

FOR SALE ±2 ACRE RETAIL LOT

200 E. Wells Branch Pkwy., Pflugerville, TX 78660



LOCATION: Part of the northeast corner of Wells Branch Pkwy. and Heatherwilde Blvd.

SIZE: Approximately 2 acres

FRONTAGE: Approximately 435' on Wells Branch Pkwy. Approximately 200' on access easement, on the east Property line driveway.

UTILITIES: City of Pflugerville water and wastewater, Oncor Electric

ZONING: "GB1" General Business 1

FLOOD HAZARD: No portion of the Property resides in the FEMA floodplain.

TOPOGRAPHY: The Property slopes gently to the east.

PRICE: \$1,064,000.00

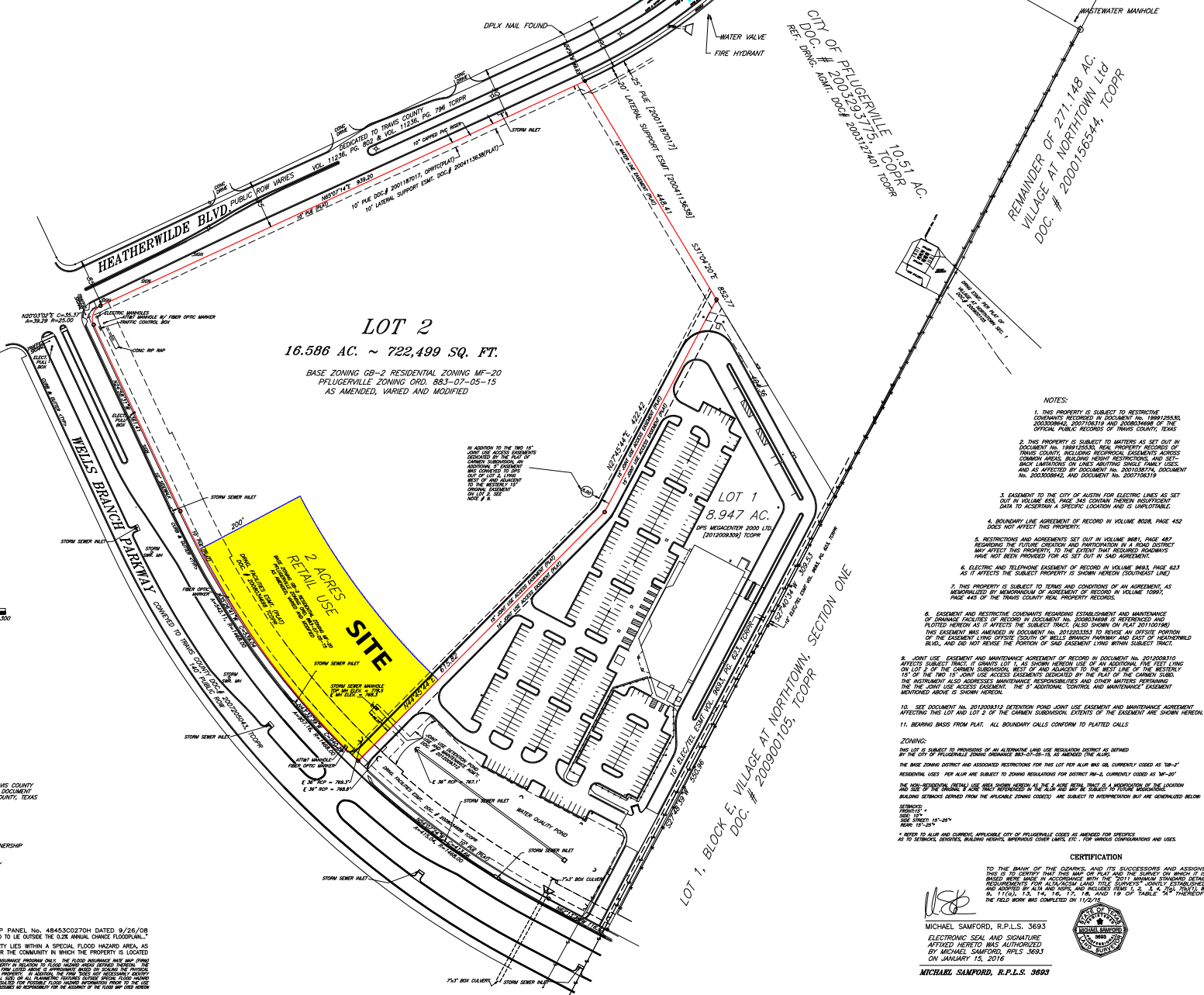
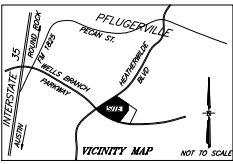
COMMENTS: Surrounded by The Highlands Apartments a community of 292 garden style units, and next to Texas DPS Driver's License office with lots of traffic.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

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

CONTACT Bill Blood
Office: (512) 472-2100
BBlood@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.



CITY OF PFLUGERVILLE 10.51 AC.
DOC # 20029953775, TCOPR
REF. DRAIN. 10/11/04, DOC# 2003127401 TCOPR

REMAINDER OF 271.148 AC.
VILLAGE AT NORTH TOWN LTD
DOC. # 2001198544, TCOPR

LOT 2
16.586 AC. ~ 722,499 SQ. FT.
BASE ZONING GB-2 RESIDENTIAL ZONING MF-20
PFLUGERVILLE ZONING ORD. 863-07-05-15
AS AMENDED, VARIED AND MODIFIED

NOTES:

1. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 1989186833, 200308442, 200706819 AND 200804888 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS PROPERTY IS SUBJECT TO MATTERS AS SET OUT IN DOCUMENT NO. 1989186833, REAL PROPERTY RECORDS OF TRAVIS COUNTY, INCLUDING RECREATIONAL EASEMENTS ACROSS COMMON AREAS, BUILDING HEIGHT RESTRICTIONS, AND SET-BACKS LAIATED BY LAND ACQUISITION FINANCIAL USES; AND AS EASEMENTS BY DOCUMENT NO. 2001198544, DOCUMENT NO. 200308842, AND DOCUMENT NO. 200706819.
3. EASEMENT TO THE CITY OF AUSTIN FOR ELECTRIC LINES AS SET OUT IN VOLUME 656, PAGE 346 CONTAIN WHEREIN INSUFFICIENT DATA TO ASCERTAIN A SPECIFIC LOCATION AND IS UNACCEPTABLE.
4. BOUNDARY LINE AGREEMENT OF RECORD IN VOLUME 8008, PAGE 452 DOES NOT AFFECT THIS PROPERTY.
5. RESTRICTIONS AND AGREEMENTS SET OUT IN VOLUME 9893, PAGE 487 RELATING TO THE FUTURE CREATION AND PARTICIPATION IN A ROAD DISTRICT MAY AFFECT THIS PROPERTY, TO THE EXTENT THAT REQUIRED ROADWAYS MAY NOT BE PROVIDED FOR AS SET OUT IN SAID AGREEMENT.
6. EJECTMENT AND TERMINATION EASEMENT OF RECORD IN VOLUME 8818, PAGE 433 AS IT AFFECTS THE PROPERTY IS SHOWN HEREON (SOUTHWEST LINE).
7. THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF AN AGREEMENT, AS SUBSUMED BY MEMORANDUM OF AGREEMENT OF RECORD IN VOLUME 10991, PAGE 445 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.
8. EASEMENT AND RESTRICTIVE COVENANTS REGARDING ESTABLISHMENT AND MAINTENANCE OF DRAINAGE FACILITIES OF RECORD IN DOCUMENT NO. 197903619, INTERPRETED AND PLOTTED HEREON AS IF AFFECTS THE SUBJECT TRACT (ALSO SHOWN ON PLAT 011101948). THIS EASEMENT WAS AMENDED IN DOCUMENT NO. 2012020310 TO REVISE AN OFFSITE PORTION OF THE EASEMENT LINES OFF THE PORTION OF WELLS BRANCH PARKWAY AND EAST OF HEATHERWILDE BLVD, AND DID NOT REVERSE THE PORTION OF SAID EASEMENT LYING WITHIN SUBJECT TRACT.
9. JOINT USE, EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN DOCUMENT NO. 2012020310 AFFECTS SUBJECT TRACT, IT GRANTS LOT 1 AS SHOWN HEREON USE OF AN ADDITIONAL FIVE FEET LIVING ON LOT 2 OF THE COMMON SUBDIVISION, WEST 2ND AND ADJACENT TO THE WEST LINE OF THE WESTERY 15TH OF THE 15TH 15TH 15TH JOINT USE ACCESS RIGHTS REGARDED BY THE PLAN OF THE COMMON SUBDIVISION. THE INSTRUMENT ALSO ADDRESSES MAINTENANCE RESPONSIBILITIES AND OTHER MATTERS PERTAINING TO THE JOINT USE ACCESS EASEMENT, AS WELL AS PROVISIONS REGARDING ESTABLISHMENT AND MAINTENANCE THEREOF AS SHOWN HEREON.
10. SEE DOCUMENT NO. 2012020310 DETENTION POND JOINT USE EASEMENT AND MAINTENANCE AGREEMENT AFFECTING THIS LOT AND LOT 2 OF THE COMMON SUBDIVISION, EXTENTS OF THE EASEMENT ARE SHOWN HEREON.
11. BEARING BASIS FROM PLAT. ALL BOUNDARY CALLS CONFORM TO PLOTTED CALLS.

ZONING:

THIS LOT IS SUBJECT TO PROVISIONS OF AN ALTERNATIVE LAND USE REGULATORY DISTRICT AS DEFINED BY THE CITY OF PFLUGERVILLE ZONING ORDINANCES AS AMENDED THROUGH PLATS.
THE BASE ZONING DISTRICT AND ASSOCIATED RESTRICTIONS FOR THIS LOT PER ALM ARE CURRENTLY CODED AS "GB-2" RESIDENTIAL USES. PER ALM ARE SUBJECT TO ZONING REGULATIONS FOR DISTRICT GB-2, CURRENTLY CODED AS "GB-2" RESIDENTIAL USES.
THE NON-RESIDENTIAL DUTY USE AREA SHOWN HEREON AS THE A-1 USE BEING THAT IS A MODIFICATION OF THE LOCATION AND SIZE OF THE SHOWN A-1 USE BEING THAT IT WILL BE SHOWN IN THE CITY OF PFLUGERVILLE BUILDING SETBACKS DERIVED FROM THE APPLICABLE ZONING CODES. ARE SUBJECT TO INTERPRETATION THAT IS GENERALIZED BELOW:
SETBACKS:
FRONT: 10'-0"
SIDE: 10'-0"
REAR: 15'-0"
* REFER TO ALM AND CURRENTLY APPLICABLE CITY OF PFLUGERVILLE CODES AS AMENDED FOR SPECIFICS AS TO SETBACKS, HEIGHTS, SHADING METHODS, ARCHITECTURE OTHER ETC. FOR WAREHOUSES CONSTRUCTION AND USES.

CERTIFICATION

TO THE BANK OF THE OCEANS, AND ITS SUCCESSORS AND ASSIGNS THIS IS TO CERTIFY THAT THIS MAP AND SURVEY CONFORM TO ALL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND SIGNED BY A.L.A.M. AND INCLUDED TOGS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, AND 19 OF TABLE "A" THEREOF; THE FIELD WORK WAS COMPLETED ON 11/14/15.

[Signature]
MICHAEL SAMFORD, R.P.L.S. 3693

ELECTRONIC SEAL AND SIGNATURE AFFIXED HERETO WAS AUTHORIZED BY MICHAEL SAMFORD, R.P.L.S. 3693 ON JANUARY 15, 2016.

MICHAEL SAMFORD, R.P.L.S. 3693



Survey by: 11/4/15
Date: 11/4/15
Field Crew: CS
Checked By: CS
Drawing: 1101293
Reference: 1101293
Revised: 11/15/15
Plan No. 1600026

Samford & Associates, Inc.
Land Surveying
1400 HILLSIDE TERRACE
BOUDA, TEXAS 78610
(512) 441-5601

