

FOR SALE - RARE ± 10.45 ACRE CAMPUS-TYPE PROPERTY

4402 Hudson Bend Rd., Austin, TX 78734



LOCATION	Located on the west side of Hudson Bend Dr; 0.4 miles north of the intersection of 620 and Hudson Bend Dr.	ZONING	None. Austin ETJ
SIZE	± 10.45 Acres in 3 tracts	TOPOGRAPHY	Generally level to downward slope to the west toward Lake Travis
FRONTAGE/ ACCESS	± 148 feet on Eck Ln, ± 240 feet on Hudson Bend, and ± 160 feet on James Lane	FLOOD HAZARD	No portion of the Property lies within the 100-year FEMA floodplain.
UTILITIES	Electricity - Pedernales Electric Coop Water - WCID17 W/W- On site sewage facility (OSSF)	LINKS	Click here for virtual tour. Click here to view on Youtube Click here to view slide show
IMPROVEMENTS	± 14,617 sf total in 2 buildings. A ± 4,800 sf one-story building and a ± 9,817 sf two-story building (TCAD). There are a number of temporary buildings that are not part of the offering.	PRICE	\$7,500,000.00
SCHOOL DISTRICT	Lake Travis ISD	COMMENTS	Rare opportunity in south Lake Travis sub-market. Sitting on ± 10.45 unrestricted acres is an immaculately maintained property that is perfect for a growing fellowship, school, distillery/ brewery/winery, corporate campus or wedding venue with frontage on Eck Ln., James Ln. and Hudson Bend Blvd.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

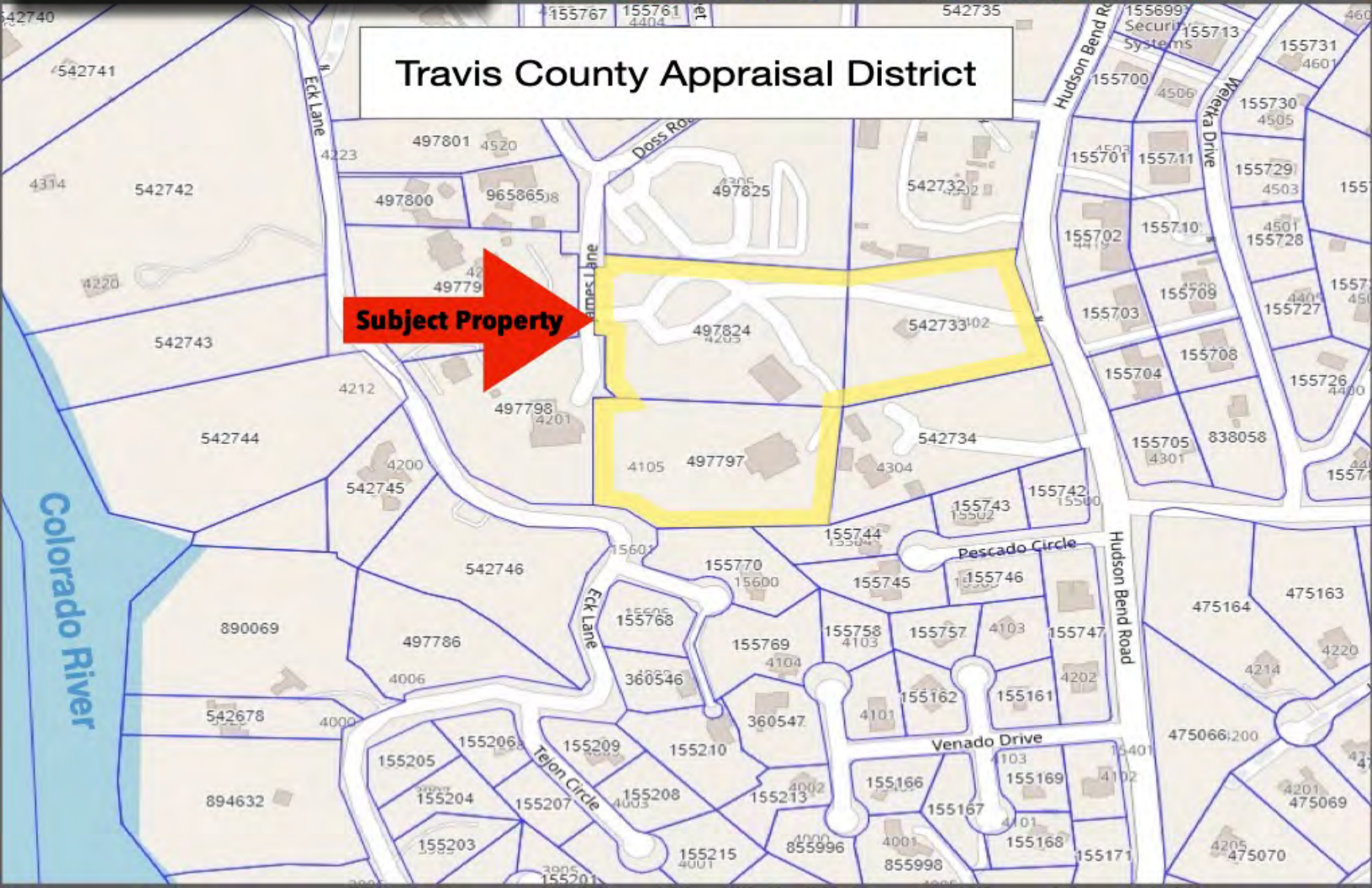
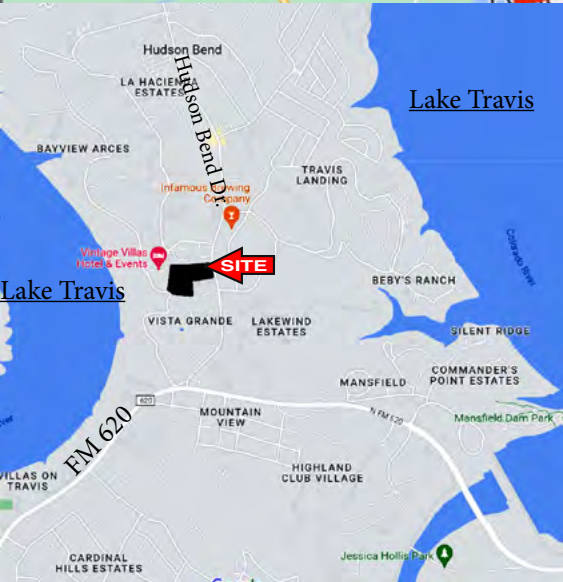
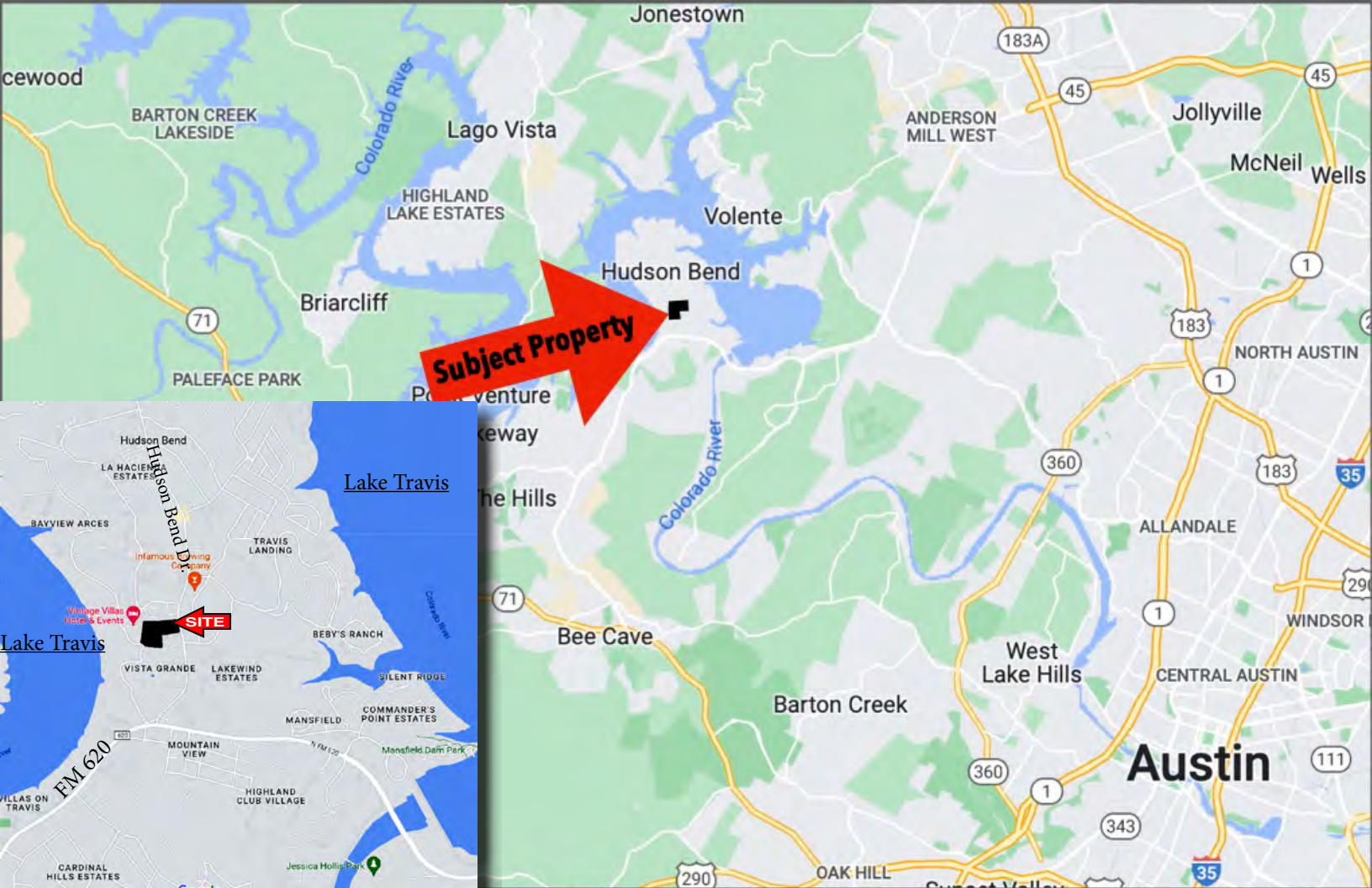
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

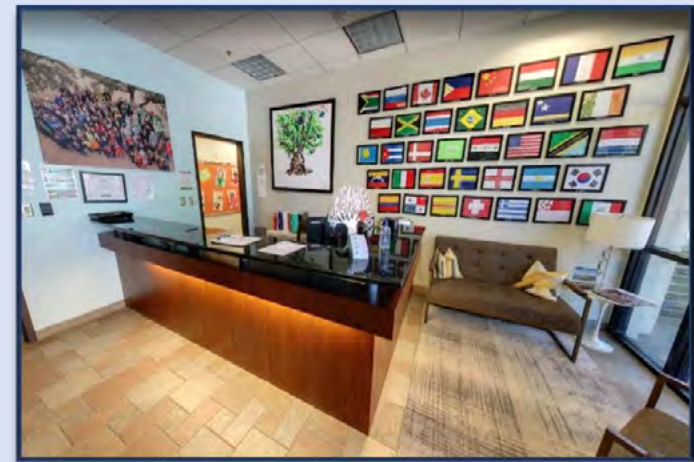
CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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Lot 45

NOTE: ALL DIMENSIONS ASSUMED.

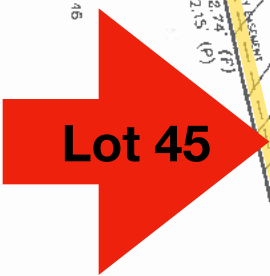
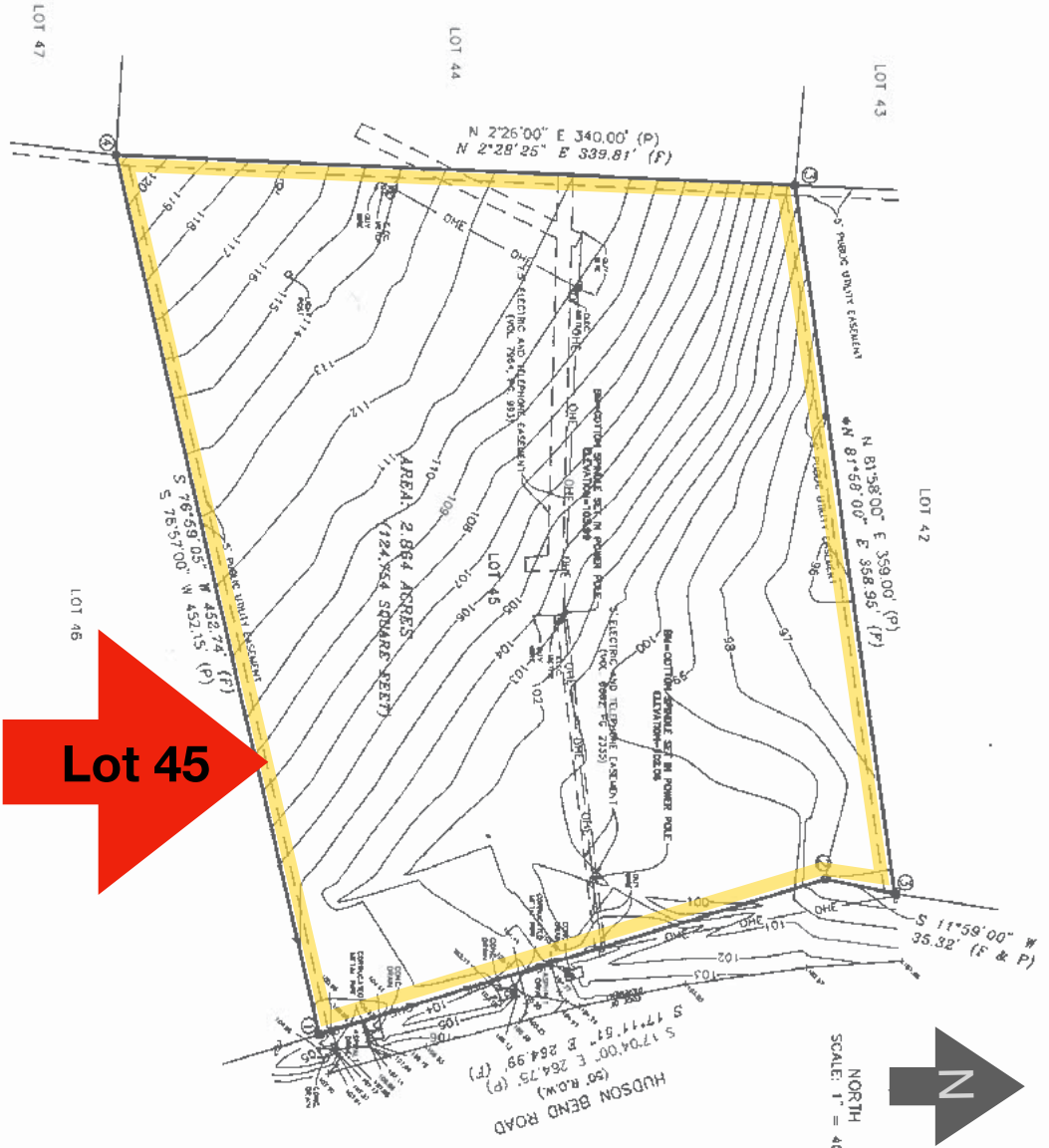
VOL. 38, PG. 39, 2012 RECORDS OF ELECTRIC & ELECTRIC FACILITY APPLICANTS SUBJECT PROPERTY
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BUYER: STILL BONE DEALS LLC

ADDRESS: HUDSON BEND ROAD

LOT NO.: 11531744

DRAWN BY: M. CREECH, A.C.



CATEGORY 8, CONDUIT R/R
 TOPOGRAPHIC SURVEY OF
 LOT 45
 LA HACIENDA ESTATES
 TARRANT COUNTY, TEXAS

- LEGEND:
- ① = FOUND IRON NAIL
 - ② = SET 1/2" IRON BOLT WITH BRASS WASHER AND 3/8" IRON NAIL
 - ③ = FOUND PIPE
 - ④ = FOUND NAIL WITH SPINDLE
 - (P) = FIELD BEARING
 - (F) = PLAT BEARING
 - R.O.W. = RIGHT-OF-WAY
 - BU = BENCH MARK
 - EQ = POWER POLE
 - ELC = ELECTRIC
 - CONC = CONCRETE
 - ONE = OPEN END ELECTRIC TOWER
 - TOWER = TELEPHONE TOWER
 - ⊙ = ELECTRIC MASTHEAD
- * SURVEYOR'S MEASUREMENT FROM SUBSTATION PLAT (SEE ATTACHED) RELATIVE TO THIS BEARING.

BEAR OF TRAIL
 QUANTITY OF TRAILS

RE: SURFACE LAND SURVEYING, INC. CERTAIN THAT THIS WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 8, CONDUIT R/R PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED FEBRUARY 2008 AND ENFORCEMENT, EXCEPT AS SHOWN.

