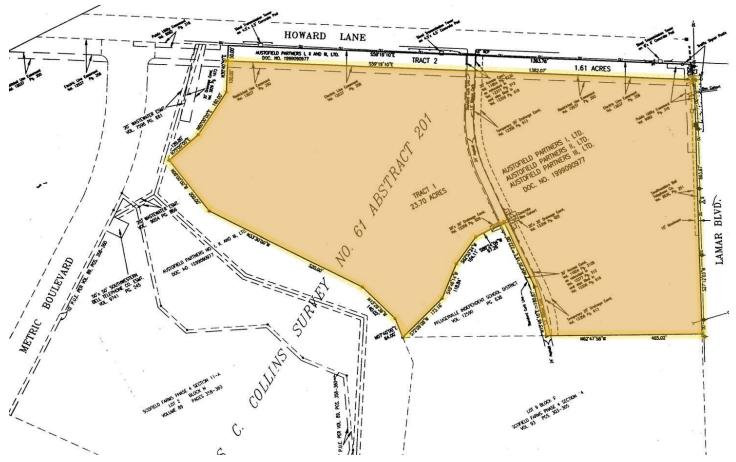
rwilson@ecrtx.com

AERIALS & SITE PLAN TRACT 9



TRACT 9	23.7 Acres
Zoning: GR/CS 1,032,372 SF	

DEMOGRAPHICS	5-MI	10-MI	15-MI
POPULATION	203,026	597,826	870,123
HOUSEHOLDS	81,725	233,381	339,302
AVG. HOUSEHOLD INCOME	\$67,484	\$75,791	\$76,132



FOR MORE INFORMATION PLEASE CONTACT RYAN WILSON 512.505.0006 rwilson@ecrtx.com LEE ELLISON 512.505.0015 Iellison@ecrtx.com



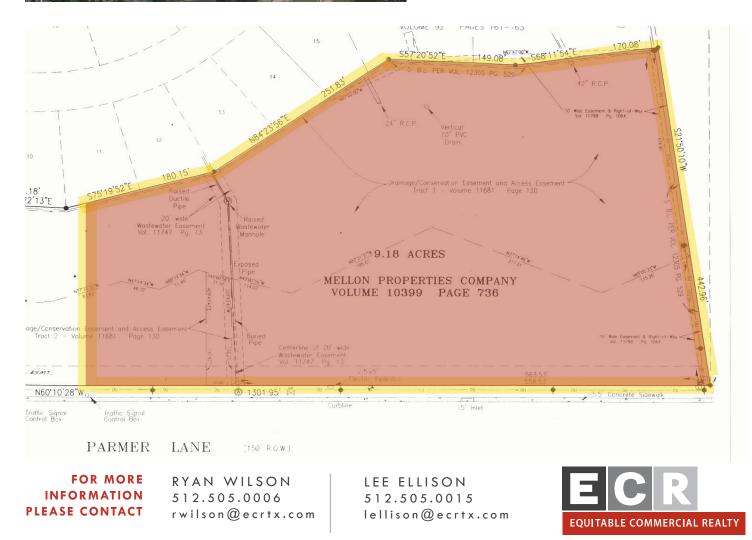
AERIALS & SITE PLAN TRACT 38



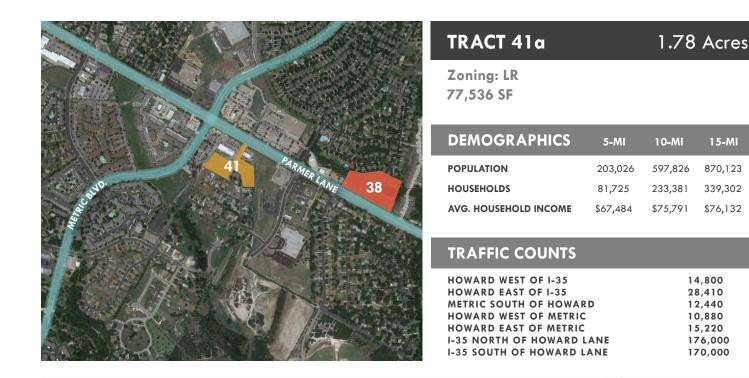
TRACT 38		3.3	Acres	
Zoning: LO 143,748 SF				
DEMOGRAPHICS	5-MI	10-MI	15-MI	
POPULATION	203,026	597,826	870,123	
HOUSEHOLDS	81,725	233,381	339,302	

TRAFFIC COUNTS

HOWARD WEST OF I-35	14,800
HOWARD EAST OF I-35	28,410
METRIC SOUTH OF HOWARD	12,440
HOWARD WEST OF METRIC	10,880
HOWARD EAST OF METRIC	15,220
I-35 NORTH OF HOWARD LANE	176,000
I-35 SOUTH OF HOWARD LANE	170,000