ALTA/ACSM LAND TITLE SURVEY

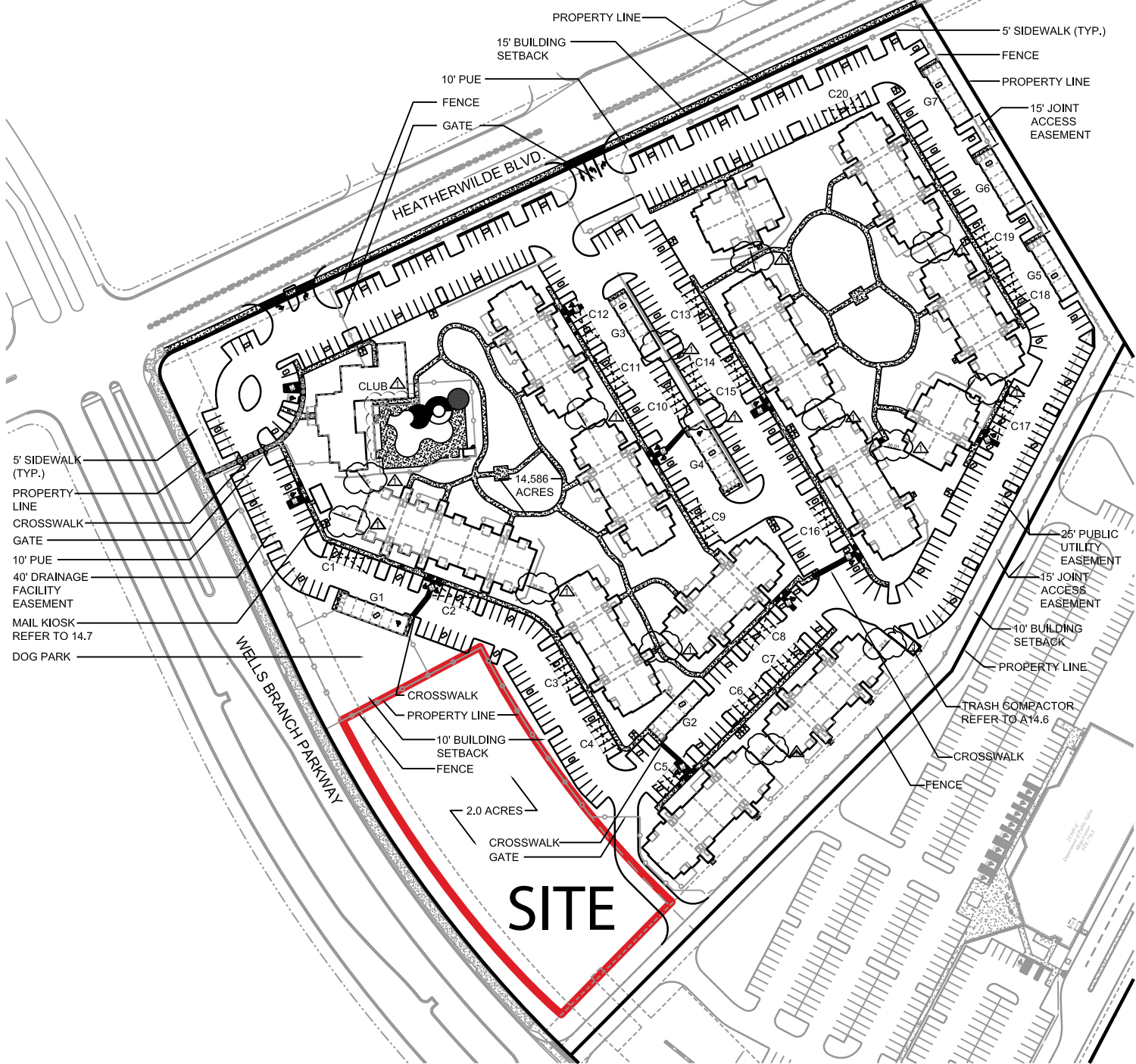
ADDRESS: UNASSIGNED
LEGAL DESCRIPTION:
LOT 2, BLOCK A, OF CARMEN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY TEXAS, ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN DOCUMENT NO. 201100198, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BUYER(S): JOURNEYPAN AUSTIN HOLDINGS, LLC
SELLER(S): HAW CARMEN INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP

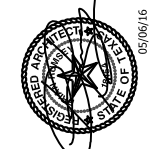
LENDER:
TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. #: AU75009735
COMMITMENT EFFECTIVE: 9/25/15
COMMITMENT ISSUED: 10/21/15

FLOOD STATEMENT:
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL No. 48453C0270H DATED 9/26/08 THIS PROPERTY LIES IN ZONE "X" DEFINED THEREIN AS AREAS DETERMINED TO BE OUTSIDE THE USUAL FLOOD HAZARD FLOODPLAIN... EXCEPT AS SHOWN ON THE SURVEY NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DENOTED ON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

NOTICE: THIS FLOOD STATEMENT IS FOR THE ADMINISTRATION OF THE NATIONAL FLOOD INSURANCE PROGRAM ONLY. THE FLOOD INSURANCE RISK MAY (OR MAY NOT) BE DIFFERENT FROM THAT SHOWN ON THIS FLOOD INSURANCE RATE MAP. THIS FLOOD INSURANCE RATE MAP IS A REPRESENTATION OF THE FLOOD INSURANCE RISK SHOWN BY THE FLOOD INSURANCE RISK SHOWN BY THE FLOOD INSURANCE RATE MAP. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RISK SHOWN BY THE FLOOD INSURANCE RATE MAP IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS FLOOD INSURANCE RATE MAP.



- 5' SIDEWALK (TYP.)
- PROPERTY LINE
- CROSSWALK
- GATE
- 10' PUE
- 40' DRAINAGE FACILITY EASEMENT
- MAIL KIOSK REFER TO 14.7
- DOG PARK



ARCHITECT:
 CROSS ARCHITECTS, PLLC
 1255 W. 15TH STREET, SUITE 125
 PLANO, TEXAS 75075
 P: 972.398.6644
 F: 972.312.8666
 WWW.CROSSARCHITECTS.COM

THE HIGHLANDS APARTMENTS PFLUGERVILLE, TEXAS

DATE:	02/02/16
PROJECT NUMBER:	15167
REVISIONS	
NO.	DATE
▲	02/26/16
▲	05/06/16

DRAWINGS ISSUED FOR:
CONSTRUCTION
 SHEET NUMBER

A1.0

SITE PLAN

01 SITE PLAN
 SCALE: 1" = 60'

