

retail

solutions



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2017 Total Population	6,639	54,416	179,651
2017 Average HH Income	\$47,675	\$53,528	\$70,476
2017 Daytime Population	3,513	44,925	194,460

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FOR SALE

\$975,744 or \$7.95 PSF

PROPERTY HIGHLIGHTS

- Zoned CS - AO-2 (Airport Overlay)
- 2.818 Acres of Developable land
- 262' of Frontage on Old Bastrop Hwy.
- Utilities to Site
- Visibility from both Hwy 71 and Hwy 183
- Natural Gas Available
- Less than 1 Mile from ABIA

TRAFFIC COUNT

E Ben White Blvd: 66,049 VPD
S Hwy 183: 83,495 VPD
Dalton Ln: 3,240 VPD
(Costar 2016)

AREA TRAFFIC GENERATORS



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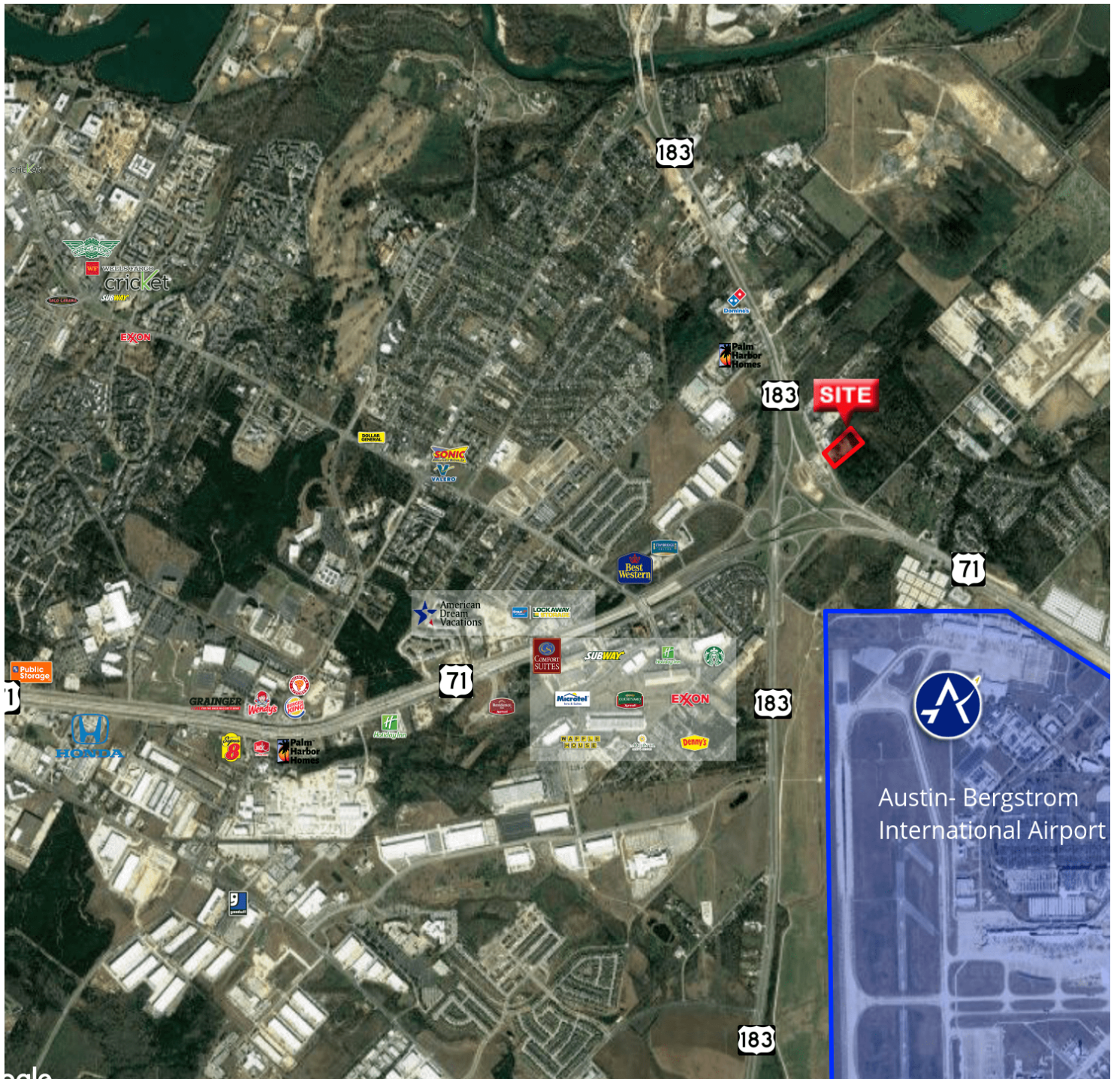