AERIALS & SITE PLAN TRACT 41a



PARMER LANE WEST (150' RIGHT-OF-WAY WIDTH) BM#2 SEE DETAIL "A" S61*59'28"E 150.00' (S62*09'59"E 150.00') L1 S61*59'22''E 119.99' S61'59'10''E 606.69' 168.12 MT. (8883/639)(199900238) 30' A.E. (12931/878) 100:47:04.W E.E. (199900238) 25' B.L. (199900238)(12837/35 240.31' (12854/1413) LOT 3A AMENDED PLAT OF LOT 3, BLOCK "A" VILLAGE AT WALNUT CREEK PHASE 2, SECTION 23 (101/36) 02 LOT 1 BLOCK "B" VILLAGE AT RIVER OAKS SECTION FIVE (199900238) 240.05 LOT 3 BLOCK "B" VILLAGE AT RIVER OAKS SECTION FOUR (99/188-189) N28'06'35"E 2 (N28'04'46"E 2 2 LOT 3, BLOCK RESUBDIVISION LOT 4, BLOCK VILLAGE AT RIVER SECTION TWC ш ш 128°08'07" (N28°04'46" (101/36)(199900238) LOT 2-A BLOCK "B" 1.371 ACRES S62'43'43''E 228.34' A.E. (12675/362) (13363/2618) —• R.A.E. (\$62*52'00'' N28" (102/384) LOT 2 BLOCK "A" VILLAGE AT WALNUT K PHASE 2, SECTION 23 (96/277-278) S62*05'23"E (12958/22)(199900238) 30' INGRESS & EGRESS A.E (4277/241) (199900238) 149.90' 500.47 .8 (S62'05'23"E) EEH (150.00')0 LOT 2-C BLOCK "B" 1.782 ACRES R.A.E. (12675/362) (13363/2618) 00 2 LOT 2-B 0 1,0. 0 (.47' BLOCK "B" 2.270 ACRES (N10.3× is' LOT 1 VILLAGE AT RIVER OAKS SEC. 6 0.825 AC. (0.838 AC. PECORDED) 181 181. 6 R.A.E. (12675/362) (13363/2618) -LOT 1 BLOCK "A" LAGE AT WALNUT REEK PHASE 2, SECTION 23 4 ш ш 163.69. N28°04'48'' (N28°02'29"E 2 63 & P.U.E. (10145/760)(199900238) N61*53'22''W 389.02' (N61*55'32''W 389.02') RECORDED) (200000372) (96/277-278) (12675/357 (1999900258) SHADY LOT 23B LOT 23B MISION OF LOT 23 Y VIEW ESTATES 200000197) S61'54'24''E 214.41 0.27 ACRES SHADOWVIEW DRIVE TRUST (13068/1288) LOT 3 VALLEY VIEW E (59/81) LA VIEW LOT-22 VALLEY VIEW ESTATES (59/81) LOT 24 VALLEY VIEW ESTATES (59/81) LOT 25 VALLEY VIEW ESTATES . R.O.W.) 4 DRIVE (59/81)FOR MORE RYAN WILSON LEE ELLISON INFORMATION 512.505.0006 512.505.0015 **PLEASE CONTACT** rwilson@ecrtx.com lellison@ecrtx.com EQUITABLE COMMERCIAL REALTY

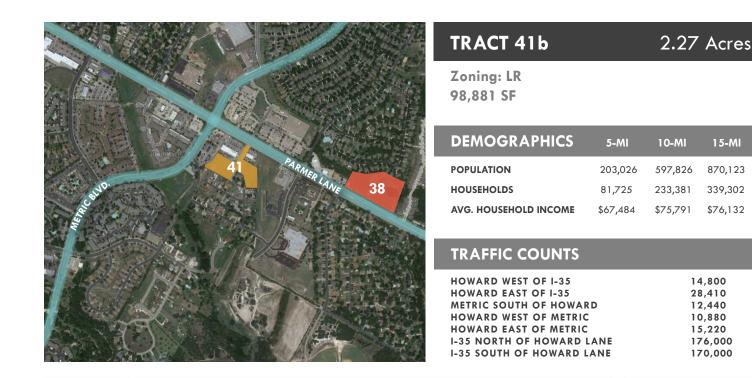
15-MI

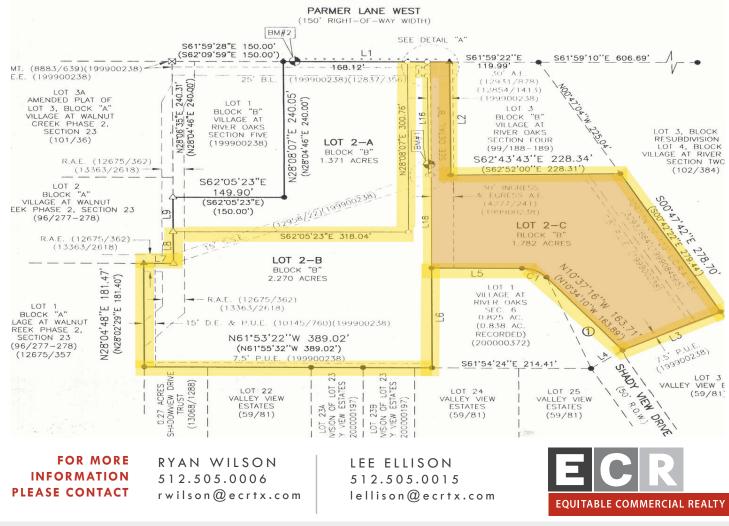
870.123

339,302

\$76,132

AERIALS & SITE PLAN TRACT 41b





15-MI

870.123

339,302

\$76,132

14,800

28,410

12,440

10,880

15,220

176,000

170,000



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 interest 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 say 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:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Wilson	513733	rwilson@ecrtx.com	512.505.0006
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov