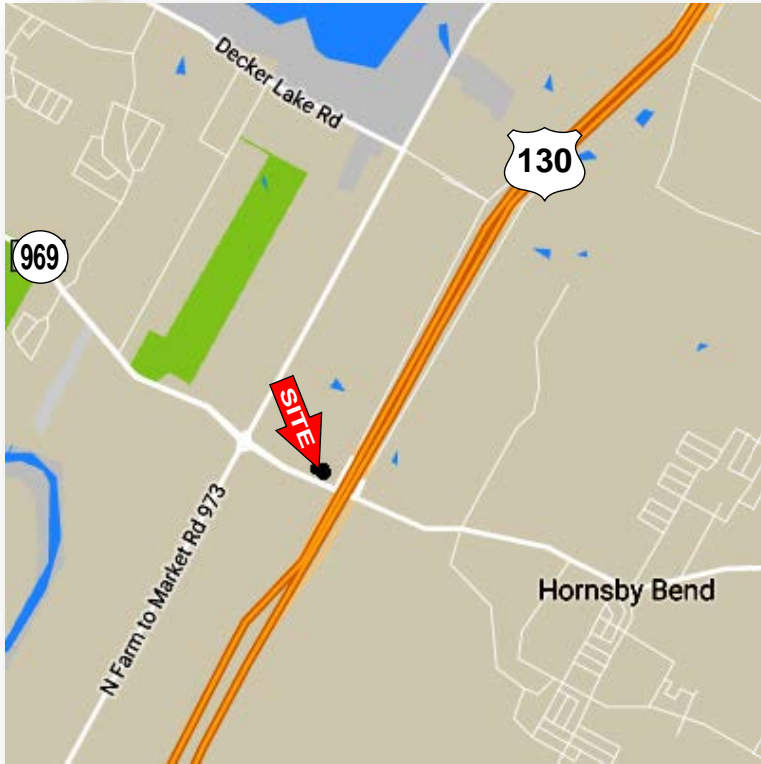


# 2.945 ACRE PAD ON FM969 AT SH130, AUSTIN, TX 78724



**LOCATION:** The property is located on the north side of FM 969 immediately west of the hard corner of Texas Toll Road 130, in Austin, Travis County, Texas 78724.

**SIZE:** Approximately 2.945 acres

**UTILITIES:** Electricity – Austin Energy  
Water – Manville Water Supply  
Sewer – Septic  
Gas – Propane  
Phone – Southwestern Bell (SBC)

**ZONING:** Austin 'ETJ' and therefore not subject to the City of Austin's zoning restrictions regarding Permitted Use. Use is wide open.

**TRAFFIC:** SH 130 just north of 969 52,000 VPD  
FM 969 by site 16,680 VPD

**FLOOD HAZARD:** A portion of the site on the western side appears to lie within the FEMA 100-year flood plain. However, the area within the floodplain is a natural drainage, and it's believed that the floodplain does not materially limit the use of the site assuming 65% impervious cover.

**IMPERVIOUS COVER:** Acc to a Land Planner hired by the Seller, when the calculated areas for water quality zones and the associated impervious cover are considered, along with the benefit to Lot 2 of the Joint Access Driveway with Valero, and if the transition zone is also used to meet septic needs, the minimum effective lot size is at least 2 acres. Assuming 65% impervious cover conditions, this equates to a total impervious cover of 56,628 SF.

**FRONTAGE/ ACCESS:** The tract fronts FM 969 and shares a Joint Access driveway with the Valero gas station and store adjacent to the east.

**JURISDICTION:** City of Austin, Travis County

**PRICE:** The asking price is \$1,150,000.00 or \$8.95 per sf. (This price is supported by an appraisal conducted 3 years ago by CenTex Appraisals)

**COMMENTS:** This is an excellent building site next to the busy intersection of SH 130 and FM 969 (MLK), east of downtown Austin in the growing 130 corridor. Austin ETJ zoning means the permitted use potential is wide open and this site is perfect for a variety of commercial, retail, restaurant, or office uses. The daily commuter traffic along 969 past the site and on SH 130 is growing, so much so that 969 is currently being improved to include four travel lanes (two in each direction), a continuous center-turn lane, outside shoulders, and a continuous sidewalk. There is also a planned expansion of SH 130 from 4 to 6 lanes past this site in response to this growth. Sit in the parking lot of the Valero Station next door for a few minutes to observe just how busy this intersection is and you will realize how much potential this location has. The planned developments south and north of the site provides a Buyer/Developer tremendous upside here.

## McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

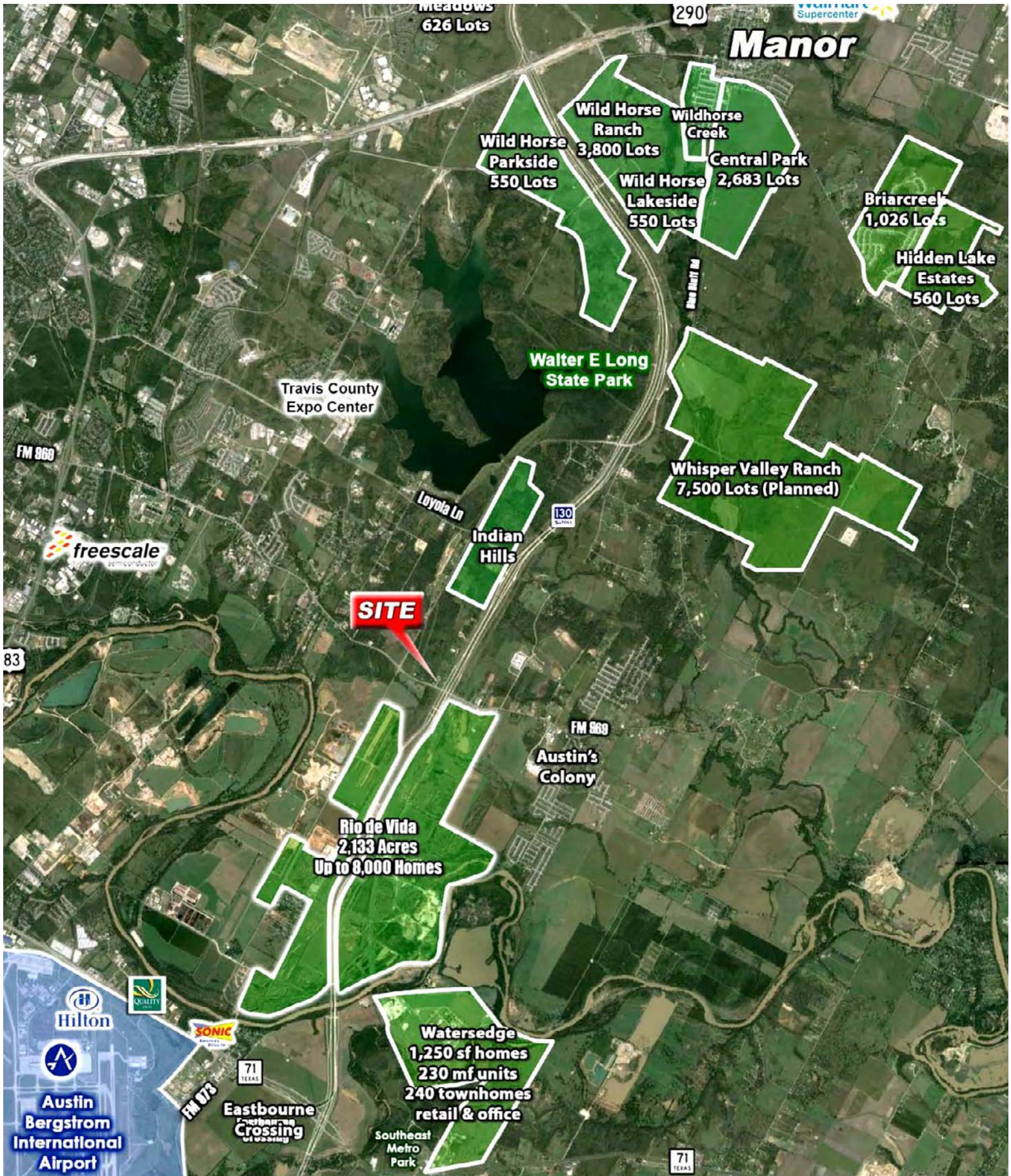
**CONTACT Brad Campbell**

**Office: (512) 472-2100**

**Brad@matexas.com**

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# Surrounding Developments



201400122

# JAKETOWN SUBDIVISION

DONALD R. DEARING AND WIFE,  
LULA MAE ANDERSON DEARING  
103.32 ACRES  
(10330/303)

SHEET 2  
SHEET 3 MATCH LINE

TxDOT STA.  
2151+45.57  
407.00' RT.

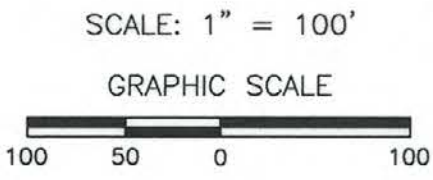
S63°11'43"E  
757.02'

LOT 4  
27.241 AC.

BLOCK A

S27°12'44"W 2963.06'  
(S27°55'57"W 2962.40')

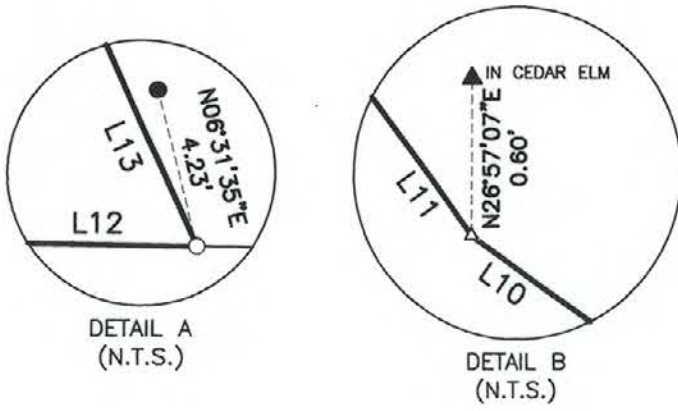
STATE HIGHWAY 130  
(75' R.O.W. WIDTH)



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>TX</sup> 1/2" REBAR WITH "TxDOT" CAP FOUND
- <sup>4933</sup> 1/2" REBAR WITH "INLAND 4933" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION
- ||— CONTROL OF ACCESS
- J.A.E. ACCESS EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... PROPOSED SIDEWALK

REUBEN HORNSBY SURVEY NO. 17  
ABS. 15



STATE OF TEXAS  
33.559 ACRES  
(2005062765)

(A)  
ELECTRIC DISTRIBUTION  
UTILITY EASEMENT  
CITY OF AUSTIN  
(2013140094)

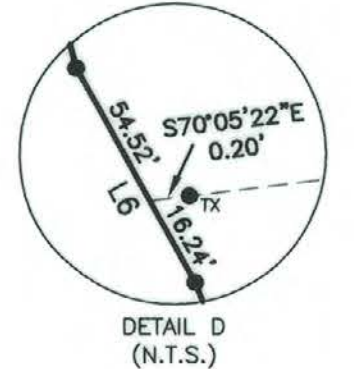
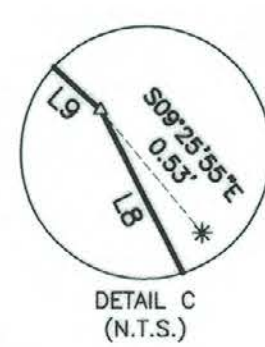
(B)  
ELECTRIC, TELEPHONE  
AND CABLE EASEMENT  
CITY OF AUSTIN  
(12338/215)  
(2013202076)

(C)  
10' WIDE ELECTRIC AND  
TELEPHONE EASEMENT  
CITY OF AUSTIN  
(7681/981)  
(10568/73)

(D)  
DRAINAGE EASEMENT  
STATE OF TEXAS  
0.104 ACRES  
(2005015260)

STATE HIGHWAY 130  
(75' R.O.W. WIDTH)

TBM A



50' CRITICAL WATER  
QUALITY ZONE  
(MINOR WATERWAY)

100' WATER QUALITY  
TRANSITION ZONE  
(MINOR WATERWAY)

APPROX. FEMA FLOOD ZONE A  
SCALED FROM FEMA MAP  
48453C0490H, REVISED TO  
REFLECT LOMR EFFECTIVE  
MARCH 25, 2013

LULA MAE DEARING AND  
DONALD R. DEARING  
25.00 ACRES  
(2002235552)



for 5/12/2014

STATE OF TEXAS  
0.587 ACRES  
(2005129064)

STATE OF TEXAS  
0.697 ACRES  
(2005017910)

STATE OF TEXAS  
0.373 ACRES  
(2004238744)

STATE OF TEXAS  
47.507 ACRES  
(2005020336)

FARM TO MARKET 969  
(R.O.W. WIDTH VARIES)




**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
TBPLS Firm No. 10124500

PROJECT NO.:	907-001
DRAWING NO.:	907-001-PL
PLOT DATE:	5/12/2014
PLOT SCALE:	1"=100'
DRAWN BY:	EJD/JPA
SHEET	03 OF 05

# Conceptual Site Plan

Jaketown 130 LLC  
FM 969 & SH 130

## Legend

-  Tract Boundary
-  WQTZ
-  CWQZ

## Parking Summary

Use	Required	Provided
Restaurant	51	51
Retail	22	28
<b>TOTAL</b>	<b>73</b>	<b>79</b>

## Building Summary

Use	S.F.
Restaurant	3,750 S.F.
Retail	6,000 S.F.
<b>TOTAL</b>	<b>9,750 S.F.</b>

## Sources

- Aerial - Circa 2009
- City of Austin
- TXDOT
- Vickrey & Associates, Inc.
- Travis County Appraisal District

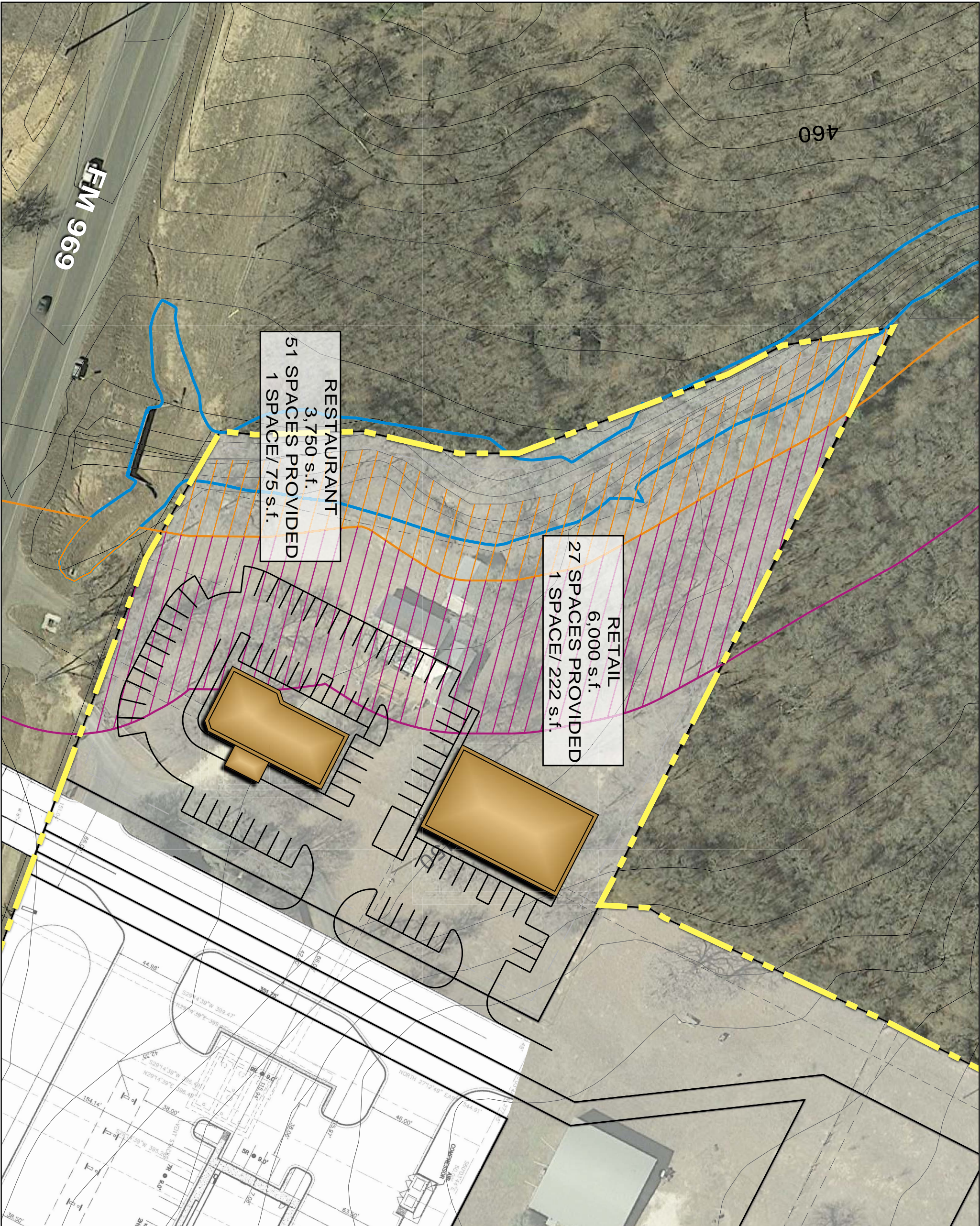


## Scale



GRAPHIC SCALE: 1" = 60'

Updated: 12-14-12



FM 969

460



## 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.

<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>johnnbaker2@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>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date