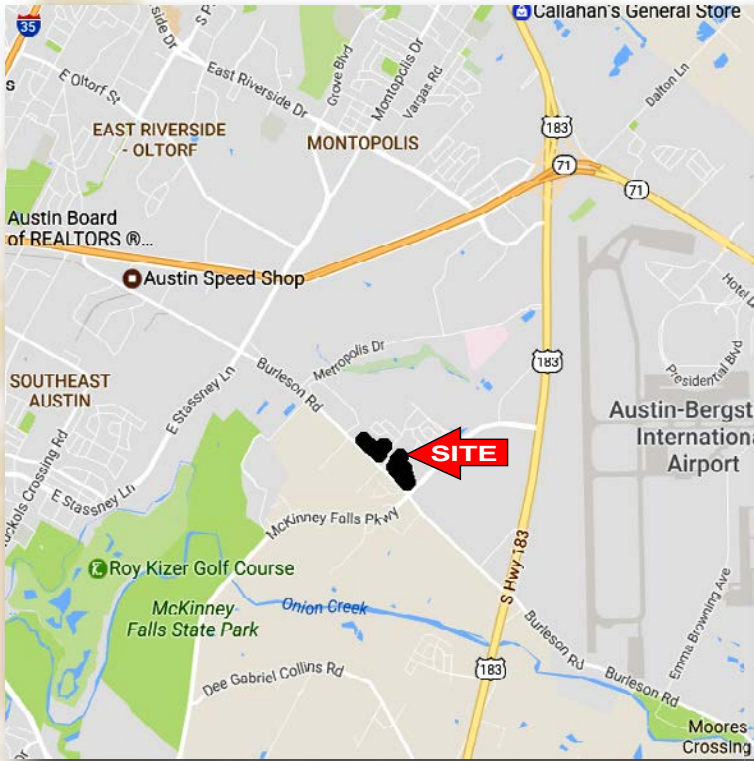


±34.18 ACRES OF LAND FOR SALE

7200, 7400 Burleson Rd, Austin, TX 78744



LOCATION: Northeast and northwest hard corners of Burleson Rd, and Breckenridge Rd., just west of Austin Bergstrom International Airport and south of Hwy 71.

APPROXIMATE SIZES: Please see the attached conceptual site plans for the Property. Lot sizes can be adjusted subject to buyer's requirements.

FLOOD HAZARD: A relatively small portion of the Property is in the FEMA floodplain along the McKinney Falls Frontage.

ACCESS: Ample frontage on Burleson Rd., McKinney Falls Parkway, and both sides of Breckenridge Dr. providing excellent access for ingress, egress, and circulation.

UTILITIES: All public utilities are available to the site.

ZONING: LI-PDA-NP

TOPOGRAPHY: On grade with the street and generally level

SCHOOL DISTRICT: Del Valley ISD

JURISDICTION: City of Austin

HIGHLIGHTS:

- Build To Suit, sale and lease opportunities available
- Modern flex design with 32' clear height
- Minutes to Austin Bergstrom International Airport
- ±7.9 miles to downtown Austin
- East access to US-183, Hwy 71, IH-35, and SH 130
- Retail Sites Available

PRICE: Contact Broker

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

CONTACT Jordan Johnson **CONTACT Skip Reissig**

Office: (512) 472-2100

Jordan@matexas.com

Office: (512) 472-2100

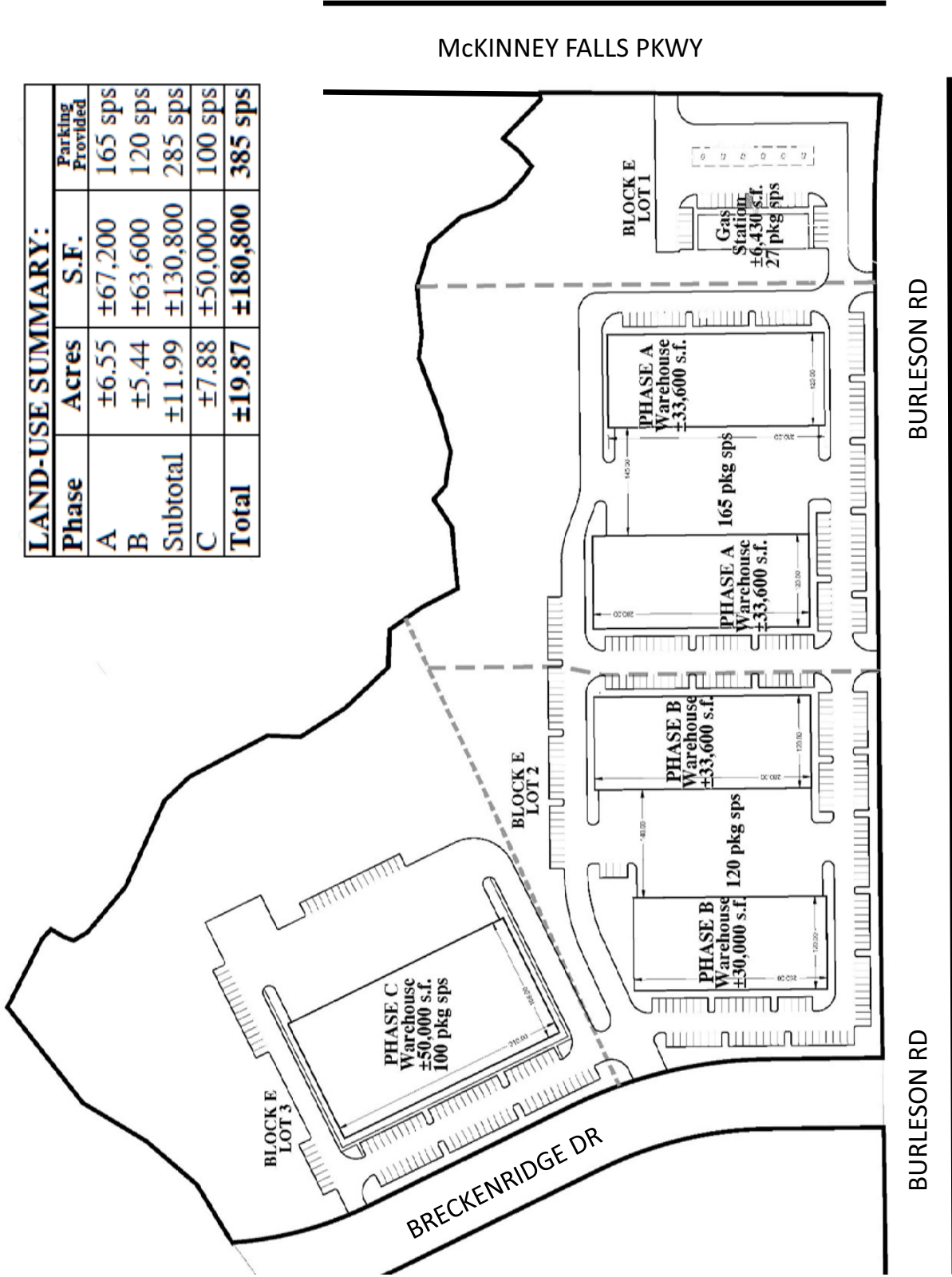
Skip@austin.rr.com

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Conceptual Site Plan for Colorado Crossing Industrial Park

LAND-USE SUMMARY:

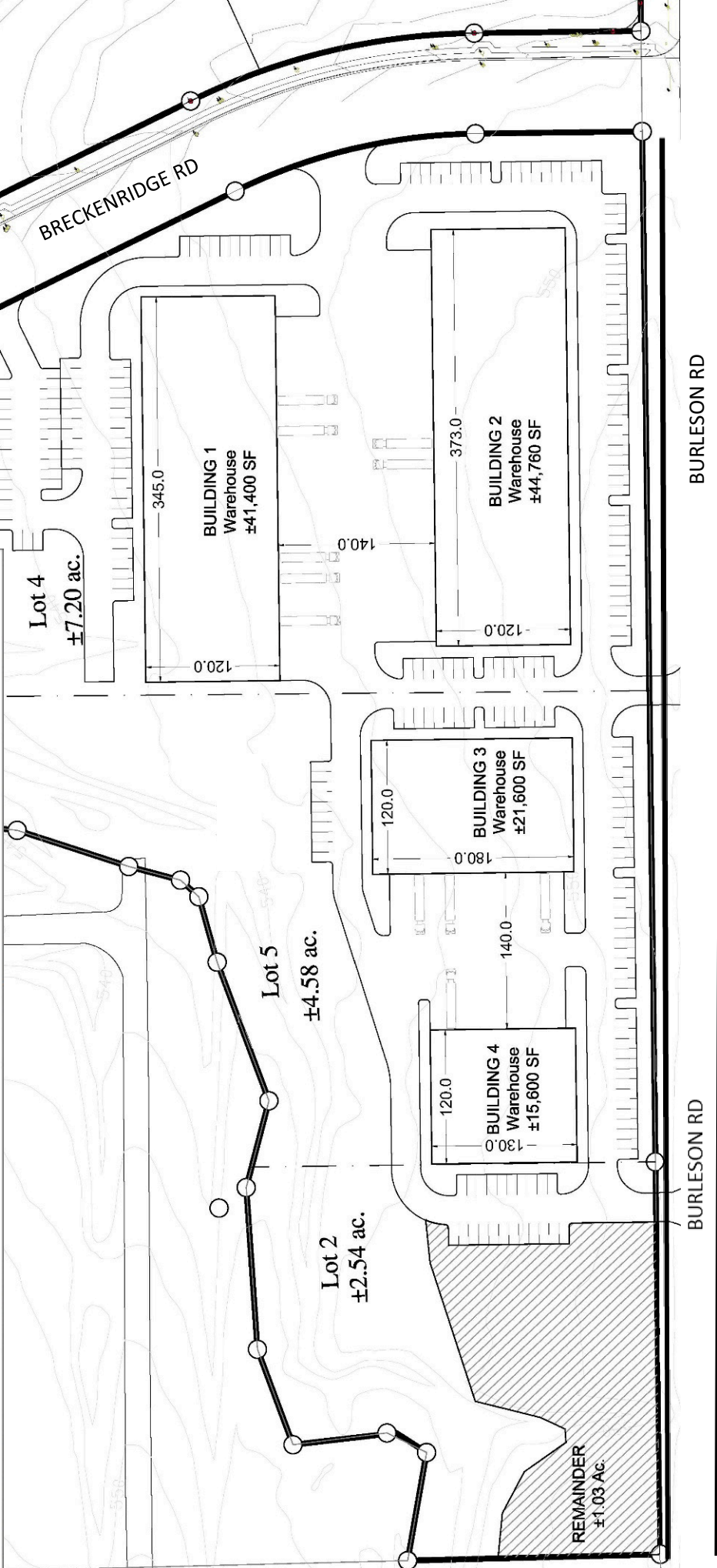
Phase	Acres	S.F.	Parking Provided
A	±6.55	±67,200	165 sps
B	±5.44	±63,600	120 sps
Subtotal	±11.99	±130,800	285 sps
C	±7.88	±50,000	100 sps
Total	±19.87	±180,800	385 sps



OPTION 2: 120' DEEP WAREHOUSE

LAND-USE SUMMARY:

Block G	Acres	Building	S.F.	Parking Req.	Parking Prov.
Lot 2*	±2.54	-	-	-	22
Lot 4	±7.20	1	±41,400	63	74
		2	±44,760	68	75
Lot 5*	±4.58	3	±21,600	33	44
		4	±15,600	24	23
Total Area	±14.32		±123,360	188	238



Conceptual Site Plan for Colorado Crossing Industrial Park





Information About Brokerage Services

11-2-2015

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.

<u>McAllister & Associates</u>	<u>403756</u>	<u>joewillie@matexas.com</u>	<u>(512) 472-2100</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Bill Blood</u>	<u>169224</u>	<u>blood@matexas.com</u>	<u>(512) 472-2100</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Joe Willie McAllister</u>	<u>0336887</u>	<u>joewillie@matexas.com</u>	<u>(512) 472-2100</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Jordan Johnson</u>	<u>617193</u>	<u>jordan@matexas.com</u>	<u>(512) 775-8042</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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