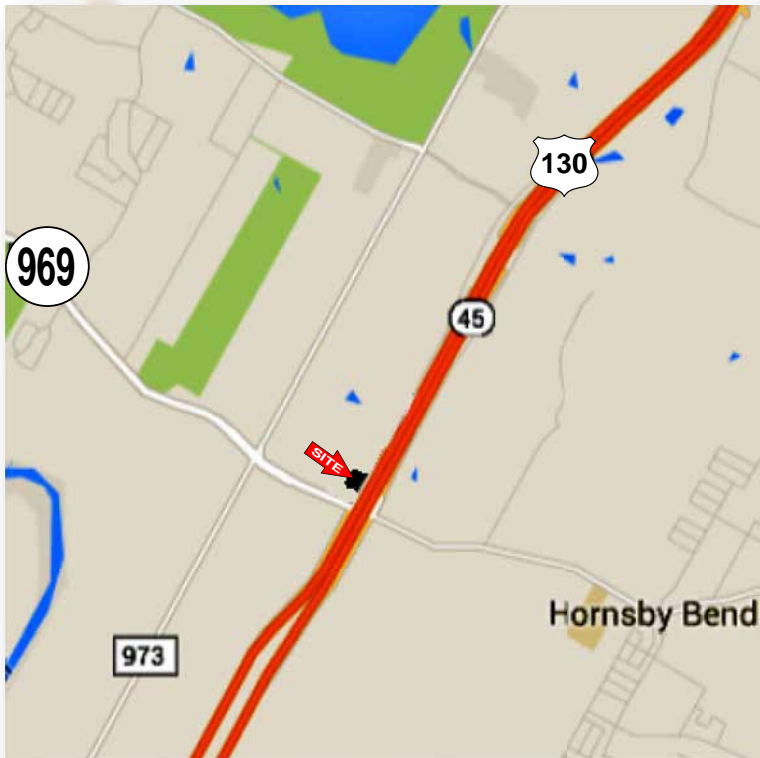


# FOR SALE +/- 1.413 ACRE RETAILPAD SITE ON SH 130 FM 969 & SH 130 Austin, Texas 78724



**LOCATION:** The site is adjacent to the northwest corner of FM 969 (MLK) and SH 130.

**SIZE:** Lot 3: 1.413 acres

**FLOOD HAZARD:** No portion of the property is in the FEMA 100 year flood plain.

**FRONTAGE/ ACCESS:** The site fronts the south bound frontage road of SH 130 and 969 (MLK) via an internal drive.

**UTILITIES:**  
Electricity – Austin Energy  
Water – Mannville Water Supply Corp  
Wastewater – Lot 5 could be used for septic  
Gas – Propane  
Telephone – Southwestern Bell (SBC)

**TRAFFIC COUNTS:**  
Toll way 130: 19,100 VPD  
FM 969 (MLK): 15,600 VPD

**TOPOGRAPHY:** Relatively flat

**JURISDICTION:** City of Austin

**ZONING:** Austin ETJ

## COMMENTS:

You need to look at this pad! This is a great location for any type of retail or service user.

Lot 3 is a prime 1.413 acre retail pad directly behind the extremely busy Valero Station/Circle C Store on the hard corner of FM 969 (MLK) and SH 130. This pad sits between the Valero Station/Circle C and a 24 acre site planned for retail. There will be access to curb cuts onto the SH 130 frontage Road, as well as to 969, through a shared internal drive running along the 130 frontage from the 24 acre project to the north, past Lot 3 and over to 969 on the west side of the Valero/Circle C.

This site sits along the burgeoning 130 corridor between Velocity Crossing and Austin Green to the south, and the massive Indian Hills and Whispering Valley developments less than 2 miles to the north.

All utilities are to the site except wastewater which is close but has yet to be extended here. Until wastewater reaches Lot 3, it can be purchased with the ability for the Buyer to use Lot 5 (.785 acre) for septic. Ask agent for details.

**PRICE:** \$980,000

**CONTACT Brad Campbell**

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

**Brad@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.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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



# JAKETOWN SUBDIVISION

FOSTER LEGACY, LLC  
37.60 ACRES  
(2012063070)

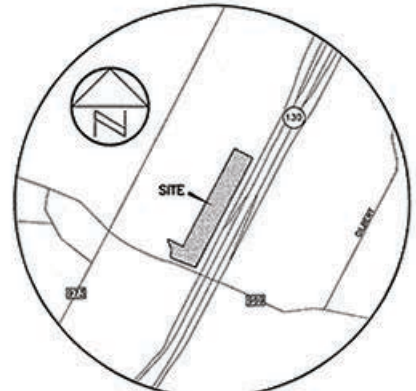
TERRY L. WOLFE AND  
WIFE, EDNA SUE WOLFE  
20,000 ACRES  
(12377/93)

STATE OF TEXAS  
7,181 ACRES  
(2006003449)

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

$562^{\circ}15'54"E$  488.79'  
 $(561^{\circ}33'53"E$  488.53')

TWOOT STA.  
2139+29.66  
407.00' RT.



LOCATION MAP  
NOT TO SCALE

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983, CENTRAL ZONE, BASED  
ON GPS SOLUTIONS FOR CHAPARRAL  
CONTROL POINT "101".

CONTROL POINT "101":  
1/2" REBAR WITH "CHAPARRAL RANDOM"  
CAP SET

SURFACE COORDINATES:  
N 10073484.56  
E 3160006.79

TEXAS STATE PLANE COORDINATES:  
N 10069644.27  
E 3156802.11

COMBINED SCALE FACTOR = 0.999618773  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000381372  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE:  $1^{\circ}24'24"$

SCALE: 1" = 200'  
GRAPHIC SCALE

200 100 0 200

**BENCHMARK INFORMATION:**

TBM A: PK NAIL WITH WASHER ON THE SOUTHEASTERLY  
CORNER OF HEADWALL ON WEST MARGIN OF S.M. 130  
ACCESS ROAD, +/- 325' NORTH OF F.M. 969

ELEVATION = 448.16'  
VERTICAL DATUM: NAVD 88  
PROVIDED BY OTHERS

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

LOT 4  
27.241 AC.  
BLOCK A

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

TWOOT STA.  
2151+45.52  
407.00' RT.

$563^{\circ}11'43"E$  757.02'

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - <sup>TM</sup> 1/2" REBAR WITH "TWOOT" CAP FOUND
  - <sup>333</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

**LOT SUMMARY:**

TOTAL NUMBER OF LOTS: 6  
BLOCK A:  
LOT 1: 3.073 ACRES  
LOT 2: 2.945 ACRES  
LOT 3: 1.413 ACRES  
LOT 4: 27.241 ACRES  
LOT 5: 0.785 ACRES  
LOT 6: 0.913 ACRES  
TOTAL ACRES: 36.370

LAND USE:  
COMMERCIAL  
COMMERCIAL/MULTI FAMILY  
COMMERCIAL  
COMMERCIAL/MULTI FAMILY  
COMMERCIAL  
COMMERCIAL

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

TWOOT STA.  
2159+42.80  
407.00' RT.

STATE OF TEXAS  
33,559 ACRES  
(2005062765)

$N27^{\circ}32'24"E$  732.78'  
 $(N28^{\circ}15'23"E$  732.56')

$N27^{\circ}10'10"E$  507.40'  
 $(N27^{\circ}54'02"E$  507.19')

LOT 5  
0.785 AC.

LOT 3  
1.413 AC.

LOT 6  
0.913 AC.

LOT 2  
2.945 AC.

LOT 1  
3.073 AC.

TBM A

SEE DETAIL E,  
SHEET 2

LULA MAE DEARING AND  
DONALD R. DEARING  
25.00 ACRES  
(2002235652)

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

LINE	BEARING	DISTANCE	(RECORD LINE)
L1	N69°36'24"W	206.39'	(N68°49'53"W 206.23')
L2	N69°32'28"W	279.78'	(N68°53'03"W 279.69')
L3	N69°28'07"W	68.38'	(N68°46'40"W 68.38')
L4	N59°41'03"W	96.12'	(N58°59'24"W 96.04')
L5	N05°41'29"E	22.94'	(N08°16'39"E 22.86')
L6	N01°47'48"W	70.75'	(N02°53'48"E 70.81')
L7	N12°59'48"E	64.58'	(N15°37'36"E 64.51')
L8	N00°17'58"W	38.25'	(N02°19'50"E 38.25')
L9	N20°38'50"W	146.45'	(N18°01'11"W 146.26')
L10	N27°52'42"W	39.97'	(N24°53'27"W 39.97')
L11	N09°16'28"W	73.47'	(N06°37'02"W 73.47')
L12	S62°01'49"E	19.34'	(S59°22'23"E 19.34')
L13	N03°11'15"E	32.12'	(N00°13'50"E 31.91')
L14	N31°50'41"E	12.79'	(N33°59'55"E 12.83')
L15	N25°00'46"E	159.45'	(N27°43'21"E 159.48')
L16	N27°34'22"E	170.22'	(N28°15'23"E 170.25')
L17	S63°06'13"E	37.96'	
L18	S31°16'02"E	167.25'	
L19	S19°51'04"E	112.05'	
L20	S10°20'06"W	138.26'	
L21	S24°02'16"E	105.50'	
L22	S69°28'07"E	40.49'	
L23	N27°15'32"E	11.13'	
L24	S27°12'44"W	34.20'	
L25	N06°17'04"W	9.60'	
L26	N27°15'32"E	70.35'	
L27	N26°59'58"E	152.30'	
L28	N62°47'16"W	37.00'	
L29	S72°17'29"W	35.18'	
L30	S26°59'58"W	149.26'	
L31	N26°59'58"E	129.70'	

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.: 907-001  
DRAWING NO.: 907-001-PL  
PLOT DATE: 1/16/2014  
PLOT SCALE: 1"=200'  
DRAWN BY: EJD/JPA  
SHEET 01 OF 04



## 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