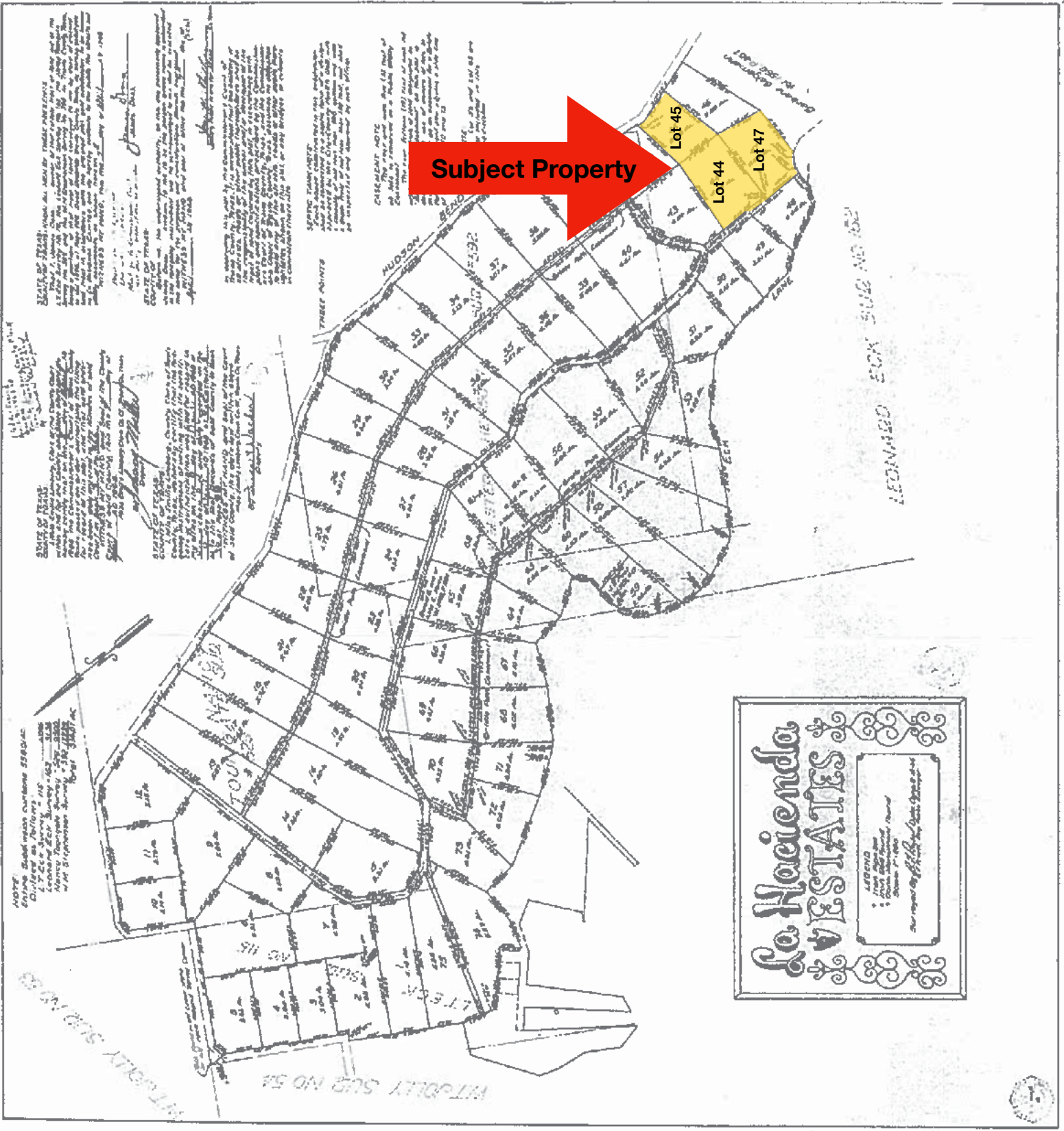
DATE: AUGUST 1, 2011
 UPDATE: MAY 30, 2012
 REVISION: AUGUST 23, 2012

LEWEL I. SINGULAR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142



STATE OF TEXAS
 LEWEL I. SINGULAR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142
 AUGUST 23, 2012

JOB NUMBER: 9-201123190





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date