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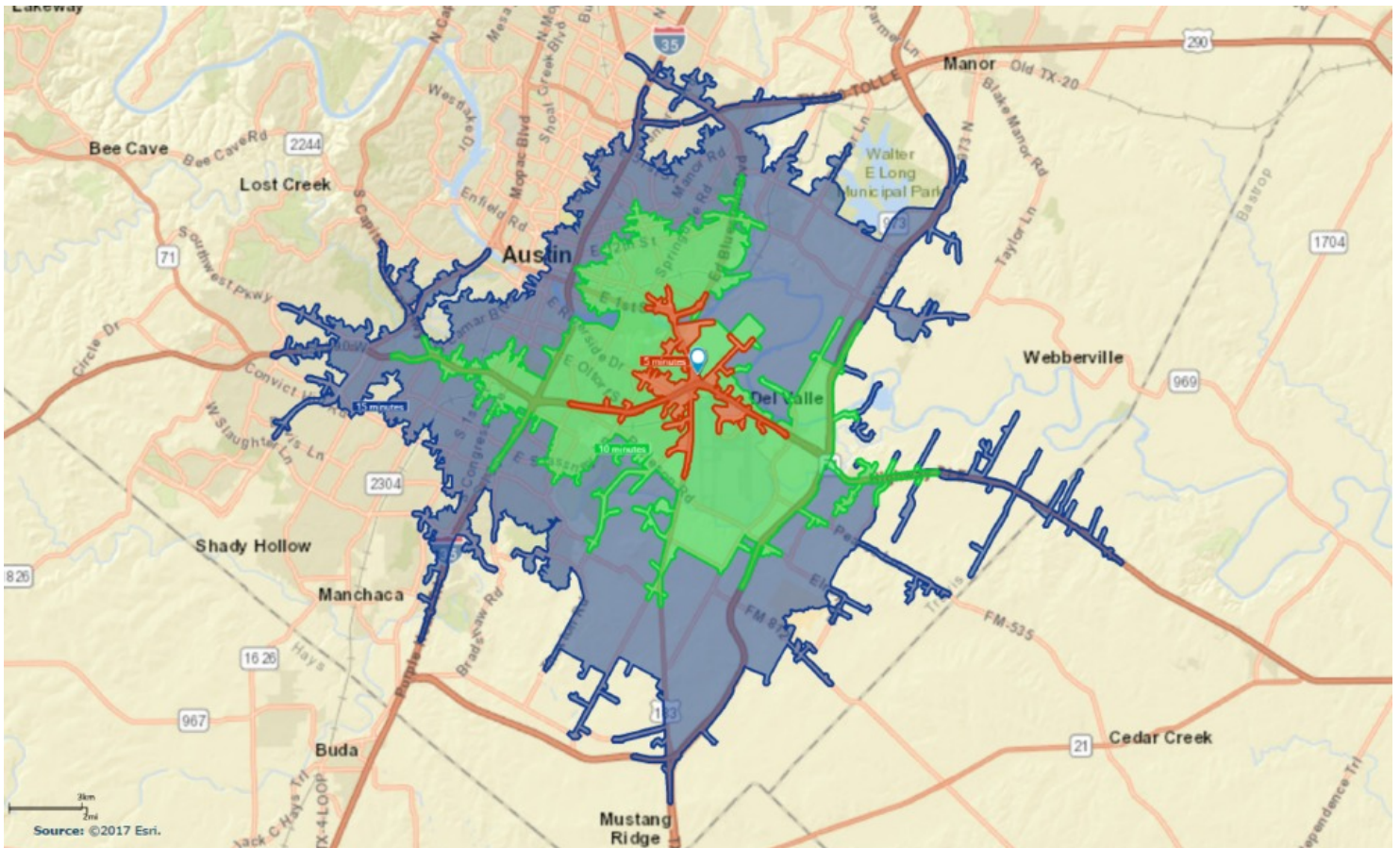
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PROJECT OVERVIEW

The 183 South Expressway Project extends eight miles from US 290 to SH 71 in East Austin. The new \$743 million expressway will serve as a gateway to Austin-Bergstrom International Airport and as a bypass to Interstate 35. It will reduce travel times and improve mobility for commuters, local drivers and people who prefer to use public transit, ride their bike or walk.

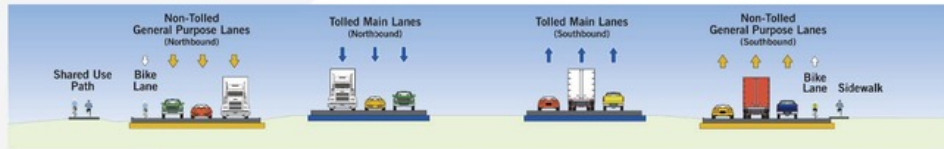


THE MOBILITY IMPROVEMENTS

- A new tolled expressway featuring three lanes in each direction
- An improved non-tolled US 183 with three general purpose lanes in each direction
- A high tech traffic monitoring system for improved traffic management and emergency response
- Miles of new bicycle lanes, sidewalks, and shared use paths with connections to the regional trail system
- Upgrades to the visual appearance of the corridor through aesthetic enhancements and landscaping improvements



CENTRAL TEXAS
Regional Mobility Authority



HISTORY OF US 183

The US 183 corridor from US 290 to SH 71 is one of Austin's most important arterials. Constructed in the mid 1960s, the four-lane divided highway has seen only minor upgrades. As the primary route to and from the Austin Bergstrom International Airport and points beyond, it now attracts more than 60,000 cars and trucks a day and experiences significant congestion during peak travel times.

In 2011, the Central Texas Regional Mobility Authority (Mobility Authority) and the Texas Department of Transportation (TxDOT) launched an environmental study to assess the corridor and develop a reasonable and feasible approach to improve mobility. The study was approved in 2015 for construction to move forward.



183SOUTH.COM
APR 2016

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CONSTRUCTION SCHEDULE

Construction of 183 South will take place in phases over a four year period, with phase one improvements between US 290/290 Expressway and Technicenter Drive set for completion in 2019 and the remainder of the project down to SH 71 expected to open to traffic about a year later.



ROADWAY ENHANCEMENTS

- Reconstruction of existing overpasses at Springdale Road, MLK Boulevard, Montopolis Drive and Airport Boulevard to expand capacity
- New overpass constructed at Patton Drive to enhance local connectivity
- Construction of new flyover ramps between US 183 and SH 71 to reduce travel times and improve safety



BICYCLE AND PEDESTRIAN ENHANCEMENTS

Implementation of \$25 million in bicycle and pedestrian facilities including:

- Conversion of the steel truss bridge over the Colorado River into bicycle and pedestrian bridge
- Construction of a bicycle and pedestrian trail head at the Colorado River
- New pedestrian bridges crossing over US 183 corridor at Springdale Road, YMCA/East 51st Street and Bolm Road
- Bike lanes on US 183 General Purpose Lanes
- 10 foot wide shared use path constructed along the entire 8 mile corridor

VISUAL AND ENVIRONMENTAL ENHANCEMENTS

Working with the community, the project team identified a number of large oak trees that will be nurtured and protected during construction to minimize the risk of loss. In addition, the Mobility Authority has partnered with the non-profit group Tree Folks to promote maintenance and expansion of the urban tree canopy in Austin. And, the 183 South Project includes the planting of hundreds of new trees along the corridor and the installation of native landscaping at key locations to help improve the visual appeal of the corridor.

STAY INFORMED AND AVOID TRAVEL DELAYS

The Mobility Authority is committed to ensuring local residents are fully informed about construction work and drivers are kept up to speed on potential travel delays. Visit our project website at www.183South.com or call our project hotline at (512) 640-0060 or toll-free at 1 (855) 245-4272 to get your project questions answered. Follow us on twitter @183South or sign up on our website for text or email alerts to get regular lane closures alerts.

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date